

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF APRIL 20, 2011

TO: PLANNING COMMISSION
FROM: KONRAD BOLOWICH 
SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 11-23

SUMMARY

A request to modify an existing medical supply retail site to accommodate a proposed used auto sales business. The project site is located at 25244 Redlands Boulevard in an East Valley Corridor Specific Plan General Commercial (EVCSP/CG) Zone (See Attachment A).

RECOMMENDATION

The recommendation is that the Planning Commission:

1. Approve Precise Plan of Design No. 11-23 based on the Findings, and subject to the attached Conditions of Approval (Attachment C)

BACKGROUND AND EXISTING SETTING

Background

The application for the project was submitted on February 17, 2011 and was reviewed by the administrative review committee (ARC) on February 24, 2011. The ARC deemed the project complete for processing pursuant to the California Permit Streamlining Act.

Existing Setting

The project is located along the Redlands Boulevard commercial corridor which accommodates a variety of commercial and industrial uses including automotive retail. The 0.80 acre property is adjacent to vacant lots to the north and west, an existing motel to the east, and Redlands Boulevard to the south. Fittingly, the area exhibits an eclectic architectural style that represents Loma Linda's various development periods. The existing 4,000 square-foot structure on site has no definitive style and no modifications to the structure are proposed at this time.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The project is not subject to the California Environmental Quality Act (CEQA) and can be categorically exempt according to CEQA Section 15301 (a) and 15301 (l)(3).

PUBLIC COMMENTS

Public hearing notices for this project were posted and mailed to property owners and occupants within 300 feet of the project site on April 6, 2011. As of this Report, the City has received no written or oral comments on the project.

ANALYSIS

Project Description / Site Analysis

Mr. Amjad Farha is proposing some on-site modifications to an existing commercial site. The modifications will be primarily limited to the striping of the parking stalls and fire lane (and turnaround area), and the demolition of the existing storage trailers at the rear of the existing building. As previously stated, no modifications to the existing structure are proposed at this time. The auto display area will be limited to rear half of the site and partially on the west side of the property adjacent to the customer parking area (Attachment B).

The project will provide 19 on-site parking spaces including three accessible spaces. According to Section EV4.0201 of the East Valley Corridor Specific Plan (EVCSP) automobile sales are required to provide one parking space for each 2,000 square feet of display area for up to 10,000 square feet, and one parking space for each 5,000 square feet of floor area in excess of 10,000 square feet. The proposed project has approximately 12,000 square feet of display area which requires a minimum of six parking spaces. The project meets and exceeds the parking requirements for the proposed use.

The site is 140 feet wide and has an approximate depth of 250 feet. Landscaping will be provided on two sides (along the north and west property lines). The landscaping will incorporate medium size palm trees (similar to what is already there) for screening. The palms will be planted about 12 feet apart which would net approximately 30 trees altogether. The landscape area will also include grass as ground cover to further soften the visual impact to the site.

FINDINGS

Precise Plan of Design Findings

According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

"If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title.*

The project is consistent with the Commercial land use designation and with exception to the used car sales is in compliance with the EVCSP General Commercial Zone. On March 8, 2011 the Loma Linda City Council extended the Auto Center Specific Plan Area to Richardson Street. By doing so the project site is now included in the Auto Center which permits used car sales. The proposed use is compatible with the surrounding uses near the site.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

The project is consistent with Guiding Policy 4.6.1 in the General Plan (May 26, 2009), which states that the City must foster a climate in which businesses in Loma Linda can prosper, enhancing Loma Linda's image as a good community in which to operate a business. By expanding the Auto Center Specific Plan Area the proposed project was afforded the same retail opportunities as the other dealerships in the City, fostering a healthy business climate.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

The subject parcel is adequate in size and shape to accommodate the proposed use. The project meets the setback requirements prescribed in the EVCSP General Commercial Zone. According to Section EV4.0240 of the EVCSP retail buildings shall not exceed a floor area ratio (FAR) of 0.25. This translates to approximately 8,700 square feet of floor area. The existing structure is well under that threshold at 4,200 square feet. Therefore, the project site can

accommodate the proposed use which will be compatible with the existing and future land uses.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

The project site has access from Redlands Boulevard, which can accommodate the type and quantity of traffic generated by this use. A total of 19 parking spaces are proposed to accommodate the proposed use which far exceeds the minimum parking (six spaces) requirements prescribed for this zone.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected with the implementation of the Conditions of Approval for this Precise Plan of Design to insure compatibility with the surrounding uses and neighborhood.

CONCLUSION

Staff recommends approval of the project because it meets the goals and policies of the General Plan (May 26, 2009). The applicant has worked closely with staff and has made every effort possible to provide the most appropriate layout and design for this project. The proposed automotive retail business is compatible with the existing and future uses in the surrounding area.

Report prepared by:

Allan Penaflorida
Assistant Planner

ATTACHMENTS

- A. Vicinity Map
- B. Site Plan / Photos
- C. Conditions of Approval

Attachment A

Vicinity Map

PPD No. 11-23

April 20, 2011

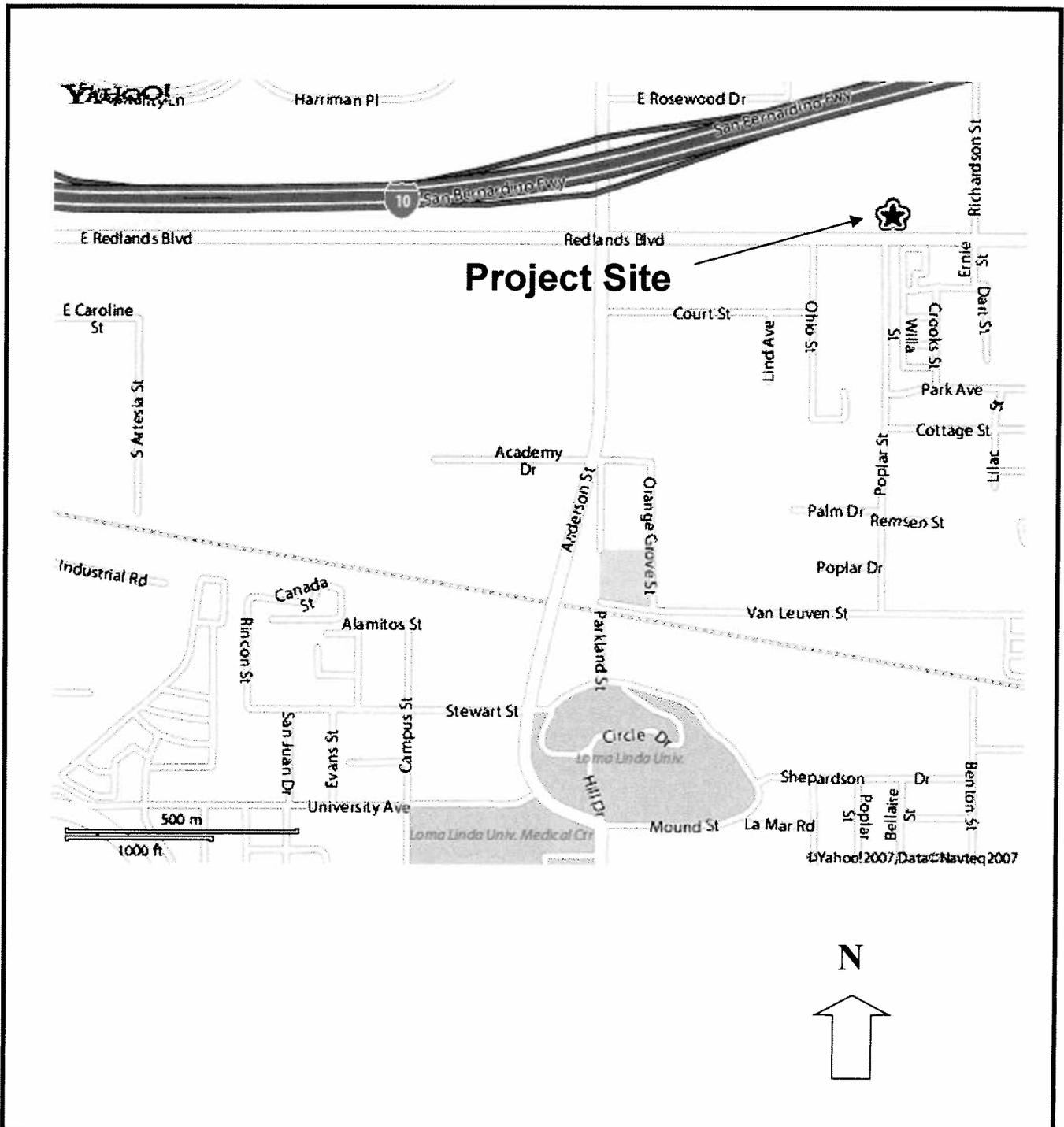


City of Loma Linda

Community Development Department

25541 Barton Road, Loma Linda, CA 92354

(909) 799-2830; Fax (909) 799-2894



Vicinity Map

PPD No. 11-23

Attachment B

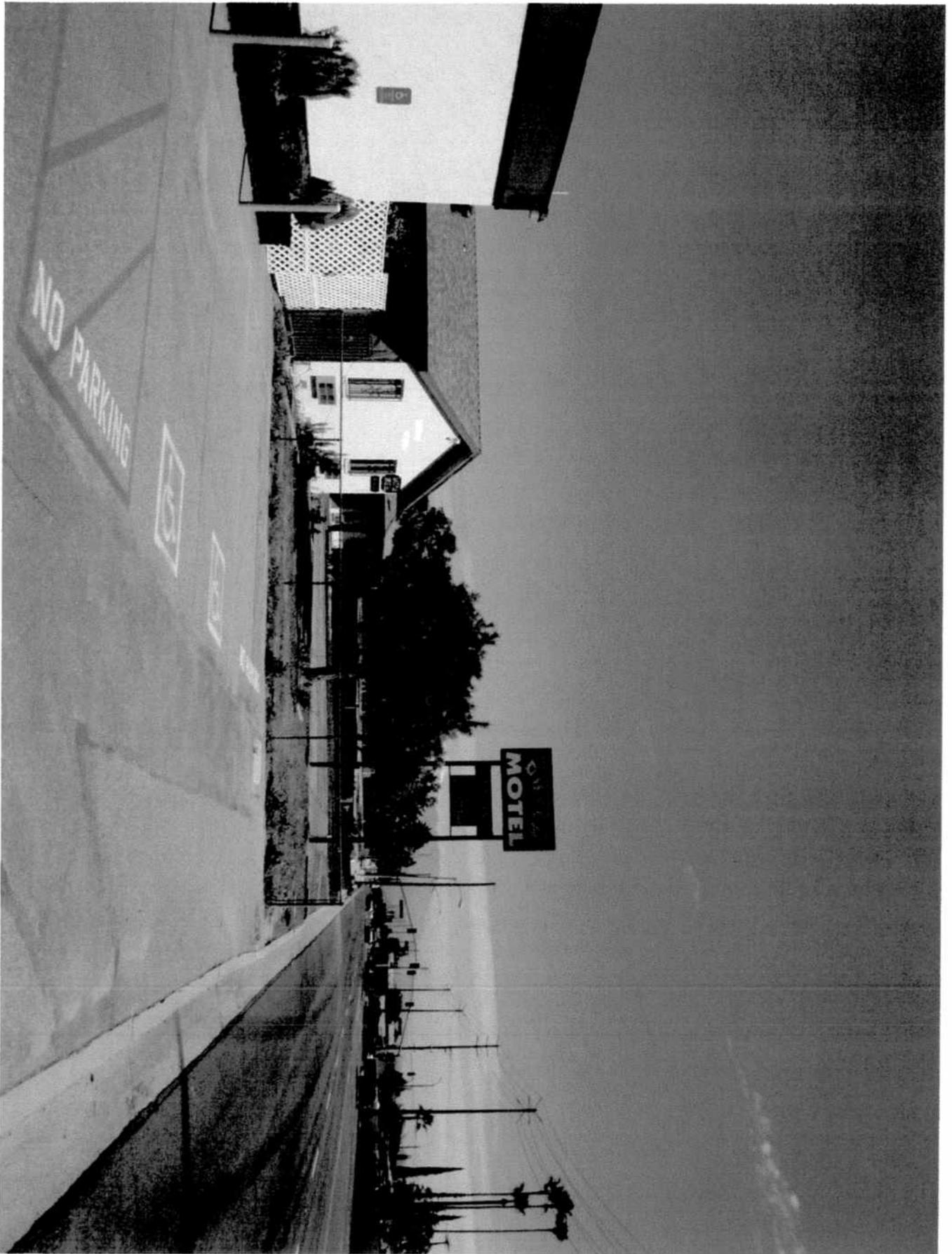
Site Plan/Photos

PPD No. 11-23

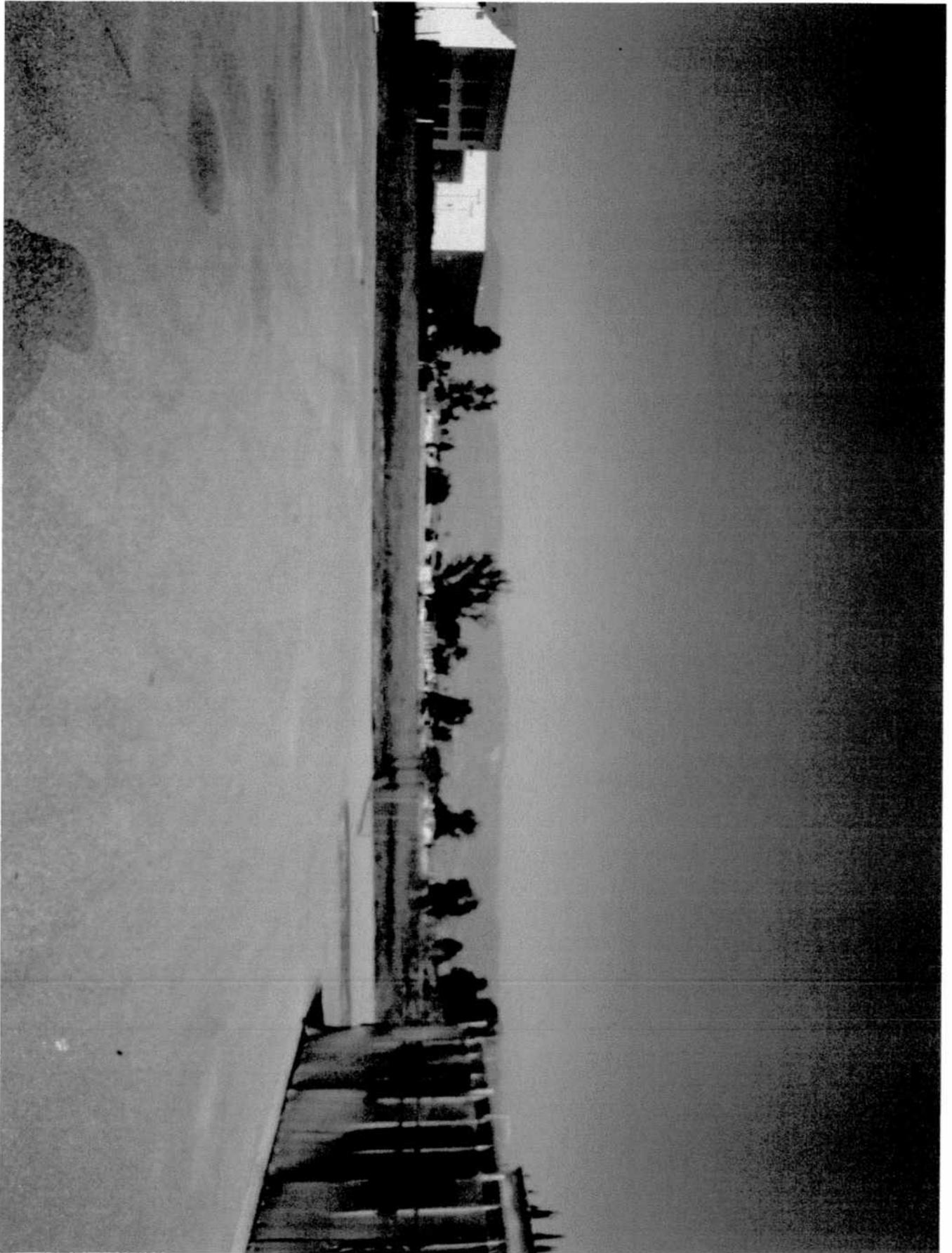
April 20, 2011











Attachment C

Conditions of Approval

PPD No. 11-23

April 20, 2011

**CONDITIONS OF APPROVAL
PRECISE PLAN OF DESIGN (PPD) NO. 11-23**

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year of this approval, the Precise Plan of Design shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:

EXPIRATION DATE:

PRECISE PLAN OF DESIGN (PPD) NO. 11-23

APRIL 20, 2012

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. Within forty-eight (48) hours of approval of the subject project, the applicant shall deliver to the Community Development Department, check or money order made payable to the **COUNTY OF SAN BERNARDINO** in the amount of \$50.00 (fifty dollars) to enable the City to file the appropriate environmental documentation (Notice of Exemption) for the project. If within the forty-eight (48) hour period, the applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act shall be 180 days. The timely filing of the environmental documentation with the County within five (5) days of project approval reduces the statute of limitations to thirty five days or less.
4. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
5. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refiling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:

- a. On-site circulation and parking, loading and landscaping;

- b. Placement and/or height of walls, fences and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
 - d. A reduction in density or intensity of a development project.
6. During the construction or demolition on the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
 7. All applicable fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits.
 8. The operator must comply with all City building, fire, zoning, health, and business license regulations, and with all state laws and regulations.
 9. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, block walls, swimming pool, spa, and storage buildings.
 10. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.
 11. Auto repair service on the proposed site is prohibited.

FIRE DEPARTMENT

12. A minimum 20' unobstructed drive aisle and turnaround is required for fire apparatus access.

Applicant signature

Date

Owner signature

End of Conditions