

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JUNE 1, 2011

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, DIRECTOR



SUBJECT: TIME EXTENSION FOR PRECISE PLAN OF DESIGN (PPD) NO. 10-78

SUMMARY

The applicant requests a one-year time extension (from September 14, 2011 to September 14, 2012) for the previously approved PPD No. 10-78. This is a project that proposes to construct 152 affordable senior apartment units in two, three-story buildings on 5.46 acres located on the west side of Poplar Street in a Multi-family Residential (R-3) Zone (Attachment 1A, Vicinity Map).

RECOMMENDATION

Staff recommends that the Planning Commission approve the Time Extension for PPD No. 10-78 based on the analysis and the original project Findings (Attachment 1) and subject to the Revised Conditions of Approval (Attachment 2).

PERTINENT DATA

Property Owner/Applicant: Loma Linda Redevelopment Agency/CBH

General Plan/Zoning: Very High Density Residential/R-3

Site: Part of an existing 5.46 - acre site

Topography: Overall site is generally flat

Vegetation: Sparsely landscaped with trees and turf

BACKGROUND AND EXISTING SETTING

Background

On September 14, 2010, the City Council reviewed and approved the proposed 152-unit senior housing project by Corporation for Better Housing [Precise Plan of Design (PPD) No. 10-78]. The application for PPD No. 10-78 is set to expire on September 14, 2011. The applicant submitted a letter of request for a time extension on April 8, 2011 (Attachment 3). City staff received the letter on April 11, 2011.

Existing Setting

The 5.46-acre project site is comprised of 17 residential lots of varying sizes and shapes and one lot contains an existing single-family residence that is proposed for demolition. Existing vegetation on the site includes pepper and palm trees and some native grasses and weeds. As indicated, the site is relatively flat.

To the north and south of the site are older, existing single- and multi-family residential developments. To the east, and across Poplar Street, are the recently completed Poplar Street Apartments (44 units) and under construction is the Loma Linda Commons Apartments (120 units). To the west is land owned by Loma Linda University that currently is being farmed.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

A Mitigated Negative Declaration was included as part of the original project approval by City Council on September 14, 2010. The request for an extension of time for the PPD falls within the scope of the adopted Mitigated Negative Declaration.

ANALYSIS

A time extension is sought to enable the applicant to keep an active entitlement with the proposed project. The applicant is interested in developing the project should the opportunity present itself.

A detailed project description, analysis, and findings are available in the June 2, 2010 Planning Commission Staff Report (Attachment 1). The applicant is not proposing to change or modify the project in any way with this time extension request.

Public Comments

Public notices for the time extension request were posted and mailed to parcel owners and occupants within 300 feet of the project site on May 19, 2011. As of the writing of this report, there have been no written or oral comments received in opposition or in favor of the time extension request.

CONCLUSION

The granting of this one-year time extension does not involve any additional changes or modifications to the project. The project would not be detrimental to the public welfare or injurious to the properties in the vicinity. The requested one-year time extension complies with the General Plan (May 26, 2009) Very High Density land use designation and Multi-family residential (R-3) zoning requirements. The extension of time request falls within the scope of the Mitigated Negative Declaration and the Conditions of Approval that were adopted for the project by the City Council in 2010.

Respectfully submitted,



Allan Penaflores
Assistant Planner

ATTACHMENTS

1. Planning Commission Staff Report (June, 2, 2010)
Attachments
 - A. Vicinity Map
 - B. Mitigated Negative Declaration (NOI/Initial Study)
 - C. Conditions of Approval
 - D. Project Plans
2. Revised Conditions of Approval
3. Time Extension Letter of Request