

# 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 7:04 p.m., **Wednesday, April 20, 2011**, 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:** Konrad Bolowich, Director  
Richard Holdaway  
Lisa Cruise, Executive Aide

### **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-11-08– PRECISE PLAN OF DESIGN (PPD) NO. 11-23** – Director Bolowich presented the project as a request to modify an existing medical supply retail site to accommodate a proposed used auto sales business. He added that the auto center is within the approved use zone.

Commissioner Rojas asked if the handicapped parking would be moved to the side.

Director Bolowich answered that it would.

Commissioner Rojas inquired about the front landscaping.

Director Bolowich answered that striping will be removed and the asphalt will be slurry sealed.

Commissioner Lenart asked what types of autos would be sold.

Director Bolowich stated that it would be a used car facility; featuring cars, trucks, etc., not large vehicles. He added that the applicant runs a clean operation in Redlands.

Commissioner Palmieri stated that the site is unattractive and it would be worse.

Commissioner Rojas commented that this should be an opportunity to improve the East Valley Corridor. He asked about other car lot fencing in the City.

Director Bolowich answered that they were a mix of concrete walls, chain link, and wrought iron.

Commissioner Rojas had concerns regarding the parking and traffic

Director Bolowich explained that the 20 foot width was for a fire lane. He added that the cars would be parked in convenient locations.

General discussion ensued regarding the parking issues and front landscaping.

Joe Borges, applicant's representative, explained that the applicant would not be opposed to putting in fencing and addressing parking issues. He added that the front of the building would be a display area.

Commissioner Uber-Zak suggested shifting the front display area to ensure adequate parking.

Chairman Nichols stated that he supported the Commission but did not feel the need to have the project presented before the Commission again. He suggested that staff show the updated drawing at the next meeting.

Amendments to conditions of approval:

- Enhanced landscaping at building along entire frontage of property within the public right-of-way
- Drive aisles widened
- Clean up sidewalk
- Metal fencing

Staff to present the updated drawing at the next meeting.

**Motion by Uber-Zak, seconded by Lenart, carried 4-1 to approve PPD No. 11-23 subject to the amended conditions of approval.**

**PC-11-09 Development Code Update** – Director Bolowich explained that the Development Code Update would be continued and would be distributed to the Commission as either one document or two documents to be heard at the June 1, 2011 meeting.

**Motion by Palmieri, seconded by Uber-Zak, carried 5-0 to continue the item to June 1, 2011.**

**PC-11-10 – APPROVAL OF MINUTES** – March 2, 2011.

**Motion by Uber-Zak, seconded by Palmieri, carried 5 0 to approve the March 2, 2011 minutes.**

**REPORTS BY THE PLANNING COMMISSIONERS** – The Commission welcomed Director Bolowich.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT** – None

**ADJOURNMENT**

The meeting was adjourned at 8:06 p.m.

Minutes approved at the meeting of , 2011.

---

Lisa Cruise  
Executive Aide

I:\PlanningCom (PC)\PC 2011\Minutes\04-20-11-draft.doc