

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JUNE 15, 2011

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, DIRECTOR, 

SUBJECT: PRECISE PLAN OF DESIGN NO. 11-58 (CONTINUANCE)

SUMMARY

The applicant is requesting to construct a new 2,500 square-foot duplex with a 630 square-foot attached garage and an attached 360 square-foot carport area on a 0.32 acre lot located at 25004 Court Street. The lot contains an existing single-family residence that will remain as is. The project is located within a Multiple-Family Residence (R-3) Zone.

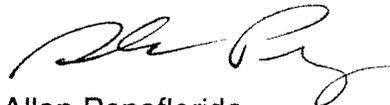
BACKGROUND

The application was submitted to the Community Development Department on April 26, 2011. On May 5, 2011 the project was reviewed and deemed complete by the Administrative Review Committee (ARC). However, the ARC required some minor modifications to the proposed site plan. Specifically, the ARC wanted to resolve the orientation and location of the trash bins. Additionally, the applicant was required to submit the associated colored elevations and landscape plans for the project.

RECOMMENDATION

Staff recommends that the Planning Commission continue the above referenced project to the next Planning Commission meeting scheduled for July 6, 2011, to allow the applicant more time to resolve the site layout issues and submit the additional project plans for staff and Commission review.

Report prepared by:



Allan Penafiora
Assistant Planner