

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: VARIANCE (VA) NO. 11-62

SUMMARY

A request for a ten-foot encroachment into the required 25-foot front yard set back requirement and an eleven-foot encroachment into the required 15-foot side yard set back as prescribed in Section 17.34.050 and Section 17.34.070 (respectively) of the Loma Linda Municipal Code for single-family structures. The encroachment will accommodate a proposed 499 square-foot addition to an existing 1,700 square-foot residence. The current structure is legal non-conforming in that the building foot print (north and east wall) encroaches onto the front and side yard set backs. The proposed addition will align with the east wall. The project site is located at 24736 Daisy Avenue in a Single-Family Residence (R-1) Zone.

RECOMMENDATION

The recommendation is that the Planning Commission approve VA No. 11-62 based on the Findings.

BACKGROUND

On June 1, 2011, The Planning Commission reviewed the project and requested that the applicant address specific concerns that were raised during the public hearing. The Planning Commission requested a full set of plans, specifically including landscaping and elevations. The project was continued to the June 15, 2011 Planning Commission to allow the applicant time to submit the requested project plans.

Staff recommends approval of the project because it is consistent with the General Plan and the findings can be made to support the approval of the variance request. The project will maintain the existing land use and is compatible with the future uses in the surrounding area.

Report prepared by:



Allan Penaflores
Assistant Planner

ATTACHMENTS

- A. Planning Commission Staff Report dated June 1, 2011
 - 1. Vicinity Map
 - 2. Project Plans
 - 3. Photographs of Project Site
- B. Revised Project Plans

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