

Planning Commission

The adjourned regular meeting of the Planning Commission was called to order by Commissioner Rojas at 7:08 p.m., **Wednesday, June 1, 2011**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Miguel Rojas
Carolyn Palmieri
John Lenart

Commissioners Absent: John Nichols
Lori Uber-Zak

Staff Present: Konrad Bolowich, Director
Richard Holdaway
Lisa Cruise, Executive Aide

PLEDGE OF ALLEGIANCE

Commissioner Rojas led the Pledge of Allegiance.

ITEMS TO BE DELETED OR ADDED – None

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

PC-11-11 – TIME EXTENSION FOR PRECISE PLAN OF DESIGN (PPD) NO. 10-78 – Director Bolowich presented the project as a request for an extension of time of one year from the project expiration date of September 14, 2011 for the proposed construction of 152 affordable senior housing units and related improvements and amenities on a 5.5 acre site located on the west side of Poplar Street.

Commissioner Palmieri asked if the project could be built in the next year.

Director Bolowich answered that it was possible.

Commissioner Rojas opened the public comment period at 7:15, and, as no one wished to speak, closed it immediately.

Motion by Palmieri, seconded by Lenart, carried 3-0 to approve the request for the extension of time.

PC-11-12 – DEVELOPMENT CODE AMENDMENT (DCA) NO. 11-66 Director Bolowich presented the project as a request to add to the Loma Linda Municipal Code, Chapter 9.24 to Title 9 and Chapter 17.100 to Title 17 for the regulation of Medical Marijuana Distribution Facilities.

Commissioner Rojas opened the public comment period at 7:17, and, as no one wished to speak, closed it immediately.

Attorney Holdaway stated that the City Council had previously adopted the moratorium and it was due to expire shortly. If passed, under the code, it would not be a permitted use. The provision would be added under peace, morals, and welfare. He added that these dispensaries need to be regulated by cities. Attorney Holdaway suggested recommending to the City Council the adoption of the DCA.

Motion by Lenart, seconded by Palmieri, carried 3-0 to recommend to the City Council the approval of the Development Code Amendment.

PC-11-13 – VARIANCE (VAR) NO. 11-62 – Director Bolowich presented the project as a request for an eleven-foot encroachment into the required 15-foot side yard setback for a proposed 499 square foot addition to an existing 1,700 square foot single-family residence.

Commissioner Rojas asked what the distance was between the garage and the sidewalk.

Director Bolowich answered 25 feet to curb face, 16 feet to sidewalk, existing is 32 feet.

Commissioner Rojas stated that 16 feet is not enough room to park a car in a driveway and asked for the dimensions of garage.

Director Bolowich answered 20' x 20', standard size.

Commissioner Rojas stated that the Planning Commission should have a full set of site plans and elevations and requested landscaping plans.

Commissioner Palmieri, commented that the neighbor's carport would be very close. She stated that she had concerns regarding the intended privacy wall.

Commissioner Lenart asked if the neighbors' views would be impacted.

Director Bolowich stated that mature landscaping is currently the view.

Commissioner Rojas asked if the privacy wall would be 42 inches.

Commissioner Bolowich stated that the applicant is allowed a 6 foot wall.

Commissioner Rojas pointed out that the existing garage is already in the set back.

Director Bolowich stated that the property is legal non-conforming.

Commissioner Palmieri asked if the elevation of the roof of garage was higher than the rest of the house.

Commissioner Bolowich answered that the elevations were the same. He added that he would request a full set of plans from the applicant

Motion by Lenart, seconded by Palmieri, carried 3-0 to continue the project to the June 15, 2011 meeting.

PC-11-14 – DEVELOPMENT CODE UPDATE – A comprehensive update of Loma Linda Municipal Code, Title 16 (Subdivisions), Title 17 (Zoning) for compliance with the City's General Plan (May 26, 2009), State Law and other applicable laws, and current planning practices. (Previously distributed to Planning Commissioners)

Motion by Palmieri, seconded by Lenart, carried 3-0 to continue the item to June 15, 2011.

PC-11-15 – APPROVAL OF MINUTES – April 20, 2011.

Motion by Palmieri, seconded by Lenart, carried 3-0 to approve the April 20, 2011 minutes.

REPORTS BY THE PLANNING COMMISSIONERS –

COMMUNITY DEVELOPMENT DIRECTOR REPORT – None

ADJOURNMENT

The meeting was adjourned at 7:42 p.m.

Minutes approved at the meeting of , 2011.

Lisa Cruise
Executive Aide

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