

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JULY 6, 2011

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, DIRECTOR



SUBJECT: TENTATIVE PARCEL MAP (TPM) NO. 19320 (PM) No. 11-69

SUMMARY

The project applicant is proposing to convert an existing professional office complex into an office condominium plaza. No new construction is proposed. The approved parcel map will allow the existing buildings on the site to be subdivided into individual suites which can be bought out right. The project is located at 11306 Mountain View Avenue in an Administrative Professional Office (AP) Zone (Attachment A).

RECOMMENDATION

The recommendation is that the Planning Commission approve Tentative Parcel Map (TPM) No. 19320 (PM) No. 11-69 based on the Findings and subject to the attached Conditions of Approval (Attachment C).

PERTINENT DATA

Applicant:	Milan Capital Management
General Plan:	Offices
Zoning:	Administrative Professional Office
Site:	Existing 6.68 acre site (48 office suites)
Topography:	Sloping south to north
Vegetation:	Existing site landscaping

BACKGROUND AND EXISTING SETTING

Background

The application for the project was submitted on May 3, 2011 and was reviewed by the administrative review committee (ARC) on May 5, 2011. The ARC deemed the project complete for processing pursuant to the California Permit Streamlining Act but had some concerns regarding potential Building Code conflicts regarding the adequate wall separation requirements between suites. Upon further investigation and an on-site inspection with the applicant on May 30, 2011, the matter was resolved and the project continued with the review process.

Existing Setting

The project site was developed in the mid 1980's. As previously mentioned, the project is a 6.68 acre site with 12 building pads containing 48 individual suites. The subject property is bounded by Barton Road to the north, an existing vacant parcel to the south, Mountain View Avenue to the east and The Loma Linda Civic Center to west.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

There is no new construction associated with the proposed parcel map. Therefore, the project is eligible for an exemption from CEQA pursuant to the CEQA Guidelines, Section 15061 (b)(3).

ANALYSIS

Project Description/Site Analysis

The proposed project is a request to convert an existing professional office complex into an office condominium plaza. The existing project site has a total of 85,878 square feet of floor area divided into 48 individual suites. The parcel map will involve 49 parcels (the existing airspace of each individual suite plus the on-site common area) which would incorporate a land sale component to the existing development if approved. No new construction is being proposed.

The existing buildings were constructed in the Cape Cod style with gabled roofs and light blue wood siding. There will no changes to the landscaping or any other on-site facilities. Vehicular access to the site is off of Mountain View Avenue. The project site has 260 parking spaces, which according to the parking analysis generated by Linscott, Law & Greenspan, Engineers (March 28, 2011) is adequate for the development.

Public Comments

Public notices for this project were posted and mailed to parcel owners within 300 feet of the project site on June 23, 2011. As of writing this report, no comments have been received by staff about the proposed project.

Findings

Tentative Parcel Map Findings

1. *That the proposed map is consistent with the applicable general plan and zoning designations.*

The proposed parcel map is consistent with the General Plan land use designation (Office) and zoning designation of Administrative Professional Office (AP). The project site is primarily occupied by medical and professional offices which is permissible under the current zoning guidelines. As previously stated, there will be no new construction or change in use associated with the parcel map.

2. *The design or improvement of the proposed subdivision is consistent with the applicable general plan and zoning designations.*

The existing uses are consistent with the General Plan and the Loma Linda Municipal Code. There will be no new construction associated with the parcel map.

3. *The site is physically suitable for the type of development proposed.*

There will be no modifications to the existing buildings or to any of the on-site facilities. The current uses on the site, which are physically suitable for the site, will remain.

4. *The site is physically suitable for the proposed density of development.*

There will be no change in the density of the existing development. The current layout will remain unchanged.

5. *The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

The existing project site was developed in the mid 1980's. Any environmental concerns would have been addressed prior to construction. The existing landscaping was installed when the site was first developed. And there are no proposed changes beyond what is already existing.

6. *The design of the subdivision is not likely to cause serious public health problems.*

There will be no changes to the layout of the existing site. The approval of the parcel map will not cause serious public health problems.

7. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

Access to the project site is from Mountain View Avenue. There are 260 parking spaces available on the existing development. There will be no changes to the site design and therefore the project will not conflict with any easements such as those created for irrigation or the conveyance of utilities.

CONCLUSION

All elements of the project are consistent with the General Plan. The project is also in compliance with the AP zoning regulations. No new construction is being proposed. The parcel map will allow for the sale of each individual suite. The project will not have any significant effect on the environment and therefore is exempt from CEQA.

Respectfully submitted by,

Allan Penafiora
Assistant Planner

ATTACHMENTS

- A. Site Location Map
- B. Site Plan/Parcel Map
- C. Conditions of Approval

I:\Project Files\Parcel Map\2011\PM 19320 Milan Capital Condos\ PC 07-06-11SR.doc

Attachment A

Vicinity Map

TPM No. 19320 (PM) 11-69

July 6, 2011

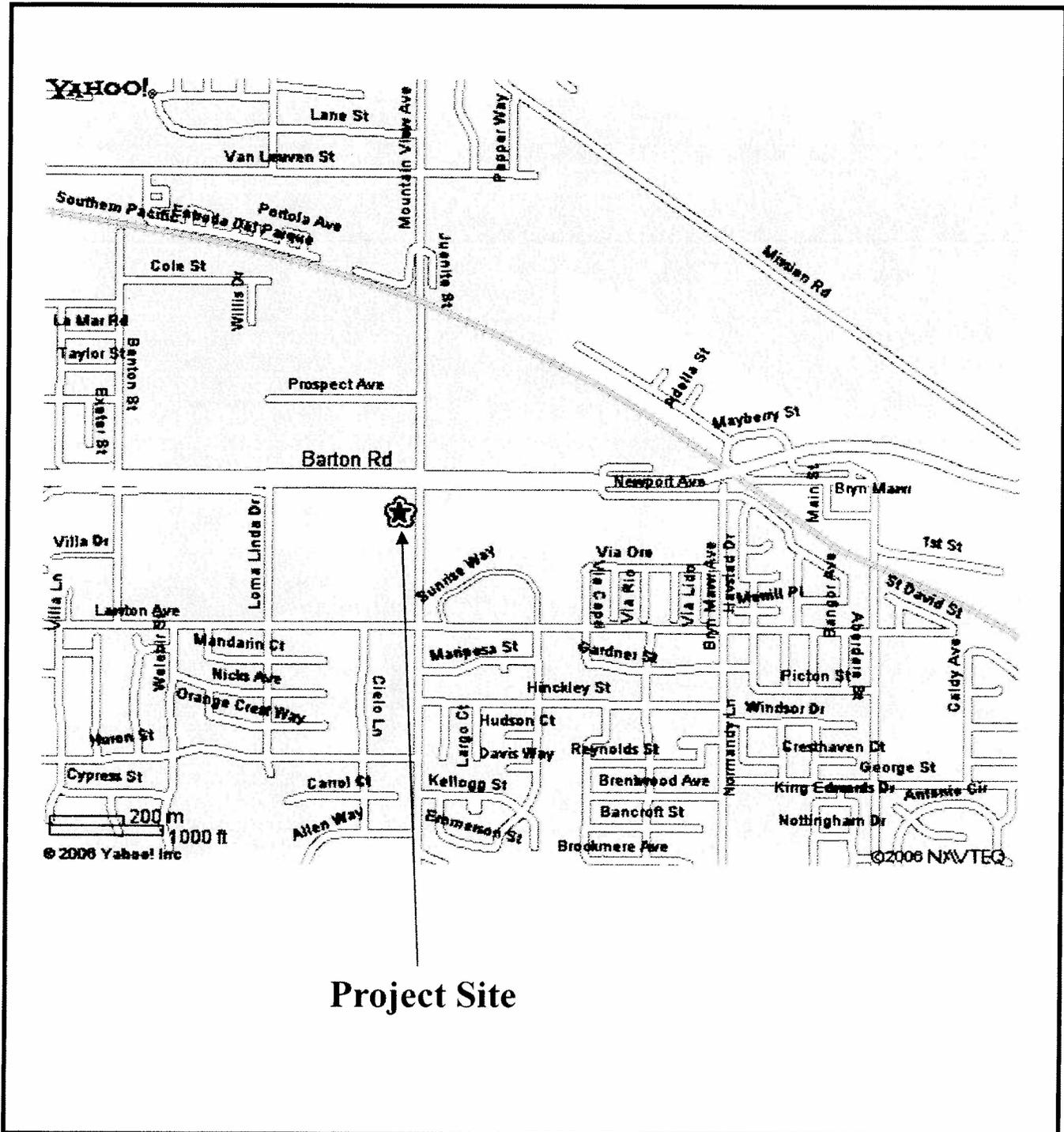


City of Loma Linda

Community Development Department

25541 Barton Road, Loma Linda, CA 92354

(909) 799-2830; Fax (909) 799-2894



Vicinity Map

PM No. 11-69

Attachment B

Site Plan/Parcel Map

TPM No. 19320 (PM) 11-69

July 6, 2011

Attachment C

Conditions of Approval

TPM No. 19320 (PM) 11-69

July 6, 2011

**CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP (TPM) NO. 19320 (PM) 11-69**

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within two years of this approval, the Tentative Parcel Map shall be approved for final map and recorded with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act, or the permit/approval shall become null and void. This subdivision may be granted a maximum of three, one-year extensions of time (as allowed by the California Subdivision Map Act).

PROJECT:

TPM NO. 19320 (PM) 11-69

EXPIRATION DATE:

July 6, 2013

2. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
3. Community Development Department and City Attorney's office. Costs for such review shall be borne by the applicant/developer. A copy of the final documents shall be submitted to the Community Development Department after their recordation.
4. All future construction shall meet the requirements of the editions of the *Uniform Building Code* (UBC)/California Building Code (CBC) and the *Uniform Fire Code* (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
5. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: Administrative Professional Office Zone.
6. Within 48 hours of approval of the subject project, the applicant shall deliver to the Community Development Department, a check or money order made payable to the **COUNTY OF SAN BERNARDINO** in the amount of \$50.00 (fifty dollars) to enable the City to file the appropriate environmental documentation for the project. If within such 48 hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act may be significantly lengthened.

Applicant signature

Date

Owner signature

End of Conditions