

Staff Report

City of Loma Linda

From the Community Development Department

PLANNING COMMISSION MEETING OF JULY 6, 2011

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, DIRECTOR 

SUBJECT: DEVELOPMENT CODE UPDATE PROJECT – REVIEW OF THE FOLLOWING SECTIONS:

ARTICLE II DEVELOPMENT STANDARDS (CONTINUED)

CHAPTER 17.08, GENERAL DEVELOPMENT STANDARDS

CHAPTER 17.10, ACCESSORY BUILDINGS

CHAPTER 17.14, SIGNS

CHAPTER 17.40, SERVICE STATION STANDARDS

ARTICLE III ZONING DISTRICTS AND ALLOWABLE LAND USES

CHAPTER 17.42, RESIDENTIAL ZONES

CHAPTER 17.46, C-M COMMERCIAL MANUFACTURING ZONE

CHAPTER 17.50, OPEN SPACE ZONES

CHAPTER 17.52, FP FLOODPLAIN ZONES

CHAPTER 17.54, INSTITUTIONAL ZONE

CHAPTER 17.56, PD PLANNED DEVELOPMENT OVERLAY ZONE

CHAPTER 17.58, GEOLOGIC HAZARDS OVERLAY ZONE

CHAPTER 17.60, PC PLANNED COMMUNITY DISTRICT

CHAPTER 17.62, MH MANUFACTURED HOUSING OVERLAY ZONE

ARTICLE V ADMINISTRATION

CHAPTER 17.68, GENERAL ADMINISTRATION

SUMMARY

A Development Code contains a city's zoning, subdivision and other land use regulations. Additional building construction requirements and other aspects of development and land use normally can be found in other titles of a Municipal Code. For this Code update project, the draft Development Code regulations, which cover related topics, have been grouped together into articles. There are five Articles. This report presents Chapters 17.08; 17.10, 17.14, 17.40, 17.46, 17.50, 17.52, 17.54, 17.56, 17.58, 17.60, 17.62, 17.68 of Article II, Development Standards and Article III, Zoning Districts and Allowable Land Uses.

RECOMMENDATIONS

Staff recommends that the Planning Commission takes the following actions:

1. Review, comment and discuss the draft of Article II, Chapters 17.08; 17.10, 17.14, 17.40, 17.42, 17.46, 17.50, 17.52, 17.54, 17.56, 17.58, 17.60, 17.62, 17.68.
2. Provide staff with direction regarding any revisions or changes.

ARTICLE II, DEVELOPMENT STANDARDS

Chapter 17.08, General Development Standards

Chapter 17.08 ensures that new or modified land uses and development produce a stable and desirable environment, and protects the use and enjoyment of neighboring properties, consistent with the General Plan.

Chapter 17.10, Accessory Buildings

The purpose of Chapter 17.10 is to address private garages, accessory building, easy-ups, and temporary structures.

Chapter 17.14, Signs

The intent of this section is to promote commerce, traffic safety, and community identity while improving the quality of the visual environment. These objectives may be best achieved by implementing the following objective from the General Plan Community Design Element:

Chapter 17.40, Service Station Standards

The purpose of Chapter 17.40 is to address the requirements for service stations.

ARTICLE III, ZONING DISTRICTS AND ALLOWABLE LAND USES

Chapter 17.42, Residential Zones

The purpose of this chapter is to identify on the zoning map those areas designated for a low-density concentration of detached homes on independent lots and to ensure a high level of living enjoyment and suitable environment for family life through appropriate development standards; provide for the safety, health, convenience, and general welfare of the residents; and to implement the General Plan.

Chapter 17.46, Commercial Manufacturing Zone

The commercial manufacturing zone is intended for establishments engaged in servicing equipment, materials, and products, but which do not necessarily require the manufacturing or processing of articles or merchandise for distribution and retail sales, except as noted.

Chapter 17.50, Open Space Zones

The purpose of Chapter 17.50 is to protect and preserve open space for the preservation of natural resources, for the preservation and managed production of resources, for outdoor recreation and education, and for public health and safety.

Chapter 17.52, Floodplain Zones

Chapter 17.52 applies to those areas of the City which under present conditions are subject to periodic flooding and accompanying hazards, in the interest of promoting the health, safety, morals, and general welfare of the people of Loma Linda.

Chapter 17.54, Institutional Zone

Chapter 17.54 addresses the wide range of major public and quasi-public institutional and auxiliary uses.

Chapter 17.56, Planned Development Overlay Zone

The purpose of Chapter 17.56 is to provide provision with respect to properties classified in a residential zone.

Chapter 17.58, Geologic Hazards Overlay Zone

The purpose of Chapter 17.58 is to safeguard life and personal property from the threat of loss due to seismic shaking and resultant ruptures or ground failure, landslides, and other potential geologic hazards.

Chapter 17.60, Planned Community District

The purpose of this chapter is to provide for flexibility in development, creative and imaginative design, and the development of parcels of land as coordinated projects involving a mixture of residential densities and housing types, community facilities, both public and private, and commercial areas.

Chapter 17.62, Manufactured Housing Overlay Zone

The purpose of Chapter 17.62 is to provide a mechanism whereby lots zoned for single-family dwellings may be determined to be compatible for mobile homes and/or manufactured housing and by which such lots may be designated for such mobile homes.

ARTICLE V, ADMINISTRATION

Chapter 17.68, General Administration

The purpose of Chapter 17.68 is to provide the efficient and uniform processing of zoning devices.

CONCLUSION

The Development Code must be amended to be consistent with the new General Plan (July 25, 2009). In addition, the Development Code implements the policies of the City's General Plan by classifying and regulating the development and uses of land and structures within the city. All of the chapters in Article II presented in this report are consistent with the General Plan.

ATTACHMENTS

Chapters 17.14, 17.42

**Chapters 17.08; 17.10, 17.40, 17.46, 17.50, 17.52, 17.54, 17.56, 17.58, 17.60, 17.62, 17.68
(Previously distributed)**

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Development Code Update Project
Chapter 17.42
Residential Zones

ARTICLE III

ZONING DISTRICTS AND ALLOWABLE LAND USES

CHAPTER 17.42

RESIDENTIAL ZONES

- 17.42.010 Intent and Purpose**
- 17.42.020 Residential Zones**
- 17.42.030 Use Regulations**
- 17.42.040 Site Development Criteria**
- 17.42.050 Special Development Criteria**

17.40.010 Purpose and Intent

- A. The purposes of this chapter are to identify on the zoning map those areas designated for a low-density concentration of detached homes on independent lots; further, to ensure a high level of living enjoyment and suitable environment for family life through appropriate development standards; provide for the safety, health, convenience, and general welfare of the residents; and to implement the general plan.

The General Plan outlines goals and objectives, with regard to residential uses and development. This Chapter is intended to implement these General Plan goals and objectives through the following purposes:

1. Facilitate development in accordance with the General Plan (May 2009) with greater flexibility and, encourage more creative community design than under conventional zoning or subdivision regulations.
2. Promote economical and efficient use of the land while providing a harmonious variety of single-family and multi-family residential housing choices, urban services, and preservation of natural and scenic qualities of open spaces and areas or structures of historical significance.
3. Promote design and construction techniques that are responsive to the environmental resources of the site, and encourage energy conservation through solar and other renewable energy resources.
4. To promote development compatible with surrounding neighborhoods and protect neighborhoods from harmful encroachment by intrusive or disruptive development.

5. It is intended that land use shall be managed with respect to location, timing, and density/intensity of development in order to be consistent with the capabilities of the City and special districts to provide services, to create communities where a diverse population may realize common goals, and to achieve sustainable use of environmental resources both within and outside of the City.

17.40.020 Residential Zones

These districts have been created to implement the goals, objectives and land use designations of the General Plan. In addition, each district is designed to implement the density limits of each district.

A. Suburban Residential Zones

The Urban Residential Zones are intended to provide zoning regulations for areas of the City that are relatively flat, where typical standards for single-family, multi-family, and senior residential can be implemented.

1. **Single-Family Residential (R-1)** This district is intended as an area for single family residential use, with a minimum lot size of 7,200 square feet and a maximum residential density of 4 units per gross acre.
2. **Multi-Family Residential (R-3)** This district is intended as an area for multiple family use, with site development regulations that assure that existing and new development are compatible with nearby lower density residential and other types of development. Residential densities are expected to range from 0-20 units per gross acre maximum.
3. **Senior Residential (R-4)** This district is intended as an area for higher density senior residential use, with site development regulations that assure development compatible with nearby lower density residential and other types of development. Residential densities are expected to range from 0 to 25 units per gross acre maximum.

B. Rural Residential Zones

These districts are intended to provide zoning regulations for rural residential areas that are designated on the General Plan as Rural Estate, Very Low Density Residential, Medium Density Hillside Preservation, and San Timoteo Creek. The densities for each of these zones will vary from 0 to 1 unit per five (5) acres to 0 to 2 units per one (1) acre.

1. **Rural Estate Residential (R-RE)**

2. **Very Low Density Residential (R-VL)**
3. **Medium Density Hillside Residential (R-MDH)**
4. **San Timoteo Creek Residential (R-STC)**

C. Hillside Residential Zones

These districts are intended to provide zoning regulations for hillside residential areas that are designated on the General Plan as South Hills, Expanded Hillside Area, Hillside Conservation Area, and Low Density Hillside Preservation. The density for each of these zones is 0 to one (1) unit per ten (10) acres with potential density bonuses if certain criteria are met.

1. **South Hills Residential (R-SH)**
2. **Expanded Hillside Residential (R-EH)**
3. **Hillside Conservation Residential (R-HC)**
4. **Low Density Hillside Residential (R-LDH)**

17.40.030 Use Regulations

A. Land Use Tables

Uses listed in Tables 17.40.030-A through 17.40.030-C shall be allowable in one or more of the residential districts as indicated in the columns beneath each residential district heading. Where indicated with the letter "P," the use shall be a permitted use. Where indicated with the letter "C," the use shall be a conditional use subject to a Conditional Use Permit. This section shall not be construed to supersede more restrictive use regulations contained in the Conditions, Covenants and Restrictions of any property or dwelling units. However, in no case shall uses be permitted beyond those allowable in this section. In the event there is difficulty in categorizing a given use in one of the Districts, the procedure outlined in Section 17.XX.XXX shall be followed.

Table 17.40.030-A - Use Regulations for Suburban Residential Zones

TABLE INSET:

Table 17.40.030-B – Use Regulations for Rural Residential Zones

TABLE INSET:

Table 17.40.030-C – Use Regulations for Hillside Residential Zones

TABLE INSET:

B. **Special Use Regulations**

1. **Agricultural Uses** Prior to development, the following agricultural uses are either permitted or conditionally permitted on lots of 2.5 acres or more:
 - a. Permitted Uses:
 - (1) Farms for orchards, trees, field crops, truck gardening, flowering gardening, and other similar enterprises carried on in the general field of agriculture.
 - b. Conditional Use Permit required:
 - (1) Wholesale distributor and processor of nursery-plant stock. Retail nursery where incidental and contiguous to propagation of nursery stock and/or wholesale distributor. Outdoor storage and display is prohibited except for nursery-plant stock.
 - (2) Dog kennels, dog training schools, small animal shelters, and dog breeding establishments with outside runs.
2. **Home Occupations** The use of a residence for business purposes shall be permitted subject to issuance of a Home Occupation Permit (See Section 17.12).
3. **Mobile/Manufactured Homes** One mobile home is permitted on a lot in a suburban residential district subject to the following requirements:
 - a. The mobile/manufactured home is placed on a permanent foundation system in compliance with all applicable building regulations.
 - b. The mobile home construction is certified under the National Mobile Home Construction and Safety Standards Act of 1974 and which was constructed after October of 1976. Documentation indicating

certification and construction date must be submitted to the Building Division in order to secure valid building permit(s).

- c. The Administrative Review Committee shall determine if the placement of the mobile/manufactured home is compatible with the immediate area in which it is being placed in accordance with Section 17.06.010 and the following criteria:
 - (1) The design of the mobile/manufactured home unit shall be similar in character and appearance to other dwellings in the area for such things as unit size, roof overhangs, roof materials and exterior materials.
 - (3) All building setbacks, parking, coverage, height, width and sign requirements of the base district shall apply.

4. **Reserved**

5. **Second Dwelling Units** Permitted subject to the following criteria:

- a. The unit may be constructed as an accessory building or attached to the primary residence on a parcel in any residential district.
- b. The unit is not for sale, but for rental purposes only, or use by a member of the immediate family.
- c. The lot contains an existing single-family detached residence, and does not contain a guest house.
- d. The unit shall not exceed 640 square feet if the parcel is less than 20,000 square feet; if greater than 20,000 square feet, the second unit can exceed 640 square feet but may not be greater than 950 square feet or 30 percent of the main dwelling unit, if attached. (Unit size is exclusive of enclosed parking space requirement.)

Lot Size: A second dwelling unit may be established on a lot or parcel of land having a minimum of 10,000 square feet.

Height: A detached second dwelling unit shall be limited to one story, shall not exceed 16 feet in height, and shall not exceed the height of the main dwelling unit.

- e. The unit shall have a separate entrance from the main residence.

- f. The unit shall provide parking and access per Chapter 17.20 and provide one enclosed parking space per bedroom, not to exceed two enclosed spaces per unit. The enclosed parking space shall not be located in the required front or side yard setback for the primary unit. Temporary removable units shall provide one off-street parking space.
 - g. The unit construction shall conform to the site development criteria applicable to accessory buildings or additions to main residence in the base district in which the unit is located.
 - h. The unit shall match the architectural style of the primary residence in design features, such as but not limited to, material, colors, roofing, scale, surface treatments and details.
 - i. The unit shall conform to the requirements of the base district in which it is located.
 - j. The use of temporary/removable structures for a second dwelling unit shall be restricted to the area at the rear of the primary residence and adhere to all development criteria in this section.
 - k. The applicant shall submit to the Building Division written certification from the affected water and sewer district that adequate water and sewer facilities are or will be available to serve the proposed unit. For units using septic facilities allowable by the Santa Ana Regional Quality Control Board and the City, written certification of acceptability including all supportive information shall be submitted.
6. **Uses Within Recognized Historical Structures** Existing historical landmarks and focal points, which have been recognized by the City as having historical significance, are encouraged to be enhanced through physical improvements. Historical structures within a residential district may be used for uses other than residential based upon the following criteria:
- a. A conditional use permit shall be reviewed by the Historical Commission and the Commission's recommendation regarding approval or denial of a Certificate of Appropriateness shall be forwarded to the City Council for ratification.

- b. The Planning Commission also shall review the conditional use permit and forward recommendations to the City Council to approve, deny, or modify the project.
- b. Any use proposed shall not cause intensification or disruption to any adjacent uses or neighborhood.
- c. The uses shall be limited to small scale uses such as, but not limited to, boarding house, bed and breakfast inn, minor offices, boutique, antique shop, bookstore, or florist.
- d. The site and structure shall be fully improved to include such things as, but not limited to, landscaping, parking, new exterior building materials (roofing, siding, painting), walls or fences, street improvements, drainage facilities, etc.

7. **Restrictions on Yard Sales**

- a. For purposes of this subsection 7, the term "yard sale" means a temporary sale of household items on residential premises.
- b. On any one parcel or lot in any residential zone, a yard sale may be conducted on one day, but not to exceed two consecutive days, in any six (6) month period. Sales may only be conducted between 7:00 a.m. and 6:00 p.m.
- c. Items displayed, offered, or sold at a yard sale shall only be household items that have been in regular use or storage for six (6) months or more on the same parcel or lot.
- d. A yard sale may only be conducted in a residential district.

8. **Mobile Home Parks** This section sets forth requirements for mobile home park development. Except as provided herein above, all other development standards contained in Tables 17.40.040-A shall apply.

- a. There shall be no minimum side area for a mobile home park.
- b. There shall be no minimum area, width, or depth requirement for individual lots or spaces.
- c. There shall be no minimum yard requirement for individual lots or spaces.

- d. There shall be no minimum size for individual mobile home units.
- e. The minimum street yard setback on public streets shall be in conformance with Table 17.08.040-D Streetscape Setbacks.
- f. Existing mobile home parks and pre-existing mobile home parks shall not be deemed nonconforming by reason of failure to meet the minimum requirements prescribed in this section, provided that the regulations of this section shall apply to the enlargement or expansion of a mobile home park.

17.40.040 Site Development Criteria

The Site Development Criteria are intended to provide minimum standards for residential development. These site development standards should be used in conjunction with the design guidelines which are set forth in Section 17.08.090 of this chapter. This section shall not be construed to supersede more restrictive site development standards contained in the Conditions, Covenants and Restrictions of any property or dwelling unit. However, in no case shall private deed restrictions permit a lesser standard in the case of a minimum standard of this section or permit a greater standard in the case of a maximum standard of this section.

- A. **Development Standards.** The development standards for residential development are arranged into two categories: (1) basic development standards, and (2) optional development standards. These standards are used in conjunction with the Absolute Policies and Design Guidelines during the residential land development/design review process as discussed in Chapter 17.06. Each residential development must conform to either the basic standards or the optional standards.
- 1. **Basic Development Standards** These standards are intended to provide basic standards, which will ensure good quality and compatible projects. A residential development over four units per acre is generally limited to the mid-point of the density range for which it is designated. These standards, as well as the density limitation, are intended to create a development, which will be compatible and provide for proper transitions from more sensitive or less intense residential development.
 - 2. **Optional Development Standards** These standards are intended to provide high standards for the development of projects of superior quality and compatibility. The optional standards allow development at the higher end of the designated density range. However, the standards and development expectations have been increased above and beyond the

basic standards in order to ensure proper transitions and buffers from lower intense residential uses.

The ultimate density allowed in any residential district shall be determined through the residential land development design review process and public hearings as described in Chapter 17.06. The Planning Commission shall have the authority to reasonably condition any residential development to ensure proper transition and compatibility to adjacent residential developments; existing or proposed.

- B. **Basic Development Standards** Table 17.08.040-B sets forth minimum development standards for residential development projects filed up to the mid-point of the permitted density range.

Table 17.40.040-B - Basic Development Standards

TABLE INSET:

	VL	L	LM	M	MH	H
Lot Area: Minimum Net Average	22,500	8,000	6,000	3 ac (L)	3 ac (L)	3 ac (L)
Minimum Net	20,000	7,200	5,000	3 ac (L)	3 ac (L)	3 ac (L)
Number of Dwelling Units (A) (Permitted Per Acre)	Up to 2	Up to 4	Up to 6	Up to 11	Up to 19	Up to 27
Minimum Dwelling Unit Size: (I) Single Family Attached and Detached Dwellings	1,000 square feet (H) regardless of district					
Multiple Family Dwellings (J) Efficiency/Studio	550 square feet regardless of district					

One Bedroom	650 square feet regardless of district					
Two Bedroom	800 square feet regardless of district					
Three or More Bedrooms	950 square feet regardless of district					
Lot Dimensions: Minimum Width (@ Required Front Setback)	90 Avg. Vary +/- 10	65 Avg. Vary +/- 5	50 Avg. Vary +/- 5	N/R	N/R	N/R
Minimum Corner Lot Width	100	70	50	N/R	N/R	N/R
Minimum Depth	200	100	90	N/R	N/R	N/R
Minimum Frontage at Front Property Line	50	40	30	100	100	100
Minimum Flag Lot Frontage (@ Front Property Line)	30	20	20	50	50	50
Setbacks: (B)(M) Front Yard (C) (E)	42 Avg. Vary +/- 5	37 Avg. Vary +/- 5	32 Avg. Vary +/- 5	37 Avg. Vary +/- 5	N/R	N/R
Corner Side Yard	27	27	22	27	N/R	N/R
Interior Side Yard	10/15	5/10	5/10	10 (D)	N/R	N/R
Rear Yard	60	20	15	10 (D)	N/R	N/R
At Interior Site Boundary	30/5	20/5	15/5	15/5 (D)	15/5 (D)	15/5 (D)

(Dwelling Unit/Accessory Building)						
Residential Building Separations (M)	N/R	N/R	Required Per Section 17.08.040-E			
Height Limitation (K)	35	35	35	35 (F)	40 (F)	55 (F)
Lot Coverage (Maximum %) (M)	25%	40%	50%	50%	50%	50%
Open Space Required Private Open Space (Ground Floor/Upper Story Unit)	2,000/ N/R	1,000/ N/R	300/150	225/150	150/100	150/100
Common Open Space (A) (Minimum Percent)	N/R	N/R	N/R	30%	30%	30%
Usable Open Space (A) (Private and Common)	65%	60%	40%	35%	35%	35%
Recreation Area/Facility	N/R	N/R	N/R	Required Per Section 17.08.040-H		
Landscaping	(G)	(G)	(G)	Required Per Section 17.08.040-G		
Amenities	N/R	N/R	N/R	Required Per Section 17.08.040-R		

Notes;N/R = Not Required

Notes:

(A) Excluding land necessary for secondary streets and arterials and in hillside areas shall be dependent on the slope/capacity factor contained in Section 17.24.080-B.

- (B) As measured from the ultimate curb face on public and private streets. Refer to Table 17.08.040-C for additional setback.
- (C) Variable front yards allowed pursuant to Section 17.08.060-H.
- (D) Add 10 feet if adjacent to VL, L or LM district.
- (E) Less than 18 feet from back of sidewalk requires automatic garage door openers.
- (F) Limit one story within 100 feet of VL or L district for multiple family dwellings.
- (G) Perimeter landscaping and interior street trees.
- (H) A single family detached dwelling less than 1,000 square feet may be authorized when a development exhibits innovative qualities in tract, plot, and architectural design through the approval of a Conditional Use Permit.
- (I) Senior citizen projects are exempted from this requirement.
- (J) To assure that smaller units are not concentrated in any one area or project, the following percentage limitations of the total number of units shall apply: 10 percent for efficiency/studio and 35 percent for one bedroom or up to 35 percent combined. Subject to a Conditional Use Permit, the Planning Commission may authorize a greater ratio of efficiency or one-bedroom units when a development exhibits innovative design qualities and a balanced mix of unit sizes and types.
- (K) In hillside areas, heights shall be limited to 30 feet as specified in Section 17.24.070-D.1.
- (L) On existing lots of record, parcels less than 3 acres or less than the required minimum frontage may only be developed at the lowest end of the permitted density range.
- (M) In addition to the standards set forth in Table 17.08.040-B, development within the Caryn Planned Community shall be governed by the standards outlined in Table 17.14.040-A.

C. **Optional Development Standards.** Table 17.08.040-C sets forth minimum development standards for residential development projects filed up to the maximum density permitted by the density range.

Table 17.08.040-C - Optional Development Standards

TABLE INSET:

	L	LM	M	MH	H
Minimum Site Area (Gross)	5 ac	5 ac	5 ac	5 ac	5 ac
Lot Area (Minimum Net Average)	Variation Required	(I)	Variation Required	5 ac	5 ac
Number of	Up to 4	Up to 8	Up to 14	Up to 24	Up to 30

Dwelling Units (A) (Permitted Per Acre)					
Minimum Dwelling Unit Size: (J) Single Family Attached and Detached Dwelling	1,000 square feet(G) regardless of district				
Multiple Family Dwellings (K) Efficiency/Studio	N/R	550 square feet regardless of district			
One Bedroom	N/R	650 square feet regardless of district			
Two Bedroom	N/R	800 square feet regardless of district			
Three or More Bedrooms	N/R	950 square feet regardless of district			
Lot Dimensions Minimum Width (@ Required Front Setback)	Variation Required	(I)	Variation Required	N/R	N/R
Minimum Depth	Variation Required in Single Family Revisions			N/R	N/R
Setbacks: (B) Local Street	42 Avg. Vary +/- 5	(I)	42 Avg. Vary +/- 5	42 Avg. Vary +/- 5	47 Avg. Vary +/- 5
Private Street or Driveway	32 Avg. Vary +/- 5	15 Avg. Vary +/- 5 (E)	5 (E)	5 (E)	5 (E)
Corner Side Yard	17 (E)	10 (E)	5 (E)	N/R	N/R
Interior Side Yard	5/10 (H)	(I)	10 (H) (D)	N/R	N/R
At Interior Site Boundary	20/5	15/5	20/5 (D)	20/5 (D)	20/5 (D)

(Dwelling Unit/Accessory Building)					
Residential Building Separations Front to Front	25	25	Required Per Section 17.08.040-E		
Other	10	10	Required Per Section 17.08.040-E		
Height Limitations (I)	35	35	35 (C)	40 (C)	55 (C)
Other Space Required Private Open Space (Ground Floor/Upper Story Unit)	1,000 N/R	/ 300/150	225/150	150/100	150/100
Common Open Space (A) (Minimum Percent)	5%	10%	35%	35%	35%
Usable Open Space (Private and Common)	60%	45%	40%	40%	40%
Recreation Area/Facility	N/R	Required Per Section 17.08.040-H			
Landscaping	(F)	Required Per Section 17.08.040-G			
Front Yard Landscaping		Required Per Section 17.08.040-F			
Energy Conservation	N/R	Required Per Section 17.08.040-I			
Amenities	N/R	N/R	Required Per Section 17.08.040-R		

N/R = Not Required

Notes:

(A) Excluding land necessary for secondary streets and arterials and in hillside areas shall be dependent on the slope/capacity factor contained in Section 17.24.080-B.

- (B) As measured from the ultimate curb face on public and private streets. Refer to Table 17.08.040-D for additional setback information.
- (C) Limit one story within 100 feet of VL or L district for multiple family dwellings.
- (D) Add 10 feet if adjacent to VL, L, or LM district.
- (E) Less than 18 feet from back of sidewalk within condominium, townhouse, or apartment requires automatic garage door openers. Garage setback is 10 feet minimum if side entry garages are used pursuant to Section 17.08.040-M within single family detached/semi-detached development.
- (F) Perimeter landscaping and interior street trees.
- (G) A single family detached dwelling less than 900 square feet will require the approval of a conditional use permit pursuant to Section 17.08.030.
- (H) Zero lot line dwellings permitted pursuant to Section 17.08.040-P.
- (I) Refer to Table 17.08.040-C1 and Table 17.08.040-C2.
- (J) Senior citizen projects are exempted from this requirement.
- (K) To assure that smaller units are not concentrated in any one area or project, the following percentage limitations of the total number of units shall apply: 10 percent for efficiency/studio and 35 percent for one bedroom or up to 35 percent combined. Subject to a conditional use permit, the Planning Commission may authorize a greater ratio of efficiency or one-bedroom units when a development exhibits innovative design qualities and a balanced mix of unit sizes and types.
- (L) In hillside areas, heights shall be limited to 30 feet as specified in Section 17.24.070-D.1. & rarr; Tables 17.08.040-C1 and C2, supplement those standards set forth in the previous tables for development of a Low-Medium Residential product.

Table 17.08.040-C1 - Low-Medium Center Plot Product Optional Development Standards

TABLE INSET:

Lot Area:	
Minimum Net Average	5,500
Minimum Net	5,000
Lot Dimensions:	
Minimum Width (At Required Front Setback)	50
Setbacks:	
Front Yard Average	25
Front Yard Minimum	20
Interior Side Yard	5/10
Rear Yard	15

Projects may also be filed under the Low-Medium Innovative Product Optional Development Standards provided they meet the following objectives for innovation:

1. Provide high design quality throughout the project; and
2. Provide creative design solutions which address the critical concerns of neighborhood compatibility, density transition, and design quality; and
3. Promote an attractive streetscape and discourage monotonous streets dominated by asphalt/concrete, garages, and cars; and

4. Create well-designed space, particularly usable yard space.

Table 17.08.040-C2 - Low-Medium Innovative Product
Optional Development Standards

TABLE INSET:

Lot Area:	
Minimum Net Average	4,000
Minimum Net	3,500
Lot Dimensions:	
Minimum Width (At Required Front Setback)	45
Setbacks:	
Front Yard Minimum	20
Interior Side Yard	0/10
Rear Yard	15

D. **Streetscape Setbacks** It is the intent of this Section to create streetscape standards for landscape, building, and parking setbacks that help to identify the function of streets and to improve the scenic quality of the community. Table 17.08.040-D, sets forth the minimum setbacks based upon the street classification in the Circulation Plan of the General Plan. These setbacks shall be required of all developments, which contain or abut on any one of the following street classifications.

Table 17.08.040-D - Streetscape Setback Standards (A) (B)

TABLE INSET:

Feature	Building	Parking	Landscape & Wall
Detached SFR			
Major/Special Boulevard	45 feet	18 feet	20-foot average 18-foot minimum
Secondary/Collector	35 feet	15 feet	18-foot average 15-foot minimum
Attached SFR and MFR			
Major/Special Boulevard	45 feet (C)	30 feet	45-foot average

			30-foot minimum (C)
Secondary/Collector	35 feet (C)	25 feet	35-foot average 25-foot minimum (C)

Notes:

(A) Setbacks contained in Table 17.08.040-D shall be measured from face of the ultimate curb location.

(B) On existing lots of record, parcels less than 175 feet in depth need not provide a setback or landscaping greater than 20 percent of the depth of the property (excluding right-of-way areas).

(C) Add 10 feet within M, MH, and H Residential Districts.

- E. **Building Separations** Where required in Table 17.08.040-B and C, this section sets forth minimum requirements for building separation and setback standards.

Table 17.08.040-E - Building Separation and Setback Standards

TABLE INSET:

Building Separation and Setback (A) (in feet)	Districts		
	M (C)	MH (C)	H (C)
Building to building (B)			
1. Front to front (G)			
a. No patio or recessed patio	30	30	30
b. Between patio fence/wall less than 5 feet in height		eol	eol
without sidewalk (F)	10	10	10
with sidewalk (F)	15	15	15
c. Between patio fence/wall more than 5 feet in height	20	20	20
d. Between balconies above patio fence/wall more than 5 feet in height	20	20	20
e. Between a patio fence/wall and a building wall	20	20	20
f. With common patio fence/wall	30	30	30
2. Other	15	15	15
Building to one-story detached garage/carport or other accessory structures (E)	15	15	15
Building to curb (E)	15 (D)	15 (D)	15 (D)

Building to curb at project entry (patio wall or fence shall not project into the setback area)	20	20	25
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Notes:

- (A) Building shall mean dwelling units.
- (B) Building separation standards for building-to-building shall be for two-story development only.
- (C) Add 10 feet for each floor/story above the second floor/story for three- or more-story buildings.
- (D) Add 5 feet for each floor/story above the second floor/story up to a maximum of 25 feet for three- or more-story buildings.
- (E) Patio wall/fence and pedestrian walkway may project into the setback area provided a minimum 10-foot area be maintained free and clear for landscaping.
- (F) Between balconies, add 5 feet.
- (G) "Front" is defined as the face of the building or unit with the major glass area and/or major private recreation area and may include access to that private recreation area. This access may or may not relate to the primary entrance to the building that faces the street or drive; therefore, some buildings may have more than one "front."

- F. **Front Yard Landscaping** Where required, in Table 17.08.040-C, front yard landscaping shall include, at a minimum, one 15-gallon size tree, one 5-gallon size tree, seeded ground cover, and a permanent irrigation system to be installed by the developer prior to occupancy. This requirement shall be in addition to required street trees.
- H. **Recreation Area/Facility** Where required, in Tables 17.08.040-B and C, the developer shall provide recreational amenities in conjunction with common open space as follows:
1. Development consisting of 30 units or less shall provide three of the following recreational amenities:
 - a. Large open lawn area, one of the dimensions shall be a minimum of 50 feet.
 - b. Enclosed tot lot with multiple play equipment.
 - c. Spa or pool.
 - d. Barbecue facility equipped with grill, picnic benches, etc.
 2. Development consisting of 31 units to 100 units shall provide another set of recreational amenities as described in Section 17.08.040-H-1, or equivalent, as approved by the Planning Commission.
 3. Development consisting of 101 units to 200 units shall provide five of the following recreational amenities, or equivalent, as approved by the Planning Commission:

- a. Large open lawn, one of the dimensions shall be a minimum of 100 feet.
 - b. Multiple enclosed tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to Planning Commission review and approval.
 - c. Pool and spa.
 - d. Community multi-purpose room equipped with kitchen, defined areas for games, exercises, etc.
 - e. Barbecue facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbecue facilities and their locations shall be subject to Planning Commission review and approval.
 - f. Court facilities (e.g. tennis, volleyball, basketball, etc.).
 - g. Jogging/walking trails with exercise stations.
4. For each 100 units above the first 200 units, another set of recreational amenities as described in Section 17.08.040-H-3, shall be provided.
 5. Other recreational amenities not listed above may be considered subject to Planning Commission review and approval.
 6. Related recreational activities may be grouped together and located at any one area of the common open space.
 7. Dispersal of recreational facilities throughout the site shall be required for development with multiple recreational facilities.
 8. All recreation areas or facilities required by this section shall be maintained by private homeowners' associations, property owners, or private assessment districts.
- I. **Energy Conservation** Where required, in Table 17.08.040-C this Section sets forth requirements for energy conservation features.
1. New residential development shall be provided with an alternative energy system to provide domestic hot water for all dwelling units and for heating any swimming pool or spa. Solar energy shall be the primary energy

system unless other alternative energy systems are demonstrated to be of equivalent capacity and efficiency.

2. All appliances and fixtures shall be energy conserving (e.g., reduced consumption shower heads, water conserving toilets, etc).
- J. **Slope Planting** Slope banks 5 feet or greater in vertical height and of 5:1 or greater slope, but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate groundcover for erosion control. Slope banks 5 feet or greater in vertical height and of 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 square feet of slope area, one 1-gallon or larger size shrub for each 100 square feet of slope area, and appropriate groundcover. In addition, slope banks in excess of 8 feet in vertical and of 2:1 or greater slope shall also include one 5-gallon or larger size tree per each 250 square feet of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy. Maintenance by a Homeowners' Association may be required by the Planning Commission on a case-by-case basis.
- K. **Usable Yard Area** For single family detached/semi-detached subdivisions, a minimum 15 feet of flat, usable rear yard area shall be provided between the house and top or toe of non-retained slope banks or to the retaining wall in the case of retained cut or fill per City grading standard drawings. However, in areas of hilly or sloped terrain where grading is being designed to minimize alteration to the natural land form, usable open space should be provided in the form of decks, patios, balconies, or some similar form of built structure designed to fit the natural topography rather than as graded level yard area.
- L. **Visitor Parking** For projects with private streets or driveways, visitor parking required by Section 17.12.040 shall be provided in off-street visitor parking bays within 150 feet of all dwelling units. Visitor parking shall be clearly delineated through proper signage to the satisfaction of the City Planner. Signage may include, but is not limited to: pavement marking, free standing signs designating the stalls as visitor parking, and directory signs guiding visitors to the visitor parking area.
- M. **Garage Setbacks** Under the Optional Development Standards, Table 17.08.040-C, side entry garages may be located a minimum 10 feet from curb face on public or private streets, except on corner lots where driveways shall be kept away from intersection.

- N. **Driveway Depth/Width** All lots within single family detached and semi-detached residential developments shall have driveways designed to accommodate the parking of two automobiles in a manner that does not obstruct sidewalks or streets. Driveways shall have a minimum depth of 19 feet and width of 18 feet.
- O. **Property Maintenance** Property owners are responsible for the continuous maintenance of all buildings, structures, yards, landscaping, signs, parking areas, recreational facilities, and other improvements in a manner which does not detract from the appearance of the surrounding area. In addition, multiple family residential developments subject to the Development/Design Review process shall maintain site improvements in compliance with all applicable conditions of approval imposed by the Planning Commission.
- P. **Amenities** To enhance the quality of life for multi-family development, additional amenities shall be required as follows:
1. **Storage Space** Each unit shall be provided with a minimum of 125 cubic feet of exterior lockable storage space. The storage space shall be located outside of the dwelling at grade or floor level and easily accessible by the residents. The design of the exterior storage space shall be architecturally integrated and/or compatible to the dwellings. The individual storage space units can be located within the fully enclosed garages designated for that dwelling unit.
 2. **Laundry Facility** Each unit shall be provided with a hook-up for washing machine and clothes dryer in the interior of the dwelling; or common laundry facilities shall be provided and be equipped with washing machines and clothes dryers at a rate of one washing machine and clothes dryer per five units. Common laundry facilities should be conveniently located for all residents within the complex. Common laundry facilities can be within freestanding buildings, attached to dwelling units, or within the recreation room. The design of the common laundry facilities shall be architecturally compatible to the dwellings.
- Q. **Roofing Materials** All new development within residential districts shall have roofing material made of tile, or the imitation thereof, but not including composition shingles. Other roofing materials such as metal, slate, or the imitation thereof, but not including composition shingles, may be approved by the Design Review Committee, if it is determined by the Design Review Committee that the roof material enhances the building design. Roofing materials for additions and accessory structures shall be governed by Section 17.08.0601f, Special Development Criteria. (Ord. 672 (part), 2001; Ord. 626 § 3 (part), 2000; Ord. 606 § 3 (part), 1999; Ord. 604 § 3 (part), 1999; Ord. 465 § 4 (part), 1991;

Ord. 464 § 2, 1991; Ord. 416 § 4(b), (c), 1990; Ord. 366 §§ 2, 3, 1988; Ord. 345 §§ 1, 2, 1988; Ord. 211D § 2(D), (E), 1987; Ord. 211C § 2 (part), 1986; Ord. 211B § 2, 1986; Ord. 235 §§ 1, 4 and 5, 1984; Ord. 211A §§ 1, 2, 1984; Ord. 211 § 6 (part), 1983)

- f. **Architectural Compatibility** In addition to the architectural considerations involved in mitigation through orientation, the architectural design of buildings can reduce conflict and promote compatibility.
 - (1) Materials, colors, scale, and prominence of buildings in adjacent land uses can be coordinated so there is a gradual transition from one land use to another rather than a sharp and displeasing contrast. Purely aesthetic details that are "tacked" onto a building to cover up land use conflicts, however, will cause more harm than good.
 - (2) The architectural compatibility should rise from a total consideration of the function of each land use and the function of the space between them.
- g. **Circulation** Streets and parking areas can often serve to reduce certain types of land use conflicts. Separation of conflicting uses with a street or parking area can provide a buffer.

17.40.050 Special Development Criteria

The special development criteria set forth in this section are intended to provide minimum standards for accessory structures, fences, etc.

- 2. **Play Equipment** No athletic apparatus, or other sports related accessory structures, such as batting cages, basketball backboards, skateboard ramps, etc., and no play equipment, such as swings, slides, jungle gyms, playhouses, etc., shall exceed 16 feet in height.
- 3. **Temporary, Portable and Permanent Shade Structures**
 - a. **Carports and accessory structures or shelters for the storage of vehicles, recreational vehicles, trailers, boats, self-propelled equipment and bulky items** Portable, collapsible, or permanent shade structure made of canvas, vinyl, aluminum, wood, or similar materials, may be erected, installed, or maintained in within any interior side or rear setback area, but not within any front or corner side yard setback area or within a recorded easement. A minimum setback of 5 feet from interior and rear property lines shall be maintained. This section shall not apply to a garage or carport for which a building permit has been issued.

- b. A portable, collapsible, or permanent shade structure located within a required interior side or rear setback area shall have a maximum height of 10 feet.

B. **Patio enclosures** Where required in Tables 17.08.040-B and C, private open space shall maintain a minimum dimension of 12 feet for ground floor units, and 6 feet for upper story units.

C. **Projections into Yards**

1. Eaves, roof projections, awnings, and similar architectural features may project into required yards a maximum distance of 3 feet, provided such appendages are supported only at, or behind, the building setback line.
2. Replacement chimneys, bay windows, balconies, fire escapes, exterior stairs and landings, and similar architectural features may project into required yards a maximum distance of 2 feet, provided such features shall be at least 3 feet from a property line.
3. Decks, platforms, uncovered porches, and landing places which do not exceed a height of 48 inches above grade, may project into any front or corner side yard a maximum distance of 6 feet and project into any rear or interior side yard up to the property line.
4. Minor Structures and Equipment. Minor accessory structures with less than 120 square feet of floor area, and not exceeding six feet in height, may be located within any interior side or rear setback area, but not within any front or corner side yard setback area except where screened from public view. Examples include, but not limited to: storage sheds, trash enclosures, dog houses, play equipment, and playhouses.

D. **Projections Above Height Limits** Flues, chimneys, elevators or other mechanical equipment, television antennas, spires or bell towers, or similar architectural, utility, or mechanical features, may not exceed the height limits in Tables 17.08.040-A through C more than 15 feet, except as provided for in Section 17.08.060-I, Antennas.

Development Code Update Project
Chapter 17.14
Signs

ARTICLE II DEVELOPMENT STANDARDS

CHAPTER 17.14 SIGNS

Sections:

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17.14.010 Intent and Purpose

Intent and Purpose. The intent of this section is to promote commerce, traffic safety, and community identity while improving the quality of the visual environment. These objectives may be best achieved by implementing the following objective from the General Plan Community Design Element:

- Promote monument signs that effectively identify key institutional uses, public facilities, and special districts and characterize the theme of the area. Signs should be designed so that they feature styles and materials with traditional nature and are accompanied by landscaping at the base.
- Encourage attractive, large-scale signs/design elements be used to identify LLU, LLUMC, and Veterans Medical Center. Signs should be placed so that they are easily visible but do not pose a traffic safety concern. Signs should be designed so that they feature styles and materials with a traditional nature, and limit the use of plastic or highly reflective materials. They should be accompanied by landscaping at the base.
- Encourage the installation of repeating design elements (e.g., pole-mounted flags, street light-mounted banners, building mounted signs, bollards) to identify the boundaries of LLU and special pedestrian districts.
- Promote the addition or revision of directional signage to provide good way-finding to key locations within the community, including Loma Linda University, medical centers/hospitals, public facilities, or special districts. (Such off-site signs are not appropriate for other types of lands uses, such as individual commercial uses).
- Feature prominent display windows on the first floor of buildings with commercial and commercial service uses.
- Avoid the use of extremely bright or fluorescent hues (e.g. neon orange).
- Permit neon colors in conjunction with fast food when part of a recognized design theme.
- Avoid the use of unpainted, bare metal and highly polished metal materials.
- The appearance of entry monument signs should be made more attractive by adding

landscaping. Plant materials are needed to "soften" the hard surfaces created by the asphalt pavement, stamped concrete island, and hard edged stucco signs.

- Limiting the total amount of signing along City streets to an intensity that can be seen by motorists. This chapter intends to make every business more "findable," eliminate clutter and confusion and to promote visually attractive street graphics in the community.

17.14.020 Scope

Scope. The provisions of this section shall govern any words, letters, figures, emblems, designs, or other method of display on any material for visual communication which is used to advertise or promote the interest of any person, business, group, or enterprise and includes on- and off-premises devices as well as accessory or secondary advertising devices.

17.14.030 Definitions

Definitions. As used in this chapter, the following terms shall have the meanings set forth herein below:

A-frame. A portable sign made of wood, metal or similar material that has up to two sides of copy and or advertisement that are attached together at the top of the sign. A-frame signs shall not exceed three feet in height or width.

Activity. A business establishment under separate management from any other business establishment on the same site.

Advertising Statuary. An imitation, representation, or similitude of a person or thing which is sculptured, molded, modeled, or cast in any solid or plastic substance, material or fabric and used for commercial purposes.

Alteration. Any change of copy, color, size, shape, illumination, position, location, construction, or supporting structure.

Animated Signs. Signs designed to attract attention through movement or the semblance of movement of the whole or part, including, but not limited to, signs which swing, twirl, move back and forth or up and down, or signs which change color or shades of color; or any other method or device which suggests movement. Signs related to this definition include digital change-out signs, human signs, signs requiring manual movement, , but not including flags, banners and time and temperature signs.

Announcement or Bulletin Board Signs. Signs, permanent in character designed to accept changeable copy, handbills, posters, and matters of a similar nature.

Advertising Structure. A structure erected or maintained for outdoor advertising purposes upon which any poster, bill, printing, painting or other advertisement of whatever kind whatsoever may be placed for advertising purposes.

Area of Sign. Includes the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure or character. The area of the sign having no such perimeter or border shall be computed by enclosing the entire area within parallelograms, triangles, or circles of the smallest size sufficient to cover the entire area of the sign and computing the area of these parallelograms, triangles, or circles. The area computed shall be the maximum portion or portions which may be viewed from any one direction.

Attraction Board or Reader Board. Equivalent terms which mean a changeable copy sign.

Balloon. A sphere of nonporous material filled with air or gas and is a maximum size of twelve inches in diameter.

Banner, Flag or Pennant. Any cloth, bunting, plastic, paper, or similar material used for advertising purposes attached to, or appended on or from any structure, staff, pole, line, framing, or vehicle. Flags referred to herein, when the flag is of a nation or of the state of California, and is displayed as such in an appropriate manner, shall be excepted from these regulations.

Beacon. Any stationary or moving light source or light with one or more beams that rotate or move located outside of or inside of a building, or within three feet of a window and flashing with one or more beams of light directed into the atmosphere or directed at one or more points not on the same lot as the light source.

Canopy Sign. Any sign attached to the underside or constructed upon a projecting canopy.

Center Identification Sign. A freestanding sign which advertises or directs attention to a shopping center or area having five or more separate businesses located in a single parcel. Center identification signs may identify multiple activities so long as the center is identified at the highest portion of the sign.

Changeable Copy Sign. Copy for temporary use, which copy is changed at periodic intervals for announcements and bulletin board signs.

Construction Sign. A sign stating the name of the future site occupant in an approved project and may include the name, address, and telephone number of businesses directly related to the construction project.

Convenience Sign or Directional Sign. A sign not larger than six square feet and not higher than three feet which provides directional information and is designed to be viewed on- or off-site by pedestrians and/or motorists.

Directly Lighted Sign. A sign which has light cast on the surface from an interior source. This term is equivalent to "internally illuminated."

Enhanced. A superior and distinctive level of architectural structural treatment.

Erect. Means to build, construct, attach, hand place, suspend or affix to or upon any surface.

Face of Building. The wall of a building fronting on a street, excluding any appurtenances, such as projecting fins, columns, pilasters, canopies, marquees, showcases, or decorations, but including any required parapet wall.

Flag. Includes flags of the USA, state, city or other governmental agencies and organizations. Materials are to be non-rigid and mounted on a flagpole that may show the name of a business or other advertising.

Flashing Sign. Lighted signs which in whole or in part disappear and reappear at periodic intervals, or arc intermittently on and off, with emphasis on the recurrence of light as in those types generally referred to as "nervous" signs, arrows, stars, etc., and/or beacon lights.

Freestanding Sign. Any sign in which the primary structural support is not a building and which is permanently anchored or attached on the ground.

Freeway. A highway in respect to which the owners of abutting land have no right or easement of access or in respect to which such owners have only limited or restricted right or easement of access, and which is declared to be such in compliance with the Streets and Highways Code of the state.

Freeway Gateway Sign. Signs supported by two or more aesthetically enhanced uprights, brace supports, or other similar structural components when utilizing earth as the holding base.

Freeway Pedestal Gateway Signs. Freestanding freeway signs which have an aesthetically enhanced single sculptured base or support structure, which is only allowed, on a conditional use basis, within one hundred feet from a freeway right-of-way.

Frontage. The length of a lot along a street or other principal public thoroughfare but not including such length along an alley or railroad.

Grade. The level of the public sidewalk or curb closest to the sign or the elevation at the base of the sign. See "height."

Height. The vertical distance from the uppermost point of the sign to the ground immediately below such point, or to the level of the upper surface of the nearest curb of a street or alley, whichever measurement permits the greater elevation of the sign.

Illegal Sign. Any sign placed without proper government approval and/or permits as required by the Loma Linda Municipal Code at the time said sign was erected.

Inflatable. A sphere or other geometrical or character shape of non-porous material filled with gas or air and of an unlimited size.

Lighted Sign. A sign which is illuminated by artificial means.

Logo. A trademark or company name or symbol.

Monument Sign. A sign, illuminated or not, detached from any building or structure which is generally horizontal in format, and which responds to form, materials, and colors of the building(s) which it is intended to advertise and incorporates the architectural style of the buildings on the premises, and which is supported by a solid base. The base of the sign structure shall be free of advertisement. The required characteristics of a monument sign are:

- a. The height of the sign, including the base, shall not exceed six feet in height. The dimensions of the sign shall have a square to horizontal format where the width of the sign is from one to three times the height;
- b. Proper proportions of the sign elements shall be observed and will be reviewed on a case by case basis;
- c. The sign shall be as close to the street as possible.

Non-Conforming Sign. A sign which was validly installed under laws or ordinances in effect prior to the effective date of this chapter or subsequent revisions, but which is in

conflict with the provisions of this chapter.

Off-Site Sign. Any sign which advertises or informs in any manner business, services, goods, persons or events at some location other than that upon which the sign is located.

Painted Signs. Signs painted in a professional manner, on the exterior surface of a building or structure; provided, however, if such signs have raised borders, letters, characters, decorations, or lighting appliances, they shall be considered wall signs.

Parcel or Lot of Real Property. A parcel or lot of real property as created by record, subdivision or certificate of compliance and having street or highway frontage.

Pole Sign. Any sign erected on one upright supported from the ground and which is not part of any building or structure other than a structure erected solely for the purpose of supporting a sign.

Political Sign. Any sign designating candidates for political office, political campaign, or ballot issues.

Portable Sign. Signs not designed to be attached to a building or anchored to the ground, including "A" boards, sandwich signs, and fence signs.

Precise Plan of Design. Graphic and related material associated with Section 17.30.310 of the Loma Linda Municipal Code. More specifically, it is the planning or implementation of any use of structure or combination of uses and structures on a legal parcel or parcels of land based on a comprehensive and complete design or plan treating the entire site and structure(s) as a single project.

Principal Structure. Any building containing a minimum of one thousand square feet of gross space and not housing accessory uses which are clearly subordinate and incidental to a principal use or activity located on the site or parcel or the largest building when multiple structures occupy a single parcel.

Projecting Sign. Signs other than wall and canopy signs which are suspended from or supported by a building or wall and which project from the building or wall.

Real Estate Signs. All signs and sign structures relating to the sale, lease or other disposition of the real property on which the sign is located and which are temporary in nature.

Revolving Signs. Signs, all or a portion of which rotate.

Roof Signs. Signs erected constructed and maintained upon or connected to the roof of any building.

Sign. A visible display of light or material which, either directly or indirectly, advertises, informs, identifies persons, objects, businesses, commodities, services or ideas.

Sign Copy. Any words, letters, numbers figures, designs or other symbolic representations incorporated into a sign.

Sign Structures. The supports, uprights, bracings, guy rods, cables, and framework of a sign.

Site. One or more parcels of land identified by the assessor's records and for which an integrated building development exists or has been proposed.

Supergraphic. A painted design which covers all or a major portion of a wall, building facade, or other structure. A "supergraphic" is a sign.

Temporary Signs. Signs erected for a temporary purpose, and time period, including banners, balloons, pennants, valances, or advertising displays constructed of cloth, or canvas, light fabric, cardboard, wall-board, wood, or other light material.

Wall Signs. Signs which are in any manner affixed to any exterior wall of a building or structure, the exposed face of which is in a plane parallel to or nearly parallel to the plane of the wall and which projects no more than twelve inches from the building or structure wall.

Window Sign. Signs painted, attached, glued, or otherwise affixed to a window or otherwise easily visible from the exterior of the building.

17.14.040 Permit Required

Permit required. A sign permit shall be obtained from the community development department and department of building and safety, prior to placing, erecting, re-erecting, moving, re-constructing, altering, maintaining, or displaying of any sign unless specifically exempted from such permit requirement by this chapter. (Ord. 370 § 1 (part), 1987)

- A. Permit. Applications for sign permits shall be made upon forms provided by the community development department and shall contain, or have attached thereto, the following information and material:

1. The name and address and telephone number of the premises;
 2. The name, address, and telephone number of applicant (owner of the sign);
 3. The name, address, and telephone number of the sign contractor if any and application preparer;
 4. The location of the building, structure, or lot to which, or upon which, the sign or other advertising structure is to be attached or erected, together with a statement showing the street frontage of such lot; and
 5. Two copies of a plan and elevations showing:
 - a. The sign height, size, color, type, style, elevation above final grade level, method of illumination and materials for the proposed sign,
 - b. The location, size and height of all signs and structures existing on the premises at the time of making such application;
 - c. Such other information, including structural details and calculations, as the Community Development Department shall deem reasonable and necessary to ensure safety of construction and compliance with the intent of this chapter.
- B. Building Permit. A building permit shall also be obtained from the Building and Safety Division after the sign permit has been approved by the Community Development Department.
- C. Exemption. Where signs are exempted from the permit requirement, such exemption shall not be construed as relieving the owner of the sign from the responsibility of its erection and maintenance and its compliance with the provisions of this chapter or any other law regulating the same and any fee pertaining thereto.

17.14.050 Temporary Signs

- A. Temporary sign permits are required for supplemental signs intended for temporary display. This section shall not authorize signs identified as prohibited by Section 17.18.250 of this chapter. Temporary sign permits shall be reviewed and issued by the Community Development Department. The following requirements shall apply:

1. All banners must be fixed to a building and hung below a roof eave or mounted on metal, PVD or plastic poles in the ground within private property.
 2. All banners shall be professionally made and constructed of cloth, canvas, vinyl, plastic, or similar material and have slits for proper wind resistance, where necessary.
 3. No banner may exceed thirty-two square feet in sign area.
 4. One display banner is allowed per building or street frontage. In the case of a multi-tenant building, one display per storefront shall be allowed. As a substitute for 17.18.080, a wall-mounted banner sign, one pole-mounted banner sign *per* property street frontage is permitted.
 5. Display time for business banners for purposes other than grand openings or for commercial uses shall be permitted for a period not to exceed thirty consecutive days and not more than four times in one calendar year. There shall be a minimum period of thirty days between banner displays. As an alternative, specific non-consecutive dates can be identified in writing to allow a business banner to be displayed no more than one hundred and twenty days per calendar year.
 6. Grand openings that involve exterior display, and/or activities shall be subject to a special events permit and shall not be subject to the requirements stated above. Special events permits shall be approved on a case-by-case basis possible conditions by the administrative review committee (ARC). Festoons, inflatable balloons, balloons, flags, and beacons may be approved as part of the special events permit subject to the approval of ARC. (Ord. 617 § 2, 2003; Ord. 370 § 1 (part), 1987).
- B. Temporary Permits – One Hundred-Eighty-Day Signs. A temporary, one-hundred-eighty-day sign permit may be issued by the Community Development Department to identify the site of a future approved development. Such sign shall not exceed fifty square feet for sites/parcels not adjacent to the freeway. Signs along freeway frontage shall not exceed one hundred square feet and must be erected parallel to freeway. Such permits may be extended by the Community Development Department for additional one-hundred-eighty day periods upon written request by the applicant. Double frontage parcels may have a sign for each frontage. Temporary for one-hundred-eighty-day signs shall be of permanent construction, such as wood or similar material, without such devices as banners and flags.

- C. Temporary Permits-Directional and Business Signs During Construction. A temporary sign permit may be waived by the Community Development Department for temporary signs that identify businesses and directional signs for ingress and egress to a business site where construction or disruption of a public right-of-way has altered ingress and egress to the site, or where the effectiveness of the approved signing has been impaired by such construction or disruption. The requirement for a temporary sign permit may also be waived by the community development department for temporary signs that identify a business where the approved and permitted primary sign has not been erected or constructed. The number, type, size, location and duration of such temporary signs shall be determined by the Community Development Department and any approval of said sign shall be with conditions determined to be reasonable under the circumstance.

17.14.060 Signs Permitted in Residential Zones

- A. Signs permitted without a sign permit. The following signs are permitted in Single-Family (R-1) zones; Two-Family Residence (R-2) zones, and mobile home subdivision (R-MH) zones without a sign permit:
 - 1. One nameplate, lighted or unlighted, not exceeding one square foot indicating the name and/or address of the occupant;
 - 2. One unlighted sign not exceeding six square feet to advertise the lease, rent, or sale of the premises. Such sign shall be located not closer than five feet from the front property line and not exceed three feet in height from the ground at the base of the sign;
 - 3. Painting, repainting, cleaning or other maintenance of a permitted changeable copy sign unless a change in structure size, height, or location is made.
- B. Signs permitted in the R-3 zone without a sign permit. The following signs are permitted in the multiple-family (R-3) zone:
 - 1. One for lease, rent or sale of the property sign, unlighted, for each street frontage, not exceeding ten square feet. Such sign shall be located not closer than five feet from property line;
 - 2. One nameplate, lighted or unlighted, indicating the name and/or address of the occupant, not exceeding thirty-two square inches;
 - 3. Painting, repainting, cleaning or changing the copy message of an

advertising structure unless a change in structure size, height, or location is made.

17.14.070 Signs Permitted in the Administrative Professional Zone

- A. Signs permitted without a sign permit. following signs are permitted in the Administrative-Professional Office (AP) zone without a sign permit:
1. One for lease, rent, or sale of the property sign, unlighted, for each street frontage, not exceeding ten square feet;
 2. One nameplate, lighted, or unlighted, indicating the name and/or address of the occupant, not exceeding one square foot;
 3. The changing of advertising copy of messages on permitted bulletin boards and similar signs specifically designed for the use of replaceable or changeable copy, unless electrical alterations are made;
 4. Painting, repainting, cleaning, or changing the copy or message of an advertising structure unless a change in structure size, height, or location is made.
- B. Signs requiring a sign permit: the following signs, lighted or unlighted, indicating the name of the building, occupant, or principal uses to which the building is being put to use not to exceed one sign per building:
1. One wall sign; or
 2. One monument sign; or
 3. One painted sign; or
- C. Signs requiring a master sign program: buildings or related groups of buildings with a floor space area in excess of thirty thousand square feet shall apply for a master sign program for signs.
- D. Aggregate area of signs permitted: The maximum total area of the signs in this section shall not exceed one square foot of sign area for each two lineal feet of street frontage. Developments which display a superior sign design, may be allocated an additional sign square footage (bonus) not to exceed ten percent of the basic sign allocation.

- E. Parcels with street frontage of three hundred feet or greater and at least five activities may obtain a second monument sign located near the second driveway access to the site.
- F. A minimum of fifty feet must separate monument signs.
- G. Monument signs may contain multiple tenant graphics each of uniform size, material and a maximum of four colors.
- H. One permitted monument sign per use may be allowed as a right-of-way encroachment provided review and issuance of an encroachment permit by the City is accomplished; such an encroachment sign shall not exceed four feet in height.
- I. If a multi-user center (at least five activities), the center must be graphically identified at highest portion of sign.

17.14.080 Signs Permitted in the C-1, C-2, C-G, C-F, C-N, C-M, I-C and M-R zones.

- A. Signs permitted without a sign permit. The following signs are permitted without a sign permit in the neighborhood business (C-1), neighborhood commercial (C-N), general business (C-2), general commercial (C-G), commercial freeway (C-F), commercial manufacturing (C-M), industrial commercial (I-C) and restricted manufacturing (M-R) zones:
 - 1. The changing of advertising copy or messages on permitted bulletin boards and similar signs specifically designed for the use of replaceable or changeable copy, unless electrical alterations are made;
 - 2. Painting, repainting, cleaning or changing the copy or message of an advertising structure shall not be considered an erection or alteration which requires a sign permit unless a change in structure size, height, or location is made;
 - 3. Nameplates, real estate signs, (one for lease, for rent or for sale sign), traffic-control signs during the construction or remodel of a large commercial development.

4. One lighted or unlighted sign for service and delivery identification per use may be placed on the rear of the building, The area of such sign shall not exceed two square feet;
5. Two on-site directional signs per drive approach, or such on-site directional signs may be placed upon structures but limited in size to letters not exceeding twelve inches in height and a total of six square feet per sign with a maximum of two such signs. The size of each such drive approach sign shall not exceed six square feet in area and three feet in height;
6. Window signs: Not more than twenty-five percent of the total transparent area of any window shall be obscured.
7. A-frame signs that are located on private property shall be exempt from requiring a permit. One A-frame sign shall be removed from display at the end of every business day. A-frame signs shall be secured to the ground or structure while being displayed. A-frame signs shall be placed directly in front of the business and shall be on private property. The location of the A-frame sign shall not obstruct vehicles from view of traffic or obstruct within pedestrian walkways and shall comply with clearance requirements established by the American Disabilities Act.

B. Signs requiring a sign permit:

1. One wall or painted sign per activity, lighted or unlighted, which identifies the business and/or commodity sold. Such signs shall not exceed one square foot in area for each front foot of the lot or parcel upon which the structure is located. Freestanding monument signs are permitted as outlined in this section.
2. When two or more uses or occupancies are located on a single lot or parcel, each occupant shall be allocated a proportionate share of the total permitted sign area as determined by the following formula:

Area per Individual Frontage footage of Total width occupancy: individual occupancy x of parcel

Total front footage of combined occupancy (Total building width)

- C. Activities with frontage on more than one street shall be permitted additional wall, or painted signs within the allowable sign area based on the applicable lot front-age. In establishing the sign area in accordance with the formula set forth above, only the lineal footage of the street upon which such signs face shall be

used in the computations, and that sign area shall be the maximum permitted on that street frontage.

D. In addition to signs as permitted by subsections (B)(1) and (B)(2) of this section (area for wall signs), parcels may have a monument sign or a freestanding identification sign as follows:

1. Parcels with street frontage of three hundred feet or greater may establish a second monument sign located near the second driveway access to the site.
2. Parcels which have five or more activities and at least one hundred feet of street frontage may establish a monument sign.

E. In lieu of a monument sign, centers which have five or more activities and at least five hundred feet of street frontage on one side may establish one freestanding sign per frontage, provided that there is driveway access on the second street frontage to the center. The freestanding sign shall not exceed twenty-five feet high, measured from the average street elevation immediately adjacent to the sign, but not exceeding thirty-five feet high from the average elevation at the base of the sign; such sign having at least two ground supports and may have a base.

Sign plans for all development proposals must be submitted at the same time as other required permit application information is provided to the Community Development Department.

1. A minimum of fifty feet must separate all monument and freestanding signs on the subject premises or on a parcel of any adjacent parcels.
2. A monument sign and freestanding signs where they identify multiple activities on a single parcel, the center must be graphically identified at the highest portion of the sign.

F. One permitted monument sign per use may be allowed as a right-of-way encroachment provided review and issuance of an encroachment permit by the city is accomplished; such an encroachment sign shall not exceed four feet in height.

G. Activities with frontage on the right-of-way of the interstate freeway and at least one other public right-of-way shall be allowed a sign area determined as the total of one square foot of sign area for each one lineal foot of street frontage plus

one-half square foot of sign area for each one lineal foot of freeway frontage.

1. The sign area as herein determined may be equally divided between two wall signs with only one sign per building elevation. Activities located in an end unit of a multitenant (greater than two) structure may divide the allowable sign area among three wall signs with only one sign per building elevation.
 2. One additional under-canopy sign which indicates the name of the business or commodity sold shall be permitted. Such under-canopy sign shall not exceed one foot in width and four feet in length and shall not be subtracted from the sign area as calculated on the frontage.
 3. Multiple Occupancies. When two or more uses or occupancies are located on a single lot or parcel, or condominium or common area developments, each occupant shall be allocated a proportionate share of the total permitted sign area as determined by the following formula: Area per individual occupancy: $\frac{\text{Front footage of individual occupancy} \times \text{Total frontage}}{\text{Total front footage of combined occupancy (Total building width)}}$
 4. Allowable signage can be allocated among the various permissible signs in this section.
- H. Freeway Gateway Sign. Activities having frontage along the interstate freeway may apply for a freestanding gateway sign adjacent to said freeway by conditional use permit application if they meet the following criteria:
1. The sign must be located on the same property as the use advertised;
and
 2. The parcel must have a minimum of two hundred linear feet of freeway frontage; and
 3. Be located on a freeway frontage parcel consisting of no less than three acres; or
 4. Have principal structures consisting of a collective total of not less than fifty thousand square feet on a free-way parcel.
 5. Only one freestanding gateway sign will be permitted per parcel.
 6. The maximum height for a freeway gateway sign is forty feet from the

elevation grade of the southerly edge of the freeway roadway (travel lane) at a point closest to the base of the sign.

7. Freeway gateway signs may identify multiple activities on a specific parcel. Such signs may not exceed two hundred fifty square feet in area per face regardless of the number of activities on the parcel.
 8. No two freeway gateway signs shall be located closer than one hundred feet to each other.
 9. Freeway gateway signs shall have letters/numbers which are a minimum of one foot in height and a maximum of five feet in height if located within twenty-five feet of a freeway right-of-way.
 10. Freeway gateway signs which are located greater than twenty-five feet from a freeway right-of-way may have letters/numbers larger than five feet.
- I. Freeway Center Identification Signs. Activities involving multiple parcels may apply for one separate freestanding center identification sign if one or more of said parcels has frontage on the Interstate Freeway. Approval of a freeway center identification sign does not preclude individual properties from applying for freeway gateway signs pursuant to Section *17.14.030*. Freeway center identification signs are subject to the issuance of a conditional use permit if they meet the following criteria:
1. Signs will be reviewed for compatibility with all other signage on the parcels in question including individual freeway gateway signs.
 2. Signs must identify all of the parcels as a single center by a proper name for the center that is intended to be commonly used in other media to identify the properties. The name of the center shall be a dominant element of the sign by location, size and prominence in the sign design.
 3. Signs may identify individual activities provided that the means of identification is provided in a uniform format in size and placement on the sign and size of lettering.
 4. No two freeway center identification signs shall be located closer than five hundred feet to each other.
 5. Parcels eligible for a freeway center identification sign shall be integrated

in design and layout by at least one common feature being either significant common open space, a common private street, driveway or parking facilities.

6. Eligible properties must comprise an area of at least five acres.
7. Only one freeway center identification sign per center.
8. The maximum height for a freeway center identification sign is fifty feet from the elevation grade of the southerly edge of the freeway roadway (travel lane) at a point closest to the base of the sign.
9. The center, as a collection of parcels, must have a minimum of five hundred linear feet of freeway frontage.
10. Freeway center identification signs shall have letters/numbers which are a minimum of one foot in height and a maximum of five feet in height if located within twenty-five feet of a freeway right-of-way.
11. Freeway center identification signs which are located greater than twenty-five feet from a freeway right-of-way may have letters/numbers larger than five feet.
12. Sign Enhancement Criteria. Maximum height of freeway center identification signs maybe extended to one hundred feet, subject to all criteria contained in subsection (*I*) of this section, except:
 - a. Eligible area intended to be identified as part of the sign must comprise at least twenty acres;
 - b. Freeway center identification signs shall not be located closer than one thousand feet to another freeway center identification sign;
 - c. The freeway center identification sign shall serve a collection of parcels having one thousand linear feet of freeway frontage;
 - d. The following criteria for height extension of a freeway center identification sign shall be considered:
 - i. The ability of the sign to contribute to the health of businesses in the community, in competition with similar commercial uses in other cities and surrounding areas,

- ii. The compatibility of the sign with adjacent land uses and its immediate environment,
- iii. The finding that a larger freeway gateway sign identifying a larger area and with greater sign separation would be more effective than a freeway gateway sign strictly conforming to the Municipal Code,

17.14.090 Permitted signs-Industrial Zone.

- A. Signs permitted without a sign permit. The following signs are permitted in the institutional zone:
 - 1. One for lease, rent, or sale of property sign, unlighted, for each street frontage, not exceeding ten square feet;
 - 2. One nameplate, lighted, or unlighted, indicating the name and/or address of the occupant, not exceeding one square foot;
 - 3. The changing of advertising copy or messages on permitted bulletin boards and similar signs specifically designated for the use of replaceable or changeable copy unless electrical alterations are made;
 - 4. Painting, repainting, cleaning, or changing the copy or message of an advertising structure unless a change in structure size, height, or location is made.
- B. Signs requiring a sign permit: the following signs, lighted or unlighted, for building identification purposes:
 - 1. One wall sign, a maximum of one hundred square feet per structure;
 - 2. One under-canopy sign not exceeding six square feet per face or one wall-mounted sign not exceeding twelve square feet for the identification of an individual use or product sold. Such sign may be lighted or unlighted.
 - 3. Glass door sign: not more than twenty-five per-cent of the area of a glass door shall be devoted to sign area;
 - 4. Parcels may have monument signs as follows:

- a. Parcels with street frontage of three hundred feet or greater may establish a second monument sign located near the second driveway access to the site.
 - b. Parcels which have five or more activities and at least one hundred feet of street frontage may establish a monument sign. Sign plans for all development proposals must be submitted at the time as other required permit application information is provided to the Community Development Department.
 - c. A minimum of fifty feet must separate all monument signs on a parcel or any adjacent parcels.
 - d. Sign square footage allocated to a parcel shall not exceed one square foot in area for each two lineal feet of street frontage.
5. One permitted monument sign per use may be allowed as a right-of-way encroachment provided review and issuance of an encroachment permit by the City is accomplished; such an encroachment sign shall not exceed four feet in height.
 6. Developers of parcels, two gross acres or greater; are required to submit, for City approval, a master sign program. The master sign program and any subsequent changes shall be submitted to the Planning Commission. (Ord. 565 § 4, 1998; Ord. 388 § 4, 1988; Ord. 370 § 1 (part), 1987)

17.14.120 Permitted signs-All Zones.

- A. Notwithstanding any other provisions of this chapter, the following signs are exempt from the provisions of this chapter permitted :

EXEMPT SIGNS

Sign Type	Max. Number	Max. Sign Area	Max. Sign Height	Additional Requirements
Official notices issued or required by any court or public body				
Permanent window signs	One sign per window	25% of the glass area which the sign is located		<ul style="list-style-type: none"> • Allowable aggregate of window sign(s) area shall include areas of allowable wall signs

Signs within a structure and not visible from the outside				
Memorial signs and plaques installed by a civic organization recognized by the Council				
Official flags of the United States, the State of California and other states of the nation, countries, municipalities, official flags of foreign nations, and nationally or internationally recognized organization				
Identification signs on construction sites identifying all contractors and other parties (including lender, realtor, subcontractors, etc.	One Directory or pictorial display per street frontage or entrance. Max. of two	32 s.f.	8 ft.	<ul style="list-style-type: none"> Each sign shall be removed prior to issuance of a Certificate of Occupancy. Authorize upon issuance of a grading permit
Political signs				<ul style="list-style-type: none"> Regulated by City Council
Real Estate/Open House sign for residential properties	One per street frontage	4 s.f.	5 ft.	<ul style="list-style-type: none"> Non-illuminated. To be removed within 15 days after the close of escrow, rental or lease of the property
Real Estate sign for Commercial & Industrial properties	One per street frontage	32 s.f.	8 ft.	<ul style="list-style-type: none"> To be removed upon sale, lease or rental of property
Future tenant identification sign on vacant or developing property to advertise the future use of an approved project on the property and where info may be obtained	One per street frontage	32 s.f.	8 ft.	<ul style="list-style-type: none"> Single faced and shall be removed upon the granting of occupancy by the City.
Incidental signs for automobile repair, service stations, auto dealers with service repair, motels and hotels, showing notices of services provided or required by law, trade affiliations, credit cards, and the like	Four double-faced signs	3 s.f.	May not project above eave line	<ul style="list-style-type: none"> Attached to the structure or building. May not project beyond property line.
Copy applied to fuel pumps or dispensers such as fuel identification, station logo, and other signs required by law				
Directional signs to aid vehicle and pedestrian traffic		3 s.f.	4 ft. above grade	<ul style="list-style-type: none"> Mounted on a monument or decorative pole. May be located in a required setback provided that a min. distance of 5 ft. from any property line is maintained.
Name plate	One per occupied unit	2 s.f.		<ul style="list-style-type: none"> On wall or door
ATM/Kiosk sign				
Under canopy sign	One per entrance	6 s.f.		<ul style="list-style-type: none"> Beneath canopy or marquee with at least 7' clearance from the

				<p>sidewalk</p> <ul style="list-style-type: none"> All under canopy signs shall be uniform in color and design for all tenant identification within a center Electrical permit required for illumination
Business Information	One per main building entrance	4 s. f.		<ul style="list-style-type: none"> Intended to provide only name, address, telephone, business hours, and emergency information of occupant
Crime Prevention		6 s.f.	10 ft.	<ul style="list-style-type: none"> Subject to authorization and conditions from the City. Only at designated locations and for specific periods of time.
Project Identification Sign (Temp)	Two for subdivisions more than 5 acres, otherwise one sign	76 s.f.	15 ft.	<ul style="list-style-type: none"> All signs shall be removed within 30 days after the sale/rental of the last unit in the subdivision. Refer to Sec. XXX for regulations pertaining to off-site subdivision signs

SIGN REGULATIONS BY LAND USE CATEGORY

Sign Class	Sign Type	Max. Number	Max. Area	Max. Height	Location Requirement	Additional Requirements
A. Signs Permitted in Residential Districts						
Apartment	Wall or monument	One per street frontage	24 s.f.	Below eave line for wall sign and 6 ft. for monument sign	5 ft. setback from property line	<ul style="list-style-type: none"> Sign shall be internally lighted Not to exceed 430 sq. ft. Address may be included, but is not part of max. sign area
Neighborhood Identification	Wall or monument	Two per major entrance	30 s.f.	6 ft.	At major entrances to projects or neighborhoods	<ul style="list-style-type: none"> Copy limited to project or neighborhood name only Shall not be internally lighted Allowed only if maintenance

						responsibility assigned to community association
Mobile Home Park Identification	Wall or monument	One per street frontage	24 s.f.	6 ft.	May not be located in a required setback area adjoining a street	
B. Signs Permitted in Commercial/Office Districts						
Business Identification (Single Tenant)	Wall and/or monument	One each per street or parking frontage	One-half s.f. of sign area per lineal foot of building fronting on a street 24 s.f. max.	Below eave line for wall sign and 6 ft. for monument sign	Shall be set back 5 ft. from property	<ul style="list-style-type: none"> Address may be included, but is not part of max. sign area
Building Identification (Multiple Tenant)	Wall Or Monument	One per street frontage	One-half s.f. of sign area per lineal foot of building fronting on a street 40 s.f. max	Below eave line		<ul style="list-style-type: none"> Copy shall pertain only to the name of the building. Illumination shall be reverse backlit, channel lit or directly illuminated Address may be included, but is not part of max. sign area
		One per street frontage	One-half s.f. of sign area per lineal foot of building fronting on a street 40 s.f. max	8 ft.	Shall be set back 5 ft. from property	<ul style="list-style-type: none"> Copy shall pertain only to the name of the building. Illumination shall be reverse backlit, channel lit or directly illuminated Address may be included, but is not part of max. sign area
Business Identification (Multiple Tenant)	Wall	One per street or parking lot frontage	One-half s.f. of sign area per lineal foot of building fronting on a street or parking lot. 24 s.f. max.	Below eave line	Wall or canopy	<ul style="list-style-type: none"> Signs shall not be internally illuminated. Address may be included, but is not part of max sign area
Pedestrian Bus.	Wall or monument	To be determined	15 s.f.	6 ft.	May not be located in	<ul style="list-style-type: none"> To identify tenants and

Directory (Multiple Tenant)	sign	by the Director			any required setback	provide directions to individual establishments
High rise bldg. (4 stories or more) Building Identification	Wall sign	Two per bldg.	225-500 s.f.		Above the windows of the highest floor and below the eave line	<ul style="list-style-type: none"> • Copy is limited to one company name per building side arranged in a single line. • Company logos may be used in combination with letters. • Signs shall be designed to be compatible with the architecture of the buildings • Address may be included, but is not part of max. sign area
High rise bldg. (4 stories or more) Secondary Tenant Identification	Wall sign	Four per bldg.	24 s.f. max per sign. Max letter height - 24"	Below the second floor		
High rise bldg. (4 stories or more) Center or Project Identification	Monument	One per street frontage	40 s.f. per face	8 ft. above grade or max. of 4 ft. above top of planter or landscape mound	At main entrance	<ul style="list-style-type: none"> • Shall contain only the name of the center or project, no tenant information • Address may be included, but is not part of max. sign area.
C. Signs permitted in all Commercial and Industrial Districts (except CO district)						
Single Tenant -business identification	Wall or canopy	One single face sign per bldg., per street or parking lot frontage. Max. 4 signs per business	1.5 s.f. of sign area per each lineal foot of bldg. fronting on a street up to 100 s.f max. In addition, 1.5 s.f. of sign area per each lineal fot of the bldg.'s secondary	May not project above eave line	May be located on parapet or canopy	<ul style="list-style-type: none"> • Secondary elevations must have street frontage or parking lot frontage. • Address may be included, but is not part of max. sign area.

			elevations. 50 s.f. max			
Single Tenants – 15,000 s.f. or larger	Wall or canopy	One primary and up to four info signs per primary bldg. frontage. One primary sign per secondary wall. Max. 4 signs per business	.75 s.f. of total sign area per each lineal ft. of the building wall length	May not project above eave line	May be located on parapet or canopy	<ul style="list-style-type: none"> • Secondary walls must have street frontage or parking lot frontage. • Informational and/or secondary signs are allowed on the primary wall only. Two signs for the first 100 ft. , one sign per 50 additional feet up to a max. of 4 signs • Max size of each informational sign is 15% of primary sign area. 24" max. height. • Address may be included, but is not part of max. sign area
Single Tenants– 50,00 s.f. or larger	Wall or canopy	One per street or parking lot frontage.	1.5 s.f. of sign area per lineal ft. of bldg.	May not project above eave line		<ul style="list-style-type: none"> • Address may be included, but is not part of max. sign area
Business identification	Projecting	One double face sign per street frontage	25 ft. max. per face	May not project above eave line	Must be attached to the bldg. to which the copy related.	<ul style="list-style-type: none"> • Authorized in lieu of a wall sign. • Authorized only where no building setback is required. • Address may be included, but is not part of max. sign area
Business Identification	Monument or pole sign with decorative pole cover	One double face sign per street frontage	75 s.f. per face	25 ft. above grade	Must not create traffic hazard at corners or driveways	<ul style="list-style-type: none"> • Min. street frontage of 100 ft. required. • May be located within 5 ft. of public ROW • Address may be included, but is not part of max. sign area
Drive thru restaurants	Menu board	Two per bldg.	45 s.f.	8 ft.	Shall not be located so as to be a hazard for driveway or corner radius	

Drive thru restaurants	Secondary wall signage	One per street or parking lot frontage per business, 2 max.	1.5 s.f. of sign area per each lineal foot of bldg. fronting on a street. 100 s.f. max. sign area. In addition, 1.5 s.f. of sign area per each lineal ft. of the bldg's rear elevation if a public entrance is provided from a rear street or parking lot. 50 s.f. max.	May not project above the eave line.	May also be located on parapet or canopy.	
Freeway business identification (on-site)	Monument or pole sign with decorative cover.	One double-face sign per business.	200 s.f. per face	50 ft. above freeway grade.	Shall be set back 5 ft. min. from property line.	<ul style="list-style-type: none"> Address may be included, but is not part of max. sign area.
High Rise Buildings (4 stories or more) Building Identification	Wall sign	Four per bldg.	225-500 s.f.		Above the windows of the highest floor and below the eave line	<ul style="list-style-type: none"> Copy is limited to one company name per building site arranged in a single line Company logos may be used in combinations with letters Signs shall be designed to be compatible with the architecture of the building Address may be included, but is not part of max. sign area.
High Rise Buildings (Tenant identification)	Wall sign	Four per bldg.	24 s.f. max per sign. Max letter height - 24"	Below second floor		
High Rise Buildings (Center or Project Identification)	Monument	One per street frontage	40 s.f. per face	8 ft. above grade or max. of 4 ft. above top of planter or landscape mound	At main entrance	<ul style="list-style-type: none"> Shall contain only the name of the center or project, no tenant info. Address may be included, but is not part of max.

						sign area.
MULTI-TENANT CENTERS Multiple Tenant Center Identification	Monument or pole sign with decorative pole cover	<ul style="list-style-type: none"> • One double-face sign per street • One additional sign okay if a street frontage is longer than 1,200 ft. 	125 s.f. per face	35 ft.	Shall not be located so as to be a hazard for driveway or corner	<ul style="list-style-type: none"> • Min. street frontage of 200 ft. required • Sign may identify center and/or up to 3 major tenants • Planter base or landscape area equal to or greater than 4 time the area of one face of a sign • Vertical clearance of 10ft. required for freestanding signs projecting over vehicular passageway • A minimum of 20% of the sign area shall be dedicated to center identification. • Address may be included, but is not part of max sign area.
Freeway Regional Mall Identification (On-site or off-site)	Monument or pole sign with decorative pole cover	One double-face sign per business	200 s.f. per face per anchor tenant	50 ft. above freeway grade; up to 75' above freeway grade based upon flag test.	Shall be set back 5 ft. from property line	<ul style="list-style-type: none"> • Commercial areas of a regional nature may qualify subject to approval of a Sign Program • Auto Malls qualify under this provision • Address may be included, but is not part of max sign area.
Freeway Multi-Tenant Center Identification (On-site)	Monument or pole sign with decorative cover	One double-face sign per business	100 s.f. per face per anchor tenant	50 ft. above freeway grade	Shall be set back 5 ft. from property line	<ul style="list-style-type: none"> • Address may be included, but is not part of max sign area.
Business Directory	Freestanding	One per street or parking lot frontage	32 s.f. per face	8 ft.		<ul style="list-style-type: none"> • Intended to list only the names addresses of on-site occupants
SERVICE STATION Service Station Identification	Wall	One per street or parking lot frontage, max. 3	1.5 s.f. of sign area per each lineal ft. of bldg. fronting on	May not project above the eave line		

			a street			
SERVICE STATION Service Station Identification	Monument or Pole Sign	One double-face per street frontage	75 s.f. per face	25 ft.		<ul style="list-style-type: none"> • Minimum street frontage of 100 ft. required • Two double-face signs can be combined into one 4-sided sign • Secondary signage is allowed to count for up to 50% of total signage, and the combined area of all signs shall not exceed maximum sign area • Address may be included, but is not part of max. sign area.

1. Public notices posted by any public officer in the performance of a public duty or for any person in giving legal notice;
2. Traffic directional, warning, or information signs (such as smog check signs and gasoline price signs) required or authorized by any public body;
3. Official signs used for emergency only;
4. Permanent memorial or historical signs, plaques or markers;
5. A sign erected in or near the City boundary which sign contains the name of the city and the names of, or any other information regarding civic, fraternal or religious organizations located therein;
6. Signs not exceeding two square feet erected for the convenience of the public, such as signs identifying rest areas, restrooms, public telephones, walkways and similar features or facilities;
7. One directional sign per drive approach not to exceed three square feet per thee; such signs may be double-faced. Such signs shall be for traffic directional purposes and shall not bear the name nor symbol of a business entity;

8. Permanent off-site signs utilized to direct pedestrians or motorists to a particular location may be permitted, subject to Planning Commission approval, under the following conditions:
9. Such signs shall not exceed four square feet,
10. Lighted signs may be permitted if located not closer than one hundred feet to a residence,
11. Such signs shall be permitted in any zone to direct traffic to I zone uses,
12. No such directional sign shall be placed on public rights-of-way without prior approval of the City Council;
13. Signs placed in the advertising panel of the OMNITRANS bus shelter/advertising structure are subject to the following provisions:
 - a. A sign permit must be obtained to establish the advertising panel. Issuance of the sign permit is contingent upon:
 - b. An agreement between the City and OMNITRANS establishing the bus shelter/advertising structure program. The agreement is to stipulate maintenance and other aspects of administration of the program,
 - c. Issuance of an encroachment permit,
 - d. Issuance of building permits,
 - e. No sign shall exceed twenty-five square feet,
 - f. No more than one advertising panel (two-sided) per shelter is permitted,
 - g. No sign shall exceed four colors,
 - h. The advertising structure shall be made available free of charge for noncommercial advertisements of the City and non-profit organizations upon the following:
 - i. A minimum of thirty days notice, in writing, to OMNITRANS,

- ii. If approved by OMNITRANS, the ad shall be in place for no more than ten days,
- iii. Advertising copy is the responsibility of the applicant.

17.14.130 Planning Commission Authority

The Planning Commission is authorized by the City Council to approve the aesthetics of center identification signs; signs of projects of two gross acres or more; master sign programs; and unusual or unforeseen situations not addressed by this chapter.

17.14.140 Construction Sign Permitted When

A construction sign not exceeding fifty square feet and which denotes the architect, engineer, owner or contractor may be maintained on an active construction site. It shall be removed not later than five working days after the building official shall have determined the project to be complete.

17.14.150 Off-Site Subdivision Directional Signs.

- A. Off-site subdivision directional signs may be used to lead customers to the subdivision sites within the City. The number and locations of such signs shall be as set forth by resolution of the City Council.
- B. Signs shall be no longer than sixty inches by nine inches and shall be grouped on a two-sided sign structure as shown in "Exhibit A," attached to Ordinance 322. Such structure shall contain no more than seven tract identifications.
- C. An off-site subdivision directional sign structure shall be located not less than six hundred feet from another off site subdivision directional sign structure site.' Further, each sign may only contain the name of the subdivision, and a directional arrow.
- D. The placement of each sign structure shall be reviewed and approved by the Community Development Director and is subject to a sign permit.
- E. A right-of-way encroachment permit shall be obtained from the Director of Community Development prior to the placement of all signs.
- F. A sign location plan shall be submitted to and approved by the Director of

Community Development prior to the placement of all signs.

- G. Any such sign approved for a particular subdivision within the City shall not be changed to advertise another subdivision without prior approval of the Community Development Director.
- H. There shall be no additions, tag signs, streamers, devices, display boards, or appurtenances added to the sign as originally approved. Further, no other directional signing may be used such as posters, or trailer signs.
- I. The sign shall be allowed until subdivision is sold out.
- J. The off-site subdivision sign program may be implemented and installed through the Building Industry Association (BIA) if an agreement is approved for the regulation and control between the City and BIA. All off-site subdivision signs shall be regulated and installed per the agreement and approvals between the BIA and the city. The BIA shall not install new structures without the express written consent of the Community Development Director. (Ord. 650 § 2, 2006: Ord. 370 § 1 (part), 1987)

17.14.160 Temporary On-Site for Sale or Rent Signs

Temporary real estate signs advertising real property which has been subdivided or developed for the purposes of sale, rent or lease shall be permitted without a permit, subject to the following conditions:

- A. The construction of any sign shall be in strict compliance with the provisions of this chapter and all other laws of the City.
- B. The sign shall remain only as long as some portion of the property advertised for sale or rent remains unsold or unleased, or for a period of two years from the project completion, vacancy or recordation of the final map, whichever period is the shorter. Subject to review and approval by the planning commission, such time may be ex-tended for subdivisions one year provided there is still a bona fide offering of lots in the subdivision for sale. Not more than one such extension may be granted; vacant rental or lease space may also receive time extensions as determined by the Planning Commission, however, all such signs shall be removed when escrow is closed or a transaction is otherwise completed, or when space or property is removed from the market.
- C. Signs shall be located on the premises which they advertise.

- D. No sign shall exceed one hundred square feet in area.
- E. A maximum of two signs shall be permitted in any subdivision or development twenty acres or less, based on a formula of fifteen square feet of sign area per acre for the combined total of such subdivision or development. On subdivisions or developments involving more than twenty acres, one additional sign shall be permitted for each additional five acres, but not exceeding a total of four signs.
- F. Identification signs containing the tract or development name shall be permitted provided there shall be not more than one such sign for each three lots or sites. Such signs shall not exceed four square feet.
- G. Signs shall be permitted on the same lot or site with a model home provided the signs do not exceed four in number and ten square feet in area. Such signs shall be removed after the developer concludes the initial sale of the lots, sites, or homes to their initial owners.
- H. All signs which are erected for a period of one hundred eighty days or more shall be of permanent construction, such as wood or similar material. (Ord. 485 § 2 (part), 1992; Ord. 370 § 1 (part), 1987)

17.14.170 Permanent Off-Site Directional Signs Permitted When

Permanent off-site signs utilized to direct pedestrians or motorists to a particular location may be permitted, subject to Planning Commission approval, under the following conditions:

- A. Such signs shall not exceed four square feet.
- B. Lighted signs may be permitted if located not closer than one hundred feet to a residence.
- C. Such signs shall be permitted in any zone to direct traffic to I zone uses.
- D. No such directional sign shall be placed on public rights-of-way without prior approval of the City Council.

17.14.180 Freestanding Announcement Signs Permitted When

Churches, schools or other public or institutional uses may maintain freestanding announcement signs or bulletin boards not to exceed eight feet in height or six feet in length, inclusive of supporting structures. Freestanding announcement signs or bulletin

boards of such dimensions (eight by six feet or less) shall be located within a landscaped area of not less than thirty-two square feet with one dimension being at least four feet.

17.14.190 Political signs.

- A. Definition. "Political sign," as used in this section, shall mean any sign, advertising structure, or display which communicates any message or idea identifying, supporting, opposing, promoting, conveying a position upon, or relating to any candidate for public office or proposition or issue connected with any local, state or national election.
- B. Placement and Installation. Political signs are permitted in any zone subject to standards set forth in this section.
- C. Prior to the placement of any political sign within the City, the candidate for public office, the proponents or opponents of ballot issues, or the various committees connected therewith shall file with the Community Development Department an application for the posting of such signs; shall agree, in writing, to the voluntary removal of all such signs within ten calendar days from the conclusion of the election and identify a person responsible for such removal; and shall reimburse the City for all costs associated with the removal, storage and/or destruction of such signs. No political sign shall be installed or displayed sooner than sixty days preceding the election for which the permit has been issued.
- D. No political sign shall exceed eight square feet in total area, except that a double-faced sign, not exceeding eight square feet on each side, shall be permitted.
- E. No political sign shall be placed without the per-mission of the property owner.
- F. No political sign shall be placed or affixed to a tree, fence, post, utility pole, equipment, nor any structure by any means.
- G. No political sign shall be posted on any public property or in the public right-of-way.
- H. All political signs shall be properly maintained and kept in good repair at all times.
- I. No political sign shall be posted in violation of any other provision of this code.

- J. No political sign shall be placed so as to block line of sight for traffic at corners.
- K. The City Manager or his designated representative shall have the right to remove all signs placed contrary to the provisions of this section.

17.14.200 Nonpublic Directional Signs – Permitted

Nothing contained in this chapter shall prevent the erection, location, or construction of signs on private property when such signs satisfy each of the following conditions:

- A. Such signs are not designed to be viewed from any street, highway or public place; and
- B. Internal directional signs.

17.14.210 Prohibited Signs.

The following signs are prohibited; exceptions are noted within applicable categories:

- A. Signs that direct artificial light at residences: No lighted or luminous sign shall be so constructed, erected or placed so as to direct or reflect artificial light onto any structure used exclusively for residential purposes.
- B. Flashing and animated signs: signs that flash, rotate, gyrate, blink, emit smoke or fumes or move in any fashion are prohibited except for signs that provide public information such as time and temperature or digital message boards and barber poles. A digital message board requires a conditional use permit.
- C. Traffic hazards: Any sign which, by reason of its size, location, movement, content, coloring, or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by directing or tending to direct the attention of the drivers of moving vehicles from the traffic movement on the public street and highways shall be prohibited. All signs shall be located in a manner to assure that sight distance is not impaired at all locations for vehicular traffic to and from the premises.
- D. Projections into right-of-way, blocked doors and windows; no sign shall extend, project, or protrude into any public right-of-way, except that directional signs may be permitted. No sign or supports, braces or guys therefore shall be erected so as to cover the doors, windows, of any building or otherwise to prevent ingress and egress to or from any window or door.

- E. Signs on natural features: No sign shall be located and maintained upon trees or painted or drawn on rocks or other natural features.
- F. Advertising signs on vehicles: No person shall park any vehicle on a public right-of-way or in a location on private property which is visible from a public right-of-way which has attached thereto, or suspended there from, any advertising or directional sign, except a sign decoratively painted directly on, or permanently attached or affixed to, the body or other integral part of the vehicle. Exception shall be vehicles owned and offered for sale by the owner.
- G. Roof signs: Roof signs are prohibited.
- H. Supergraphics: Supergraphics are prohibited.

17.14.220 Maintenance Required

All signs and sign structures shall be periodically inspected and maintained at reasonable intervals, including the replacement of defective parts, painting, repainting, cleaning, and other acts required to maintain the sign. The Community Development Department shall require corrections or removal of any sign deemed to be in violation.

17.14.230 Business Signs Permitted on Premises Only

Unless otherwise expressly provided in this chapter, no sign shall be erected or used for business purposes of any kind except such signs as shall be located on a place of business enterprise, or calling and used solely for the naming, designating, or identifying of such business, enterprise, calling products or services available on or within such *premises*.

17.14.240 Nuisance Abatement Permitted When

In addition to the penalties provided for violation of this chapter, any condition caused or permitted to exist in violation of any of the provisions of this chapter shall be deemed a public nuisance and may be abated. (Ord. 370 § 1 (part), 1987)

17.14.250 Nonconforming sign removal required when.

- A. Signs which do not conform to the provisions of this chapter shall be removed or reconstructed to conform with the provisions of this chapter when the business for which the sign was intended to advertise has ceased to be in operation for sixty consecutive days.
- B. Any structure change or alteration of any sign or other advertising structure

lawfully erected prior to the date of adoption of this chapter shall be subject to the approval of the planning commission and shall conform to the requirements of this chapter. Notwithstanding, any sign erected in violation of the laws in effect at the time of erection shall be an illegal sign and shall be removed forthwith. No non-conforming sign which is destroyed or which is damaged to an extent in excess of fifty percent of its replacement cost shall be replaced except by a sign *which conforms* to the provisions of this chapter. The determination of what constitutes replacement cost shall be made by the building official.

17.14.260 General

- A. Activities which have at least two street frontages, one of which is a freeway, and have sides of buildings which are substantially exposed to direct view, by the general public, from the street, may use its allocated sign square footage, and bonus area if any, to add a sign on the non-street side of a building in accord with all usual requirements for such signs which face the street and freeway.
- B. All painted signs must be aesthetically pleasing and be accomplished in a professional manner.
- C. Multiple signs of differing sign types may trade between the allowable sign types so long as the total allowable square footage is not exceeded (i.e., a project permitted two wall signs and two monument signs may elect to have three signs of one type and one of the other; or all signs must be compatible with the architectural style and materials of the structures on the parcel. Development proposals shall have a sign plan approved by the City prior to the issuance of any sign permit and all signs shall be in conformance to the approved sign plan. Superior sign design may be allocated an additional sign square footage (bonus) not to exceed ten percent of the base allocation. Sign plans for all development proposals must be submitted at the same time as other required permit application information is provided to the community development office. This shall include applications for planning and development permits including but not limited to precise plans of design and conditional use permits.
- D. A portion of one approved permanent sign per use may contain changeable copy when such copy does not exceed twenty-five percent of the total sign area of the sign.

Minutes

City of Loma Linda

Department of Community Development

Planning Commission

The adjourned regular meeting of the Planning Commission was called to order by Commissioner Rojas at 7:08 p.m., **Wednesday, June 15, 2011**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Miguel Rojas
Carolyn Palmieri
John Lenart

Commissioners Absent: Lori Uber-Zak, Vice-Chairman

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-11-15 – VARIANCE (VAR) NO. 11-70 – Director Bolowich presented the project as a request for relief from section 17.18.140 B3(b) of the Loma Linda Municipal Code which requires at least five or more separate business activities and a minimum of five hundred feet of street frontage per parcel to establish one 55 foot freestanding sign.

Director Bolowich presented slides depicting the sign.

Gary Quiel, Quiel Brothers Signs, I Street, San Bernardino, applicant's representative, thanked Allan Penaflores for spending time with him and the applicant. Mr. Quiel explained what was involved in a flag test. He distributed photos showing different angles during the flag test.

Commissioner Rojas asked for clarification of the location of the sign.

Commissioner Palmieri asked how close the sign would be to pedestrians.

Mr. Quiel answered that it would be 75 feet.

Denny Geiler, the applicant and owner of the self-storage stated that when widening Mountain View, the City took some property which affected their visibility and customers could not find

them. Occupancy has suffered. He added that the flooding impacted the storage units and he needs more customers.

Chairman Nichols opened the public comment period at 7:12 p.m. and, as no one wished to speak, closed it immediately.

Commissioner Rojas asked if there were current signs.

Mr. Geiler answered that there is a monument sign at the entrance with a small arrow pointing toward the storage facility, but it cannot be seen from the street.

Commissioner Lenart asked what the distance is below the business.

Mr. Geiler stated that the sign would be 15 feet above street level, within code.

Commissioner Rojas asked if allowing an additional sign with an existing monument sign would lead to other businesses wanting additional signs and set a precedent.

Director Bolowich said this is a highly unusual, unique situation.

Commissioner Palmieri asked if it could be written into the motion that the project is below ground level

Attorney Holdaway answered that the findings specify why it would be allowed.

Motion by, Palmieri seconded by Lenart, carried 4-0 to approve the variance, based on the findings and subject to the conditions of approval.

PC-11-16 – PRECISE PLAN OF DESIGN (PPD) NO. 11-58 – Director Bolowich stated that the applicant was requesting a continuance.

Chair Nichols asked if there were persons here to speak on the item, there were none.

Motion by Lenart, seconded by Palmieri, carried 4-0 to continue the project to the next regular meeting of July 6, 2011.

PC-11-17 – TENTATIVE PARCEL MAP (TPM) NO. 10-205 AND CONDITIONAL USE PERMIT (CUP) NO. 10-203 – Director Bolowich presented the project as a proposal to subdivide an existing 7.7 acre parcel into seven individual lots to construct a new neighborhood business center. Slides depicting the plans for the project, including a proposed Chase Bank and a McDonald's restaurant were also presented by.

Applicant, Robert Stewart, 11695 Largo Court, Loma Linda, California, stated that he was excited to bring customers to the City. He pointed out the landscaping designs and stated that he had met with the community nearby and showed them the plans. He pointed out the improved pedestrian access and street access that would come with the project. Setbacks, landscaping, and parking exceed City standards. He added that the project had contemporary architecture and that CC&R's would be created.

Mr. John Keonig, 3040 Old Ranch Pkwy, Seal Beach, California, applicant's representative, reiterated what Mr. Stewart stated. He described the building's architecture and landscaping.

Brian Hardy, representative of McDonald's, Long Beach, California introduced himself.

Chairman Nichols, point out that the architecture of McDonald's was extremely different from the rest of the center.

Mr. Hardy stated that the plans depict the newest look of McDonald's that will be seen throughout the country.

Ms. Bonnie Modugno, registered dietician in San Juan spoke about the different nutritional offerings of McDonald's.

Chairman Nichols opened the public comment period at 7:44 p.m.

Mr. Nick Franklin, 559 South Palm Canyon Dr., Suite B-212, Palm Springs, California, representing Loma Linda Plaza Partners, requested an extension of time for the applicant to present the project.

Ms. Marjorie Barakian, 11464 Via Lido, Loma Linda, California, state she was excited about the sidewalks and asked to see pictures of the Newberry Park McDonald's. She provided some background information regarding McDonald's and Ray Kroc and suggested that McDonald's use a whole wheat bun. She concluded by asking if McDonald's had approached the owners of Fresh and Easy to buy the site.

Dr. Sylvie Wellhausen, 11246 Mountain View Ave. Suite #A, Loma Linda, California, stated she was opposed to a McDonald's being built in the center, considers the area a blue zone.

Ms. Joana Reyes, 34535 Crenshaw, Beaumont, California 92223, asked the Commission to reconsider allowing a McDonald's in Loma Linda.

Ms. Carola Janiak, 11106 Richmond Road, Loma Linda, California, stated she was opposed to a McDonald's in Loma Linda.

Ms. Melissa Marquez, stated that she was opposed to a McDonald's in Loma Linda.

Ms. Marsha Nagel, stated that she was opposed to a McDonald's in Loma Linda.

Ms. Olivia Moses, a nutritionist, stated that she was opposed to a McDonald's in Loma Linda.

Mr. Juan Carlos Belliard, professor of public health LLUMC, stated that he is opposed to a McDonald's in Loma Linda.

Mr. Khari Washington, stated that he was concerned about increased crime in the area.

Mr. Hardy stated he understood the residents' concerns.

Chairman Nichols closed the public comment period at 8:30 p.m.

Commissioner Rojas stated that certain aspects of the project troubled him, specifically pedestrian access and walkways.

Commissioner Lenart stated that it would be nice to see a business that blended in with the center better. He also pointed out that the other restaurant choices in the City were not any healthier than McDonald's.

Commissioner Palmieri stated a fountain would be a good addition to the center, along with places to sit.

Chairman Nichols stated that McDonald's does make a strong statement and asked that the McDonald's be changed to adapt to the City.

Commissioner Palmieri had issues with ingress and egress.

Chairman Nichols asked that the project be more pedestrian friendly.

Commissioner Rojas stated that the applicant should revise the project.

Commissioner Lenart suggested compromise regarding McDonald's and beautification of the center.

Chairman Nichols closed the public comment period at 8:45 p.m.

Attorney Holdaway explained that the McDonald's and the design are not issues to be decided on by the Planning Commission.

Mr. Stewart stated he would work with staff and/or members of the Commission to beautify the project but would prefer not to continue the project.

**Motion by Palmieri, seconded by Lenart, carried 4-0 to
continue the project to the meeting of July 20, 2011.**

PC-11-18 – VARIANCE (VAR) NO. 11-62 – Director Bolowich presented the project as the continued 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.

Mr. Trent DeLong, applicant, 24736 Daisy Avenue, Loma Linda, California explained that he had no direct access to the garage from the home and would like to update his home through the variance.

General discussion ensued regarding civil engineering plans and setbacks.

Chairman Nichols stated that the variance was acceptable to him but advised the applicant to present better plans in the future.

Chairman Nichols opened the public comment period at 9:11 p.m.

Mr. Dick Wiley, 10848 Pepper Way, Loma Linda, California pointed out possible parking concerns.

Attorney Holdaway stated that the Planning Commission has a right to ask for an engineer's drawing and that the Planning Commission can add conditions to the project.

Commissioner Rojas had questions regarding the dimensions of the new garage.

Conditions:

- **No construction within 20 feet of the City right-of-way;**
- **The garage cannot be converted in the future without an application to the City for approval; and**
- **The project must stay within code compliance.**

Applicant stated that he would like the existing garage to be self-contained with a bedroom, living area, and bathroom, but no kitchen.

Chairman Nichols closed the public comment period at 9:30 p.m.

Motion by Nichols, seconded by Lenart, carried 4-0 to approve the project based on the revised conditions of approval.

PC-11-19 – 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, seconded by, carried 4-0 to continue the item to the next regular meeting, of July 6, 2011.

PC-11-20 – APPROVAL OF MINUTES – June 1, 2011.

Motion by Lenart, seconded by Palmieri, carried 4-0 to approve the June 1, 2011 minutes.

REPORTS BY THE PLANNING COMMISSIONERS – None

COMMUNITY DEVELOPMENT DIRECTOR REPORT – None

ADJOURNMENT

The meeting was adjourned at 9:36 p.m.

Minutes approved at the meeting of , 2011.

Lisa Cruise
Executive Aide