

## 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

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 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.

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Lisa Cruise  
Executive Aide