Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JULY 20, 2011

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, DIRECTOR,

SUBJECT: TENTATIVE PARCEL MAP (TPM) NO. 10-205 AND CONDITIONAL USE PERMIT (CUP) NO. 10-203

SUMMARY

The project applicant is proposing to subdivide an existing 7.7 acre parcel into seven individual lots to construct a new neighborhood business center. The proposed project includes a total of 73,000 square feet of building area divided into four separate pads. The single-story commercial buildings will access from both Barton Road and Mountain View Avenue. On-site improvements will include 369 parking spaces, and the associated landscaping and lighting facilities. The project is located at 25701 Barton Road in a Neighborhood Business (C-1) Zone.

BACKGROUND

On June 15, 2011, the Planning Commission reviewed the project and requested that the applicant address specific design concerns that were raised during the public hearing. The Planning Commission had some concerns about the site layout, and the clustering of buildings. The applicant met with Commissioner Rojas on July 5, 2011 to discuss in detail the associated site plan issues. The applicant has worked diligently on a redesign but was not able to complete the plans in time for the July 20, 2011 Planning Commission meeting.

RECOMMENDATION

Staff recommends that the Planning Commission continue Tentative Parcel Map (TPM) No. 10-205 and Conditional Use Permit (CUP) No. 10-203 to September 7, 2011, to allow the applicant more time to resolve the issues related to the project and to resubmit the project plans.

Report prepared by:

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