

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: PRECISE PLAN OF DESIGN NO. 11-58 (CONTINUANCE)

SUMMARY

The applicant is requesting to construct a new 2,500 square-foot duplex with a 630 square-foot attached garage and an attached 360 square-foot carport area on a 0.32 acre lot located at 25004 Court Street. The lot contains an existing single-family residence that will remain as is. The project is located within a Multiple-Family Residence (R-3) Zone.

BACKGROUND

On July 6, 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, the layout of the floor plan and the building elevations. 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 the above referenced project to the September 7, 2011 Planning Commission meeting, to allow the applicant more time to resolve the design issues and resubmit the necessary project plans for staff and Commission review.

Report prepared by:

Allan Penaflorida
Assistant Planner