

Attachment 1

**Planning Commission Staff Report
(July 6, 2011)**

PPD No. 11-58

September 7, 2011

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JULY 6, 2011

TO: PLANNING COMMISSION
FROM: KONRAD BOLOWICH, DIRECTOR
SUBJECT: PRECISE PLAN OF DESIGN NO. 11-58

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. (See Attachment A, Site Location Map)

RECOMMENDATION

The recommendation is that the Planning Commission approve Precise Plan Design (PPD) No. 11-58 based on the Findings and subject to the attached Conditions of Approval (Attachment B).

PERTINENT DATA

Property Owner/Applicant:	Mr. Patrick Hsu
General Plan	Medium Density Residential (0 to 9 DU per acre)
Zoning:	Multiple-Family Residence (R-3)
Site:	0.32 acres
Topography:	Relatively flat
Vegetation:	Existing landscaping throughout with mature trees

BACKGROUND AND EXISTING SETTING

Background

The application was submitted to the Community Development Department on April 26, 2011. The project was reviewed and deemed complete by the Administrative Review Committee (ARC) on May 5, 2011.

Existing Setting

Currently, the site contains one single-family residence located on the northern portion of the property. The structure was built in 1900 and has approximately 2,000 square feet of living space. Additionally, there are existing trees at the center of the property and along the east perimeter.

The properties to the south, east and west are zoned Multiple-Family Residence (R-3) and are developed with residential uses. The property to the north is zoned East Valley Specific Plan/General Commercial (EVSP/CG).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The construction of the new duplex is exempt from CEQA pursuant to the CEQA Guidelines § 15303(b), which provides a Class 3 Categorical Exemption for new construction of up to six dwelling units in urbanized areas.

ANALYSIS

Project Description

As previously stated, the project is a request to construct a new duplex on an existing 0.32 acre site that currently contains a single-family residence. The construction will also involve the related on-site improvements such as parking, landscaping and lighting.

Public Comments

As of writing of this report, staff has not received any comments in favor or in opposition to the proposed project.

Analysis

The project site is a rectangular shaped lot with dimensions of approximately 85 feet by 150 feet. The project will have a front yard building setback of 25 feet. The side-yard setbacks are identified at five feet to the west property line and 27 feet to the east property line. The rear-yard setback (distance between the proposed units and the existing single-family residence) is identified at 16 feet. The Loma Linda Municipal Code Section 17.38.060 through 17.38.090 requires a minimum 20 foot front-yard setback,

five foot side-yard setback with an additional five feet for each story above the first floor and 15 foot rear-yard setback. As indicated above, this project meets the minimum setback requirements.

The site plan indicates one point of ingress and egress from Court Street. The access points will direct vehicular traffic to the small pockets of parking areas. The site plan indicates that there are five open parking spaces, two covered parking spaces and three garage spaces at a total of 10 parking spaces. The code requires 1.5 parking spaces per one-bedroom unit plus 0.5 parking spaces per each additional bedroom and 0.25 parking spaces per bedroom for guest parking for a total of eight parking spaces (including parking for the existing residence). Therefore, the proposed project meets the City's minimum parking requirements.

The site plan shows that the open space is provided throughout the property. As noted on the plan, the project will provide approximately 5,000 square feet of common usable open space which exceeds the minimum open space requirements of 800 square feet for units with three or more-bedroom (for a project total of 1,600 square feet). Additionally, each unit will have a designated private yard area totaling 550 square feet for the whole project.

The landscape plan indicates the use of grass, shrubs and trees throughout the project site. There are existing trees (Palm, Pecan, Pomegranate, Oak and Citrus trees) that will remain on the site. The addition of Desert Museum and Japanese Maple trees are proposed on the north end of the property. Hibiscus, Lantana, and Ice Plants will also be incorporated in the landscaping. The landscape area along the perimeter of the property will provide additional screening to the proposed development.

Architecture Analysis

The surrounding neighborhood has an eclectic architectural style with a mix of Craftsman and Ranch style structures. The applicant is proposing a post-war residential design that incorporates gabled roofs and wood siding. The applicant is also proposing a second floor deck area on the east and west side of the building. Warm earth tones and a beige composition roof will compliment the style of the structure.

Each unit will have approximately 1,250 square feet of living area with three bedrooms and two and one half bathrooms each. The units provide a living room, kitchen, dining room, living room floor bathroom, and attached garages. The proposed design includes the living room area and kitchen on the first floor with the bedrooms and the majority of the bathrooms on the second floor.

Development Agreement

The proposed project is located in the City's Redevelopment Project Area. As a result, the developer is required to provide fifteen percent of the units (two units) as affordable. Due to the small size and scope of the project, the applicant has agreed to pay a

housing in-lieu fee. The applicant is in the process of finalizing the Development Agreement with the Redevelopment Agency.

FINDINGS

Precise Plan of Design Findings

According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

“If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections.”

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:”

1. *That the use applied for at the location set forth in the application is properly one for which a precise plan of design is authorized by this title.*

As previously mentioned, the proposed residential development meets the development requirements of the Multiple-Family Residence (R-3) Zone. All public utilities are available to the site. Additionally, the proposed project will provide development and amenities to the existing neighborhood.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

The proposed use is consistent with the existing General Plan Goal No. 1 that states that a diversity of housing opportunities is required to enhance the City's living environment and to satisfy the housing needs of Loma Linda residents. Additionally, Goal No. 2 of the General Plan states that provision of housing that is affordable to all economic segments of the community is necessary. Policy 2.1 of the General Plan emphasizes the need to assist and cooperate with nonprofit,

private, and public entities to maximize opportunities to develop affordable housing.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

The subject parcel is adequate in size and shape to accommodate the proposed use. The project will be developed on an existing 0.32-acre site. The lot coverage of the new facility will be approximately 22 percent (R-3 Zone allows up to 60 percent of lot coverage) of the overall site. And as previously stated the project meets the development requirements for R-3 Zones. Therefore, the project site can accommodate the proposed use which will be compatible with the existing and future land uses.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or that will be generated by the proposed use.*

The project site has access from Court Street, which can accommodate the type and quantity of traffic generated by this use. A total of 10 parking spaces are provided to accommodate the parking requirements for the new duplex and the existing single-family development. The proposed project and related on- and off-site improvements would not conflict with other uses immediately adjacent to the project site.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected through the implementation of the Conditions of Approval for this Precise Plan of Design to insure compatibility with the neighborhood.

CONCLUSION

All elements of the project are consistent with the General Plan. The project is also in compliance with the R-3 zoning regulations, and findings have been made to support staff's recommendation for approval. The applicant has worked closely with staff and has made every effort possible to provide the most appropriate layout, design, and architecture for this project. The multi-family residential use is compatible with the existing and future uses in the surrounding area. The construction of the new duplex is exempt from CEQA pursuant to the CEQA Guidelines § 15303(b).

Report prepared by:

Allan Penaflorida
Assistant Planner

ATTACHMENTS

- A. Vicinity Map
- B. Project Plans
- C. Conditions of Approval

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