

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF NOVEMBER 2, 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 four individual lots to construct a new neighborhood business center. The proposed project includes a total of 65,225 square feet of building area divided into four subdivided lots. The single-story commercial buildings will access from both Barton Road and Mountain View Avenue. On site improvements will include 304 parking spaces, and the associated landscaping and lighting facilities. The project is located at 25701 Barton Road in a Neighborhood Business (C-1) Zone (Attachment A).

RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment B);
2. Approve TPM No. 10-205, CUP No. 10-203 based on the findings, and subject to the Conditions of Approval (Attachment C);

PERTINENT DATA

Applicant:	Terra Linda Commercial LLC
General Plan:	Commercial
Zoning:	Neighborhood Business (C-1)
Site:	7.7 acre site
Topography:	Sloping south to north
Vegetation:	Orange trees along the perimeter of the parcel

BACKGROUND AND EXISTING SETTING

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 resulting modifications include the reduction of building area, the relocation of the smaller retail spaces into the larger Major1 building pad, and the addition of pedestrian plazas and pathways. Additionally, a revised traffic study (supplementing the revised project description) was completed on October 15, 2011. The revised plans and supporting documents were submitted to City staff on October 25, 2011.

Existing Setting

The project site has been vacant for over thirty years. Properties to the south are zoned Multi-Family Residence (R-3). The existing commercial property to the east is zoned Neighborhood Business (C-1). To the west is the Loma Linda Health Center which is zoned Administrative Professional Offices (AP). To the north is the Rite Aide and Loma Linda Plaza which are both zoned Neighborhood Business (C-1).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

On May 24, 2011, staff completed the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (Attachment B). The mandatory CEQA public review began on May 24, 2011 and ended on June 13, 2011. No comments on the environmental documents have been received to date.

ANALYSIS

Project Description

As previously stated, the proposed project is a request to subdivide an 7.7 acre site into four parcels (buildings) for the development of approximately 65,225 square feet of commercial space. The square footage for the four buildings are divided, as follows:

- Major 1 42,000 square feet
- Shops/Food 15,422 square feet
- Fast Food 3,858 square feet
- Bank 4,195 square feet

The project is a single-story design and exhibits a contemporary modern style. The majority of structures are designed with flat roofs (in keeping with the modern style) which helps minimize the visual impacts to the site. The structures will also incorporate stone veneer, metal trim, and vertical and horizontal score lines extenuating the contemporary modern style.

Public Comments

Public notices for this project were posted and mailed to parcel owners within 300 feet of the project site on June 2, 2011. Comments both in support and in opposition of the project were received by staff at the previously held public hearings.

Site Analysis

The project site is a rectangular shaped lot with dimensions of approximately 600 feet in width by approximately 540 feet in length (Attachment D). Per Zoning Code §17.44.060 setbacks in the C-1 Zone are as follows:

- Front yard - No building may be constructed closer than twenty feet to the established planned right-of-way.
- Side yards - None
- Rear yard - When any lot or parcel in the C-1 Zone abuts R-zoned property, such lot or parcel shall observe and maintain a twenty-five foot rear yard.

The site plan indicates at least a 70 foot front yard building (restaurant building) setback along Barton Road. The setback to the side property line is approximately 40 feet on the east side of the property and nearly 70 feet on the west side. The rear-yard setback is identified at over 50 feet from the Brittany Place townhouse community. As a result, this project meets the minimum setback requirements.

The site plan indicates two points of ingress and egress on both Barton Road and Mountain View Avenue. The site plan also shows a driveway access to the property to the east for potential reciprocal access between the properties. This will enhance on site traffic circulation between these two separate parcels once the subject property develops.

The site plan indicates that there are 304 parking spaces provided, which include 10 accessible parking spaces. A reference to Zoning Code §17.24.070 provides parking requirements for the various commercial uses. Based on the proposed uses and the Loma Linda Parking Ordinance, the proposed project will require a minimum 242 parking spaces. As proposed, the project will provide more than adequate parking for the neighborhood business center.

Landscape Design

The landscape plan indicates the use of grass, ground covers, shrubs and trees throughout the project. Fruitless Olive, Chinese Pistache and Orange trees are proposed for the shade trees. Street trees include the Golden Rain tree and additional Fruitless Olive trees. The landscaping will incorporate most of the existing poplar trees on site, especially on the south side of the property. Some of the existing orange trees will remain in place while others (like the ones on the south side) will be replanted. The various shrubs and accent plants include, among other things, the Dwarf Myrtle, Pink Muhly, Century Plant, Woolly Blue Curly, and New Zealand Flax.

Approximately 15% (from the total site) of landscaping will be provided. A variety of 24-inch and 36-inch box trees will be utilized, as well as one and five gallon shrubs. The off-site landscaping will compliment landscaping of the adjacent sites.

Findings

Tentative Parcel Map Findings

1. *That the proposed project is consistent with the General Plan and Zoning designations.*

The proposed project is located on a property that has a Commercial General Plan Land Use designation. The project is consistent Policy 2.2.4.1 which states that the City needs to attract new commercial uses to better serve the retail and service needs of the community in that new retail development will be located near both commercial and residential uses. The project is also consistent with the Neighborhood Commercial (C-1) development standards.

2. *The design of the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

Except for the existing orange trees, no natural vegetation or wildlife is present on the site of the proposed neighborhood business center. The General Plan Program Environmental Impact Report (EIR) indicates that there are no critical habitats identified in the project area. As a result, development of the subject property is not anticipated to result in any substantial environmental damage or injure fish and wildlife or their habitat.

3. *The design of the proposed improvements is not likely to cause serious public health problems.*

The design of the project and the use of the commercial development will not cause any serious public health problem because the proposed commercial use is compatible with the surrounding area and is consistent with the development requirements of the Municipal Code and General Plan. An initial study was generated for the analysis of any potential impacts that may result from the construction of the project. There were no significant impacts identified that can not be effectively mitigated. The proposed improvements are not likely to cause serious public health problems.

Conditional Use Permit Findings

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 conditional use permit is authorized by this title.*

The Loma Linda Municipal Code (LLMC), Section 17.44.030 (B), requires a Conditional Uses Permit for outdoor dining, small collection facilities and drive-in businesses (as defined in 17.30.140). The proposed use (including the fast food drive-thru restaurant) meets the LLMC requirements to establish the various commercial and service oriented uses on site.

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 commercial use is desirable for the development of the community and in harmony with various elements of the General Plan. The project is consistent with General Plan Section 2.2.4.1, Commercial/Office Guiding Policy, that encourages the development of commercial uses to better serve the community and to keep the sales tax revenues from going elsewhere. The proposed retail uses are specifically permitted in the Neighborhood Commercial (C-1) zone and would not be detrimental to existing uses in the immediate vicinity and surrounding area.

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 lot coverage of the new commercial uses is 19 percent of project site. The building conforms to required setbacks found in the C-1 zoning designation in the Municipal Code. Therefore, the project site can accommodate the proposed use which is compatible with the existing land uses along Barton Road and Mountain View Avenue.

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 Barton Road and Mountain View Avenue, which can accommodate the type and quantity of traffic generated by this use. The project has been designed to incorporate vehicular access to the adjacent commercial site to the east. A total of 304 parking spaces are proposed to accommodate the proposed 65,225 square feet of commercial space. 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 implementation of the Conditions of Approval, which will ensure that the commercial center is compatible with the neighborhood and City's Development Code. Additionally, the project will meet the minimum development standards required by the latest adopted Building Code.

CONCLUSION

All elements of the project are consistent with the General Plan. The project is also in compliance with the C-1 zoning regulations. 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 commercial use is compatible with the existing and future uses in the surrounding area. The NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval.

Respectfully submitted by,



Allan Penaflorida
Assistant Planner

ATTACHMENTS

- A. Site Location Map
- B. Mitigated Negative Declaration (NOI/Initial Study)
- C. Supplemental Environmental Information
- D. Revised Conditions of Approval
- E. Revised Project Plans

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