

PLANNING COMMISSION MEETING OF APRIL 4, 2012

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: GENERAL PLAN AMENDMENT (GPA) NO. 11-165, ZONE CHANGE (ZC) NO. 11-166, PRECISE PLAN OF DESIGN (PPD) NO. 11-164 – A PROPOSAL TO AMEND THE GENERAL PLAN LAND USE PLAN AND ZONING MAPS FROM HIGH DENSITY TO HEALTH CARE AND MULTI FAMILY RESIDENCE (R-3) TO INSTITUTIONAL (I) TO ACCOMMODATE THE CONSTRUCTION OF A 37,873 SQUARE FOOT, 66-BED MEMORY CARE FACILITY ON 2.7 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF ORANGE AVENUE AND NEW JERSEY STREET.

SUMMARY

The Applicant is requesting a change to the General Plan Land Use Element and Zoning Maps from High Density to Healthcare and from Multi Family Residence to Institutional to accommodate a 37,873 square foot memory care facility on 2.7 acres of land located at the southwest corner of Orange Avenue and New Jersey Street. Additionally, the project involves demolishing the existing residence and accessory structures at 26657 Orange Avenue (see Attachment A, Site Location Map).

Copies of the Proposed Plans are included in Attachments B.

RECOMMENDATION

Staff recommends that the Planning Commission recommend the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment E);
2. Approve and adopt General Plan Amendment No. 11-165 and Zone Change No. 11-166, based on the Findings;
3. Approve Precise Plan of Design No. 11-164 based on the Findings, and subject to the attached Conditions of Approval (Attachment F);

BACKGROUND

On March 7, 2012, the Planning Commission reviewed the project and requested the applicant address specific design concerns that were raised during the public hearing. Specifically, the Commission requested more information and detail as to how the public right-of-way improvements were going to tie into the public right-of-way of the adjacent parcels, additional walkways, and possible additional shade structures along the west and south elevations.

Furthermore, Staff received a request to review the traffic study from the County of San Bernardino Department of Public Works prior to project approval. As such, on March 8, 2012, Staff mailed a copy of the traffic study to the County for review. On March 21, 2012, the County replied had no comments on the traffic study, but did recommend that the project comply with the Low Impact Development (LID) Principles and LID Best Management Practices for Southern California, which has been added as a condition of approval.

Based on the preceding, the project was continued to the April 4, 2012 meeting.

ENVIRONMENTAL EVALUATION

On February 10, 2012, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration and Initial Study were prepared and released for public review. The California Environmental Quality Act (CEQA) mandatory 30-day public review began on February 10, 2012 and ends on March 10, 2012. The Initial Study evaluates the potential impacts of the project and identifies appropriate mitigation measures. All of the potential impacts that were identified in the Initial Study can be mitigated to below a level of significance. The mitigation measures are included as project Conditions of Approval. Therefore, the project can be approved with a Mitigated Negative Declaration in accordance with the requirements of CEQA.

ANALYSIS

Public Right-of-Way Improvements

The Planning Commission was concerned with how the public right-of-way improvements were going to tie to the public right-of-way improvements found on the adjacent properties and requested that the applicant provide those details on the revised plans. The applicant submitted a revised site plan which show the existing location of the side walk, curb and gutter for the property to the south along New Jersey Street. The applicant proposes to match the existing public right-of-way improvements in front of the church. The site plan also includes the proposed sidewalk and edge of pavement on Orange Avenue. The plan includes cross sections of the proposed public right-of-ways for both streets.

Interior On-Site Walkways and Landscaping

The Commission requested the addition of two walkways at the entrance of the facility to the public sidewalk along New Jersey Street. The applicant has included a concrete walkway just north of the driveway entrance along New Jersey Street, however, the

applicant has not indicated whether it will be painted and/or stamped concrete. However, at the public hearing, the Commission asked for two walkways, therefore, a condition of approval has been added to this effect.

Shade Structures

The Commission was concerned with direct sunlight entering the facility along the south and west elevations. The applicant has provided additional shade structures along the west elevation, as shown on the site plan and on the elevations.

The addition of the emergency access and walkways will not negatively affect the following development standards:

	Required	Proposed	Complies
Parking	1 parking space for each two beds 33	41	Yes
Open Area Landscaping	Not less than 4% of the off-street parking area 1,014 sq.ft.	33.9% 43,443 sq.ft.	Yes
Walls/Fencing	6-foot high, masonry block wall required when adjacent to residential zone	Yes	No

Chapter 17.14 of the Zoning Code requires a 6-foot high masonry block wall when an Institutional (I) zoned property is developed and located adjacent to a residentially zoned property. The properties to the south and west of the subject site are residentially zoned, therefore a perimeter masonry block wall is required. However, the wall cannot exceed three feet in height within the first 25-feet off New Jersey Street and Orange Avenue. A condition of approval has been added that requires the applicant to revise the wall design to comply with Chapter 17.14 of the Zoning Code.

The parking and landscaping, and the perimeter block wall (as conditioned), will comply with the Institutional Zone development standards.

CONCLUSION

The proposed project, as revised and conditioned will add value to the subject site and the general area. The project will blend with the institutional and residential type uses found in the general area and future development of the properties to the north. Based on the analysis, the proposed project is consistent with the General Plan. The project complies with Health Care Guiding Policy 2.2.4.3, which promotes health care facilities that are conveniently located and well designed to aid patients and to make a positive visual contribution to the community in general.

Furthermore, the project complies with Principle Six of Measure V, which states that "traffic levels of service throughout the City of Loma Linda shall be maintained at current

levels and new development shall be required to fully mitigate any impact on traffic resulting from that development”.

The Historical Commission voted to recommend to the City Council the approval of the Certificate of Appropriateness for the project, and the demolition of the existing residence and accessory structures, as they were found not to be historically significant, however, the Commission recommended that the applicant incorporate the historic row of palms located within the public right-of-way, along New Jersey Street, into the site design to respect the historical significance of the area.

The project is in compliance with CEQA and the Mitigation Measures listed in the Initial Study (Attachment E) will reduce any potential environmental impacts to below a level of significance. The Mitigation Measures have been made part of the Conditions of Approval (Attachment F).

Report prepared by:

Guillermo Arreola,
Associate Planner

ATTACHMENTS

- A. March 7, 2012 Planning Commission Staff Report
 - a. Site Location Map
 - b. Proposed Plans
 - Proposed Site Plan
 - Preliminary Landscape Plan
 - Floor Plan
 - Building Elevations
 - Preliminary Grading Plan 1/2
 - Preliminary Grading Plan 2/2
 - c. General Plan Land Use Map (Proposed)
 - d. Zoning Map (Proposed)
 - e. Mitigated Negative Declaration (NOI/Initial Study)
 - f. Conditions of Approval
- B. Revised Project Plans