

Planning Commission

Regular Meeting of March 7, 2012

The regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:01 p.m., Wednesday, March 7, 2012, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Lori Uber-Zak, Vice-Chairman (arrived at 7:06 p.m.)
Miguel Rojas
John Lenart

Commissioners Absent: Carolyn Palmieri

Staff Present: Konrad Bolowich, Assistant City Manager
Guillermo Arreola, Associate Planner
Richard Holdaway, City Attorney

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

PC-12-03 - GENERAL PLAN AMENDMENT NO. 11-165, ZONE CHANGE NO. 11-164, PRECISE PLAN OF DESIGN NO. 11-166 - (PUBLIC HEARING – LIMITED TO 30 MINUTES) – A proposal to amend the General Plan Land Use Plan and Zoning Maps from High Density Residential 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.

Assistant City Manager Bolowich noted that the applicant had submitted the project; the City of San Bernardino asked to review the traffic study and site plan; were still within the CEQA 30-day public comment period for the environmental review and for the Native American Tribes to provide input as to how to handle archeological finds on the site.

Associate Planner Arreola presented the staff report into evidence. He noted that subsequent to submission of the staff report, the Fire Department indicated the requirement of an emergency entrance at the southeast corner of the project for emergency purposes only. He indicated that Greg Elmore and Carl Sanders, representing the applicant, Loma Linda Mission Gove LLC, were available to answer questions.

Discussion ensued with Commissioners, whose comments/concerns are summarized as follows:

- Street improvements on Orange Avenue and New Jersey Street
- Landscaped right-of-way
- Possible widening of Orange Avenue and New Jersey Street
- Does applicant pay some sort of mitigation fee that goes towards street widening in the future
- Pedestrian connection from the sidewalk/street to the main entrance
- More shading on the west side of the building
- Incorporate xeriscaping in the landscaping
- Would like to see the Public Works plans showing public improvement plans and how they tie into the project

Assistant City Manager Bolowich responded that the conditions of approval require the public improvements that include sidewalk, curb and gutter; grass within the public right of way; no reason now to widen Orange Avenue or New Jersey Street, applicant pays transportation mitigation fees for possible future widening; the project site along the north and east property lines will match the public right of ways that front the Barton Vineyard Apartments on Orange Avenue and the Church to the south on New Jersey Street.

The applicant indicated they were agreeable to delineate pedestrian crossings in the parking area to both sides of the main parking lot entrance, i.e. colored concrete or something similar to create a pedestrian connection from the street to the main entrance. They also indicated that there is a trellis proposed for shade on the west side of the building and were willing to look at adding additional shade structures along the west and south sides of the building. The landscaping would include decomposed granite in addition to limited lawn area and would conform to the City's landscape requirements.

Chairman Nichols opened the public hearing and invited comments from the audience.

Dick Wiley asked about the Palm tree removal and the possibility of replanting.

Applicant responded that after consulting with an arborist, the one tree being eliminated was too old to relocate.

Motion by Uber-Zak, seconded by Lenart and carried to continue GPA No. 11-165, ZC No. 11-164 and PPD No. 11-166 to the April 4, 2012 Planning Commission meeting. Palmieri absent.

PC-12-04 – APPROVAL OF MINUTES – November 2, 2011 & December 7, 2011

Motion by Uber-Zak, seconded by Rojas and carried to approve the minutes of the January 4, 2012 as presented. Palmieri absent.

By consensus, the minutes of December 7, 2011 were continued to the next meeting as there was not a quorum present that was present at the December 7, 2011 meeting.

REPORTS BY PLANNING COMMISSIONERS

None.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant City Manager Bolowich suggested the May 2, 2012 meeting for the walkaround previously discussed by the Commission.

Chairman Nicholls asked about the transition with the dissolution of the Redevelopment Agency. Assistant City Manager responded that it is an ongoing process; that the City Council has become the Successor Agency to the Redevelopment Agency; and the City Manager was working to assemble the required Oversight Board.

Chairman Nichols asked about the status of the housing element with the State. Assistant City Manager responded that the housing element was still with the State for their review. He confirmed that while not having an approved housing element, the City is not in compliance, but not for lack of trying. The holdup has been with the State.

Associate Planner Arreola asked that the Commissioners bring in their City Municipal Code books for updating. He also thanked the applicants on the project presented this evening for their patience and for working with staff on this project.

The meeting adjourned at 7:55 p.m.

Minutes approved at the meeting of April 4, 2012.



Barbara Nicholson
Deputy City Clerk