

# Staff Report City of Loma Linda

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From the Department of Community Development

## PLANNING COMMISSION MEETING OF MAY 16, 2012

**TO:** PLANNING COMMISSION

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

**SUBJECT:** PRECISE PLAN OF DESIGN (PPD) NO. 11-105

### SUMMARY

The applicant requests to construct a three-story, 8,921 square-foot motel inn and suites. The proposed project would include the construction of 23 rooms and the associated on-site improvements. The project site is located on the north side of Redlands Boulevard in the East Valley Corridor Specific Plan/General Commercial (EV/CG) Zone).

### RECOMMENDATION

The recommendation is for the Planning Commission to:

1. Adopt the Mitigated Negative Declaration (Attachment B); and,
2. Approve PPD No. 11-105 based on the Findings and subject to the Conditions of Approval (Attachment C).

### REVISED PLANS

On May 9, 2012, the Applicant submitted updated plans that addressed some minor outstanding issues, and those changes include

- An updated landscape plan that corresponds to the proposed site plan, including additional landscaping and walkway between the building and the driveway entrance;
- The refuse has been reoriented to match the proposed site plan
- Additional windows have been included to the front elevation to provide additional articulation;
- The unisex restroom on the first floor has been slightly modified in order to accommodate accessibility within the hallway.

The conditions of approval have been revised to reflect May 16, 2012 as the Planning Commission review date. Furthermore, the Loma Linda Fire Department requested that the following condition of approval be added:

“Pursuant to CFC Section 907, all new buildings and structures shall be equipped with an approved Fire Alarm system installed in accordance with provisions of this code and NFPA 72. Plans for the system shall be submitted to the Fire Department for review and approval prior to the issuance of building permits”.

For additional information, please refer to the attached May 2, 2012 Staff Report.

Report prepared by:

Guillermo Arreola  
Associate Planner

## **EXHIBITS**

- A. May 2, 2012 Planning Commission Staff Report
  - a. Vicinity Map
  - b. Mitigated Negative Declaration (NOI/Initial Study)
  - c. Conditions of Approval (Not Included)
  - d. Project Plans
- B. Revised Conditions of Approval
- C. Revised Project Plans