

## Planning Commission

Regular Meeting of May 16, 2012

The regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:02 p.m., Wednesday, May 16, 2012, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

**Commissioners Present:** John Nichols, Chairman  
Miguel Rojas  
John Lenart  
Vacant

**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-12-07 - PRECISE PLAN OF DESIGN NO. 11-105 - (PUBLIC HEARING)** – The applicant requests approval 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 at 24850 Redlands Boulevard on the north side of Redlands Boulevard in the East Valley Corridor Specific Plan/General Commercial (EV/CG) Zone.

Planner Arreola presented the staff report, indicated the project had been approved by the Planning Commission on August 20, 2008, due to personal reasons the applicant did not move forward with the project at that time and project approval expired. He noted that the applicant was present to answer any questions or concerns of the Commission.

Chairman Nichols opened the public hearing and invited comments and questions from the Commissioners and the public. Discussion ensued, Commissioners comments included:

- Question regarding existing fire hydrant and power pole placement in relation to the driveway for the project;
- Stairway width meets minimum requirements, however that is not necessarily optimum, a little more width would be practical;
- Furniture layout in the rooms;
- Handicap accessible rooms; door swing with the entrance to the bathrooms does not appear ADA compliant.

Dick Wiley, Loma Linda, commented regarding ADA standards and cautioned applicant to be aware so they are not exposed to potential litigation.

Planner Arreola responded that power would be undergrounded, the fire hydrant could be moved if Fire Department plan check requires; ADA accessibility standards would be addressed through the plan check process.

Applicant indicated that rooms were 2 doubles or king sized beds, nightstands, television console, and built-in closet; handicap accessible rooms were on the first floor and he would confirm with his architect that they would be ADA compliant.

Chairman Nichols closed the public hearing.

**Motion by Lenart, seconded by Rojas and carried to approve the Mitigated Negative Declaration and PPD No. 11-105 based on the findings and subject to the Conditions of Approval contained in the staff report. Palmieri absent.**

**PC-12-08 – APPROVAL OF MINUTES – April 4, 2012**

**Motion by Lenart, seconded by Rojas and carried to approve the minutes of the April 4, 2012 as presented. Palmieri absent.**

**REPORTS BY PLANNING COMMISSIONERS**

None.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Upon question regarding University Church Chapel, Assistant City Manager responded that to date any changes were not of sufficient significance to return the project to the Planning Commission.

The meeting adjourned at 7:28 p.m.

Minutes approved at the meeting of September 5, 2012.



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Barbara Nicholson  
Deputy City Clerk