



# City of Loma Linda

*From the Department of Community Development*

## PLANNING COMMISSION REGULAR MEETING AGENDA AUGUST 1, 2018 – 5:30 P.M.

**CITY COUNCIL CHAMBERS - 25541 BARTON ROAD, LOMA LINDA, CA 92354**

- A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.
- B. ROLL CALL**
- C. CITY SURVEY TOUR – PLANNING COMMISSION TO VISIT THE FOLLOWING LOCATIONS:**
1. Veterans Village Apartments – Van Leuven St
  2. Uptown Car Wash – 24965 Redlands Blvd
  3. Spreen Honda Car Lot – 24997 Redlands
  4. Palm Center – 25449 Redlands Blvd
  5. New SFR Construction – 25318 Cypress St
- D. PLEDGE OF ALLEGIANCE** - in City Council Chambers.
- E. ITEMS TO BE DELETED OR ADDED**
- F. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- G. PUBLIC HEARING ITEMS**
- 1) Zone Change No. P18-013 to amend the City of Loma Linda Zoning Map from Neighborhood Business (C-1) to General Commercial (C-2) for the properties located within Mountain View Plaza at the northeast corner of Mountain View Avenue and Barton Road including, and, Development Code Amendment No. P18-014 to amend the text portion of the Municipal Code, Title 17 Zoning, Chapter 17.40, Section 17.40.010 “Purpose and Intent” for the Commercial and Industrial Zones.

### RECOMMENDATION

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

1. **INTRODUCE AND ADOPT** Ordinance No. O-2018-06 to amend Title 17 Zoning, Chapter 17.40 of the Loma Linda Municipal Code relating to commercial and industrial zone development standards, and;
  2. **APPROVE** Zone Change Application No. P18-013 to change a section of the Zoning Map, and approve Development Code Amendment No. P18-014 to amend language in the Code, based on the analysis contained in this Staff Report, and direct staff to;
  3. **FILE** the CEQA Notice of Exemption.
- 2) Tentative Parcel Map Application No. P18-032 (Map Number 19288) to combine two parcels (Parcel A: APN 0283-114-48 and Parcel B: APN 0283-114-49) into one; creating a 0.32-acre single parcel. Subject parcels generally occur on the southwest corner of Redlands Blvd and Poplar St, with Parcel A located at 25203 Redlands Blvd and Parcel B located at 10522 Poplar St directly south and adjacent to Parcel A. The project also includes Zone Change Application No. P18-038 to change the zoning for Parcel B from Very High Density Residential (R-3) to East Valley Corridor General Commercial (EVC-CG).

### RECOMMENDATION

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

1. **INTRODUCE AND ADOPT** Ordinance No. O-2018-07 to amend the East Valley Corridor Specific Plan Boundary and Municipal Code Zoning Map through Application No. P18-038, and;
2. **APPROVE** Tentative Parcel Map Application No. P18-032 (Map No. 19928), based on the Findings contained in the Staff Report and subject to the Conditions of Approval, and direct staff to;
3. **FILE** the CEQA Notice of Exemption.

**H. APPROVAL OF MINUTES** – Meeting of May 2, 2018.

**I. OLD BUSINESS/NEW BUSINESS**

**J. COMMUNITY DEVELOPMENT DIRECTOR’S REPORT**

**K. ADJOURNMENT** Reports and documents relating to each agenda item are on file in the Department of Community Development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Library can also provide an agenda packet for your convenience.

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible*



# City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894

## Community Development Department

### PLANNING COMMISSION STAFF REPORT MEETING OF AUGUST 1, 2018

Approved/Continued/Denied

By Planning Commission

Date: \_\_\_\_\_

**TO:** Planning Commission

**FROM:** Konrad Bolowich, Assistant City Manager/  
Community Development Director

**Subject:** Zone Change No. P18-013 to amend the City of Loma Linda Zoning Map from Neighborhood Business (C-1) to General Commercial (C-2) for the properties located within Mountain View Plaza at the northeast corner of Mountain View Avenue and Barton Road, and, Development Code Amendment No. P18-014 to amend the text portion of the Municipal Code, Title 17 Zoning, Chapter 17.40, Section 17.40.010 "Purpose and Intent" for the Commercial and Industrial Zones.

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### RECOMMENDATION

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

1. **INTRODUCE AND ADOPT** Ordinance No. O-2018-06 to amend Title 17 Zoning, Chapter 17.40 of the Loma Linda Municipal Code relating to commercial and industrial zone development standards, and;
2. **APPROVE** Zone Change Application No. P18-013 to change a section of the Zoning Map, and approve Development Code Amendment No. P18-014 to amend language in the Code, based on the analysis contained in this Staff Report, and direct staff to;
3. **FILE** the CEQA Notice of Exemption.

### SUMMARY

The applicant is requesting approval of a Zone Change (ZC) No. P18-013 to amend the City of Loma Linda Zoning Map from Neighborhood Business (C-1) to General Commercial (C-2) for the properties located within the Mountain View Plaza at the northeast corner of Mountain View Avenue and Barton Road including: APNs: 0292-421-02, -03, -05, -06, -07, -08, -09, -10, -11, -12, -13. The applicant is also requesting approval of Development Code Amendment (DCA) No. P18-014 to amend the text portion of the Municipal Code, Title 17 Zoning, Chapter 17.40, Section 17.40.010 "Purpose and Intent" for the commercial and industrial zones.

## **PERTINENT DATA**

Property Owner/Applicant:	Loma Linda University Health/ Kurtis Sharp
General Plan/Zoning:	Commercial/Neighborhood Business (C-1)
Site:	Commercial development; 15.04 acres
Topography:	Generally flat
Vegetation:	Urbanized/commercial landscaping
Special Features:	None

## **EXISTING SETTING**

The project site is located on the northeast corner of Mountain View Avenue and Barton Road and is currently development with commercial uses. Surrounding land uses include commercial development to the north, east, south and west.

## **BACKGROUND**

Based on discussions with the applicant, because of the existing anchor stores and the office uses within Mountain View Plaza, it was determined that the subject site was more compatible with the C-2 zone than the C-1 zone. Moreover, staff realized that the amendment to the zoning code that occurred in July 2017 was inadvertently made too restrictive for uses in the C-2 zone. Staff recommends implementing the previous code's intent which extends unlimited office use in the C-2 zone. Approval of the ZC (map) and DCA (text) would bring the existing Mountain View Plaza and its current tenants in compliance with the code.

Additionally, review of code revealed errors; therefore minor corrections to grammatical errors and text formatting are also included in the changes to the zone text.

## **ANALYSIS**

### **Project Description**

The applicant is requesting approval of Zone Change No. P18-013 to amend the City of Loma Linda Zoning Map from Neighborhood Business (C-1) to General Commercial (C-2) for the properties located within the Mountain View Plaza at the northeast corner of Mountain View Ave and Barton Road, including Assessor Parcel Numbers: 0292-421-02, -03, -05, -06, -07, -08, -09, -10, -11, -12, -13. See Attachment B. The applicant is also requesting approval of Development Code Amendment No. P18-014 to amend the text portion of the Municipal Code, Title 17 Zoning, Chapter 17.40, Section 17.40.010 "Purpose and Intent" for the commercial and industrial zones. See Attachment C.

As described in the Section 17.40.010 Purpose and Intent of the C-1 Neighborhood Business Zone is to provide locations for shopping and commercial service businesses that cater to the daily needs of the residential community and local workers. Examples of intended development include neighborhood shopping centers, specialty shops, and stand-alone commercial uses. The overall character of this zone is one of low impact in terms of traffic generation, noise, and other features that might adversely affect adjacent residential neighborhoods.

The purpose and intent of the C2 General Commercial Zone is to accommodate the shopping and commercial services needs of the residential community, local workers, and visitors to the city. Examples of intended development include larger shopping centers and in-line shops, hotels/motels, specialty shops, and stand-alone commercial uses.

Currently, both the C-1 and C-2 zones allow a limited number of office space that may be incorporated into commercial development if the dominant character of the overall development remains commercial. According to Table 2-5 “Allowed Uses and Permit Requirements for Commercial and Industrial Zones,” office use (other than medical or dental) for both the C-1 and C-2 zones, is limited on the ground floor to 15 percent of the floor area, with no limitation applied to second floors or above. The applicant is requesting that text of the Municipal Code Section 17.40.010 including Table 2-5 be amended to remove the first floor limitation for the C-2 zone. Currently the Mountain View Plaza serves more as a general commercial than a neighborhood business area, as the area provides two anchor stores (i.e., Clarks Nutritional Center and Rite Aid). Approval of ZC P18-013 and DCA P18-014 would bring the existing Mountain View Plaza and its current tenants in compliance with the code.

Based on an occupancy analysis prepared by the applicant, approximately 74% of the uses (51 of the 69 occupants) at the Mountain View Plaza include professional service (i.e., finance, insurance, real estate, etc.) and currently require additional office space on the first floor. The provided analysis also indicated the center has sufficient amount of parking spaces. At present, and based on the current occupancy, the Plaza has 30 additional parking spaces than what is required. When new tenants inquire about moving into the Plaza, a land use permit will be required. At that time, staff will determine whether or not there is sufficient parking to accommodate the proposed use.

Surrounding land uses and General Plan designations are shown in Table 1.

**Table 1**  
**General Plan, Zoning and Existing Land Use**

	<b>General Plan</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	Commercial	Commercial Manufacturing (C-M)	Commercial
<b>South</b>	Commercial	Neighborhood Commercial (C-1)	Commercial
<b>East</b>	Commercial	General Business (C-2)	Commercial
<b>West</b>	Commercial/Residential	Neighborhood Commercial and Very High Density Residential (R-3)	Commercial and Multi-Family residential

*Access*

The existing Mountain View Plaza is currently served by three driveways including two driveways along Mountain View Avenue, and one driveway along Barton Road.

### *Architecture and Landscaping*

Since the project is the request to approve ZC P18-013 and DCA P18-014, there are no architectural elements or landscape plans to review. Any future improvements on-site would require the applicant to submit a Land Use Permit application. The application would ensure review of the proposed use in accordance with applicable zoning requirements. In addition, the project would be routed via the Administrative Review Committee (ARC) and reviewing departments would have the opportunity to comment and make conditions of approval for the project.

Review of the Code also revealed grammatical errors, formatting inconsistencies, and areas that required clarification. Staff incorporated these additional Code amendments to eliminate ambiguities. Changes and corrections are highlighted in yellow within the document. A “strike through” typographical presentation with a horizontal line through the center noted the word will be removed. Text highlighted in red font will be added to the document. See Attachment C, which includes the changes made to Section 17.40 Commercial and Industrial Zones.

Other clarifications and text corrections include:

- Section 17.40.010(D): To be consistent with the Loma Linda General Plan, the C-2 General Business Zone was changed to read C-2 General Commercial Zone. Staff believes this was a typo and inadvertently miscategorized during the last amendment in July 2017.
- Section 17.40.020 Table 2-5: Within the table’s header, staff switched the placement of B-P Business Park and C-O Office Commercial to be consistent with how the land uses and zones are presented within the General Plan and within the “Purpose and Intent” section of the same chapter.
- Section 17.40.020 Table 2-5: Within the table’s header, staff corrected the names of the C-1 and C2 zones which were inadvertently switch during last amendment tin July 2017.
- The word “stand-along” was corrected and replaced with “stand-alone”.
- The word “are” was corrected and replaced with “and”.
- The land use “Kennel” was added to the services category. Currently, it is listed within the definitions of the Municipal Code’s zoning title, but was not included and inadvertently missed during the last amendment. Staff added it to Table 2-5. A Kennel will only be permitted within the C-2 and C-M zones.
- Staff corrected the notes within the Recycling Use section. It stated the incorrect section for Special Use Regulations for recycling. It was changed from 17.40.040 to 17.40.030.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT STATUS**

The proposed zoning map change development code amendments are legislative acts and are exempt from CEQA pursuant to §5061(b)(3). No development project is being proposed at this time. The project has been determined to not have a significant effect on the environment.

## **PUBLIC COMMENTS**

Public notice for this project was posted and mailed to parcel owners within 300 feet of the project site on July 16, 2018. In addition, the Notice of Hearing was published in San Bernardino County's "The Sun" Newspaper on Friday, July 20, 2018. As of the date on this report, there have been no written or oral comments received in opposition or in favor of the proposed project.

## **FINDINGS AND CONCLUSION**

Amending the Municipal Code and Zoning map is considered a legislative act and does not require findings. Staff, however, has drafted findings to support the recommendation of approval. The findings and evidence is as follows:

- The request to change the existing zoning for the Mountain View Plaza from Neighborhood Business (C-1) to General Commercial (C-2) would be consistent with adjacent land uses. In addition, the requested ZC would be consistent with the current General Plan Land Use Designation of Commercial.
- The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County.
- The proposed amendment is internally consistent with other applicable provisions of this Development Code.
- The proposed Development Code amendment is exempt from the requirements of CEQA pursuant to state CEQA Guidelines §15061(b)(3) because it can be seen with certainty that there is no possibility that the amendments in question would have a significant effect on the environment.

Report prepared by:

Lorena Matarrita  
Associate Planner

## **ATTACHMENTS**

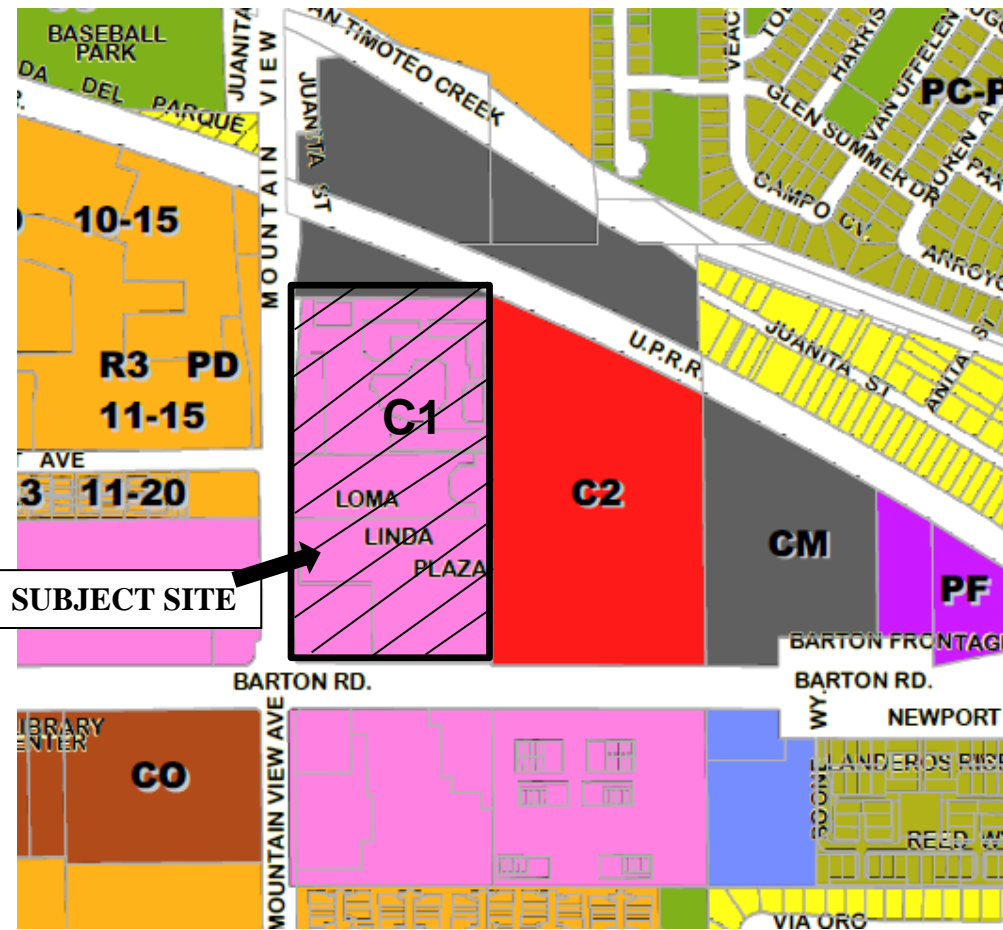
- A. Vicinity Map
- B. Proposed Zoning Map Change
- C. Draft Ordinance No. O-2018-06 with Development Code Amendment



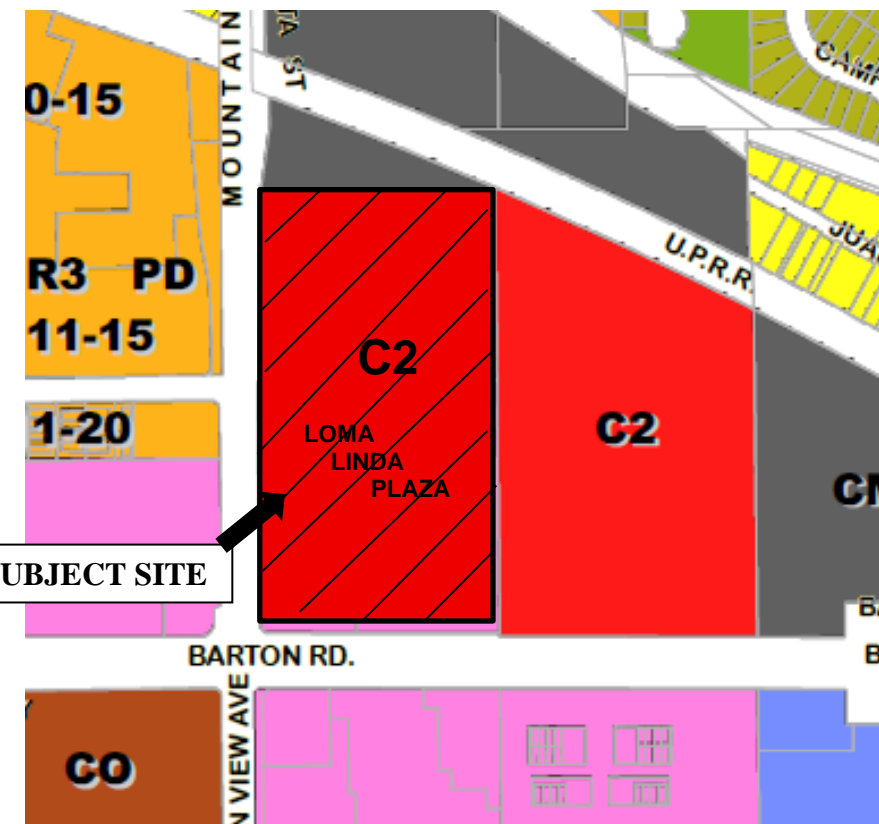
VICINITY MAP  
Zone Change P18-013  
Development Code Amendment P18-014



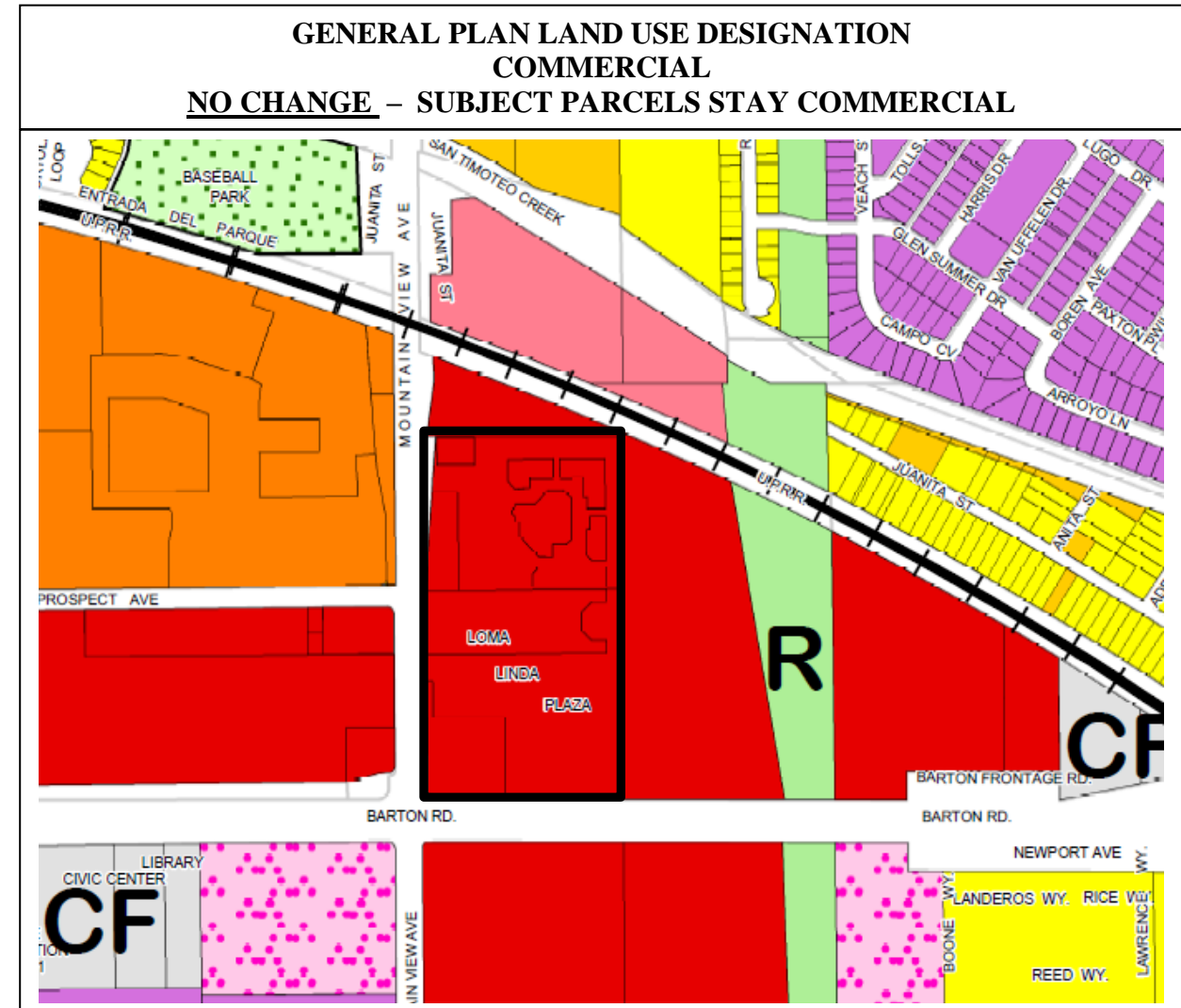
**EXISTING ZONING - NEIGHBORHOOD BUSINESS (C-1)**



**PROPOSED ZONING - GENERAL COMMERCIAL (C-2)**



PARCELS AFFECTED	ZONING LEGEND	
	COMMERCIAL AND INDUSTRIAL ZONES	
0292-421-02		BUSINESS PARK (BP)
0292-421-03		NEIGHBORHOOD BUSINESS (C1)
0292-421-05		GENERAL COMMERCIAL (C2)
0292-421-06		COMMERCIAL MANUFACTURING (CM)
0292-421-07		COMMERCIAL OFFICE (CO)
0292-421-08		
0292-421-09		
0292-421-10		
0292-421-11		
0292-421-12		
0292-421-13		





ORDINANCE NO. O-2018-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, AMENDING TITLE 17 ZONING, CHAPTER 17.40, SECTION 17.40.010 “PURPOSE AND INTENT” FOR THE COMMERCIAL AND INDUSTRIAL ZONES (ZONE MAP CHANGE NO. P18-013 AND DEVELOPMENT CODE AMENDMENT NO. P18-014)

THE CITY COUNCIL OF THE CITY OF LOMA LINDA DOES HEREBY ORDAIN AS FOLLOWS:

**Section 1.** Chapter 17.40 (Commercial and Industrial Zones) of Title 17 (Zoning) of the Loma Linda Municipal Code is hereby amended to revise Section 17.40.010 (C) in its entirety to read as follows:

**“17.40.010 Purpose and Intent**

**D. C-2 General Commercial Zone.** The intent of the General Commercial zone is to accommodate the shopping and commercial service needs of the residential community, local workers, and visitors to the City. Examples of intended development include larger shopping centers and in-line shops, hotels/motels, specialty shops, and stand-alone commercial uses. This zone also allows a limited number of religious assembly uses incorporated into commercial development if the dominant character of the overall development remains commercial. This zone implements the General Plan Commercial land use designation.”

**Section 2.** Chapter 17.40 (Commercial and Industrial Zones) of Title 17 (Zoning) of the Loma Linda Municipal Code is hereby amended to revise Section 17.40.020 (Land use regulations and allowable uses), as set forth in “Exhibit A”, Development Code Amendment for Chapter 17.40 Commercial and Industrial Zones. The Code amendments further eliminate ambiguities as well as correct grammatical errors and formatting inconsistencies.

**Section 3.** Amendment to the Loma Linda Zoning Map is hereby amended as per “Exhibit B” attached hereto and made part hereof for the parcels located within the Mountain View Plaza at the northwest corner of Mountain View Avenue and Barton Road.

**Section 4. Findings, Purpose, and Intent.** It is the purpose of the Ordinance to amend the City of Loma Linda Municipal Code and adopt a revised City Zoning Map. Changes to Municipal Code and to the Zoning Map are considered legislative acts. Legislative acts are exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15061(b)(3) of the CEQA Guidelines, as the proposed changes do not have the potential to cause a significant effect on the environment. The proposed Zone Change and Development Code Amendment are consistent with the Loma Linda General Plan, and would not cause substantial environmental damage or be detrimental to the public welfare. Similarly, minor changes to the text are necessary to clarify uses, revise grammatical errors, and text formatting was made to the Code, and would not result in adverse effects to the public or the environment.

**Section 5.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

**Section 6. Posting.** Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced on the 1<sup>st</sup> day of August 2018 at a regularly scheduled Planning Commission public hearing. Following the public hearing, the Planning Commission voted \_\_\_ to \_\_\_ recommending that the City Council approve the proposed amendments.

On the \_\_\_ of day of August 2018, the City of Loma Linda’s City Council conducted a public hearing on this ordinance and moved to approve the proposed amendments. City Council voted in favor to adopt the Ordinance by 2<sup>nd</sup> reading on the \_\_\_ day of \_\_\_\_\_ 2018 by the following vote to wit:

Ayes:

Noes:

Absent:

Abstain:

\_\_\_\_\_  
Rhodes Rigsby, Mayor

Attest:

\_\_\_\_\_  
Barbara Nicholson, City Clerk

Approved to Form:

\_\_\_\_\_  
Richard E. Holdaway, City Attorney

**Exhibit A**

**Development Code Amendment for  
Chapter 17.40 Commercial and Industrial Zones**

*(Amendments on Following Pages)*

## Chapter 17.40 Commercial and Industrial Zones (BP, CO, C1, C2, and CM)

### Sections

- 17.40.010 Purpose and Intent
- 17.40.020 Land Use Regulations and Allowable Uses
- 17.40.040 Specific Use Regulations
- 17.40.050 Development Standards

### 17.40.010 Purpose and Intent

The purposes of the individual commercial zones and the manner in which they are applied are as follows.

- A. **B-P Business Park Zone.** The intent of the Business Park zone is to provide locations for professional offices, research and development activities, and light industrial uses that contribute both revenues and jobs to the local economy. Limited retail or service uses designed to meet the business needs of offices or the personal needs of office workers are also allowed. Development profiles may consist of low- to high-rise developments (one to five stories in height) constructed either as stand-alone structures or a coordinated project in terms of site layout, architectural design, and landscaping to form a campus-like setting. The community seeks to expand these types of uses by attracting firms that are related to the medical technology field, or that would benefit from the medical advances associated with businesses and institutions in the City. This zone implements the General Plan Business Park land use designation.
- B. **C-O Office Commercial Zone (Administrative and Professional Office Zone).** The intent of the Office Commercial zone is to accommodate professional and medical office uses. However, commercial uses that support the office uses or office workers (e.g., office supply stores, copy services, pharmacies, day care, restaurants, dry cleaners, and sundry stores) are also allowed. Development intensity may vary from one to five stories in height depending on adjacent uses, with lower-rise structures required adjacent to residential development. This zone implements the General Plan Office land use designation.
- C. **C-1 Neighborhood Business Zone.** The intent of the Neighborhood Business zone is to provide locations for shopping and commercial service businesses that cater to the daily needs of the residential community and local workers. Examples of intended development include neighborhood shopping centers, specialty shops, and stand-alone commercial uses. This zone also allows limited office and religious assembly uses that are incorporated into commercial development (e.g., offices in small storefronts, or religious assembly uses in structures originally designed for commercial uses) if the dominant character of the overall development remains commercial. The overall character of uses in this zone is one of low impact in terms of traffic generation, noise, and other features that might adversely affect adjacent residential neighborhoods. This zone implements the General Plan Commercial land use designation.
- D. **C-2 General ~~Business~~ Commercial Zone.** The intent of the General ~~Business~~ Commercial zone is to accommodate the shopping and commercial service needs of the residential community, local workers, and visitors to the City. Examples of intended development include larger shopping centers and in-line shops, hotels/motels, specialty shops, and stand-alone commercial uses. ~~This zone also allows for a limited number of office uses~~ religious assembly uses incorporated into commercial development if the dominant character of the overall development remains commercial. This zone implements the General Plan Commercial land use designation.
- E. **C-M Commercial Manufacturing Zone.** The intent of the Commercial Manufacturing zone is to accommodate light industrial uses (e.g., manufacturing, assembly, warehousing, and distribution businesses) that have limited or no impact related to air quality, electrical or electronic interference, hazardous materials, light and glare, liquid and solid wastes, noise, odors, ground vibration, or water quality. Warehousing and distribution uses are limited to those uses that generate a relatively low number of vehicle trips. Office uses that are ancillary to the principal commercial or manufacturing uses are allowed. This zone implements the General Plan Industrial land use designation.

**17.40.020 Land Use Regulations and Allowable Uses**

- A. Table 2-5.** Table 2-5 indicates the uses allowed within each residential zone and any permits required to establish the use, in compliance with Chapter 17.30 (Administration) and Chapters 17.30.410 (Hearings) through 17.30.470 (Modifications), inclusive.
- B. Prohibited Land Uses.** Any table cell with a "--" means that the listed land use is prohibited in that specific zone.
- C. Land Uses Not Listed in Table 2-5.** Land uses that are not listed in Table 2-5 or are not shown in another zone are not allowed, except as otherwise provided by Section 17.02.040 (Interpretation by City Council).
- D. Additional Regulations.** Where the last column in the Table 2-5 includes a Chapter or Section number, the regulations in the referenced Chapter or Section shall apply to the use. Provisions in other Sections of this title may also apply.
- E. Precise Plan of Design Review.** See Sections 17.30.260 (Precise plan of design - Required when) through 17.30300 (Precise plan of design – Conditional approval), inclusive, requirements for new or modified construction activities.
- F. Definitions.** See Chapter 17.02 (Introduction and Definitions) for land use definitions and explanations.

<b>Table 2-5 Allowed Uses and Permit Requirements for Commercial and Industrial Zones</b>	<b>P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed</b>					
	<b>B-P Business Park C-O Office Commercial C-1 Neighborhood Commercial Business C-2 General business Commercial C-M Commercial Manufacturing</b>					
<b>Land Use</b>	<b>B-P</b>	<b>C-O</b>	<b>C-1</b>	<b>C-2</b>	<b>C-M</b>	<b>Specific Use Regulations</b>
<b>Retail Trade Uses</b>						
<b>Alcohol Beverage Sales</b>						
Alcohol Sales (off-sale) – Beer and Wine	CUP	--	CUP	CUP	--	
Alcohol Sales (on-sale) – Beer and Wine	CUP	CUP	CUP	--	--	See note 1
Alcohol Sales (off-sale) – Liquor	--	--	P	P	--	Only permitted provided the structure containing this use has a minimum floor area of 30,000 sq.ft. and a maximum of 10% of the gross floor area is devoted to the sales of packaged liquor.
Alcohol Sales (on-sale) – Liquor	CUP	--	--	CUP	--	
Building Materials	--	--	--	MUP	P	
Drive-in and Drive-thru Businesses	--	CUP	CUP	CUP	CUP	
Landscape Nurseries – Retail or Wholesale	--	CUP	CUP	CUP	P	Two-acre minimum parcel size required.
Retail Store or Center (Less than 30,000 sf)	--	--	--	P	P	
Retail Store or Center (30,001 sf or greater)	--	--	P	P	P	



<b>Table 2-5 Allowed Uses and Permit Requirements for Commercial and Industrial Zones</b>		<b>P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed</b>				
	<b>B-P Business Park C-O Office Commercial C-1 Neighborhood Commercial Business C-2 General business-Commercial C-M Commercial Manufacturing</b>					
<b>Land Use</b>	<b>B-P</b>	<b>C-O</b>	<b>C-1</b>	<b>C-2</b>	<b>C-M</b>	<b>Specific Use Regulations</b>
Vehicle Sales – New	--	--	--	P	P	
Vehicle Sales – Used	--	--	--	P	P	Allowed only in association with a new vehicle sales business. Stand-alone used vehicle sales are not permitted.
Vehicle Parts Sales (including stereos/alarms, but no installation)	--	--	P	P	P	
Vending Machines	P	P	P	P	P	
<b>Business, Financial, and Professional</b>						
Financial Institutions and Related Services	P	P	P	P	P	
Governmental Offices and Facilities	P	P	P	P	P	
Historical or Landmark Structures with Commercial Activities	CUP	CUP	CUP	CUP	CUP	
Offices (other than medical or dental)	P	P	P	P	P	In the C-1 and C-2 zones, on the ground floor, office use is limited to 15% of the floor area. No limitation applies to second floors are and above. In the C-M zone, office use is limited to ancillary uses associated with the business and shall not exceed 15% of the floor area.
<b>Eating and Drinking Establishments</b>						
Bars, Lounges, Nightclubs, and Taverns	--	--	--	CUP	--	
Catering Services	--	--	P	P	P	
Fast Food Restaurant with no drive-through (no late-night hours)	P	P	P	P	P	
Fast Food Restaurant with no drive-through (with late-night hours)	CUP	CUP	CUP	CUP	CUP	
Fast Food Restaurant with drive-through	--	--	--	--	--	
Restaurant – Outdoor Dining	CUP	CUP	CUP	CUP	CUP	
Restaurant – Sit-down (no late hours)	P	P	P	P	P	See note 1
Restaurant – Sit-down (with late hours)	CUP	CUP	CUP	CUP	CUP	See note 1
<b>Service Uses - General</b>						
Animal Grooming	--	--	P	P	P	
<b>Kennel</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>P</b>	<b>P</b>	

<b>Table 2-5 Allowed Uses and Permit Requirements for Commercial and Industrial Zones</b>	<b>P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed</b>					
	<b>B-P Business Park C-O Office Commercial C-1 Neighborhood Commercial Business C-2 General business-Commercial C-M Commercial Manufacturing</b>					
<b>Land Use</b>	<b>B-P</b>	<b>C-O</b>	<b>C-1</b>	<b>C-2</b>	<b>C-M</b>	<b>Specific Use Regulations</b>
Maintenance and Repair Services (other than vehicle)	P	--	P	P	P	
Hotels/Motels	--	--	P	P	P	
Massage	--	--	--	--	P	Chapter 5.2
Personal Services, General	P	P	P	P	P	
Personal Service, Restricted	MUP	MUP	MUP	MUP	MUP	Chapters 5.23 and 5.24
Photocopy, Postal and Mailing Services and Similar Activities	P	P	P	P	P	
<b>Vehicle Services</b>						
Automobile Washing/Detailing	--	--	CUP	CUP	CUP	
Automobile Service Stations	--	--	CUP	CUP	CUP	
Automobile Repair – Major	--	--	--	--	P	
Automobile Repair – Minor	--	--	--	--	P	
Truck Repair	--	--	--	--	P	
Veterinary Facilities	--	--	P	P	P	
<b>Funerary Related</b>						
Cemeteries, Columbariums, Mausoleums, and Mortuaries	--	--	--	--	--	
<b>Medical-Related</b>						
Convalescent Homes	--	CUP	CUP	CUP	CUP	
Hospitals/Medical Facilities	--	CUP	CUP	CUP	CUP	
Laboratories – Medical Related	P	P	--	P	P	
Medical, Dental Clinics/Offices	P	P	P	P	P	
<b>Transportation, Communication, and Infrastructure Uses</b>						
Bus and Taxi Stations	--	--	--	P	P	
Public Parking Lots and Structures (not associated with a primary use)	P	P	P	P	P	
Public Utility Structures and Service Facilities	CUP	CUP	CUP	CUP	CUP	
<b>Recreation</b>						
Commercial Recreation and Entertainment	--	--	--	CUP	CUP	
Game Arcade, Internet Café, or Similar Businesses	--	--	--	--	--	
Golf Course and Related Facilities	--	--	CUP	CUP	CUP	

<b>Table 2-5 Allowed Uses and Permit Requirements for Commercial and Industrial Zones</b>		<b>P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed</b>					
		<b>B-P Business Park C-O Office Commercial C-1 Neighborhood Commercial Business C-2 General business-Commercial C-M Commercial Manufacturing</b>					
<b>Land Use</b>	<b>B-P</b>	<b>C-O</b>	<b>C-1</b>	<b>C-2</b>	<b>C-M</b>	<b>Specific Use Regulations</b>	
<b>Education</b>							
Schools – Private	--	CUP	--	CUP	--		
Universities and Colleges	--	CUP	--	CUP	CUP		
Vocational Schools	--	CUP	--	CUP	CUP		
<b>Industry, Manufacturing and Processing, and Warehousing Uses</b>							
Commercial Bakery	--	--	--	--	P		
Contractors' Yard	--	--	--	--	P		
Food Processing and/or Storage	--	--	--	--	P		
Industry – Light	P	--	--	--	P		
Industry – Heavy	--	--	--	--	CUP		
Personal Storage Facilities	--	--	--	--	CUP		
Research and Development	P	--	--	--	M/CUP		
<b>Warehousing/Wholesaling</b>							
Up to 50,000 Sq. ft.	--	--	--	--	P		
Greater than 50,000 Sq. ft.	--	--	--	--	CUP		
<b>Other Uses</b>							
Accessory Uses	P	P	P	P	P	See note 3	
Agricultural, Industrial, Construction Equipment Sales and Rentals	--	--	--	CUP	P		
<b>Assembly Uses</b>							
Places of Public Assembly	--	CUP	CUP	CUP	CUP		
Places of Religious Assembly	--	CUP	CUP	CUP	CUP		
Auction Houses	--	--	--	CUP	CUP		
Day Care Facilities	CUP	--	CUP	--	--		
Drive-in and Drive-thru Businesses	--	CUP	CUP	CUP	CUP		
Mobile Home Park	--	--	CUP	--	--		
Outdoor Storage Facility	--	--	--	--	P		
Recycling - Small Collection Facility	--	--	CUP	CUP	CUP	See Section 17.40.04030 (Specific Use Regulations)	
Recycling - Large Collection Facility	--	--	--	--	CUP	See Section 17.40.04030 (Specific Use Regulations)	
Reverse Vending Machines	--	--	P	P	P	See Section 17.40.04030 (Specific Use Regulations)	
Temporary Uses	TUP	TUP	TUP	TUP	TUP	See note 2	

<b>Table 2-5 Allowed Uses and Permit Requirements for Commercial and Industrial Zones</b>	<b>P Permitted By Right</b> <b>CUP Conditional Use Permit</b> <b>MUP Minor Use Permit</b> <b>-- Not Allowed</b>					
	<b>B-P Business Park</b> <b>C-O Office Commercial</b> <b>C-1 Neighborhood Commercial Business</b> <b>C-2 General business Commercial</b> <b>C-M Commercial Manufacturing</b>					
<b>Land Use</b>	<b>B-P</b>	<b>C-O</b>	C-1	C-2	C-M	<b>Specific Use Regulations</b>

**Notes:**

1. On-site consumption of beer and wine is only allowed in conjunction with a restaurant having 2,000 square feet or greater of floor area. No separate bar service for the sale of alcoholic beverages is allowed. Further, the restaurant shall serve food as a matter of complete table service only.
2. Christmas tree and wreath sales are permitted only between December 1 and December 25 (inclusive). All appurtenances and other materials used for such sales shall be removed by December 31 of the same calendar year.
3. Accessory uses customarily incidental to retail commerce, when located on the same lot, are permitted, provided that such accessory uses do not occupy more than 25% of the floor area of the primary use.

**17.40.030 Specific Use Regulations**

- A. Reverse Vending Machine(s).** Reverse vending machine(s) located within a commercial structure do not require discretionary permits. Reverse vending machines do not require additional parking spaces for recycling customers and may be permitted with review and approval by the Director, provided that they comply with the following standards:
1. Shall be established in conjunction with a commercial use or community service facility which is in compliance with the Zoning, Building, and Fire codes;
  2. Shall be located within 30 feet of the entrance to the commercial structure and shall not obstruct pedestrian or vehicular circulation;
  3. Shall not occupy parking spaces required by the primary use;
  4. Shall occupy no more than 50 square feet of floor space, including any protective enclosure, and shall be no more than eight feet in height;
  5. Shall be constructed and maintained with durable waterproof and rustproof material that is nonreflective;
  6. Shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative;
  7. Shall meet all setback requirements of the zone;
  8. Shall have a sign area of a maximum of four square feet per machine, exclusive of operating instructions;
  9. Shall be maintained in a clean, litter-free condition on a daily basis; and
  10. Shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn.

**B. Small Collection Facilities.** Small collection facilities shall comply with the following standards.

1. Shall be established by Conditional Use Permit in conjunction with an existing commercial use or community service facility which is in compliance with the Zoning, Building, and Fire Codes;
2. Shall be no larger than 500 square feet and no greater than 10 feet in height, and shall occupy no more than five parking spaces, not including space that will be periodically needed for removal of materials or exchange of containers;
3. Shall meet all setback requirements of the zone and shall not obstruct pedestrian or vehicular circulation;
4. Shall accept only glass, metals, plastic containers, papers, and reusable items. Used motor oil may be accepted with permission of the County of San Bernardino Department of Environmental Health;
5. Shall use no power-driven processing equipment except for reverse vending machines;
6. Shall use containers that are constructed and maintained with durable waterproof and rustproof material that is nonreflective and matches the materials and color of the primary use. The containers shall be covered when the site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule;
7. Shall store all recyclable material in containers or in the mobile unit vehicle. Storage containers shall be screened from view in an aesthetically pleasing manner;
8. Shall be maintained free of litter and any other undesirable materials;
9. Mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day;
10. Attended facilities located within 100 feet of a property zoned or occupied for residential use shall operate only during the hours between 9:00 A.M. and 7:00 P.M.;
11. Containers for the 24-hour donation of materials shall be at least 50 feet from any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between the containers and the residential use;
12. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling enclosure or containers.
13. Signs may be provided as follows:
  - a. Recycling facilities may have identification signs with a maximum of 15 percent per side or 12 square feet, whichever is larger, in addition to informational signs; in the case of a wheeled facility, the side will be measured from the pavement to the top of the container.
  - b. Signs must be consistent with the character of the location.
  - c. Directional signs, bearing no advertising message, may be installed if necessary to facilitate traffic circulation, or if the facility is not visible from the public right-of-way.
14. The facility shall not impair the landscaping required for any concurrent use or any permit issued pursuant thereto;
15. No additional parking spaces will be required for customers of a small collection facility located at



the established parking lot of a host use. One space will be provided for the attendant, if needed;

- 16. Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present;
- 17. Occupation of parking spaces by the facility and by the attendant may not reduce available parking spaces below the minimum number required for the primary host use unless all of the following conditions exist:
  - a. The facility is located in a convenience zone or a potential convenience zone as designated by the California Department of Conservation;
  - b. A parking study shows that existing parking capacity is not already fully utilized during the time the recycling facility will be on the site;
  - c. The permit will be reconsidered at the end of 18 months. A reduction in available parking spaces in an established parking facility may then be allowed as follows:

For a commercial host use:

Number of Available Parking Spaces	Maximum Reduction
0—25	0
26—35	2
36—49	3
50—99	4
100+	5

For a community facility host use, a maximum five spaces reduction will be allowed when not in conflict with parking needs of the host use;

- 18. If the permit expires without renewal, the collection facility shall be removed from the site on the day following permit expiration.

**17.40.040 Development Standards**

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements specified elsewhere in this title. Standards for accessory structures are specified in Chapter 17.10 (Accessory Buildings).

Development Feature	<b>B-P Business Park</b> <b>C-O Office Commercial</b> <b>C-1 Neighborhood Commercial Business</b> <b>C-2 General Business Commercial</b> <b>C-M Commercial Manufacturing</b>					Additional Requirements
	<b>B-P</b>	<b>C-O</b>	<b>C-1</b>	<b>C-2</b>	<b>C-M</b>	
<b>Parcel Dimensions</b>	Minimum requirements for each <b>NEWLY CREATED</b> parcel.					
Parcel Size– Minimum (Sq. ft.)	10,000	10,000	7,200	10,000	7,200	
Parcel Width – Minimum (Feet) Standards Parcels	100	100	65	65	65	
Corner Parcels	100	100	70	70	70	
<b>Parcel Coverage</b> - Maximum footprint coverage (%)	60	70	50	60	80	

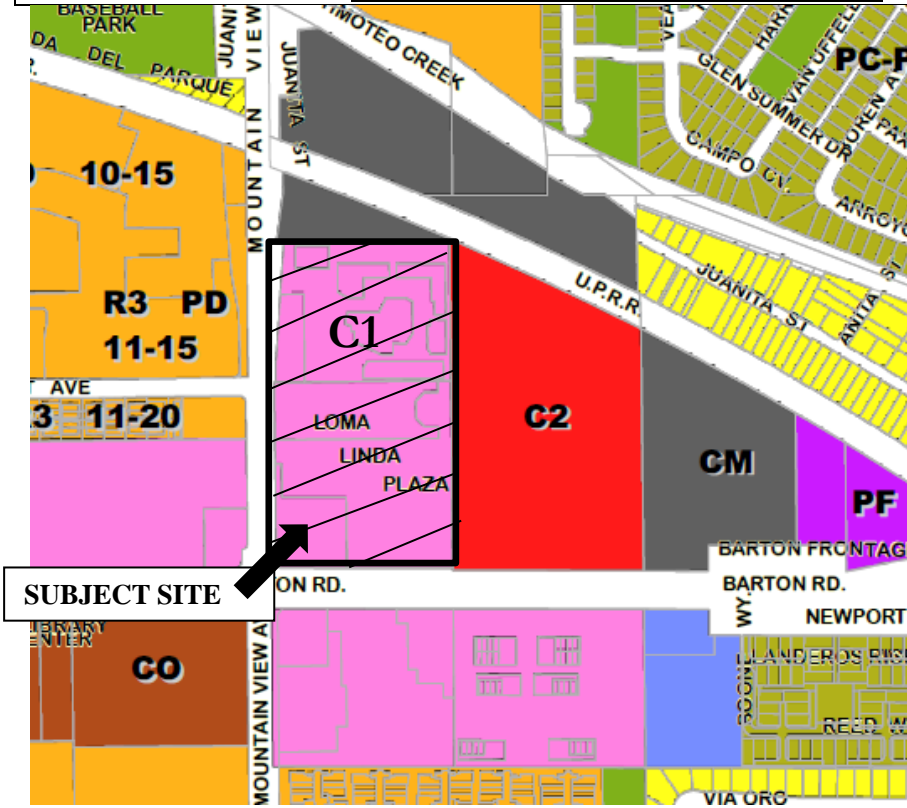
Table 2-6 Commercial and Industrial Development Standards	<b>B-P Business Park</b> <b>C-O Office Commercial</b> <b>C-1 Neighborhood Commercial Business</b> <b>C-2 General Business Commercial</b> <b>C-M Commercial Manufacturing</b>					
Development Feature	B-P	C-O	C-1	C-2	C-M	Additional Requirements
<b>Floor Area Ratio (FAR) - Maximum</b>	0.5	0.5	0.5	0.5	0.6	
<b>Floor Area (Enclosed) – Maximum (Sq. ft.)<sup>(1)</sup></b>	N/A	N/A	(3)(4)	(3)(4)	(3)(4)	
<b>Setbacks - Minimum (Feet)<sup>(2)</sup></b>						
Front	25	25	20	20	20 <sup>(6)</sup>	
Side (interior, each)						
Abutting a parcel zoned for residential use	20	20	0	0	20	
Abutting any other parcel	5	5	0	0	0	
Side (Street side)	25	25	20	20	20	
Rear						
Abutting a parcel zoned for residential use	20	20	25	25	20	
Abutting any other parcel	10	10	10	0	0	
Through Parcel			10	0	0	
<b>Height – Maximum (Feet)<sup>(5)</sup></b>	35					

**Notes:**

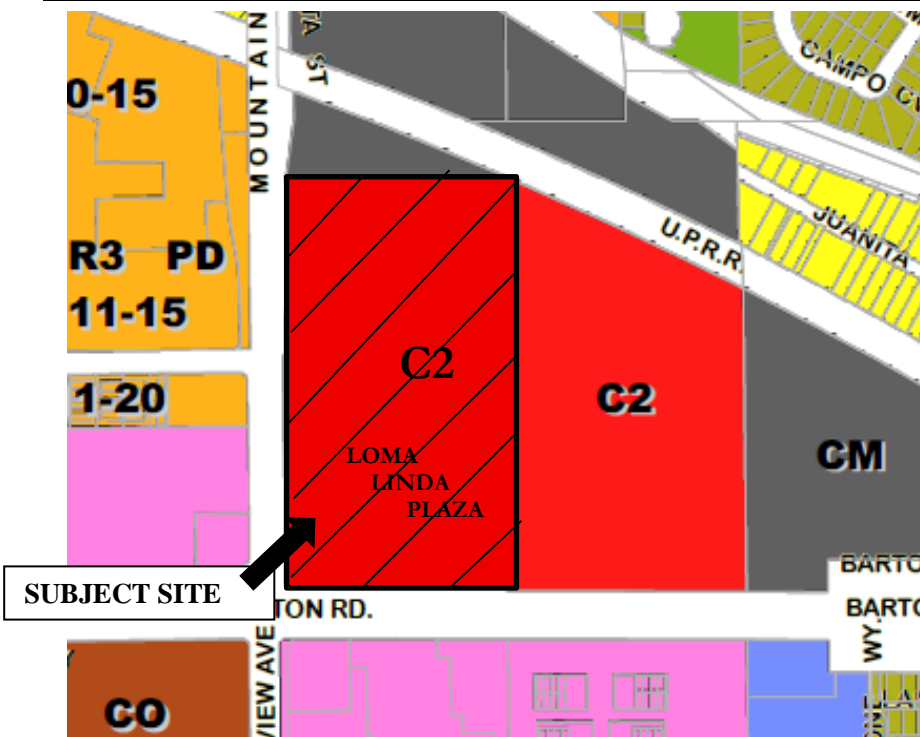
1. Enclosed or screened areas shall be provided for the maintenance of solid waste containers.
2. Decorative masonry walls of six feet in height shall be provided on all property lines which are contiguous to residentially zoned parcels.
3. The total floor area in all of the structures on any one parcel shall not exceed 13 times the buildable area of the parcel.
4. Basement floor space, cellar floor space, and parking floor space with necessary interior driveway and ramps, or space within a roof structure or penthouse for the housing of building operating equipment or machinery, shall not be considered in determining the total area within a structure.
5. The maximum height limit may be increased with the approval of a Conditional Use Permit.
6. Setbacks for a site where a portion of the street frontage is in a zone of greater requirements, the front setback of the C-M use shall be in compliance with the minimum requirements of the more restrictive zone.
















### Exhibit B Zoning Map Changes

#### EXISTING ZONING - NEIGHBORHOOD BUSINESS (C-1)



#### PROPOSED ZONING - GENERAL COMMERCIAL (C-2)



<b>PARCELS AFFECTED</b>	<b>ZONING LEGEND COMMERCIAL AND INDUSTRIAL ZONES</b>										
0292-421-02 0292-421-03 0292-421-05 0292-421-06 0292-421-07 0292-421-08 0292-421-09 0292-421-10 0292-421-11 0292-421-12 0292-421-13	<p data-bbox="526 340 808 359">COMMERCIAL AND INDUSTRIAL ZONES</p> <table data-bbox="526 367 893 672"><tr><td data-bbox="526 367 618 422"></td><td data-bbox="634 384 786 403">BUSINESS PARK (BP)</td></tr><tr><td data-bbox="526 430 618 485"></td><td data-bbox="634 447 867 466">NEIGHBORHOOD BUSINESS (C1)</td></tr><tr><td data-bbox="526 491 618 546"></td><td data-bbox="634 508 841 527">GENERAL COMMERCIAL (C2)</td></tr><tr><td data-bbox="526 552 618 606"></td><td data-bbox="634 569 894 588">COMMERCIAL MANUFACTURING (CM)</td></tr><tr><td data-bbox="526 613 618 667"></td><td data-bbox="634 630 829 648">COMMERCIAL OFFICE (CO)</td></tr></table>		BUSINESS PARK (BP)		NEIGHBORHOOD BUSINESS (C1)		GENERAL COMMERCIAL (C2)		COMMERCIAL MANUFACTURING (CM)		COMMERCIAL OFFICE (CO)
	BUSINESS PARK (BP)										
	NEIGHBORHOOD BUSINESS (C1)										
	GENERAL COMMERCIAL (C2)										
	COMMERCIAL MANUFACTURING (CM)										
	COMMERCIAL OFFICE (CO)										



# City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894

## Community Development Department

### PLANNING COMMISSION STAFF REPORT MEETING OF AUGUST 1, 2018

Approved/Continued/Denied

By Planning Commission

Date: \_\_\_\_\_

**TO:** Planning Commission

**FROM:** Konrad Bolowich, Assistant City Manager/  
Community Development Director

**SUBJECT:** Tentative Parcel Map Application No. P18-032 (Map Number 19288) to combine two parcels (Parcel A: APN 0283-114-48 and Parcel B: APN 0283-114-49) into one; creating a 0.32-acre single parcel. Subject parcels generally occur on the southwest corner of Redlands Blvd and Poplar St, with Parcel A located at 25203 Redlands Blvd and Parcel B located at 10522 Poplar St directly south and adjacent to Parcel A. Project also includes Zone Change Application No. P18-038 to change the zoning for Parcel B from Very High Density Residential (R-3) to East Valley Corridor - General Commercial (EVC-CG). The proposed Zone Change is necessary for continuous zoning across the combined parcel. In addition, the proposed project would require a minor boundary shift in the EVC Specific Plan, extending 45 feet south to encompass Parcel B.

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### RECOMMENDATION

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

1. **INTRODUCE AND ADOPT** Ordinance No. O-2018-07 to amend the East Valley Corridor Specific Plan Boundary and Municipal Code Zoning Map through Application No. P18-038, and;
2. **APPROVE** Tentative Parcel Map Application No. P18-032 (Map No. 19928), based on the Findings contained in the Staff Report and subject to the Conditions of Approval, and direct staff to;
3. **FILE** the CEQA Notice of Exemption.

### SUMMARY

The applicant is requesting approval of a Tentative Parcel Map (TPM) to combine two parcels (Parcel A: APN 0283-114-48 and Parcel B: APN 0283-114-49) into one; creating a 0.32-acre single parcel. The subject parcels generally occur on the southwest corner of Redlands Boulevard and Poplar Street, with Parcel A located at 25203 Redlands Boulevard and Parcel B located at 10522 Poplar Street directly south and adjacent to Parcel A. The project also includes a Zone Change (ZC) to change the zoning for Parcel B from Very High Density Residential (R-3) to East Valley Corridor - General Commercial (EVC-CG). The proposed ZC is necessary for continuous zoning across the combined parcels. Subsequently, the proposed project would



require an amendment to the EVC Specific Plan Boundary, extending 45 feet south to encompass Parcel B. The proposed boundary shift would not result in the creation of an island or result in incompatible land uses as the surrounding land uses include: commercial development to the north, east, and west, and residential development to the south. The project is not associated with a development proposal at this time.

### **PERTINENT DATA**

Property Owner/Applicant: Ricardo Rodriguez  
General Plan/Zoning: Parcel A - Commercial/East Valley Corridor Specific Plan - General Commercial  
Parcel B – Commercial/Very High Density Residential (R-3)  
Site: Parcel A – vacant, 6,390 SF; Parcel B – vacant, 7,425 SF  
Topography: Generally flat  
Vegetation: Disturbed  
Special Features: None

### **EXISTING SETTING**

Parcels A and B (herein “project site”) is currently vacant; and contains remnants of a former concrete driveway along Redlands Boulevard. The project site is generally void of native vegetation and includes non-native grasses and weeds, and is surrounded by existing development including: commercial development to the west, Redlands Boulevard to the north followed by commercial development, Poplar Street to the east followed by commercial development, and single-family residential to the south.

### **ANALYSIS**

#### **Project Description**

The applicant is requesting approval of a TPM to combine two parcels (Parcel A: APN 0283-114-48 and Parcel B: APN 0283-114-49) into one; creating a 0.32-acre single parcel (see Attachment B Tentative Parcel Map 19928). The subject parcels generally occur on the southwest corner of Redlands Boulevard and Poplar Street, with Parcel A located at 25203 Redlands Boulevard and Parcel B located at 10522 Poplar Street directly south and adjacent to Parcel A (see Attachment A Vicinity Map). The project also includes an Amendment to the East Valley Corridor Specific Plan Boundary and Zone Change (ZC) to change the municipal zoning category for Parcel B from Very High Density Residential (R-3) to East Valley Corridor - General Commercial (EVC-CG) (see Attachment D). The proposed Amendment to the East Valley Corridor Specific Plan Boundary and ZC is necessary for a continuous zoning across the combined parcel. The boundary shift would extend 45 feet south to encompass Parcel B (see Attachment D). The proposed boundary shift would not result in the creation of an island or result in incompatible land uses as the surrounding land uses include: commercial development to the north, east and west, and residential development to the south. The project is not associated with a development proposal at this time.

The applicant purchased the property from the City of Loma Linda (former Redevelopment Agency property). As part of the sale agreement, the city required the applicant to change the

zoning of the southern parcel (Parcel B) to match the northern parcel (Parcel A), and, to combine the lots through a parcel map application, as stated in the previous paragraph. Upon completion of the combination and zone change, the City can close escrow on the sale of the property.

Surrounding land uses and General Plan designations are shown in Table 1.

**Table 1**  
**General Plan, Zoning and Existing Land Use**

	<b>General Plan</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	Commercial	EVC – General Commercial	Commercial
<b>South</b>	Commercial	Very High Density Residential (R-3)	Single-family Residential
<b>East</b>	Commercial	EVC – General Commercial	Commercial
<b>West</b>	Commercial	EVC – General Commercial	Commercial

*Access*

Development of the project site is not proposed at this time. Existing access to the project site would continue to be provided from Redlands Boulevard via a single 25-foot driveway, and from Poplar Street via a 25-foot driveway.

*Architecture and Landscaping*

Since the project is the request to approve TPM 19928 for the parcel combination, and related ZC No. P18-038, there are no architectural elements or landscape plans to review. Any future improvements on-site would require the applicant to submit a Conditional Use Permit application, as required by the EVC Specific Plan. The application would ensure review of the proposed use in accordance with applicable zoning requirements. In addition, the project would be routed via the Administrative Review Committee and reviewing departments would have the opportunity to comment and make conditions of approval for the project before it is presented to the Planning Commission and/or City Council for review and final action.

*Specific Plan Amendment/Zone Change*

The City Council of the City of Loma Linda adopted the East Valley Corridor Specific Plan (EVCSP) on September 12, 1989. Change to the EVC Specific Plan Boundary is considered a legislative act. The proposed specific plan boundary change is minor and consistent with the EVCSP and the Loma Linda General Plan, and would not cause substantial environmental damage or be detrimental to the public welfare. The EVCSP General Commercial Zone (EVC-CG) that would apply to the currently zoned Very High Density Residential parcel would be compatible with surrounding land uses in the area including: commercial development to the north, east and west, and residential development to the south. The proposed shift in the EVCSP boundary and ZC would extend commercial uses along a prominent corner (i.e., Redlands Boulevard and Poplar Street) south of Redlands Boulevard for 45 feet and subsequently extend residential land uses further from Redlands Boulevard, and ultimately resulting in enhanced safety for residences.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT STATUS**

The Project is eligible for a Class 15 Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to the Section 15315, which consists of the division of property in

an urbanized area when four or few parcels are involved. The proposed zone map and boundary map changes are legislative acts and exempt from CEQA pursuant to Section 15061(b)(3). The project has been determined to not have a significant effect on the environment.

Public noticing for this project was posted and mailed to parcel owners within 300 feet of the project site on July 16, 2018. In addition, the Notice of Hearing was published in San Bernardino County's "The Sun" Newspaper on Friday, July 20, 2018.

On July 19, 2018, staff met with a resident who received a copy of the notice and had questions in regards to the project. Staff provided clarification as to the type of application that was submitted and explained the zone change request. There were no other written or oral comments received in opposition or in favor of the proposed project.

## **FINDINGS**

### **Amendment to the EVCSP Boundary and ZC Findings**

Amending the EVCSP Boundary and zoning map are considered legislative acts and do not require findings. Staff, however, has drafted findings to support the recommendation of approval. The findings and evidence is as follows:

- The proposed zoning is consistent with the General Plan and the current land use designation of commercial, as required by state law.
- The request to change the existing zoning for Parcel B from Very High Density Residential to EVC-CG is consistent with adjacent land use and is necessary to have a continuous zoning from the proposed TPM.
- Although development is not proposed at this time, Parcel B is suitable for commercial development under the EVC-CG Zone and would not cause substantial environmental damage or be detrimental to the public welfare as existing commercial land uses occur north, east and west of the project site.
- The project site is physically suitable with relationship to access, provision of utilities, and compatibility with adjoining land uses for the requested zone change. The project site has frontage along both Redlands Boulevard and Poplar Street. Any future development at the project site would have access to public utilities.

### **Tentative Parcel Map Findings**

Pursuant to the Subdivision Map Act, Section 66474, a parcel map shall be approved if the following applicable Findings can be made:

- 1. That the proposed map is consistent with the applicable general plan and zoning designations.*

The proposed map is consistent with the goals and policies of the General Plan Commercial Land Use Designation. The General Plan includes policies that encourage "future commercial and office development that have a strong relationship with the street, such as by sitting the buildings so that they are close to the street." Permitting the combination of the two parcels will create a new single parcel that will help attract a future commercial developer and maintain an attractive street edge on the southwest corner of Redlands Boulevard and Poplar Street.

- 2. The design or improvement of the proposed subdivision is consistent with the applicable general plan and zoning designations.*

Combining the two subject parcels would comply with the existing EVC-CG zoning designations, and commercial General Plan Land Use Designation. The project has been designed to meet the Loma Linda Municipal Code (LLMC) requirements, more specially, the Public Works (Engineering) Department's requirements.

- 3. The site is physically suitable for the type of development proposed.*

The proposed parcels are physically suitable to support the combined acreage as both parcels are adjacent to one another and would offer a continuous area at the southwest corner of Redlands Boulevard and Poplar Street. The parcels are currently vacant, and after the parcels are combined, the proposed .32-acre lot will be physically suitable and large enough for future commercial development. The project site's topography is generally flat, with limited vegetation and has two existing access driveways; one from Redlands Boulevard and another from Poplar Street, making ingress and egress from the project site possible, and allowing from two access points for future fire access at the time of development.

- 4. The site is physically suitable for the proposed density of development.*

Although development of the project site is not proposed at this time, the combined acreage of the parcels would increase the site's availability to meet the requirements of the EVC-CG Zone with relation to front, side and rear yard setback. There are no minimum lot size requirements for the EVC-CG zone. Since the project site is adjacent to residential development to the south, appropriate site design standards and guidelines, at the time of future development, would be required as outlined in Section EV4.0225 Compatibility Standards. Having a combined acreage of .32 would allow for future development to meet these requirements.

- 5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

The project site is currently vacant. The proposed zone change is a legislative act. Upon the zone change, the TPM project is also exempt and does not require environmental review. It is considered exempt from CEQA pursuant to Class 15, Section 15315, which consists of the division of property in an urbanized area when four or few parcels are involved. No substantial environmental impacts include potential impacts to fish and wildlife or their habitat either directly or indirectly would result from approval of the project. According to Figure 9.3 of the City's General Plan and a site visit conducted in May 2018, no riparian habitat occurs on or near the project site. In addition, according to Figure 10.1 of the General Plan, the project site and surrounding area does not occur within an Alquist-Priolo Earthquake Fault Zone or special study zone; similarly the site is not mapped within an area identified as having a potential for liquefaction.

The Project, including approval of a TPM, ZC and amendment to the EVCSP boundary, would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of a school. The nearest schools include the Victoria Elementary School located 0.6 miles north of the site on Richardson Street, and the Loma Linda Academy located 0.6 miles southwest of the site on Anderson Street.

The project site does not occur on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and therefore would not create a significant hazard to the public or the environment. During a site visit conducted in May 2018, the use of hazardous materials on-site was not observed. According to General Plan Figure 10.4, the Project Site occurs within the San Bernardino International Airport (SBIA) Influence Area. The San Bernardino International Airport is located approximately 2.3 miles northeast of the Project Site. Since the SBIA Airport Comprehensive Land Use Plan is currently being prepared, future development at the project site would be required to comply with guidelines established by the Federal Aviation Administration (FAA). According to Figure 10.2 of the City's General Plan, the Project Site is located within Flood Zone X, which identifies areas that are outside of the 500-year floodplain. No structures are proposed and therefore approval of the project would not place housing within a 100-year floodplain.

6. *The design of the subdivision is not likely to cause serious public health problems.*

The project includes combining two parcels into one, resulting in a larger area, specifically .32 acres. The combined parcels will not cause any serious public health problems. The project site is currently vacant, but at one time included residential development (multiple units) on both parcels as evident during the review of 2003-2016 aerial photographs. Sometime between 2013 and 2016 both parcels were devoid of all structures. Any future proposed project on the subject site would be reviewed by the City staff and would be required to comply with all applicable regulations and laws.

7. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

Access to the project site is provided by two driveways including one from Redlands Boulevard and one from Poplar Street. The existing access points are adequate for emergency vehicles. The easements (existing, proposed, and those to be removed) are noted in the title report prepared for the project. All utilities such as water, sewer, and storm drain lines will not conflict with any easements such as those created for irrigation or the conveyance of public utilities.

## CONCLUSION

The requested zone change would be consistent with the current General Plan Land Use Designation of Commercial. Any future commercial development would be compatible with the existing commercial development to the north, east and west; and therefore any future development will be suitable for the area and within the East Valley Corridor Specific Plan boundary.

Report prepared by:

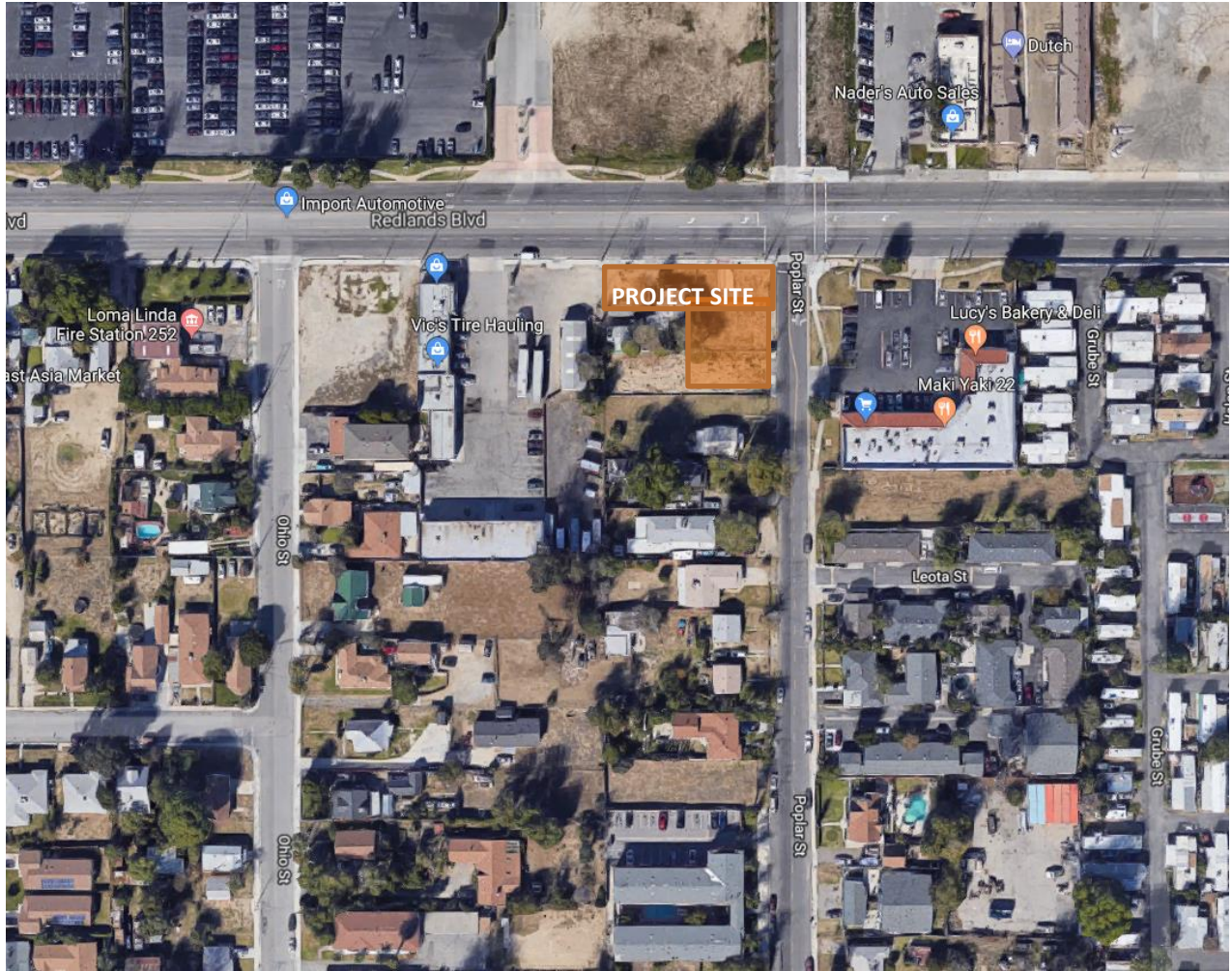
Lorena Matarrita, Associate Planner

## ATTACHMENTS

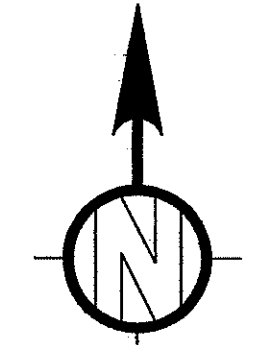
- A. Vicinity Map
- B. Tentative Parcel Map 19928
- C. Condition of Approval for TPM No. P18-032
- D. Draft Ordinance No. O-2018-07 EVC Boundary and City Zoning Map Proposed Changes



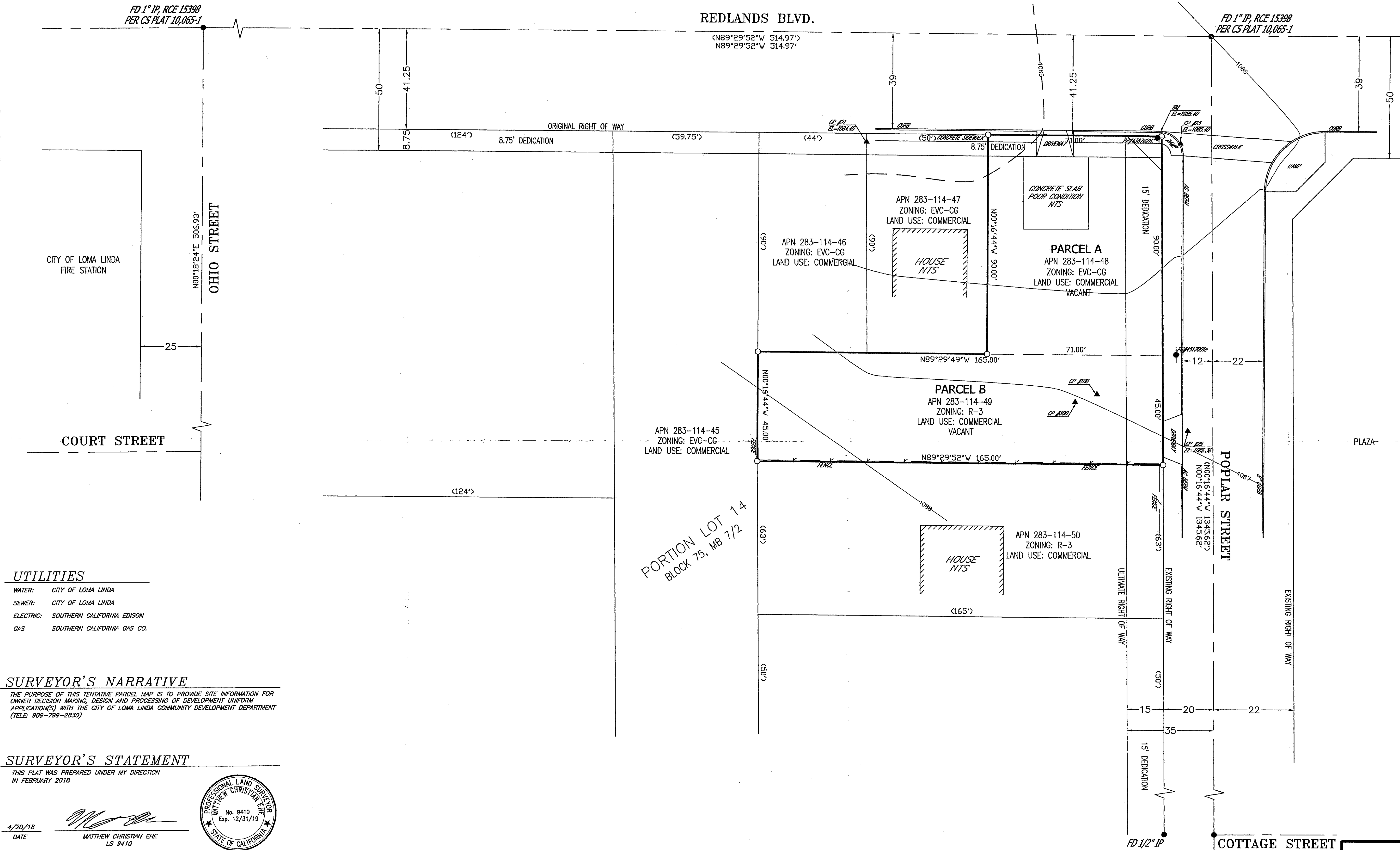
# VICINITY MAP



# TENTATIVE PARCEL MAP 19928

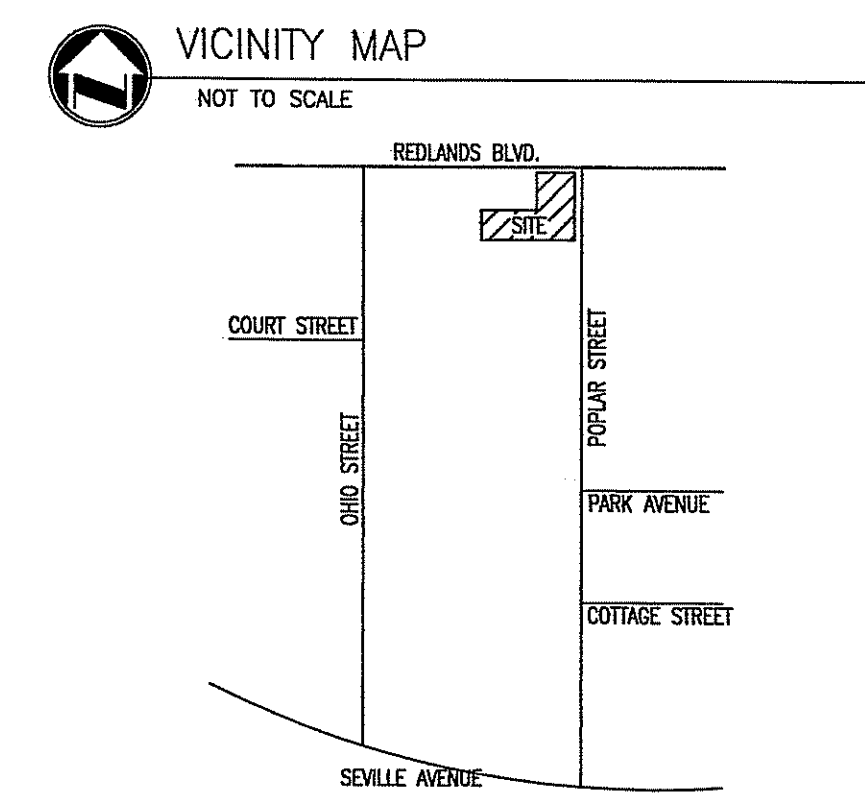
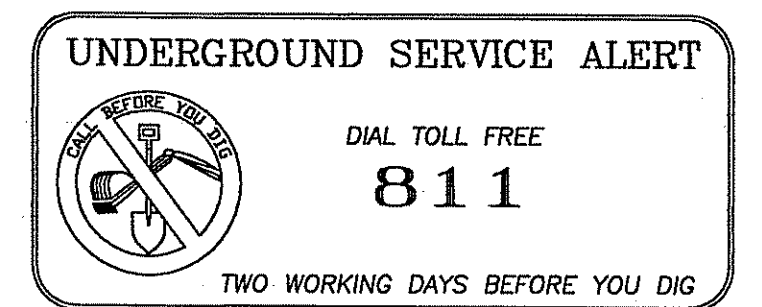


SCALE 1"=20'



### PROJECT SUMMARY

1. ZONE CHANGE NO. P18-03B AND TENTATIVE PARCEL MAP NO. P18-032 (MAP NO. 19928) TO COMBINE TWO PARCELS INTO ONE AND CREATE A 0.32 ACRE (13,815 S.F.) LOT.
2. EXISTING GENERAL PLAN USE: COMMERCIAL  
PROPOSED GENERAL PLAN USE: NONE
3. ZONING PARCEL A: EV C-CG  
ZONING PARCEL B: R3  
ZONING PROPOSED FOR PARCEL B: EV C-CG
4. NO EXISTING OR PROPOSED TREES AT THIS TIME.
5. FOOTPRINT OF FUTURE BUILDINGS NOT DETERMINED AT THIS TIME.
6. NO KNOWN WELLS OR SEPTIC TANK ONSITE.



**UTILITIES**  
 WATER: CITY OF LOMA LINDA  
 SEWER: CITY OF LOMA LINDA  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON  
 GAS: SOUTHERN CALIFORNIA GAS CO.

**SURVEYOR'S NARRATIVE**  
 THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO PROVIDE SITE INFORMATION FOR OWNER DECISION MAKING, DESIGN AND PROCESSING OF DEVELOPMENT UNIFORM APPLICATION(S) WITH THE CITY OF LOMA LINDA COMMUNITY DEVELOPMENT DEPARTMENT (TELE: 909-789-2830)

**SURVEYOR'S STATEMENT**  
 THIS PLAT WAS PREPARED UNDER MY DIRECTION IN FEBRUARY 2018



4/20/18  
 DATE  
 MATTHEW CHRISTIAN EHE  
 LS 9410

**ENVIRONMENTAL HIGHTECH ENGINEERING**  
 LAND SURVEYING  
 LAND PLANNING  
 CIVIL ENGINEERING  
 (909) 886-1811 FAX (909) 883-1297  
 3272 N. "E" ST. #4, San Bernardino, CA 92405  
 ehe@verizon.net  
 JOB NO. 17-244 DATE: FEBRUARY 2018

**LEGAL DESCRIPTION**  
 A PORTION OF THE EAST 5 ACRES OF THE WEST 20 ACRES OF THE NORTH HALF OF LOT 14, BLOCK 75, RANCHO SAN BERNARDINO MB 7/2  
 A.P.N. 283-114-48 & 49  
 25203 REDLANDS BLVD & 10522 POPLAR STREET, LOMA LINDA  
 SEE TITLE REPORT FOR FULL LEGAL DESCRIPTION AND EASEMENTS OF RECORD  
 PARCEL A = 6,390 S.F.  
 PARCEL B = 7,425 S.F.

**SURVEYORS NOTES**  
 1. (●) DENOTES MONUMENTS FOUND AS NOTED  
 2. NO MONUMENTS SET, UNTIL APPROVAL OF TENTATIVE PARCEL MAP  
 3. ( ) DENOTES RECORD DATA PER MB 7/2  
 4. NTS-DENOTES NOT TO SCALE

REVISIONS		DATE	DESCRIPTION
	CORRECTIONS PER FIRST REVIEW	4/20/18	CONSULT SAN BERNARDINO COUNTY SURVEYOR'S OFFICE FOR RECORD MAPS (SEE CS PLAT #10,065-1)

SCALE: 1"=20' DATE: 2/21/2018  
 DRAWN BY: SM CHECKED BY: EHE

**TENTATIVE PARCEL MAP 19928**  
 OWNER PARCEL A: RICARDO & LOURDES RODRIGUEZ  
 ADDRESS: 1551 PRIMROSE COURT  
 SAN JACINTO, CA 92582  
 PHONE: (424) 222-2818  
 OWNER PARCEL B: LOMA LINDA REDEVELOPMENT AGENCY  
 JOB # 17-244 FEBRUARY 2018

SHEET 1 OF 1 SHEETS



# City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894

## Community Development Department

### CONDITIONS OF APPROVAL

Tentative Parcel Map Application No. P18-032 for TPM No. 19288

#### PROJECT DESCRIPTION

Tentative Parcel Map Application No. P18-032 (Map Number 19288) to combine two parcels (Parcel A: APN 0283-114-48 and Parcel B: APN 0283-114-49) into one; creating a 0.32-acre single parcel. Subject parcels generally occur on the southwest corner of Redlands Blvd and Poplar St, with Parcel A located at 25203 Redlands Blvd and Parcel B located at 10522 Poplar St directly south and adjacent to Parcel A. The project also includes Zone Change Application No. P18-038 to change the zoning for Parcel B from Very High Density Residential (R-3) to East Valley Corridor - General Commercial (EVC-CG).

#### COMMUNITY DEVELOPMENT DEPARTMENT - (909) 799-2830

1. Within forty-eight (48) hours of this approval of the subject project, the applicant shall deliver a payment of \$50.00 (check made out to the **Clerk of the Board of Supervisors**) to enable the City to file the appropriate environmental documentation for the project. If within such 48 hour period the applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.
2. Within two years of this approval, the Tentative Parcel Map shall be approved for Final Map by City Council and recorded with the San Bernardino County Recorder's Office pursuant to the provisions of the State Subdivision Map Act, or the permit/approval shall become null and void. The subdivision may be granted a maximum of three, one-year extension of time (as allowed by the California Subdivision Map Act).

#### PROJECT

**Tentative Parcel Map Application No. P18-032**

#### EXPIRATION DATE

**TBD**

3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, their affiliates, officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorney's fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
4. The Owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

ATTACHMENT C



5. Any future construction or application submitted for development shall meet the requirements of the California Building Code and the California Fire Code as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permits.
6. This permit or approval is subject to all the applicable provisions of Loma Linda Municipal Code, Title 17, and provisions of the East Valley Corridor Specific Plan in effect at the time of approval, including development standards and requirements relating to the Zone and/or planning application requirements.
7. All applicable fees and Development Impact Fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits.
8. If applicable, any City Attorney's office review costs and fees shall be borne by the applicant/developer.
9. A copy of the final documents shall be submitted to the Community Development Department after recordation.
10. The Final Parcel Map shall be in substantial conformance to the approved tentative parcel map.

**PUBLIC WORKS DEPARTMENT – (909) 799-4407**

11. Any damage to existing public right-of-way improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
12. Easements of record not shown on the Tentative Parcel Map shall be relinquished or relocated. Lots affected by proposed easements or easement of records, which cannot be relinquished or relocated, shall be redesigned.
13. A Final Map is required in compliance with the Loma Linda Municipal Code and the Subdivision Map Act.
14. A Final Map shall be submitted to the Public Works Department (Engineering) for review.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

**END OF CONDITIONS**

ORDINANCE NO. O-2018-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, AMENDING THE EAST VALLEY CORRIDOR SPECIFIC PLAN BOUNDARY FOR A SINGLE PARCEL LOCATED ON THE WEST SIDE OF POPLAR STREET SOUTH OF REDLANDS BOULEVARD, AND, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA FROM VERY HIGH DENSITY RESIDENCE (R-3) TO EAST VALLEY CORRIDOR GENERAL COMMERCIAL (EVC-CG) FOR THE SAME SINGLE PARCEL LOCATED AT 10522 POPLAR STREET (APN 0283-114-49) (SPECIFIC PLAN AMENDMENT/ZONE MAP CHANGE NO. P18-038)

**WHEREAS**, the City Council of the City of Loma Linda adopted the East Valley Corridor Specific Plan (EVCSP) on September 12, 1989; and

**WHEREAS**, from time to time, amendments are made to the EVCSP pursuant to findings peculiar to the specific amendment requests; and

**WHEREAS**, the City Council has received a request to amend the EVCSP boundary area and the City Zoning Map to reflect and coincide with boundaries related to establishment of a single parcel based on Tentative Parcel Map (TPM 19928) which includes combining two parcels (APN 0283-114-48 and -49) and creating a single 0.32-acre parcel, whereas the requested TMP would require a single zone across the combined parcel.

**Section 1. Adoption of Ordinance.** The City Council of the City of Loma Linda, California, does hereby ordain as follows:

**Section 2. Findings, Purpose, and Intent.** It is the purpose of the Ordinance to amend the EVCSP boundary map in this City and adopt a revised City Zoning Map. Changes to the East Valley Corridor Specific Plan Boundary and to the Zoning Map are considered legislative acts. Legislative acts are exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15061(b)(3) of the CEQA Guidelines, as the proposed changes do not have the potential to cause a significant effect on the environment. The proposed specific plan boundary change is minor and consistent with the East Valley Corridor Specific Plan and the Loma Linda General Plan, and would not cause substantial environmental damage or be detrimental to the public welfare. The EVCSP General Commercial (EVC-CG) zoning that would apply to the former Very High Density Residential (R-3) area would carry forward land use concepts similar to those previously envisioned by the EVCSP. The proposed zone, EVC-CG, is consistent with the existing Commercial Land Use Designation.

**Section 3. Amendment to the East Valley Corridor Specific Plan Boundaries and City Zoning Map.** The Zoning Map, showing the boundaries of the land use districts and specific plan area, is hereby amended as per "Exhibit A" attached hereto and made part hereof for property on the west side of Poplar Street south of Redlands Boulevard.

**Section 4. Amendment of Zoning Designation.** The zoning of the City of Loma Linda is hereby amended to change the property described as 10522 Poplar Street (APN No. 0283-114-49) within the City of Loma Linda from Very High Density Residence (R-3) to East Valley Corridor General Commercial (EVC-CG) zoning per "Exhibit A" attached hereto and made a part hereof.

**Section 5. Validity.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

**Section 6. Posting.** Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced on the 1<sup>st</sup> day of August 2018 at a regularly scheduled Planning Commission public hearing. Following the public hearing, the Planning Commission voted \_\_\_ to \_\_\_ recommending that the City Council approve the proposed amendments.

On the \_\_\_ of day of August 2018, the City of Loma Linda's City Council conducted a public hearing on this ordinance and moved to approve the proposed amendments. City Council voted in favor to adopt the Ordinance on the \_\_\_ day of \_\_\_\_\_ 2018 by the following vote to wit:

Ayes:

Noes:

Absent:

Abstain:

\_\_\_\_\_  
Rhodes Rigsby, Mayor

Attest:

\_\_\_\_\_  
Barbara Nicholson, City Clerk

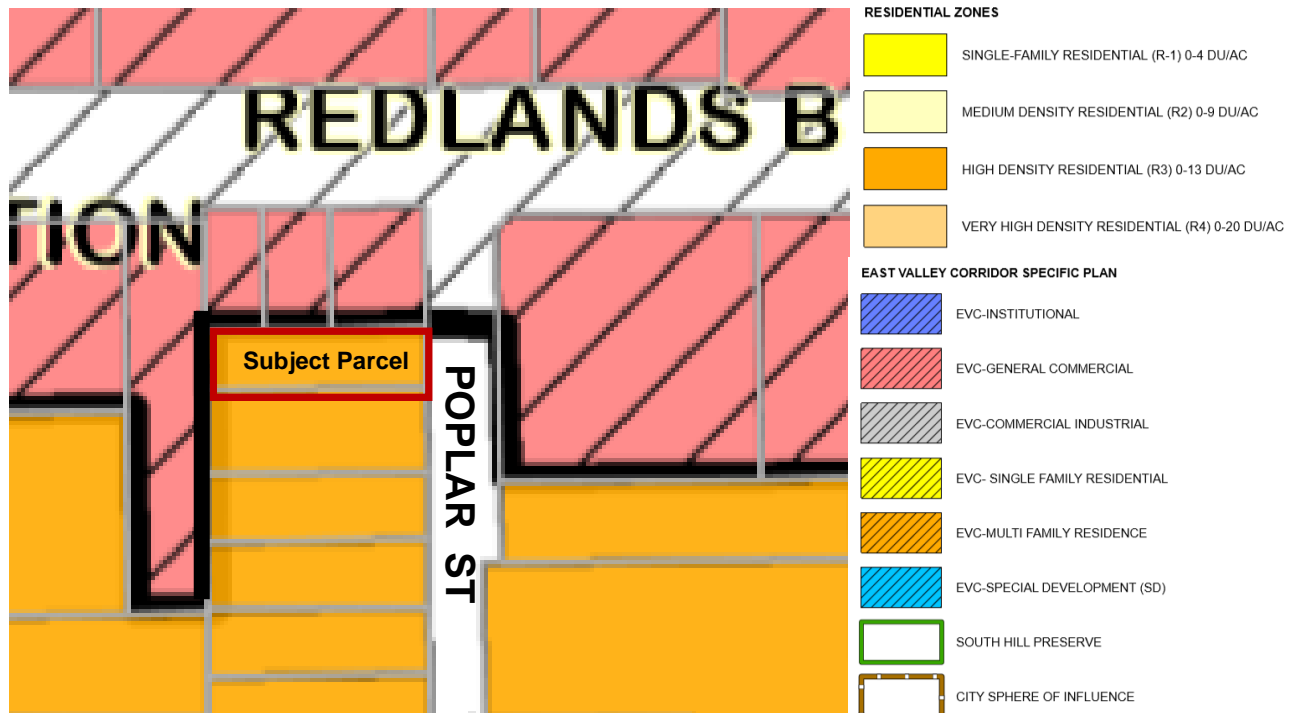
Approved to Form:

\_\_\_\_\_  
Richard E. Holdaway, City Attorney

**EXHIBIT A**

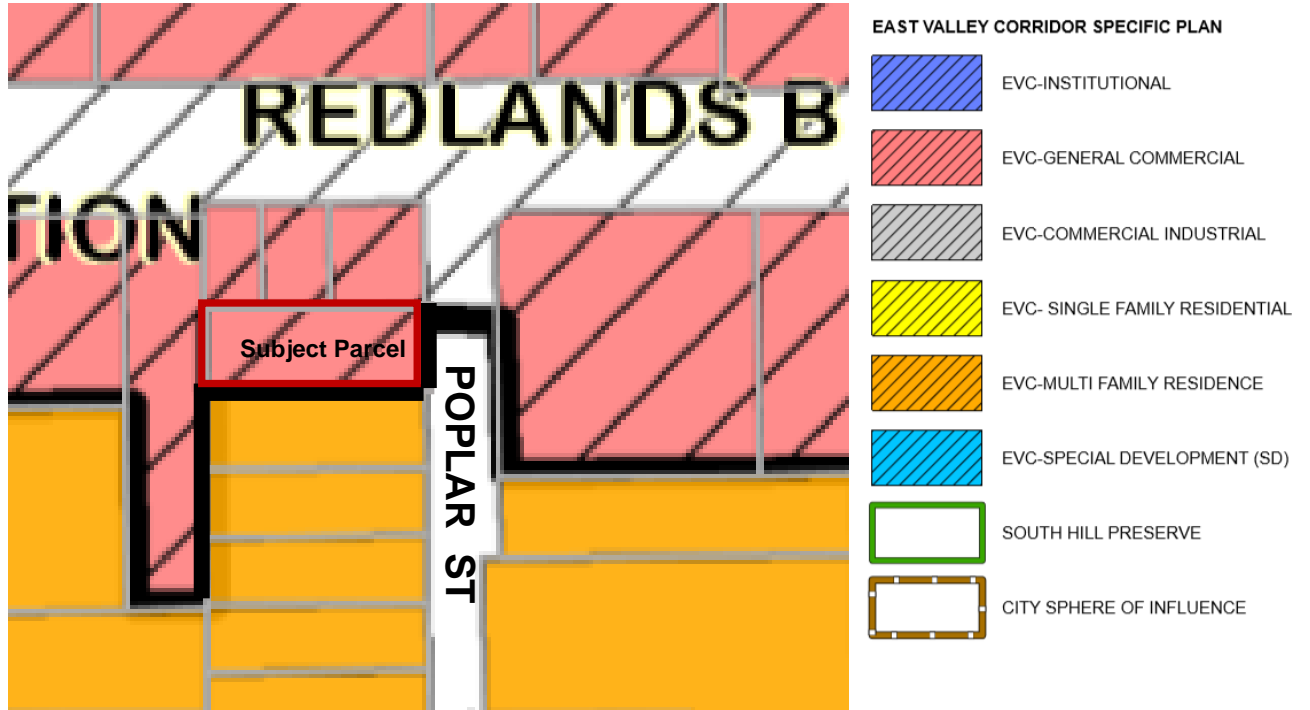
**EAST VALLEY CORRIDOR SPECIFIC PLAN BOUNDARY CHANGE AND ZONE  
MAP CHANGE (SPA/ZMA P18-038)**

**EXISTING EVC BOUNDARY AND ZONING ▶ (R-3)**





### PROPOSED EVC BOUNDARY AND ZONING ▶ (EVC-CG)



# Planning Commission

Regular Meeting of May 2, 2018

A regular meeting of the Planning Commission was called to order by Chair Nichols at 7:00 p.m., Wednesday, May 2, 2018 in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Ryan Gallant (Vice Chairman)  
Jay Nelson  
Doree Morgan  
Larry Karpenko

Commissioners Absent: John Nichols ( Chairman)

Staff Present: Konrad Bolowich, Assistant City Manager  
Lorena Matarrita, Associate Planner  
Nataly Alvizar, Administrative Specialist II

Applicant: Spreen Investment Co.  
Hiral Patel – Sagemont Hotels, Inc.

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

Scheduled Public Hearing Items:

**PUBLIC HEARING – CONDITIONAL USE PERMIT APPLICATION NO. 17-209**

A request to construct a 67,000 square-foot auxiliary parking lot for 181 spaces on a 2.4-acre site composed of three contiguous parcels including: APNs 0283-082-40, 283-082-41, and 283-082-42 at 24997 Redlands Boulevard. Site is designated Commercial and within the East Valley Corridor Specific Plan General Commercial Zoning District.

Associate Planner Matarrita, presented staff report into evidence.

Commissioner Nelson asked if there were plans for an infiltration system on site. He complimented the applicant with choosing to add the decorative iron design on the block wall. He then suggested the applicant add some type of landscaping on the walls of the building to soften up the design and provide a decorative treatment, for example diamond wells or a green wall trellis. Recommended for these items to be made conditions of approval.

Vice chair Gallant opened the public hearing. With no public comment vice chair Gallant closed floor.

***Motion by Morgan seconded by Nelson and unanimously carried to APPROVE the Conditional Use Permit Application (CUP) 17-209 based on the Findings contained in the Staff Report and subject to the Conditions of Approval, to include the following Conditions of Approval:***

- 1. Work with city staff to ensure there is a surface infiltration system on site.***

- 2. Add landscaping or full diamonds on each wall of the existing structure, such as a green wall trellis or other decorative wall treatment.*

*Chairman Nichols absent.*

### **PUBLIC HEARING – CONDITIONAL USE PERMIT APPLICATION NO. 17-150**

A request for construction and operation of an 89-room, four-story Candlewood Suites Hotel. Project would occupy approximately 1.15 acres of a 2.40-acre site; the remaining 1.25 acres is not proposed for development at this time. Site is designated Commercial and within the East Valley Corridor Specific Plan General Commercial Zoning District.

ACM Bolowich presented, staff report into evidence.

Commissioner Nelson appreciated Mr. Patel's development and businesses in Loma Linda.

Commissioner Morgan stated that the shared amenities between the hotels are a great idea.

Applicant Patel thanked city staff for their hard work on this project. Stated he is looking forward to start building soon.

**Motion by Morgan, seconded by Karpenko and unanimously carried to APPROVE the Conditional Use Permit Application (CUP) 17-150 based on the Findings contained in the Staff Report and subject to the Conditions of Approval. *Chairman Nichols absent.***

### **APPROVAL OF MINUTES – April 4, 2018**

*Motion by Morgan, seconded by Nelson, and unanimously carried to approve minutes from April 4, 2018 as presented. Chairman Nichols absent.*

### **OLD/NEW BUSINESS**

No new or old business.

### **REPORTS BY COMMUNITY DEVELOPMENT DIRECTOR**

ACM Bolowich reminded the Commission of the Joint City Council/ Planning Commission meeting scheduled for May 22 and June 12, 2018 to discuss Special Planning Area D. Reminded the Commission to save the date and attend.

ACM Bolowich informed the Commission about the bulldozing of the orange groves on Mission Rd, the Citrus Trails area.

He also said the City Survey Tour would be scheduled for the end of summer.

**ADJOURNMENT** – Vice chair Gallant adjourned meeting at 8:19 p.m.

Approved in the meeting of:



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Nataly Alvizar  
Administrative Specialist II