



City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION REGULAR MEETING AGENDA

October 3, 2018 – 7:00 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. **PLEDGE OF ALLEGIANCE** - City Council Chambers, 7:00pm.
- D. **ITEMS TO BE DELETED OR ADDED**
- E. **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.
- F. **PUBLIC HEARING ITEMS**
 - 1) *Single Family Residential Application No. P18-081 and Variance Request No. P18-082.* Review of architectural designs of 6 single-family residences on 6 different lots within the Low Density Residential Land Use Designation and Single-family Zone (R-1). Project includes a Variance Request to encroach 5 feet into the 15-foot side yard setback. Homes will be located on Juanita Street, north of rail road tracks, south of the Historic Mission Overlay District. APNs: 0292-131-74, -75, -80, -81, -82, and -83.

RECOMMENDATION

Staff recommends the Planning Commission take the following action:

- a. **APPROVE** Single Family Residential Application No. P18-081, for the proposed architectural designs of 6 single-family residences on 6 different lots located on Juanita Street, and;
 - b. **APPROVE** Variance Request No. P18-082, to allow the residences to encroach 5 feet into the 15-foot side yard setback;
 - c. **FILE** the CEQA Notice of Exemption.
- G. **APPROVAL OF MINUTES** – Meeting of August 1, 2018.
 - H. **OLD BUSINESS/NEW BUSINESS**
 - I. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 - J. **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 OCTOBER 3, 2018

Approved/Continued/Denied

By Planning Commission

Date: _____

TO: Planning Commission

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

FROM: Konrad Bolowich, Assistant City Manager, Community Development Department

SUBJECT: *Single Family Residential Application No. P18-081 and Variance Request No. P18-082.* Review of architectural designs of 6 single-family residences on 6 different lots within the Low Density Residential Land Use Designation and Single-family Zone (R-1). Project includes a variance request to encroach 5 feet into the 15-foot side yard setback. Homes will be located on Juanita Street, north of rail road tracks, south of the Historic Mission Overlay District. APNs: 0292-131-74, -75, -80, -81, -82, and -83.

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3. **FILE** the CEQA Notice of Exemption.

BACKGROUND AND SUMMARY

The applicant, Mary Erickson Community Housing, submitted an application to construct 6 single-family residences on 6 different lots on Juanita Street. The proposed homes will be for future low-income families and veterans. Each home will be 1,739 square feet in size, including the garage. Along with the application is a variance request to encroach 5 feet into the required side yard setback. Due to the unusual small configuration of the lots, a 5 foot dedication, and the San Timoteo flood control easement that runs across the northern areas of each parcel, the applicant requested the additional yard area in order to construct a more functional home with useable open space. The remaining yard setbacks will comply with the Loma Linda Municipal Code development standards.

The subject site is adjacent to the Historic Mission Overlay District and within the previously recorded historic-period Bryn Mawr Townsite. Because of the site's location and history, it was determined the properties and project should be reviewed by the Historical Commission to verify compatibility and consistency with the District, surrounding neighborhoods, and adjacent properties.

On August 6, 2018, the project was presented to the Historical Commission. The Commission agreed with the findings and recommendations of the Phase I Environmental Site Assessment Report and the Historical Evaluation Report. The investigations did not find any presence of Native American cultural resources on site or within 1 mile of the site. The Evaluation Report did, however, list a mitigation measure to have a qualified professional archeologist with the authority to modify the “no-work radius” as appropriate if a cultural resource is found or if a human remain is discovered during ground disturbing. Staff added the mitigation to the Conditions of Approval. See Attachment C – Conditions of Approval.

During that same meeting, the Historical Commission also assessed the compatibility of the proposed design and configuration within the nearby historic area and surrounding neighborhood. The 6 proposed homes were to have Early California Spanish/Mission style. The public, which included mostly neighbors of the subject site, also reviewed the plans and was given time to voice their concerns and comment. At the conclusion of the meeting, the Commission requested the applicant make changes to the elevations and replace the Mission style with another design. The meeting was continued to September 10, 2018.

On September 10, 2018, the applicant provided revised elevations with new architectural designs: Bungalow and Monterey. Once again, the public reviewed the plans and was given time to voice their concerns and comment. Most were not in favor of the historical styles chosen and preferred a more modern, vernacular style consistent with their own homes, and with earthy tones and beige colors. Moreover, the public and commission were in opposition of the variance request to have a 0-lot line. At the time, the applicant was requesting to encroach 5 feet into both side yard setbacks. The 0-lot line would have allowed two homes to be placed side by side to each other, with 22 to 25 feet of yard space mirroring each other and placed between the next set of homes. Instead, the group preferred each home have a minimum of 5 feet distance from the structure to the side property line. A 5-foot setback and vernacular architecture is evident throughout the vicinity and within similar sized lots. At the conclusion of the meeting, the Commission made a motion to reject the proposed architectural designs and the 0-lot line variance request.

Because the subject site is outside of the Historical Mission Overlay area, a Certificate of Appropriateness from the Historical Commission or City Council is not required for the project. The construction of a single-family residence is a permitted use within the R-1 zone. And although the Commission was not in favor of the proposed historical architecture, staff believes the home designs should still have historical integrity due to the location. Staff encouraged the applicant to revise the designs to be all Bungalow, but include modern, vernacular elements that reflect the neighborhood on Juanita Street. In addition, the applicant decided not to go with the 0-lot line idea and instead, request a similar side yard setback that has been granted to surrounding property owners, keeping a minimum of 5 feet of distance between the structure and the side property line.

PERTINENT DATA

Owner/Applicant:	Mary Erickson Community Housing/Ayako Utsumi, Project Mgr.
General Plan:	Medium Density Residential
Zoning:	Single-family Residence (R-1)
Site:	Tract 1961 in the Bryn Mawr Community
Topography:	Vacant; mostly flat area with minimal vegetation

ANALYSIS

Existing Setting

The vacant project site includes 6 different parcels, generally located on Juanita Street, south of the Historic Mission Overlay District, north of the rail road tracks, and part of a cul-de-sac neighborhood within the Low Density Land Use Designation and the Single-family Residential Zone (R-1). Bryn Mawr Veteran’s Memorial Park is east of the subject site. The site is surrounded by developed lots with residential uses. The architectural style of the surrounding neighborhood is primarily modern architecture that includes beige tones and neutral colors, as well red tile or shingle roofs. See Attachment A – Vicinity Map.

The proposed 6 residences will have access through Juanita Street and each lot will include a concrete driveway approach. Per Public Works’ requirements, each parcel shall dedicate 5 feet of front yard area. The applicant will also be responsible for improving the sidewalk as well as curb and gutter per city standards. There is existing water service and sewer laterals for each lot.

Because the site and project is considered infill construction, the project is exempt from the traffic level of service requirements from Chapter 2A, “Growth Management Element”, of the Loma Linda General Plan. The project would continue to be consistent with the goals of Measure V.

General Plan, Zoning and Existing Land Use

	General Plan	Zoning	Existing Use
Subject Site	Medium Density (0-9)	Single-Family Residence (R-1)	Vacant
North	Medium Density (0-9)	Single-Family Residence (R-1)	San Timoteo Creek/Wash
South	Medium Density (0-9)	Single-Family Residence (R-1)	SFRs and Railroad
East	Medium Density (0-9)	Single-Family Residence (R-1)	Residence
West	Medium Density (0-9)	Single-Family Residence (R-1)	Residence

R-1 Zone Development Standards

	Required/Maximum Allowed	Proposed	Complies
Front Setback*	25’	Staggered from 20’ to 30’	Yes
Side Setback	15’ on one side 5’ on other side	10’ 5’	No; Requesting Variance
Rear Setback	15’	16’ to 32’	Yes
Lot Size, Minimum	7,200 sqft	Lots Range From 4,225sqft - 5,261sqft (Existing)	No; Legal Non-conforming
Lot Width, Minimum	65’	40’ (Existing)	No; Legal Non-conforming
Building Coverage, Maximum	For lots less than 7,200 sqft 60%	Approx. 40%	Yes
Maximum Building, Height	35’	Approx. 13’	Yes
Parking	2-covered (garage)	2-covered (garage)	Yes
Minimum Usable Open Space	1,200 sqft	2553 sqft	Yes

*Within residential projects of 5 or more parcels, front setbacks shall average a minimum of not less than 25 feet.

Project Description

The applicant is proposing to construct 6 single-family residences (SFR) on 6 different lots on Juanita Street. Along with the application is a variance request to allow a 5-foot encroachment into the required 15-foot side yard setback. Due to the unusually small configuration of the lots, the 5 foot dedication, and the San Timoteo flood control easement that runs across the northern areas of each parcel, the applicant is requesting the variance for additional yard area in order to construct a more functional home with useable open space. The remaining yard setbacks will comply with the Loma Linda Municipal Code development standards.

Site Plan/Elevations

The existing subject lots range from 4,225 to 5,261 square feet in size and are legal non-conforming. Typically, newly created lots must meet the city's minimum standards of 7,200 square feet. Each lot is 40 feet wide, which is also legal non-conforming per today's standards. Each home will be 1,269 square feet in size, 25 feet wide, with an attached 470 square-foot two-car garage facing Juanita Street.

In order to have a more functional home and maximize the amount of usable open space, the applicant is requesting the variance to allow the 6 SFRs to encroach 5 feet into the required 15-foot side yard setback, creating a new 10-foot side yard setback. Each home will maintain the other required 5-foot side yard setback between the SFR and the property line. The front setbacks will comply and be staggered.

The homes will be constructed in the Bungalow style with a smooth stucco finish for the walls and an asphalt shingle roof. Each home will have dark wood accents, window treatment, different colored roofs, and incorporate at least 3 different colors and types of materials. Each plan will provide a living room, kitchen, dining room, laundry room, 3 bedrooms, and 2 bathrooms. Garage doors will include windows.

Landscaping features will include 3 City approved street trees. Twenty-four inch box Crepe Myrtles, Chine Pistache and Majestic Beauty Indian Hawthorn trees will be planted in the front yard area. Lavender Trailing Lantana, White Trailing Lantana and various 5 gallon drought resistant shrubs, ground cover, and flowers will also be planted within the front and side yard areas. The Final Landscaping Plan will be part of the Building Division's plan check submittal.

To ensure the future residents have usable and visually attractive open space on the small lots, the homes will share the larger front yard area. This will create 20 feet of wide open space between 2 properties. Beyond the front door, there will be a gate and a 6 foot vinyl fence placed on the side property lines that will separate the two back yards. See Attachment B - Project Plans. This shared front yard space will help promote community building and neighborhood socialization. As previously mentioned, with the reduced setback and shared open space, future owners will have room for a courtyard that is consistent and complementary to the existing neighborhoods and the proposed architectural style.

Positive findings have been made to support staff's recommendation. All comments received from the Administrative Review Committee (city department review board) have been addressed through the Conditions of Approvals.

The Planning Commission shall consider the proposed project, variance request, and the design characteristics of the architectural elevation to ensure it is consistent and compatible with the project site and adjacent areas.

FISCAL IMPACT

None.

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 15301(a), which applies to the construction of a single-family residence in a residential zone. All 6 SFRs will be constructed separately on their respective lots, with separate building permits, development impact fees, and property owners. Project is in an area that is not environmentally sensitive and all public services and facilities are available to allow development permissible within the General Plan. No further environmental review is necessary.

PUBLIC NOTICING AND COMMENTS

A public notice and agenda was posted on July 25, 2018 at 3 public locations and on the city website for the Historical Commission meeting that took place on August 1st. The meeting was continued to September 10; the new agenda was posted on September 5 to meet the requirements of the Brown Act Laws. Comments received at the aforementioned meetings were described in detail in the “Background and Summary” section of this staff report.

The Planning Commission public notice and agenda for this project was posted at 3 public locations and on the city website on September 12, 2018. A copy of the notice was also mailed to parcel owners within 300 feet of the project site. As of the date of this Staff Report, the City has not received any written or oral comments in favor or opposition of the project.

FINDINGS

Findings for the Variance

The applicant is requesting approval of a variance request of section 17.34.070(A), which requires a 5-foot and 15-foot side yard setback. This is due to the width of the lot, 25-feet less than the minimum 65-foot width requirement for newly created lots in the R-1 zone. The required setbacks would only allow for a 20-foot wide house, the approximate width of a 2-car garage. This would make it very difficult to create a functional floor plan. With an approved variance, each residence will have room for a front door entrance, a small porch, as well as more open space available for the future tenants.

- 1. That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

The existing lots of record (Tract 1961) are located in an area of the City where smaller lots were created and developed before the 7,200 square foot lot-size minimum was put in place by the Loma Linda Municipal Code. The subject lots range from 4,225 square feet to 5,261 square feet. They are smaller, shallower and irregular in shape when compared to lots in other single-family residential zoned properties. And because the San Timoteo Channel easement

runs across the northern areas of each parcel, each parcel was further reduced in size. In addition, pursuant to the Code, newly created lots must be 65 feet in width. The subject lots, however, have widths only 40 feet wide. The size, configuration, and location of the property make it difficult to construct a functional single-family dwelling unit. These special circumstances warrant approval of the requested variance.

2. *That such variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

The tract was originally improved with narrow lots. Since then many homes have been built with setbacks that do not comply with the current setback standards. In addition, within the subject neighborhood and other similar neighborhoods off of 1st Street, variances for setback reductions have been granted due to the small lot sizes. In order to develop the lot with a functional home, and to allow the property owner the same property rights possessed by other properties in the neighborhood with the same lot configuration, an encroachment of 5 feet into the side setback is necessary.

3. *That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.*

The proposed relief from Sections 17.32.030 of the LLMC will not be detrimental to the public welfare or injurious to property and improvements in that the proposed homes with reduced setbacks will remain on the subject site. Approval of the variance will allow the property owner to develop on the constrained lots. Upon approval, the construction will be subject to the necessary building code requirements to ensure compatibility and safety.

4. *The granting of such variances will be consistent with the General Plan for the city.*

The variance request to accommodate a setback relief from Sections 17.32.030 of the LLMC for minimum side yard requirements facilitates Policy No. 1.2 of the General Plan Housing Element (Chapter 5.0), which identifies the necessity to ensure the supply of safe, decent, and sound housing for all residents. The granting of the variance will allow the applicant to develop the lots with functional homes, similar to those found in the immediate neighborhood. Moreover, by permitting the variance and unique construction, the city is implementing Policy 2.3, which states that the city should “assist and cooperate with nonprofit, private, and public entities to maximize opportunities to develop affordable housing.”

5. *That a public hearing was held wherein the applicant is heard and in which he substantiates all of the conditions cited in this subsection.*

The project and variance request was reviewed at the August 1st and September 10th Historical Commission meeting. A Planning Commission public hearing has been scheduled for October 3, 2018. Conditions will be included as part of the project approval.

CONCLUSION

Staff recommends approval of the project as it is consistent with the General Plan and the findings can be made to support the approval of the variance request. The applicant has made every effort possible to provide the most appropriate layout, design, and architecture for this project and constrained site. The single-family residential use is a permitted use within the zone, and is compatible with the existing and future uses in the surrounding area. The homes will be sold to low-income families and first-time home buyers with a preference to U.S. Veterans. Approving the construction of the homes will provide the city housing opportunities that are much needed by Loma Linda's population.

Respectfully submitted,

Lorena A. Matarrita
Associate Planner

ATTACHMENTS

- A. Vicinity Map
- B. Project Plans
- C. Conditions of Approval

VICINITY MAP



N↑

PROJECT NAME

Casas de Bryn Mawr

@
Tract 1961, a Bryn Mawr Community
in The City of Loma Linda

STOCK PLAN 1269

Mary Erickson
Community Housing

--

DEVELOPER

PROJECT: Casa de Bryn Mawr
OWNER: Loma Linda Redevelopment Agency
PLAN 1,269 LIVING AREA = 1,269 sq.ft.

TYPE VB, SPRINKLERED
OCCUPANCY : R-3 / U-1

ALL WORK PERFORMED SHALL CONFORM WITH THE
APPLICABLE LAWS INCLUDING BUT NOT LIMITED TO;

APPLICABLE CODES:
Model Code: State Code:
2015 I.B.C. 2016 C.B.C.
2015 I.R.C. 2016 C.R.C.
2015 U.M.C. 2016 C.M.C.
2015 U.P.C. 2016 C.P.C.
2014 N.E.C. 2016 C.E.C.
2015 I.F.C. 2016 C.F.C.
2016 Cal. Green Building Code
2016 California Energy Code
All new work shall comply with
listed codes and all current
local and state amendments.

CONSTRUCTION DOCUMENTS: THE FOLLOWING ITEMS SHALL ALL BE CONSIDERED AS PART OF THE CONSTRUCTION DOCUMENTS

- 1) SOILS REPORT AS PROVIDED BY OWNER
- 2) STRUCTURAL CALCULATIONS AS PROVIDED BY JONATHAN ZANE ARCHITECTURE
- 3) ARCHITECTURAL DRAWINGS AS PROVIDED BY JONATHAN ZANE ARCHITECTURE
- 4) APPROVED SHOP DRAWINGS, PLAN REVISIONS, ADDENDUM & CLARIFICATION DRAWINGS AS REQUIRED

ERRORS, OMISSIONS & DISCREPANCIES: CONTRACTORS SHALL REVIEW CONSTRUCTION DOCUMENTS AND NOTIFY BUILDER, AND BUILDER SHALL NOTIFY ARCHITECT PROMPTLY AND BEFORE COMMENCING WORK IF KNOWN OF ERRORS, OMISSIONS, DISCREPANCIES IN THESE CONSTRUCTION DOCUMENTS OR PF ADVERSE JOB CONDITIONS. THE BUILDER IS RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS, OMISSIONS, & DISCREPANCIES OR CONDITIONS NOT REPORTED IN WRITING TO THE ARCHITECT.

ORGANIZATION: DO NOT CONSTRUCT THESE DOCUMENTS AS AN ATTEMPT BY THE ARCHITECT TO ESTABLISH CONTRACT LIMITS BETWEEN THE BUILDER AND THE CONTRACTORS.

DO NOT SCALE DRAWINGS

MATERIAL NOT HEREIN SHOWN OR INDICATED SHALL BE AS SPECIFIED BY THE BUILDER.

C/O Ayako Utsumi, Project Manager
Mary Erickson Community Housing
400 S. Ramona Ave., #212-U
Corona, CA 92879

SUBJECT: CERTIFICATE OF APPROPRIATENESS FOR APPLICATION NO'S P18-081 AND P18-082, a request for the review and approval of proposed architectural designs of 6 single-family residences on 6 different lots within the Low Density Residential Land Use Designation and Single-family Zone (R-1). Each will be 1,292 sq.ft. and have an attached 2-car garage and patio. Project includes a variance request to encroach up to 5 feet into the side yard setbacks. Homes will be located on Juanita Street, north of rail road tracks, south of the Historic Mission Overlay District. APNs: 0292-131-74, -75, -80, -81, -82, and -83.

Include on Site Plan or title page the following statement: Project will comply with the Loma Linda Connected Community Program (LLCCP) and each residence will be equipped with city's new fiber-optics interface and copper cabling. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits. Please note, other vendors and wiring plans can optionally be installed, provided the building meets the minimum code requirements. LLCCP can be found at following link:
<http://www.lomalinda-ca.gov/asp/Site/LLCCP/AboutLLCCP/Introduction/index.asp>

PROJECT DATA

JONATHAN L. ZANE ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT
LICENSE # C-11,046
958 NORTH LA CADENA DRIVE
COLTON, CALIFORNIA
92324-2750
(909) 825-7500

ARCHITECT

GENERAL NOTES

SOILS SOUTHWEST

897 Via Lata, Suite N
Colton, CA 92324
909-370-0474

Job Number: --
Prepared For
Single Family in-fill Lot Development
Bryn Mawr Community, Loma Linda
Tract 1961

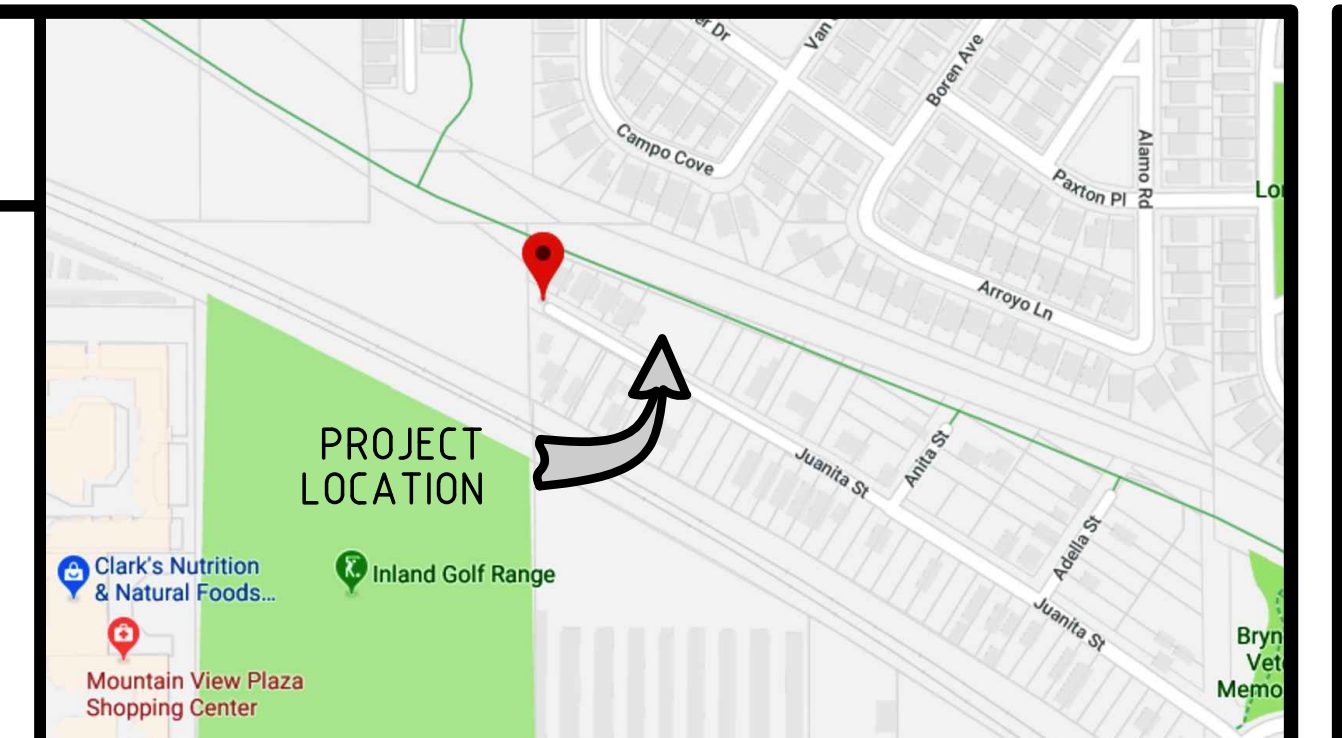
Soils Engineer

Sanderson-Gutierrez

Civil Engineers & Land Surveyors, Inc
9668 Milliken Avenue Suite 104-149
Rancho Cucamonga, CA
91730
909-980-1211

Louis T. Gutierrez; RCE NO. 28501

Civil Engineer



VICINITY MAP

- T-1 TITLE SHEET
- C-1 SITE PLAN
- C-2 SITE PLAN - DETAIL PLAN
- A-1 FLOOR PLAN
- A-1.1 FLOOR PLAN - DOUBLE GARAGE
- A-1.3 FLOOR PLAN - LAYOUT
- A-2.0 EXTERIOR COLOR ELEVATIONS
- A-2 EXTERIOR (FRONT) ELEVATIONS
- A-2.1 EXTERIOR ELEVATION - LOT 44
- A-2.2 EXTERIOR ELEVATION - LOT 45
- A-2.3 EXTERIOR ELEVATION - LOT 46
- A-2.4 EXTERIOR ELEVATION - LOT 47
- A-2.5 EXTERIOR ELEVATION - LOT 48
- A-2.6 EXTERIOR ELEVATION - LOT 49
- A-5 ROOF PLAN(s)

SHEET INDEX

Assessor's Parcel Number(s):	0292-131-74 0292-131-80 0292-131-82	0292-131-75 0292-131-81 0292-131-83
Owner :	Loma Linda Redevelopment Agency 25541 Barton Road Loma Linda, CA 92354	
Developer: (Applicant)	Mary Erickson Community Housing 400 S. Ramona Ave. Corona, CA 92879	
Site Address:	0292-131-74 (25952 Juanita St.) 0292-131-80 (T.B.D.) Juanita St.) 0292-131-82 (T.B.D.) Juanita St.) Juanita Street Loma Linda (Bryn Mawr), CA 92318	0292-131-75 (25962 Juanita St.) 0292-131-81 (T.B.D.) Juanita St.) 0292-131-83 (T.B.D.) Juanita St.)
Legal Desc.:	SEE INDIVIDUAL PROPERTY DETAILS SHEET T-1	
Lot Number(s):	0292-131-74 (Lot 48) 0292-131-80 (Lot 47) 0292-131-82 (Lot 45)	0292-131-75 (Lot 49) 0292-131-81 (Lot 46) 0292-131-83 (Lot 44)
Tract Number:	1961	
Census tract:	0073.06	
County:	San Bernardino	
Lot Size:	SEE INDIVIDUAL PROPERTY NOTE, SHEET C-1	
Use:	VACANT (Single Family Residence)	
Zone:	R-1	
Allowable Lot Coverage:	60% (SEE INDIVIDUAL PROPERTY NOTE, SHEET C-1) (For existing, non-conforming Lots)	
Proposed Type of Construction:	VB, Sprinklered	
Proposed Occupancy:	R-3 / U	

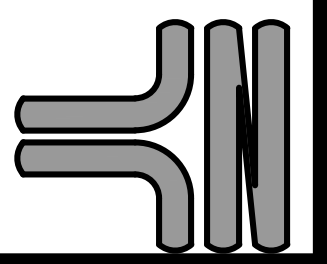
SCOPE OF WORK:
Proposed 1,269 sq.ft. single family residence stock plans for (6) in-fill lots in existing Tract 1961 in the Bryn Mawr Community, City of Loma Linda.

ATTACHMENT B

REVISIONS

DATE: BY:

JONATHAN L. ZANE ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046
958 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7500



DATE: 9/25/2018

SUBMITTALS

DATE: PHASE

5/24/18 Historic commission

9/5/18 Hist. commission 2

9/25/18 Planning commission

Stock Plan

A PROJECT FOR:
Casas de Bryn Mawr
LOCATED AT:
Juanita Street
Loma Linda, CA
92324

APPLICABLE CODES:
Model Code: State Code:
2015 I.B.C. 2016 C.B.C.
2015 I.R.C. 2016 C.R.C.
2015 U.M.C. 2016 C.M.C.
2015 U.P.C. 2016 C.P.C.
2014 N.E.C. 2016 C.E.C.
2015 I.F.C. 2016 C.F.C.
2016 Cal. Green Building Code
2016 California Energy Code
All new work shall comply with
listed codes and all current
local and state amendments.

DATE: 04/25/2018

SCALE: NO SCALE

DRAWN: art.s.

JOB: 1822

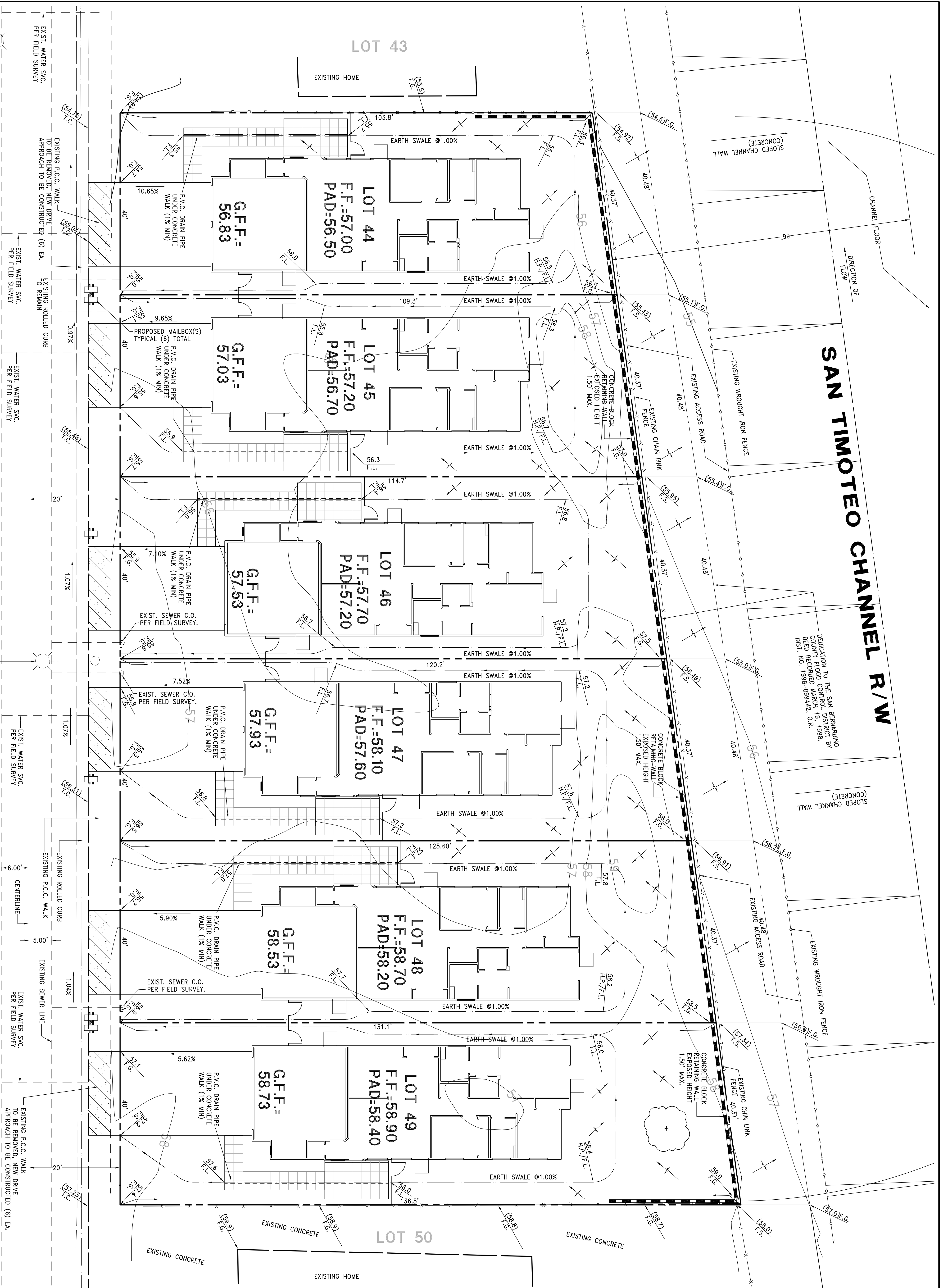
SHEET:

T-1

NOTICE: The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purpose whatsoever without the written consent of Jonathan L. Zane, Architect.

SAN TIMOTEO CHANNEL R/W

DEDICATION TO THE SAN BERNARDINO COUNTY GOOD CONTROL DISTRICT BY DEED NO. 1998-094442, O.R. NSI. NO. 1998-094442, O.R.



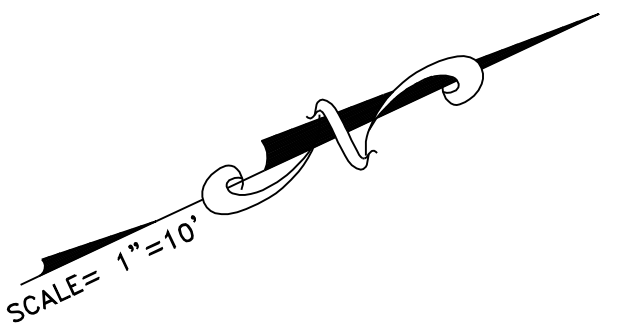
Casas de Bryn Mawr

CONCEPTUAL GRADING PLAN

TRACT NO. 1961, GARDENA SUBDIVISION M.B.28/61 (revised 8-22-2018)

CERTIFICATE OF APPROPRIATENESS FOR APPLICATION NO'S. P18-081 and P18-082

NOTES:
G.F.F. DENOTES THE GARAGE FINISH FLOOR AT THE OVERHEAD DOOR. THE GARAGE FLOOR SHALL SLOPE 0.167' (27" UP) TO THE DWELLING FINISH FLOOR.



SANDERSON-GUTIERREZ

CIVIL ENGINEERS & LAND SURVEYORS, INC.
9669 MILLIKEN AVENUE, SUITE 104-145, RANCHO CUCUMBERA, CA 91739
(909) 992-1211
JUN 2018-018

LOUIS T. GUTIERREZ, RCE NO. 28501, EXP. 3/31/20

9-25-2018
DATE

Casas de Bryn Mawr

LOCATED AT:
 Juanita Street
 Loma Linda, CA
 92354

EXISTING WROUGHT IRON
 FENCE TO REMAIN - (SAN TIMOTEO CHANEL)

NO PROPOSED FENCE/WALL
 REAR PROPERTY LINE, EXISTING
 C.L. FENCE TO REMAIN - TYP.

NO PROPOSED FENCE/WALL
 REAR PROPERTY LINE, EXISTING
 C.L. FENCE TO REMAIN - TYP.

PROPOSED 6'
 VINYL FENCE

PROPOSED 6'
 VINYL FENCE

PROPOSED 6'
 VINYL FENCE

A.P.N. 0292-131-83
 LOT NUMBER: 44
 ±4,242 sq.ft.
 Lot Coverage: 1794/4242 = 40.52%

A.P.N. 0292-131-82
 LOT NUMBER: 45
 ±4,509 sq.ft.
 Lot Coverage: 1794/4509 = 39.57%

A.P.N. 0292-131-81
 LOT NUMBER: 46
 ±4,725 sq.ft.
 Lot Coverage: 1794/4725 = 36.80%

A.P.N. 0292-131-80
 LOT NUMBER: 47
 ±4,944 sq.ft.
 Lot Coverage: 1794/4944 = 35.17%

A.P.N. 0292-131-74
 LOT NUMBER: 48
 ±5,160 sq.ft.
 Lot Coverage: 1794/5160 = 33.10%

A.P.N. 0292-131-75
 LOT NUMBER: 49
 ±5,341 sq.ft.
 Lot Coverage: 1794/5341 = 32.52%

EXISTING 6' HOOD
 FENCE TO REMAIN

5'-0" DEDICATION
 TO BE RECORDED BY BUILDER

5'-0" DEDICATION
 TO BE RECORDED BY BUILDER

EXISTING CONC. WALK
 W/LTD. ACCESS CURB

MIN. 6" THK. (NOM.) CONC. DRIVE
 APPROACH w/LIMITED ACCESS
 CURB & GUTTER PER CITY STANDARD
 R-2.4 TO MATCH EXISTING
 AREA OF 5'-0" DEDICATION AREA

MIN. 6" THK. (NOM.) CONC. DRIVE
 APPROACH w/LIMITED ACCESS
 CURB & GUTTER PER CITY STANDARD
 R-2.4 TO MATCH EXISTING

MIN. 6" THK. (NOM.) CONC. DRIVE
 APPROACH w/LIMITED ACCESS
 CURB & GUTTER PER CITY STANDARD
 R-2.4 TO MATCH EXISTING

MIN. 6" THK. (NOM.) CONC. DRIVE
 APPROACH w/LIMITED ACCESS
 CURB & GUTTER PER CITY STANDARD
 R-2.4 TO MATCH EXISTING

EXISTING CONC. ROLLED
 CURB & GUTTER

EXISTING CONC. DRIVE APPROACH
 w/ROLLED CURB & GUTTER

Juanita

Street

PROVIDE MIN. 36" CLEAR
 CONC. WALK AROUND EXISTING
 LIGHT STANDARD

EXISTING UTILITY POLE

EXISTING FIRE HYDRANT

EXISTING POSTAL GANG BOX LOCATED @
 ANITA & JUANITA, PARCEL 49 (25416 JUANITA ST.)
 ADDITION OF (6) NEW SPACES TO BE REVIEWED &
 APPROVED BY U.S.P.S. POST MASTER

EXISTING UTILITY POLE

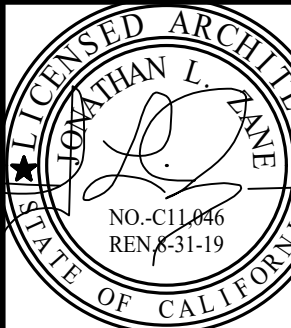
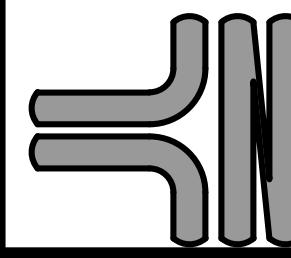
25'-0"
 (EXISTING)

NOTICE: The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect.

REVISIONS

DATE: BY:

JONATHAN L. ZANE
 ARCHITECTURE
 JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11046
 455 NORTH LA CADENA DRIVE
 COLTON, CA 92324 (909) 825-1500



DATE: 9/25/2018

SUBMITTALS

DATE: PHASE

5/24/18 Historic commission

9/5/18 Hist. commission_2

9/25/18 Planning commission

Stock Plan

A PROJECT FOR:
Casas de Bryn Mawr
 LOCATED AT:
 Juanita Street
 Loma Linda, CA
 92354

APPLICABLE CODES:
 State Code: 2018 CBC
 Model Code: 2018 CBC
 Local Code: 2018 CBC
 2018 IBC
 2018 LIRC
 2018 MFC
 2018 PFC
 2018 SFC
 2018 TFC
 2018 UFC
 2018 VFC
 2018 WFC
 2018 YFC
 2018 ZFC
 All new work shall comply with local codes and ordinances.

DATE: 04/25/2018

SCALE: 1" = 10'-0"

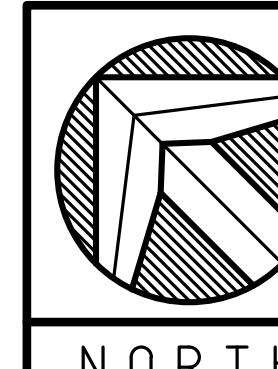
DRAWN: art.s.

JOB: 1822

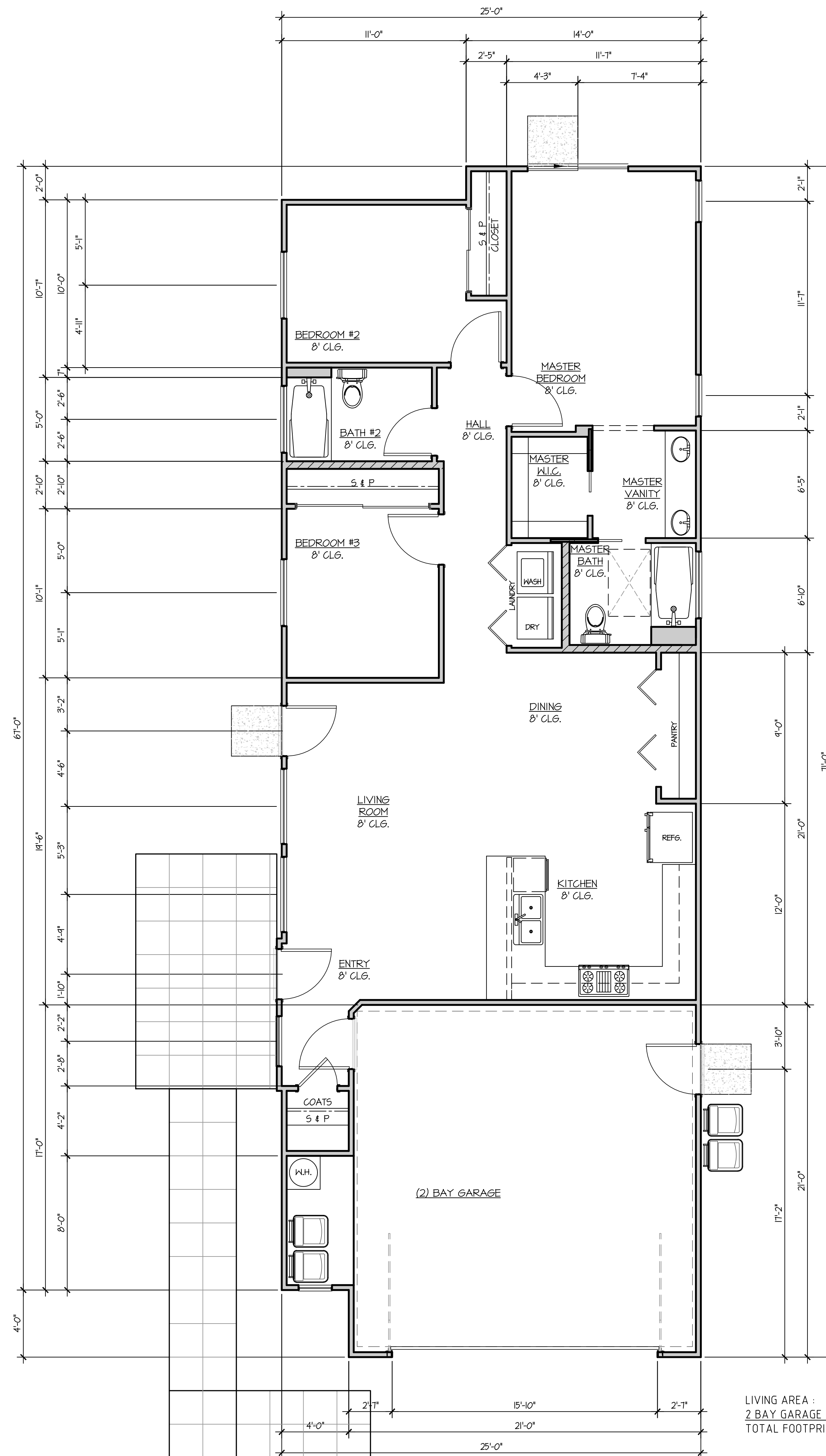
SHEET:

C-1

PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"



NOTICE: The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect.

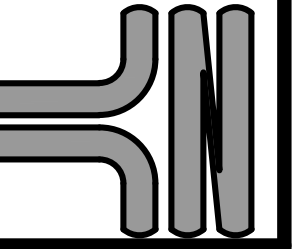


FLOOR PLAN - STANDARD PLAN
SCALE: 1/4" = 1'-0"

LIVING AREA : 1,269 sq.ft.
2 BAY GARAGE : 470 sq.ft.
TOTAL FOOTPRINT : 1,739 sq.ft.

REVISIONS	
DATE:	BY:

JONATHAN L. ZANE
ARCHITECTURE
455 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 925-1500



DATE :	9/24/2018
SUBMITTALS	
DATE:	PHASE
5/24/18	Historic commission
9/5/18	Hist. commission_2
9/24/18	Planning commission

Stock Plan

Casas de Bryn Mawr

LOCATED AT:
Juanira Street
Loma Linda, CA
92354

A PROJECT FOR:

APPLICABLE CODES:

Model Code:	State Code:
2015 IBC	2016 CBC
2015 IBC	2016 CBC
2015 IBC	2016 CBC
2015 IBC	2016 CBC
2015 IBC	2016 CBC
2015 IBC	2016 CBC
2015 IBC	2016 CBC
2015 IBC	2016 CBC
2015 IBC	2016 CBC
2015 IBC	2016 CBC
2015 IBC	2016 CBC

2016 Cal. Green Building Code
All work shall comply with local codes and ordinances.

DATE : 04/25/2018

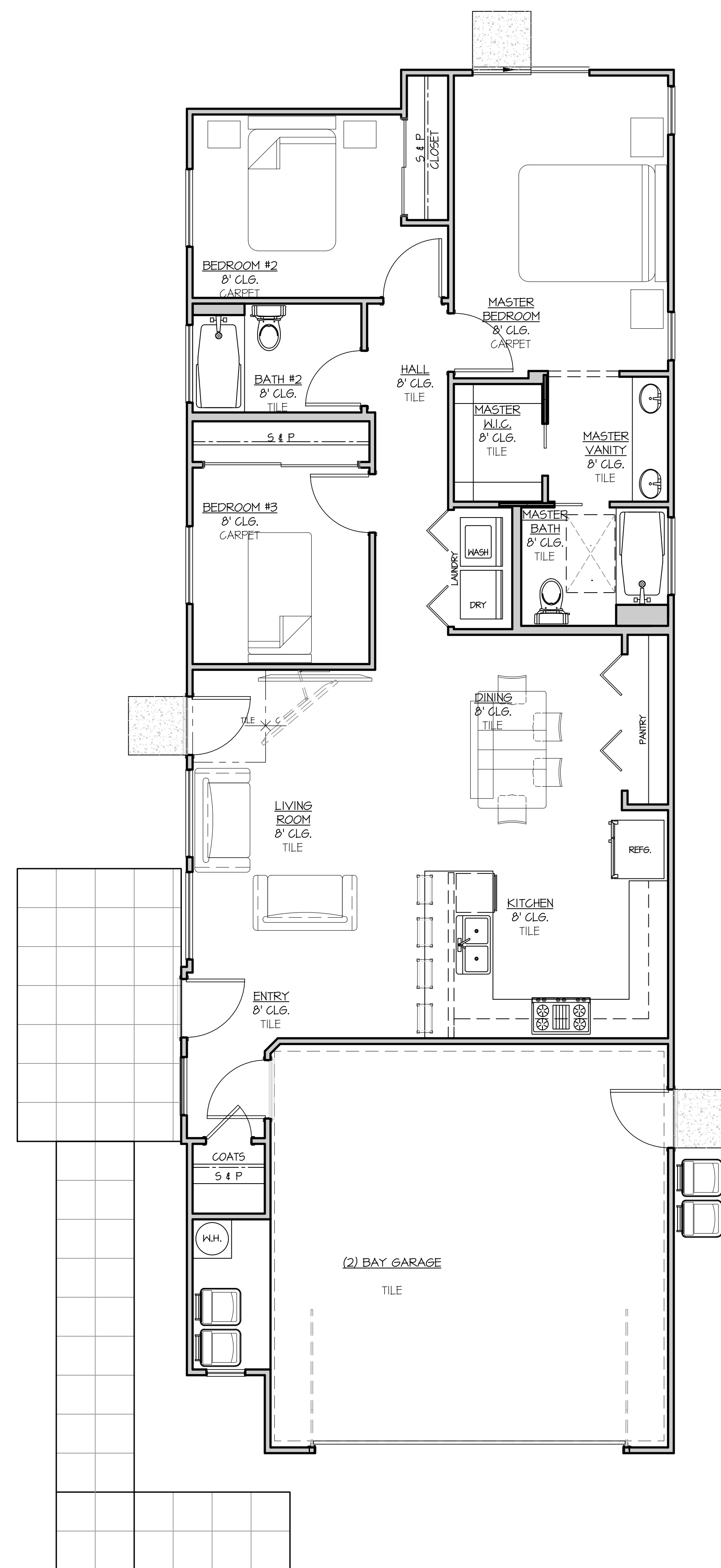
SCALE: 1/4" = 1'-0"

DRAWN: art.s.

JOB : 1822

SHEET :

NOTICE: The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect.



LIVING AREA : 1,269 sq.ft.
 2 BAY GARAGE : 470 sq.ft.
 TOTAL FOOTPRINT : 1,739 sq.ft.

FLOOR PLAN - LAYOUT
 SCALE : 1/4" = 1'-0"

REVISIONS	
DATE:	BY:

JONATHAN L. ZANE
 ARCHITECTURE
 455 NORTH LA CADENA DRIVE
 COLTON, CA 92324 (909) 825-7500

Stock Plan

A PROJECT FOR:
Casas de Bryn Mawr
 LOCATED AT:
 Juanra Street
 Loma Linda, CA
 92354

APPLICABLE CODES:
 Model Code: 2016 IBC, 2016 IBC, 2016 IBC, 2016 IBC, 2016 IBC, 2016 IBC
 State Code: 2016 IBC, 2016 IBC, 2016 IBC, 2016 IBC, 2016 IBC, 2016 IBC
 All work shall comply with local and state amendments.

DATE : 04 / 25 / 2018

SCALE : 1/4" = 1'-0"

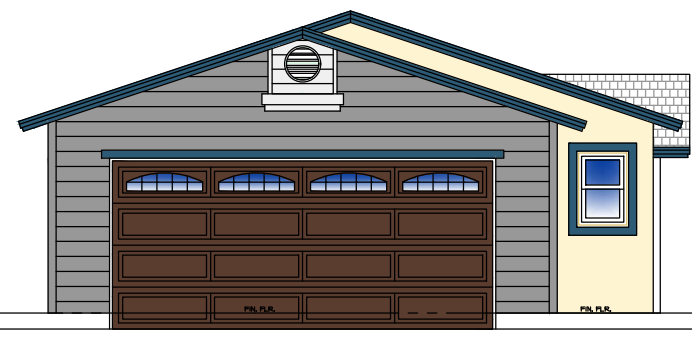
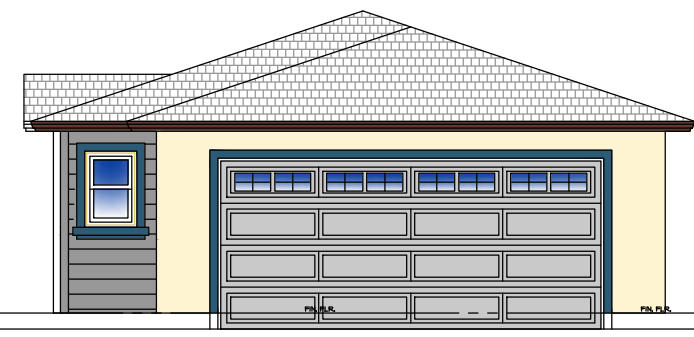
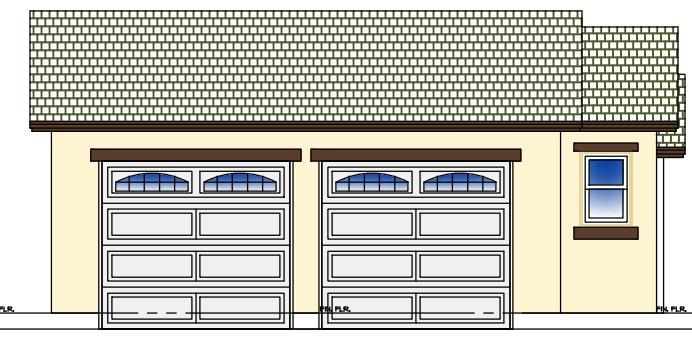
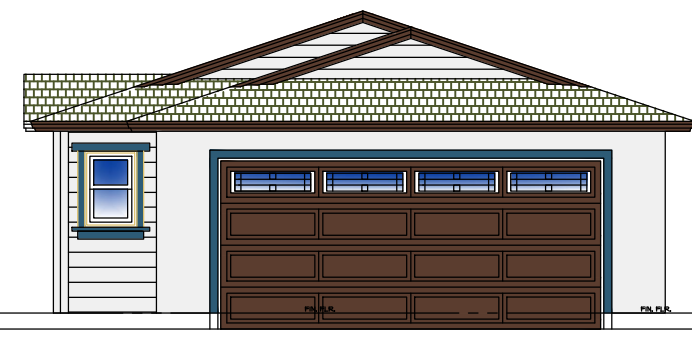
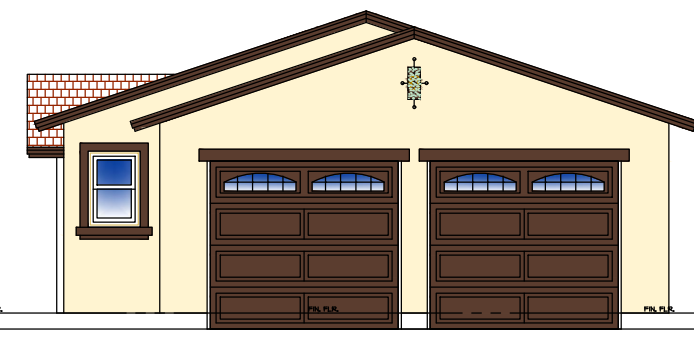
DRAWN : art.s.

JOB : 1822

SHEET :

A-1.3

NOTICE: The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect.



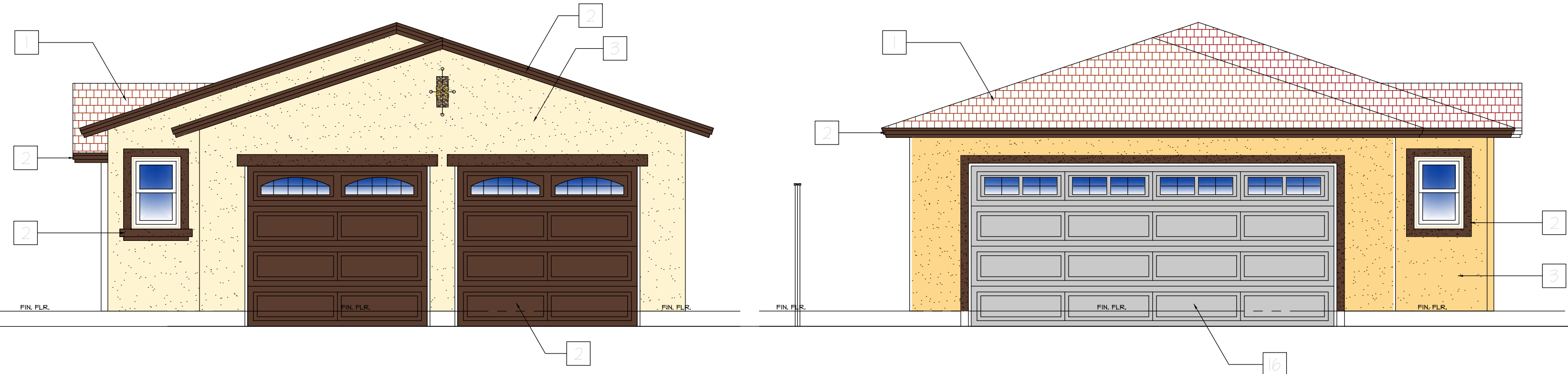
FRONT ELEVATION - LOT 44 & 45
SCALE: 1/8" = 1'-0"

FRONT ELEVATION - LOT 46 & 47
SCALE: 1/8" = 1'-0"

FRONT ELEVATION - LOT 48 & 49
SCALE: 1/8" = 1'-0"

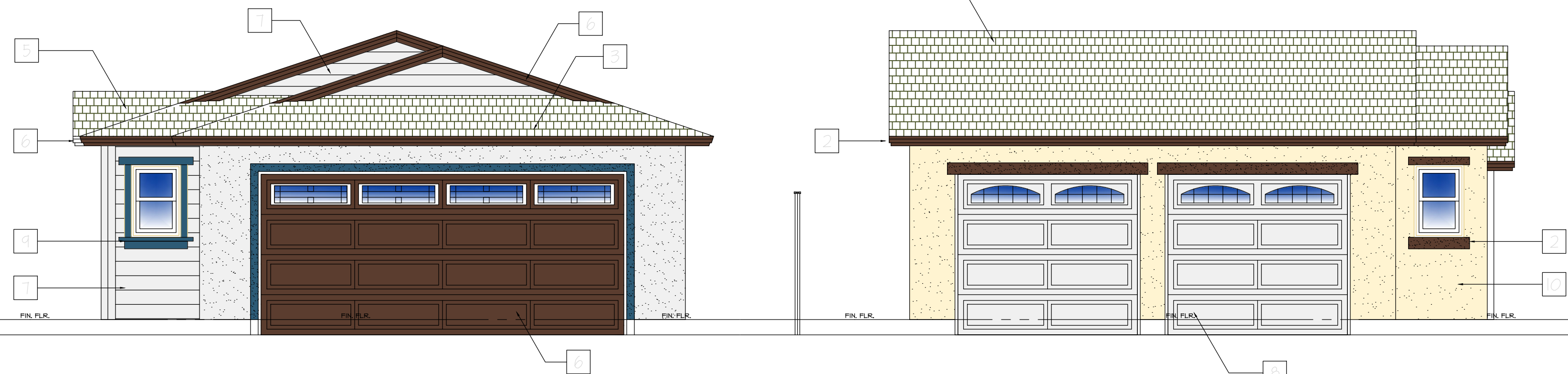
STREET PLAN - ELEVATIONS
SCALE: 1/8" = 1'-0"

- 1 "LANDMARK" - TERRA COTTA BLEND CERTAINTeed ASPHALT SHINGLE ROOF
- 2 DE6084 ROXY BROWN (TRIM COLOR)
- 3 DE5423 GOLDEN RAYS (STUCCO FIELD COLOR - Lot 44)
- 4 DE5420 COUNTRY SUMMER (STUCCO FIELD COLOR - Lot 45)



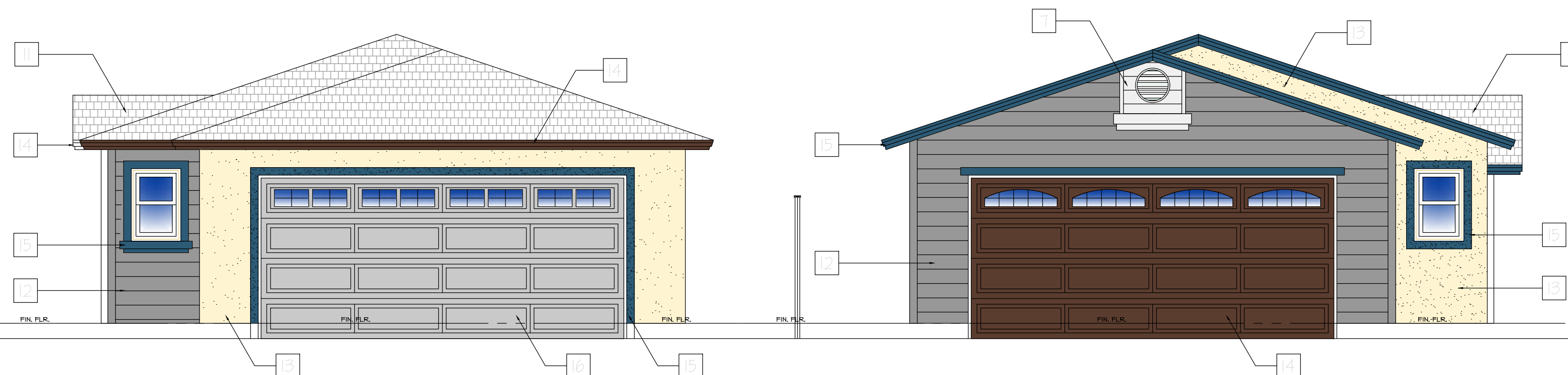
FRONT ELEVATION - LOT 44 & 45
SCALE: 1/4" = 1'-0"

- 5 "LANDMARK" - HUNTER GREEN CERTAINTeed ASPHALT SHINGLE ROOF
- 6 DE6084 ROXY BROWN (TRIM COLOR)
- 7 HardiePlank V-Lap SIDING "ColorPlus" LIGHT MIST
- 8 DEW380 WHITE (-1) (STUCCO FIELD COLOR) (ACCENT COLOR AS APPLICABLE)
- 9 DET587 CLEMATIS BLUE (TRIM COLOR - DOORS & WINDOWS)
- 10 DE5423 GOLDEN RAYS (STUCCO FIELD COLOR)



FRONT ELEVATION - LOT 46 & 47
SCALE: 1/4" = 1'-0"

- 11 "LANDMARK" - BIRCHWOOD CERTAINTeed ASPHALT SHINGLE ROOF
- 12 HardiePlank V-Lap SIDING "ColorPlus" IRON GRAY
- 13 DE5423 GOLDEN RAYS (STUCCO FIELD COLOR)
- 14 DE6084 ROXY BROWN (TRIM COLOR - FASCIA)
- 15 DET587 CLEMATIS BLUE (TRIM COLOR)
- 16 DE6346 SILVER SPRINGS (TRIM COLOR)



FRONT ELEVATION - LOT 48 & 49
SCALE: 1/4" = 1'-0"

REVISIONS	
DATE	BY


JONATHAN L. ZANE ARCHITECTURE
 JONATHAN L. ZANE, ARCHITECT - CAL. LIC. #C-110446
 455 NORTH LLA CADENA DRIVE
 COLTON, CA 92324 (951) 825-1500


 JONATHAN L. ZANE
 ARCHITECT
 STATE OF CALIFORNIA
 No. 10523
 Exp. 01-19

DATE: 01/24/2018	PHASE:
DATE: 02/27/18	Historic Commission
DATE: 03/15/18	Historic Commission
DATE: 03/24/18	Planning Commission

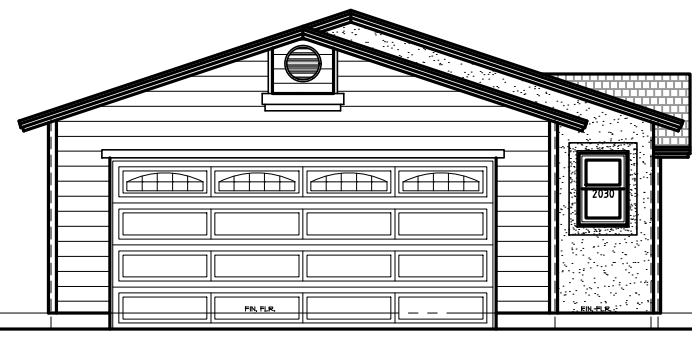
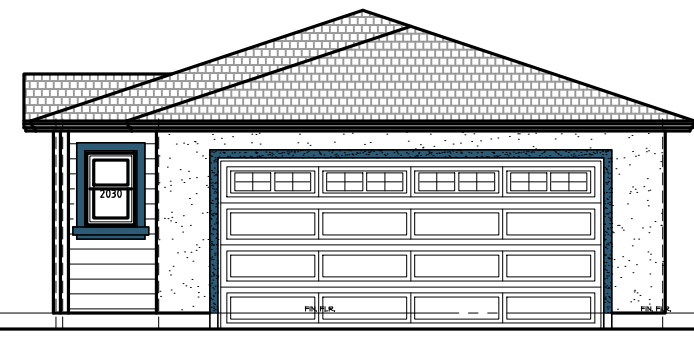
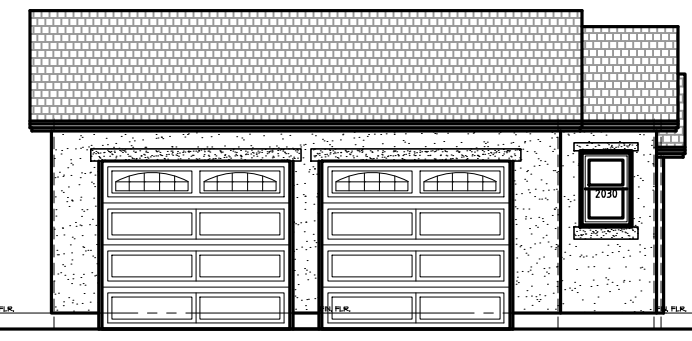
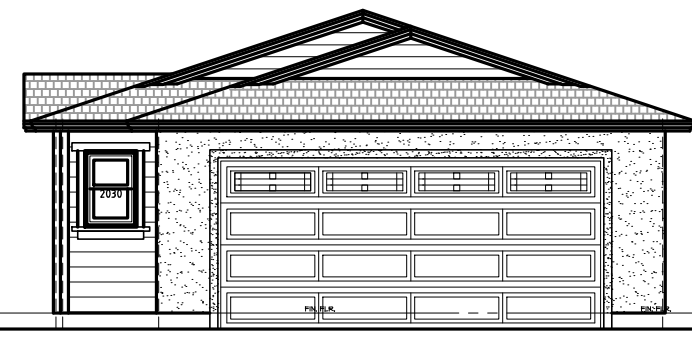
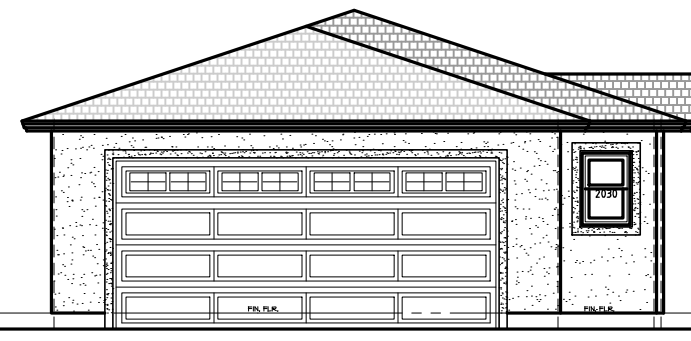
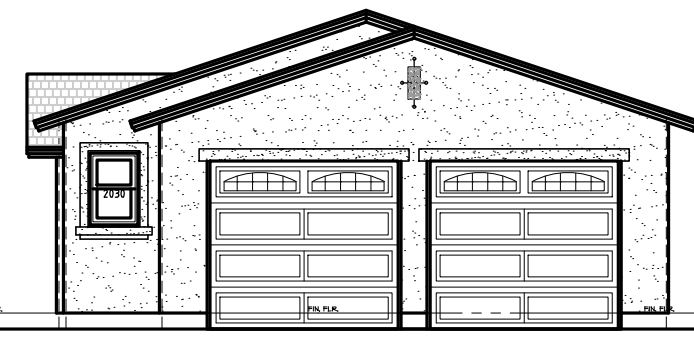
Stock Plan

Casas de Bryn Mawr
 LOCATED AT:
 Joamra Street
 Loma Linda, CA
 92354

APPLICABLE CODES
2015 IBC
2015 LBC
2015 CBC
2015 MFC
2015 PFC
2015 SFC
2015 TFC
2015 UFC
2015 VFC
2015 WFC
2015 XFC
2015 YFC
2015 ZFC
2015 AFC
2015 BFC
2015 CFC
2015 DFC
2015 EFC
2015 FFC
2015 GFC
2015 HFC
2015 IFC
2015 JFC
2015 KFC
2015 LFC
2015 MFC
2015 NFC
2015 OFC
2015 PFC
2015 QFC
2015 RFC
2015 SFC
2015 TFC
2015 UFC
2015 VFC
2015 WFC
2015 XFC
2015 YFC
2015 ZFC

DATE: 04/25/2018	SCALE: AS NOTED
DRAWN: art s	JOB: 1822
SHEET: A-2.0	

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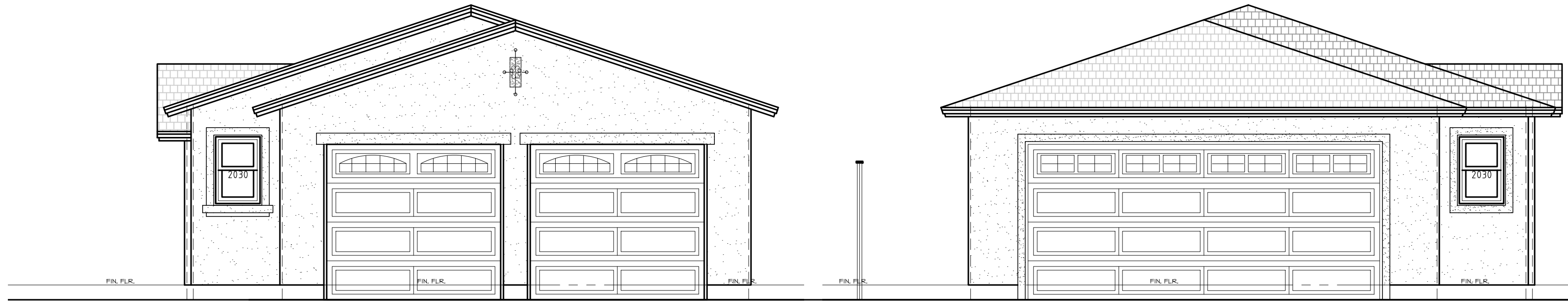


FRONT ELEVATION - LOT 44 & 45
SCALE: 1/8" = 1'-0"

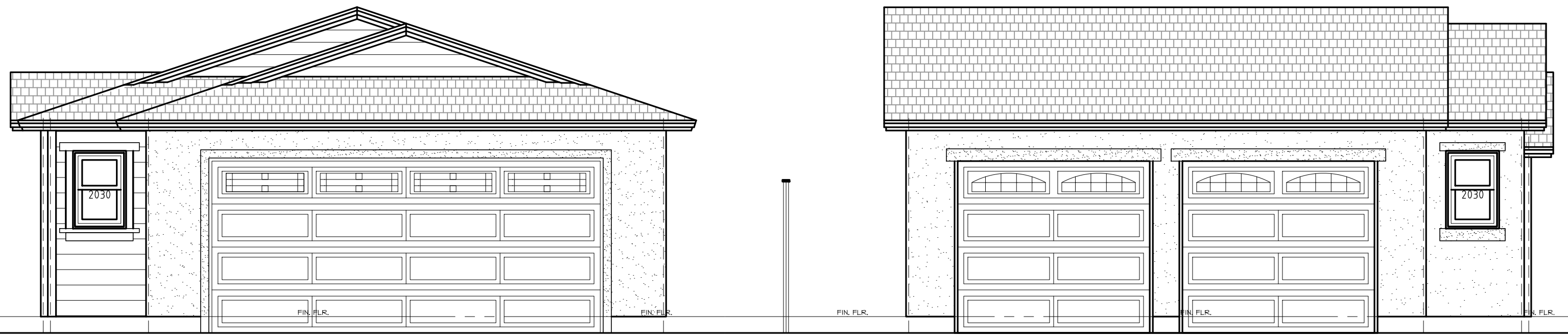
FRONT ELEVATION - LOT 46 & 47
SCALE: 1/8" = 1'-0"

FRONT ELEVATION - LOT 48 & 49
SCALE: 1/8" = 1'-0"

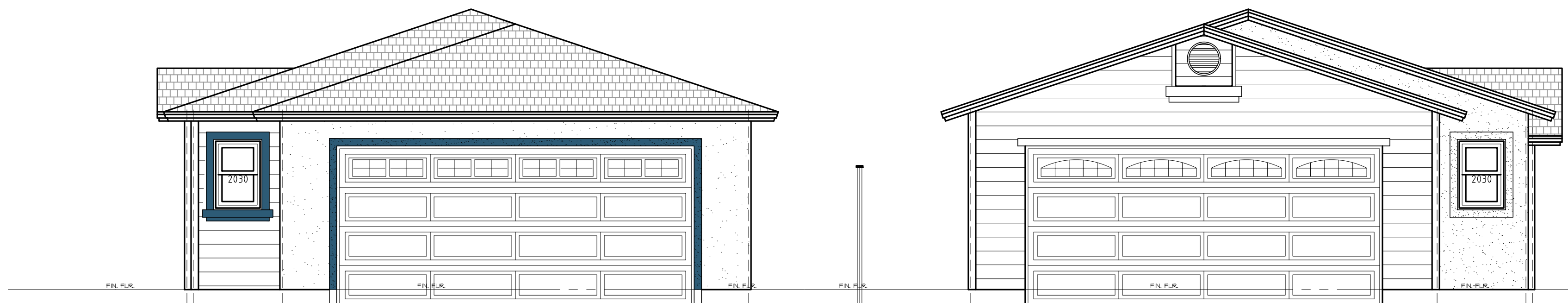
STREET PLAN - ELEVATIONS
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - LOT 44 & 45
SCALE: 1/4" = 1'-0"



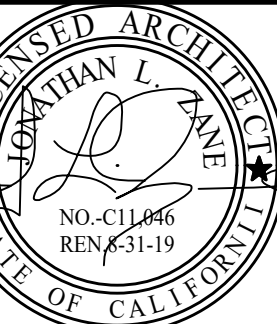
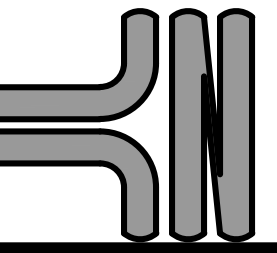
FRONT ELEVATION - LOT 46 & 47
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - LOT 48 & 49
SCALE: 1/4" = 1'-0"

REVISIONS	
DATE:	BY:

JONATHAN L. ZANE
 ARCHITECTURE
 JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11046
 458 NORTH LA CADENA DRIVE
 COLTON, CA 92324 (909) 825-1500



DATE:	9/24/2018
SUBMITTALS	PHASE
5/24/18	Historic commission
9/5/18	Hst. commission_2
9/24/18	Planning commission

Stock Plan

A PROJECT FOR:
Casas de Bryn Mawr
 LOCATED AT:
 Juamra Street
 Loma Linda, CA
 92354

APPLICABLE CODES:

Model Code:	2015 IBC
State Code:	2016 CBC
	2016 CFC
	2016 MFC
	2016 OFC
	2016 PFC
	2016 SFC
	2016 TFC
	2016 UFC
	2016 VFC
	2016 WFC
	2016 YFC
	2016 ZFC

2018 Cal. Green Building Code
 All new work shall comply with
 local codes and all amendments.
 based on state administrative.

DATE: 04/25/2018

SCALE: AS NOTED

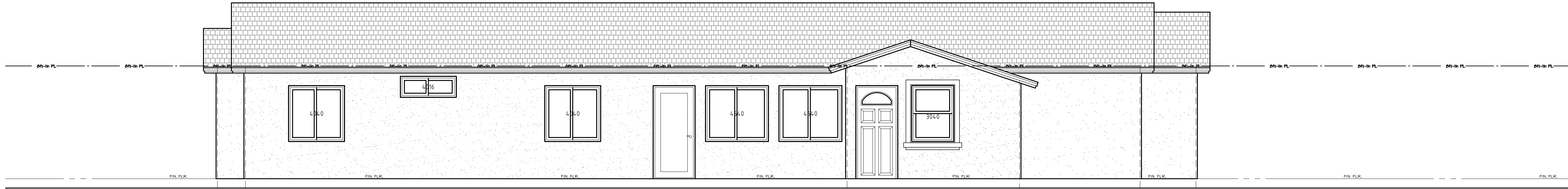
DRAWN: art.s.

JOB: 1822

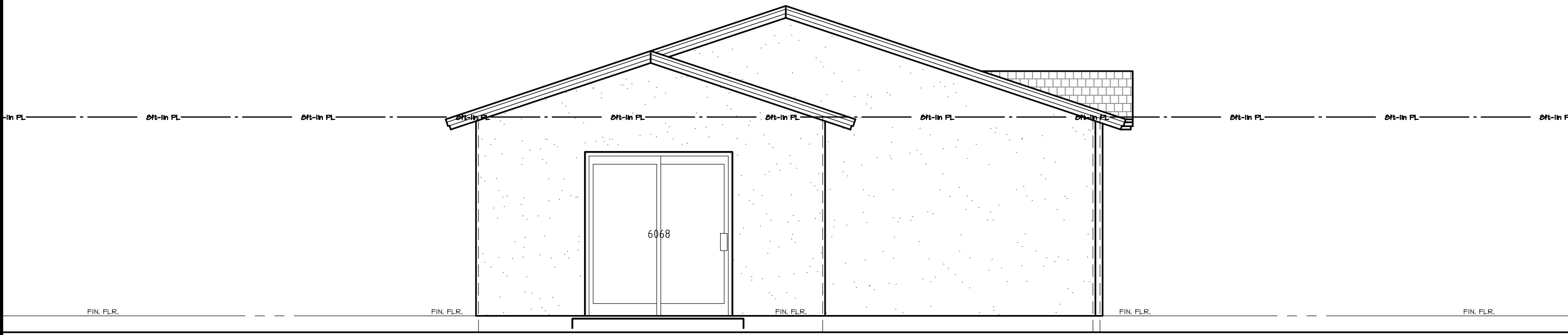
SHEET:

A-2

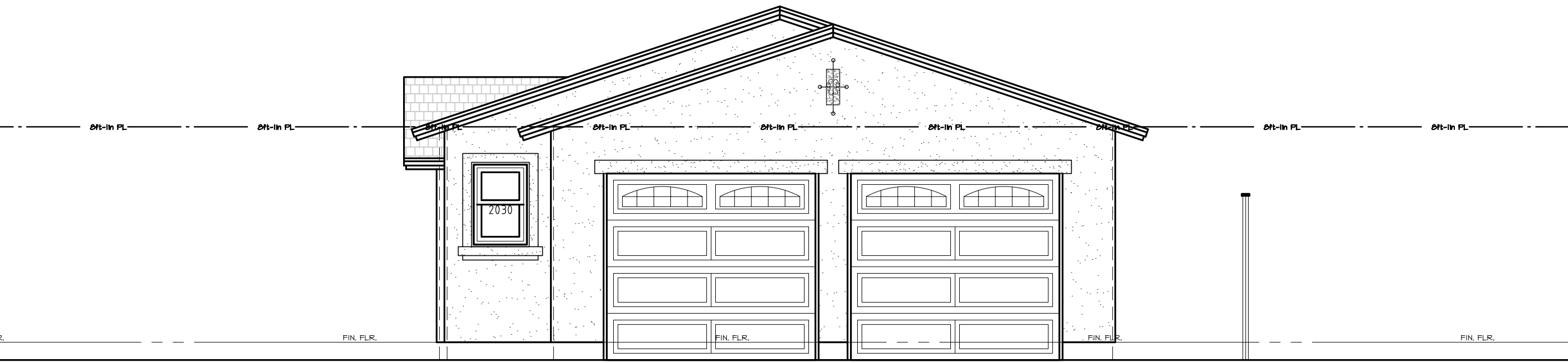
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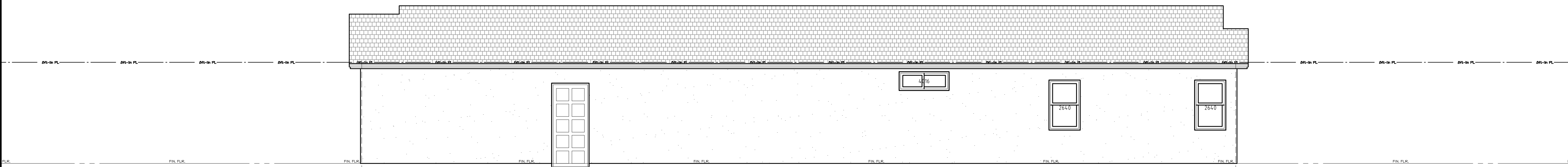
LEFT SIDE ELEVATION - Lot 44
SCALE : 1/4" = 1'-0"



REAR ELEVATION - Lot 44
SCALE : 1/4" = 1'-0"



FRONT ELEVATION - Lot 44
SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION - Lot 44
SCALE : 1/4" = 1'-0"

REVISIONS	
DATE:	BY:

JONATHAN L. ZANE
ARCHITECTURE

JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11046
958 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-1500

DATE : 9/24/2018
SUBMITTALS PHASE
5/24/18 Historic commission
9/5/18 Hist. commission_2
9/24/18 Planning commission

Stock Plan

A PROJECT FOR:
Casas de Bryn Mawr
LOCATED AT:
Juanita Street
Loma Linda, CA
92354

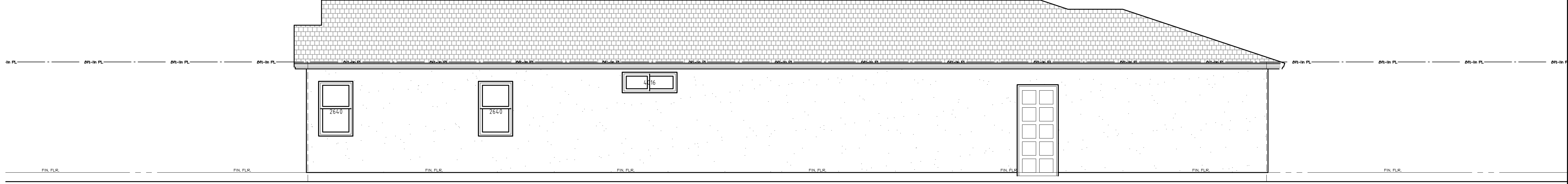
APPLICABLE CODES:
Model Code: 2015 IBC, 2016 IBC, 2018 IBC, 2021 IBC
State Code: 2015 IBC, 2016 IBC, 2018 IBC, 2021 IBC
Local Ordinance: 2015 IBC, 2016 IBC, 2018 IBC, 2021 IBC
2018 Cal. Green Building Code
All new work shall comply with local and state requirements.

DATE : 04 / 25 / 2018

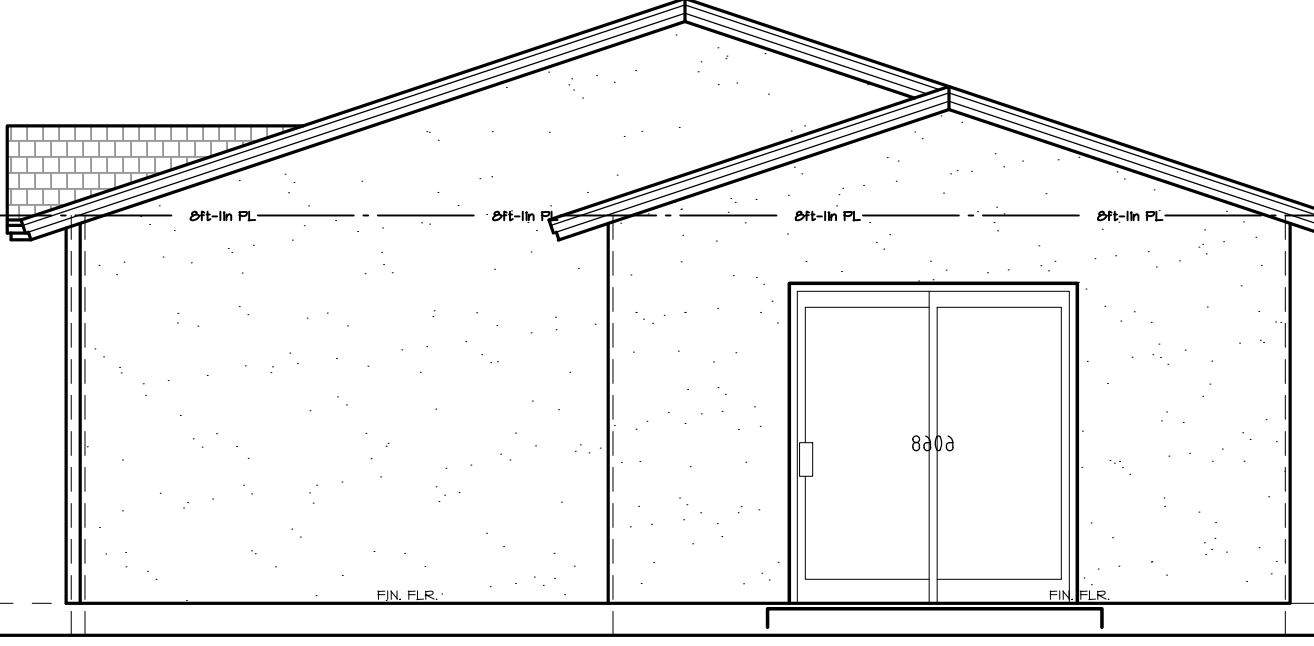
SCALE :
DRAWN : art.s.
JOB : 1822

SHEET :
A-2.1

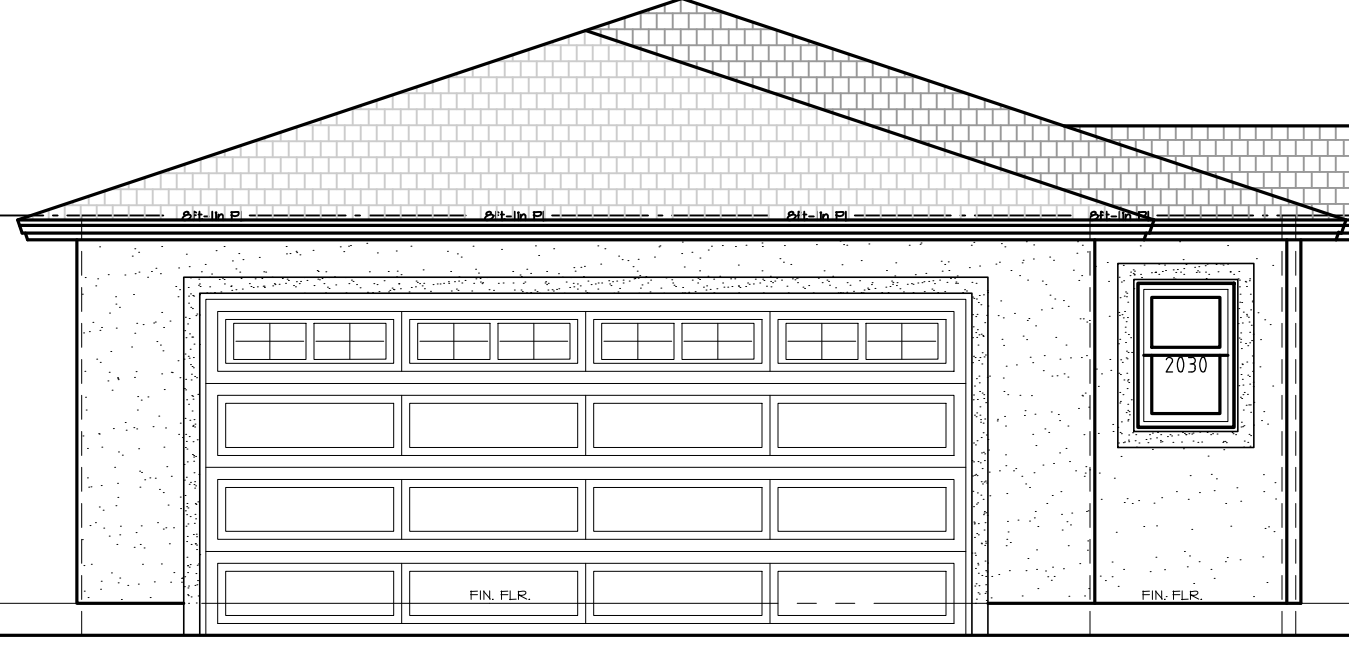
NOTICE: The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect.



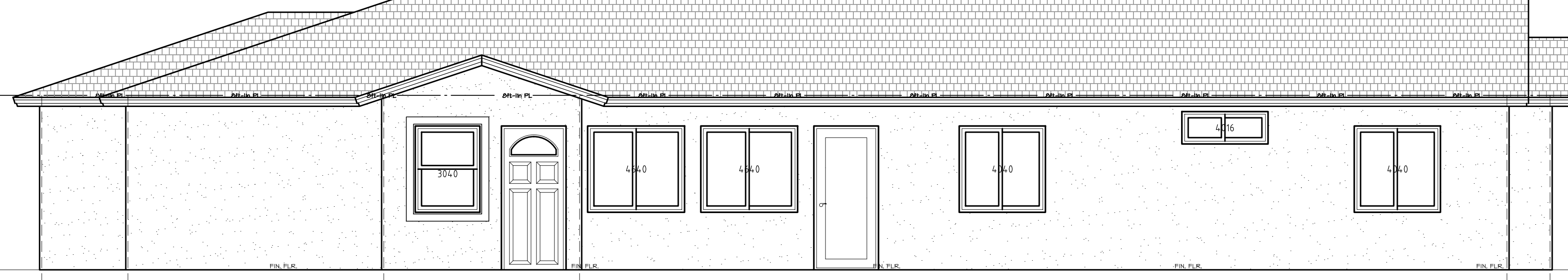
LEFT SIDE ELEVATION - Lot 45
SCALE: 1/4" = 1'-0"



REAR ELEVATION - Lot 45
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - Lot 45
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION - Lot 45
SCALE: 1/4" = 1'-0"

REVISIONS	
DATE:	BY:

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11046
458 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-1500

JLZ

JONATHAN L. ZANE
ARCHITECT
NO. C11046
REV. 31-19
STATE OF CALIFORNIA

DATE:	9/24/2018
SUBMITTALS	PHASE
5/24/18	Historic commission
9/5/18	Hist. commission_2
9/24/18	Planning commission

Stock Plan

A PROJECT FOR:

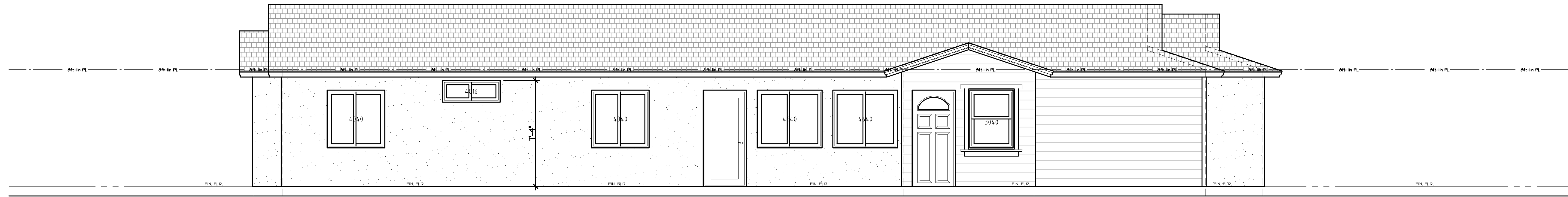
Casas de Bryn Mawr

LOCATED AT:
Juanra Street
Loma Linda, CA
92354

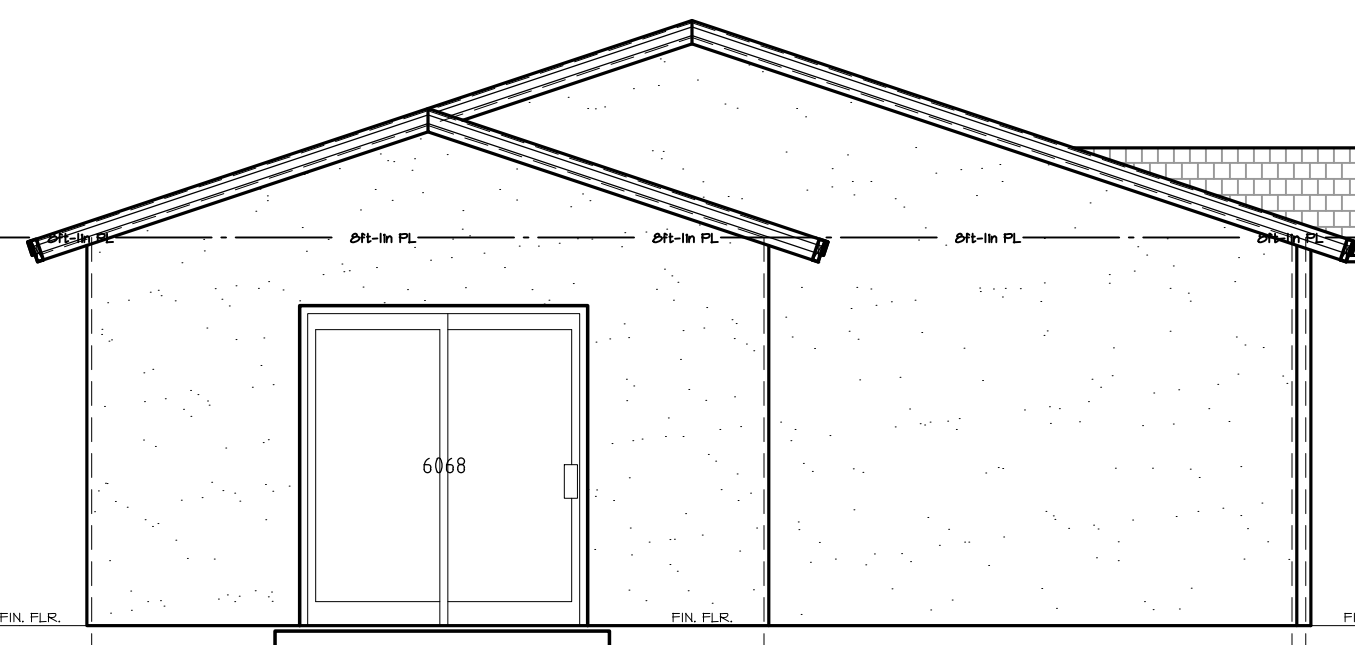
APPLICABLE CODES: State Code: 2015 IBC, 2016 IBC, 2018 IBC, 2019 IBC, 2020 IBC, 2021 IBC, 2022 IBC, 2015 IBC, 2016 IBC, 2018 IBC, 2019 IBC, 2020 IBC, 2021 IBC, 2022 IBC. All work shall comply with local codes and ordinances.

DATE:	04/25/2018
SCALE:	
DRAWN:	art.s.
JOB:	1822
SHEET:	A-2.2

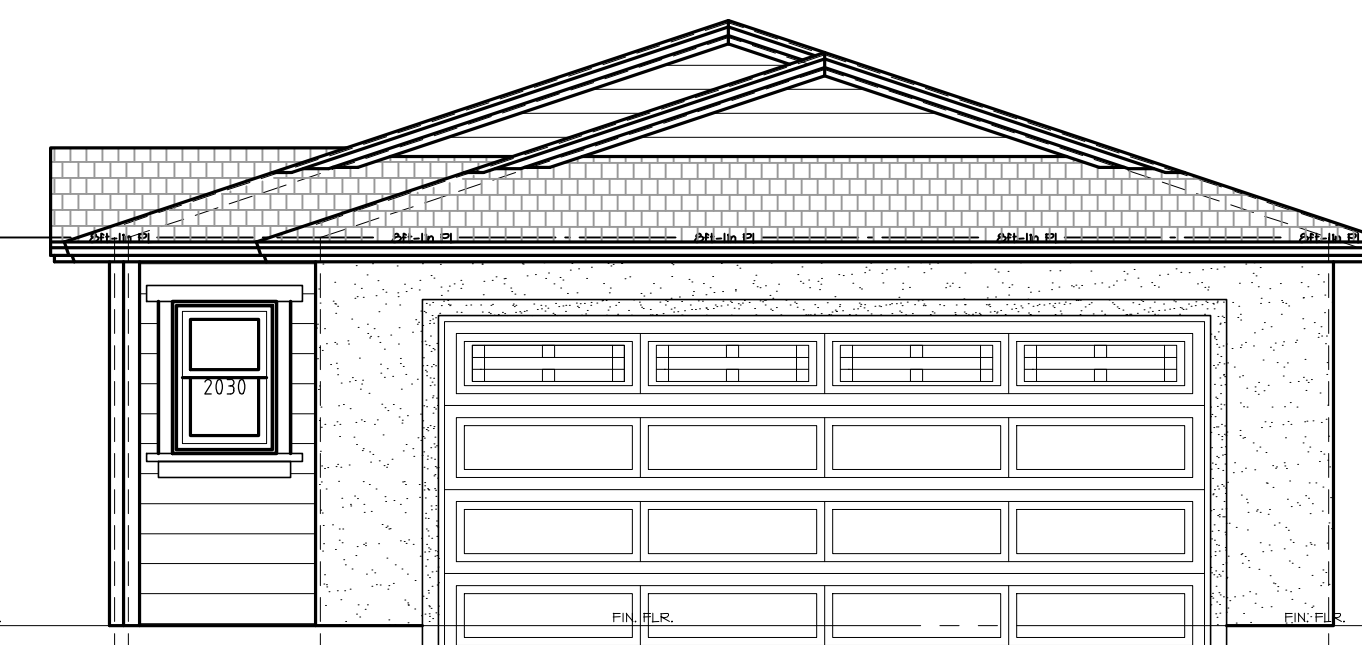
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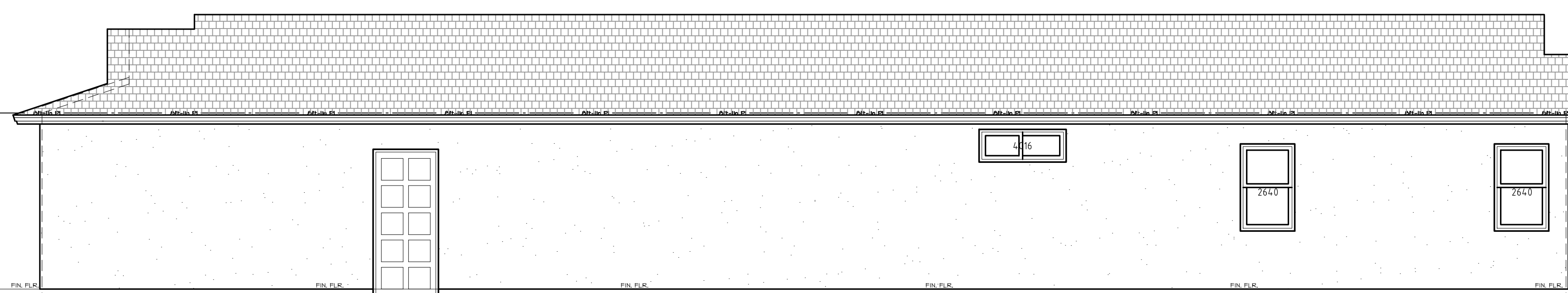
LEFT SIDE ELEVATION - Lot 46
SCALE : 1/4" = 1'-0"



REAR ELEVATION - Lot 46
SCALE : 1/4" = 1'-0"



FRONT ELEVATION - Lot 46
SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION - Lot 46
SCALE : 1/4" = 1'-0"

REVISIONS

DATE:	BY:

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11046
955 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7500



DATE:	SUBMITTALS
4/24/18	PHASE
5/24/18	Historic commission
9/5/18	Hist. commission_2
9/24/18	Planning commission

Stock Plan

A PROJECT FOR:
Casas de Bryn Mawr
LOCATED AT:
Juanita Street
Loma Linda, CA
92334

APPLICABLE CODES:	Model Code:	State Code:
2018 IBC	2018 CBC	2018 CBC
2018 SBC	2018 MFC	2018 MFC
2018 IFBC	2018 IFBC	2018 IFBC
2018 IFBC	2018 IFBC	2018 IFBC
2018 IFBC	2018 IFBC	2018 IFBC
2018 IFBC	2018 IFBC	2018 IFBC
2018 IFBC	2018 IFBC	2018 IFBC
2018 IFBC	2018 IFBC	2018 IFBC
2018 IFBC	2018 IFBC	2018 IFBC
2018 IFBC	2018 IFBC	2018 IFBC
2018 IFBC	2018 IFBC	2018 IFBC
2018 IFBC	2018 IFBC	2018 IFBC

DATE : 04 / 25 / 2018

SCALE :
DRAWN : art.s.
JOB : 1822

SHEET :
A-2.3



City of Loma Linda

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

Community Development Department

CONDITIONS OF APPROVAL SFR NO. P18-081 AND VAR NO. P18-082

PROJECT DESCRIPTION

Single Family Residential Application No. P18-081 and Variance Request No. P18-082. Review of architectural designs of 6 single-family residences on 6 different lots within the Low Density Residential Land Use Designation and Single-family Zone (R-1). Project includes a variance request to encroach 5 feet into the 15-foot side and rear yard setback. Homes will be located on Juanita Street, north of rail road tracks, south of the Historic Mission Overlay District. APNs: 0292-131-74, -75, -80, -81, -82, and -83.

COMMUNITY DEVELOPMENT DEPARTMENT (909) 799-2830

1. Within 48 hours of this approval of the subject project, the applicant shall deliver a payment of \$50 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 project shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT

SFR NO. P18-081/VAR NO. P18-082

EXPIRATION DATE

OCTOBER 3, 2020

3. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant extensions not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
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.
5. The proposed project shall comply with all provisions and requirements of the current development standards found in the Single-family Residential Zone Chapter of the Loma Linda Municipal Code.

6. Construction shall be in substantial conformance with the plan(s) approved by the Community Development Department. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
 - a. On-site circulation and parking, loading and landscaping;
 - b. Placement and/or height of walls, fences and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme;
 - d. A reduction in density or intensity of a development project.
7. During construction of the site, the project shall comply with Title 9, Chapter 9.20 “Noise Regulations” of the LLMC and due to sensitive receptors in the surrounding neighborhood, construction activities shall be further restricted to cease between the hours of 6:00 p.m. and 7:00 a.m. Construction activities shall not occur on weekends or national holidays.
8. The site shall be developed in compliance with all current model codes.
9. Applicant shall landscape any part of the developed lot that is visible from the street as landscaping is defined in Section 17.02.215 of the LLMC and maintain the landscape pursuant to Section 17.38.045 of the LLMC.
10. Applicant shall provide a minimum of two street trees per parcel. The trees shall be, at minimum, a 24 inch box tree as required in the landscaping chapter of the LLMC, Chapter 17.74.
11. Applicant shall ensure there is dust control during all stages of grading and construction. If necessary, dust remediation will be required.
12. Applicant shall provide infrastructure for the Loma Linda Connected Community Program (LLCCP), which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits. Find LLCCP information online: <http://www.lomalinda-ca.gov/asp/Site/LLCCP/AboutLLCCP/Introduction/index.asp>
13. All applicable fees, including Development Impact Fees, shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits.
14. 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 Public Works City Engineer.
15. Any future proposed walls, fences, and/or patios will require a separate review and permit from both the Planning and Building and Safety Division.
16. A qualified professional archeologist shall be hired with the authority to modify the “no-work radius” as appropriate if a cultural resource is found or if a human remain is discovered during ground disturbing. He or she shall work with city staff to discuss and make a determination for a reburial plan.

FIRE DEPARTMENT (909) 799-2853

17. The applicant shall submit a complete set of plans (during “plan check”) to the Loma Linda Fire Department for review and approval that complies with the 2016 CBC and CFC.
18. A separate submittal for fire sprinklers shall be required including a flow test.
19. Fire Marshall will assign a new address to each residence.
20. A 2A10BC fire extinguisher shall be required in each area of construction and be mounted and visible without any obstructions around them that would prevent easy access to them.
21. No Smoking signs shall be posted in and around areas of construction.

BUILDING AND SAFETY DIVISION (909) 799-2836

22. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans based on the most current adopted California Building Code (2016) to be submitted to the Division.

PUBLIC WORKS DEPARTMENT (909) 799-4407

23. Applicant shall submit grading plans and/or drainage plans to the Public Works Department.
24. Sewer disposal and water service shall comply with city and county requirements.
25. 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 Public Works City Engineer.
26. Low Impact Development applies; comply with storm water requirements.

Applicant/Owner Signature

Date

Applicant/Owner Signature

Date

END OF CONDITIONS

Planning Commission

Regular Meeting of August 1, 2018

A regular meeting of the Planning Commission was called to order by Chair Nichols at 5:30 p.m., Wednesday, August 1, 2018 in the City Council Chambers, 25541 Barton Road, Loma Linda, California. City Survey Tour, commission visited the following locations:

1. Veterans Village Apartments – 25281 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

Commissioners Present: John Nichols (Chairman)
 Ryan Gallant (Vice Chairman)
 Jay Nelson
 Larry Karpenko

Commissioners Absent: Doree Morgan

Staff Present: Konrad Bolowich, Assistant City Manager
 Lorena Matarrita, Associate Planner
 Alexa Zamora, Administrative Specialist I

Applicant: Kurtis Sharp – LLUH Project Manager

Commission returned to Council Chambers at 7:05 p.m. and Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of Chairman Nichols.

Scheduled Public Hearing Items:

PUBLIC HEARING – ZONE CHANGE P 18-013

A request for 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.

Associate Planner Matarrita, presented staff report into evidence.

Chairman asked staff if this potential change would affect the ratio of occupants.

ACM Bolowich clarified that this change is to bring the applicant to conformance with what is there today. This code change would not change the current uses.

Chairman Nichols opened the public hearing.

Kurtis Sharp thanked the staff for their support and cooperation. Added that it is important to Loma Linda University Health (LLUH) to maintain a good relationship with the neighbors, for this reason LLUH has created a Covenants, Conditions & Restrictions (CC& R) agreement that restricts the land from ever being used as car sales lot. This was a request made by Clarks Nutrition.

Chair Nichols closed floor.

Motion by Gallant, seconded by Nelson and unanimously carried to recommend the following actions to City Council, 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; 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 FILE the CEQA Notice of Exemption. Commissioner Morgan absent.

PUBLIC HEARING – TENTATIVE PARCEL MAP P18-035 AND ZONE CHANGE P 18-038

A request 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).

Associate Planner Matarrita, presented staff report into evidence.

Chair Nichols closed floor.

Motion by Karpenko, seconded by Nelson and unanimously carried to recommend the following actions to City Council, 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; 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 FILE the CEQA Notice of Exemption. Commissioner Morgan absent.

APPROVAL OF MINUTES – May 2, 2018

Motion by Nelson, seconded by Gallant, and unanimously carried to approve the minutes from May 2, 2018 as presented. Commissioner Morgan absent.

OLD/NEW BUSINESS

No new or old business.

REPORTS BY COMMUNITY DEVELOPMENT DIRECTOR

No reports from Community Development Director.

ADJOURNMENT – Chair Nichols adjourned meeting at 7:40 p.m.

Approved in the meeting of: _____

Nataly Alvizar
Administrative Specialist II