

Planning Commission

The regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, November 2, 2011, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Lori Uber-Zak, Vice-Chairman
John Lenart
Carolyn Palmieri

Commissioners Absent: Miguel Rojas

Staff Present: Konrad Bolowich, Director
Richard Holdaway, City Attorney

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

Old Items

PC-11-41 - Tentative Parcel Map (TPM) No. 10-205 and Conditional Use Permit (CUP) No. 10-203 The project applicant is proposing to subdivide an existing 7.7 acre parcel into seven individual lots to construct a new neighborhood business center. The proposed project includes a total of 73,000 square feet of building area divided into four separate pads. The single-story commercial buildings will access from both Barton Road and Mountain View Avenue. On site improvements will include 369 parking spaces, and the associated landscaping and lighting facilities. The project is located at 25701 Barton Road in a Neighborhood Business (C-1) Zone.

Director Bolowich presented the staff report.

Applicant Bob Stewart stated that since June, they have worked with staff and Commissioner Rojas and made a number of changes.

The application included the Tentative Parcel Map, primarily to facilitate taxes and administration of the property ownership and that the conditions of approval included CC& R's or a similar instrument, which has no bearing on the design of the project, but created an additional tax parcel and each parcel complied to the City's zoning ordinance for size and shape so there were no non-conforming uses created.

The proposal and parcel map take the geophysical topography into consideration as the property slopes to the north, the drainage was split and goes part to Mt. View and part to Barton Road.

Developers met with the Brittany Place Homeowners Association and agreed to a landscaped zone with screening trees to the south where the project borders Brittany Place. The existing easement was incorporated into the design for reciprocal access with the existing buildings to the east.

Mr. Stewart included the following:

- The layout was reconfigured to create more pedestrian friendly center;

- Landscaping to preserve existing citrus trees where possible, and others to be replaced;
- The corner of Barton Road and Mt View Avenue to be a pedestrian plaza to include accent brick pavers and benches;
- The fast food establishment to the east was moved back and the drive thru reconfigured/relocated to the back and side to accommodate an outdoor dining plaza;
- Bicycle racks at various locations;
- Retail shops were relocated to the south to accommodate an additional outdoor pedestrian plaza;
- More hardscape with raised planters and potted plants
- Retail shops included awnings and shade structures;
- Created pedestrian paths that connect the street and plazas together as well as provide access to the parking lot;
- Created 4 points of connection to the city walks and sidewalk;
- Parking lot included shade trees; and landscaped zones between buildings.

Mr. Stewart added that a separate sign plan application would be brought to the Planning Commission for their review and approval. Mr. Stewart also described the many improvements proposed for the project.

Mr. John Tenning with Canyon Countries, 3020 Old Ranch Parkway, Seal Beach, project architect, added that they have been working for 8 years to bring a worthwhile project to this site. Chase Bank made changes to the design, moving away from their signature style blue tile roof to a design that conforms more to the remainder of the Center with liberal use of stone. McDonalds included the use of stone and the addition of outdoor dining/plaza area and rerouted the drive-thru. The stone features are continued throughout the buildings and maintain the same palette of colors. He indicated that they were in negotiation with a major retailer requiring 42,000 sq. ft. of space. Mr. Tenning indicated that Brian Hardy with McDonalds was present to answer any questions from the Commissioners.

Chairman Nicholls thanked the gentlemen for their presentation and opened the floor to comments and questions from the Planning Commissioners.

Comments/questions from the Commissioners included:

- Landscaping vs. stone at the corner plaza;
- Sustainability goals;
- Orange trees in the south landscaped zone;
- Ingress/egress with the site adjacent to the McDonalds drive thru;
- The open space at the southeast corner of the project; and
- Circular paving pattern provided throughout the center.

Mr. Stewart responded:

- The corner plaza included a combination of turf and groundcover as well as stone;
- Regarding sustainability, nothing was proposed that exceeded California building codes;
- Orange trees were to be included in the landscaped zone to the south, and what couldn't be preserved would be replaced;
- A stop sign exiting the drive thru and wider drive aisles should mitigate any concerns re ingress/egress with the adjacent project;
- The southeast corner of the project was designed for a truck turn around; and
- The circular paving pattern was continued throughout the center.

Chairman Nicholls inquired about the colors on the McDonalds façade.

Brian Harding indicated that the colors and stone were consistent with the rest of the center.

Commissioner Lenart commented on the McDonalds drive thru relocation and the good job done in sheltering the drive-thru from Barton Road.

Brian Harding indicated that the buildings to the east and the landscaping on Barton Road would screen the drive thru.

Audience member Sylvia Weliber addressed the Commission and questioned the color of the umbrellas at McDonalds and whether the Commission would consider approving the project not knowing the major retailer.

Chairman Nichols responded that it was his understanding that the developer planned to match the umbrella color with the rest of the center. As far as not knowing the major retailer, he explained that it was not within the purview of the Planning Commission, so long as the tenant is compliant with the business laws. The purview of the Planning Commission is the look at the consistency of the project and buildings with City codes and Zoning regulations. He also indicated that the project would continue to the City Council.

Motion by Uber-Zak, seconded by Palmieri and carried to approve the Tentative Parcel Map (TPM) No. 10-205, Conditional Use Permit (CUP) No. 10-203 based on the findings, and subject to the Conditions of Approval as contained in the staff report, and adopt the Mitigated Negative Declaration. Rojas absent.

New Items

PC-11-42 – VARIANCE (VAR) NO. 11-139: A request for relief from Section 17.34.060 of the Loma Linda Municipal Code (LLMC) which requires a minimum of 15 feet for rear yard setbacks. The project proposes to construct a therapy pool enclosure that encroaches seven feet into the required rear setback area. The project site is located at 11782 Kelsey Court in a Single-Family Residence (R-1) Zone.

Director Bolowich presented the staff report.

Chairman Nichols asked about the notice to neighbors.

Director Bolowich responded that the notice was mailed to the property owners within the required 300' radius of the project site and to date no written or oral comments had been received.

Applicant Conny Tirtaman addressed the Commission and indicated that they had talked with the neighbors, explained the proposed structure and obtained signatures. Due to her multiple surgeries, this would allow her to use the 8' x 14' therapy pool year round.

Commissioner Uber-Zak inquired about:

- The property to the rear of the subject site;
- The fences between the properties;
- Structure enclosure
- Fire code issues; and
- The purpose of the pool.

Ms. Tirtaman indicated that the property to the rear was a lower elevation and the neighbors would not see the structure. The enclosed structure included removable windows, and a built-in treadmill.

Fire Marshal Gray responded that there were no fire code issues.

Motion by Palmieri, seconded by Uber-Zak and carried to approve Variance (VA) No. 11-139 based on the findings contained in the staff report. Rojas absent.

Continued Items

PC-11-43 – CONDITIONAL USE PERMIT (CUP) NO. 11-84 - (PUBLIC HEARING) – A request to construct a 65 foot high, wireless cell tower and to install related ground equipment on a 900 square foot lease area on the south side of an existing storage facility, which is located at 26419 Barton Road.

Director Bolowich indicated that the applicant had requested a continuance to the meeting of December 7 in order to continue magnetic electro radiation studies.

Motion by Uber-Zak, seconded by Palmieri and carried to continue CIP No. 11-84 to the meeting of December 7, 2011. Rojas absent.

PC-11-44 – APPROVAL OF MINUTES – September 7 & October 5, 2011

Motion by Lenart, seconded by Uber-Zak and carried to approve the minutes of September 7 as presented. Rojas absent.

Motion by Uber-Zak, seconded by Lenart and carried to approve the minutes of October 5 as presented. Rojas absent.

REPORTS BY PLANNING COMMISSIONERS

Chairman Nichols commented on the Veteran's Car Show held October 2, 2011, on the pedestrian walk proposed by Commissioner Rojas, and concluded that Spring was the best time for the walk.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Director Bolowich commented that Assistant Planner Penaflorida had moved to Arkansas and was no longer with the City and indicated that the new Associate Planner, Guillermo Arreola would be starting with the City on November 10 and that he brought with him a wealth of experience from the cities of La Puente and Whittier.

It was suggested that perhaps approximately 15 to 30 minutes prior to the next meeting there be a short meet & greet.

ADJOURNMENT

The meeting adjourned at 8:09 p.m.

Minutes approved at the meeting of December 7, 2011.

Barbara Nicholson
Deputy City Clerk