

Planning Commission

The regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, January 4, 2012, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

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

Commissioners Absent: John Lenart

Staff Present: Konrad Bolowich, Assistant City Manager
Guillermo Arreola, Associate Planner
Richard Holdaway, City Attorney

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted.

Oral Reports/Public Participation - Non-Agenda Items

Dick Wiley, Loma Linda, addressed the Commission, suggesting the Commissioners take notice of the height of the dirt being piled south of Barton Road at California Street where the County Flood Control is removing dirt from the San Timoteo Flood Control Channel. This could be used as a reference when considering any future development on that land and the view that is taken away with the height and a tunnel effect created.

Commissioner Rojas asked about the trees being removed on Redlands Blvd. Assistant City Manager Bolowich responded that it was property belonging to Lewis Homes and they were removing dead or no longer producing trees.

Commissioner Palmieri asked about the Fresh & Easy market that site empty at Redlands & Mt. View Avenue. Assistant City Manager Bolowich responded that according to Fresh & Easy, the Loma Linda location is still on their list to open, but have no date available.

Continued Items

PC-12-01 – 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.

Associate Planner Arreola presented the staff report into evidence. He indicated that the applicant was present and available to answer any questions.

Chairman Nichols opened the public hearing and asked for comments from the audience and Commissioners.

Randi Newton, 8390 Maple Place, Rancho Cucamonga 91730, representative from Verizon introduced herself and indicated she was available to answer any questions.

Dick Wiley, Loma Linda, spoke about the possibility of additional graffiti and suggested the installation of a surveillance camera.

Assistant City Manager Bolowich responded that the cell tower site was completely enclosed within the storage facility area and that perhaps the Information Systems Department could work with the storage facility in exploring the idea of the installation of a camera.

Commissioners concerns included:

- the staff report indicated that the City Attorney recommendations only included conditions 5-8 and 12-13;
- CUP Finding #2, distance to the nearest property line will be approximately 150 feet;
- setbacks, allowable building area and construction type; and
- radio wave emissions studies.

City Attorney Holdaway indicated that he only responded to those conditions of approval with which the applicant had concerns. Applicant was previously in agreement with all the other conditions of approval.

Associate Planner Arreola indicated that in regards to CUP Finding #2, the 150 feet was to the north property line, and to the south was on the property line.

Assistant City Manager Bolowich responded that the construction type and allowable building area would be addressed through the plan check process and that radio wave emissions could not be considered in any decisions made by a municipality in allowing or placing a cell tower; this was regulated by the Federal Government (FCC), and the applicant would have to comply with those regulations. It was also pointed out the Conditions of Approval No. 12 & 13 addressed compliance with the FCC standards and regulations.

Randi Newton, representing the applicant Verizon, indicated that Verizon was in agreement with and willing to accept the Findings and Conditions of Approval as contained in the staff report.

Chairman Nichols closed the public hearing and asked for a motion.

Motion by Uber-Zak, seconded by Palmieri and carried to approve CUP No. 11-84 subject to the findings in the staff report and the Conditions of Approval attached thereto. Rojas abstained; Lenart absent.

PC-12-02 – APPROVAL OF MINUTES – November 2, 2011 & December 7, 2011

Motion by Uber-Zak, seconded by Palmieri and carried to approve the minutes of the November 2, 2011 as presented. Lenart absent.

By consensus, the minutes of December 7, 2011 were continued to the next meeting as there was not a quorum present that was present at the December 7, 2011 meeting.

REPORTS BY PLANNING COMMISSIONERS

None.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

None.

The meeting adjourned at 7:24 p.m.

Minutes approved at the meeting of ____.

Barbara Nicholson
Deputy City Clerk