

**** The following document is a draft of the minutes and the not the official approved minutes ****

Minutes for the Planning Commission

25541 Barton Road, Loma Linda, CA 92354

June 5, 2024, 7:00 PM - June 5, 2024, 7:55 PM

1. Call to Order

1A. Call to Order- 7:01 PM

1B. Roll Call- 7:01 PM

Commissioners Present: *(The following members were in attendance)*

- **John Nichols**, Chairman
- **Ryan Gallant**, Vice-Chariman

- **Larry Karpenko**, Commissioner
- **Doree Morgan**, Commissioner
- **Jay Nelson**, Commissioner

Staff Present:

- **Lorena Matarrita**, Community Development Director
- **Nicole Campbell**, Associate Planner
- **Diane E. Robbins**, City Attorney
- **Lynette Arreola**, City Clerk

Applicants:

- **Hiral Patel**, Applicant

1C. Pledge of Allegiance- 7:01 PM

1D. Items to be Added or Deleted- 7:01 PM

There were no items added or deleted.

1E. Conflict of Interest Disclosure- 7:01 PM

2. Public Comments on Non-Agenda Items (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)

2A. Public Comments- 7:01 PM

There were no public comments upon invitation by the Chairman.

3. Scheduled Items

3B. Reorganization of Chairperson and Vice-Chairperson- 7:01 PM

Motion by Commissioner Morgan to move the item after the public hearing items, seconded by Commissioner Karpenko and passing unanimously.

Commissioners returned to this item after the public hearing items.

Motion by Commissioner Nelson, seconded by Commissioner Morgan, and passing unanimously to re-nominate the current Chair, Commissioner Nichols.

Motion by Commissioner Morgan, seconded by Commissioner Karpenko, and passing unanimously to re-nominate the current Vice Chair, Commissioner Gallant.

4. Public Hearing Items

4A. Public Hearing - Council Bill No. O-2024-04, an Ordinance of the City Council of the City of Loma Linda repealing Ordinance 712, which will remove Chapter 17.105 Formula-Based Fast Food Restaurants of the Loma Linda Municipal Code in its entirety- 7:03 PM

Public Hearing was opened at 7:10 PM and closed at 7:24 PM

Lorena Matarrita, Community Development Director, presented the staff report.

The Commission and Staff discussed financial benefits and the definition of a healthy alternative menu.

The Commission and Staff discussed adding conditions or guidelines for healthy food items.

Director Matarrita noted that Staff encourages applicants to incorporate the Commission's recommendations and suggestions made during public meetings.

The following individuals spoke on the project:

- Ben Calamore, a Loma Linda property owner, spoke in favor of the proposed development code amendment
- Ben Lefebvre, a Starbucks representative, spoke in favor of the proposed development code amendment

Motion by Commissioner Doree Morgan, seconded by Commissioner Larry Karpenko and passing by a vote of 5-0-0-0

to recommend that City Council approve Council Bill No. O-2024-04, an Ordinance to repeal Ordinance 712, which would remove Chapter 17.105 on formula-based fast food restaurants from the Municipal Code, allowing such establishments with drive-throughs in certain zones, subject to a Conditional Use Permit and specific regulations, with the recommendation to add a guideline that encourages healthy menu options.

4B. Public Hearing - Conditional Use Permit No. 2024-0001 to allow Alcohol Sales (on-sale) – Liquor and Outdoor Dining- 7:31 PM

Public Hearing was opened at 7:38 PM and closed at 7:41 PM

Lorena Matarrita, Community Development Director, presented the staff report.

Commissioner Karpenko asked if a different Conditional Use Permit (CUP) had been approved for this applicant in the past. Director Matarrita stated that a CUP for beer and wine sales was approved for a neighboring hotel, TownePlace Suites, which is owned by the same applicant, Hiral Patel. However, the applicant is now proceeding with alcohol sales only at the Marriott hotel.

Applicant Patel confirmed that TownePlace Suites is no longer selling beer and wine. He explained that the proposed CUP for alcohol sales is not for a bar but is intended to provide an additional amenity for hotel guests at the restaurant.

Motion by Commissioner Doree Morgan, seconded by Commissioner Larry Karpenko and passing by a vote of 4-1-0-0 Opposed by John Nichols

to approve the Conditional Use Project (CUP) No. 2024-0001 to allow Alcohol Sales (on -sale) Liquor and Outdoor Dining at the Courtyard Hotel. Opposed by Commissioner Nichols.

5. Approval of Minutes

Motion by Commissioner Doree Morgan, seconded by Commissioner Jay Nelson and passing by a vote of 5-0-0-0

to approve the minutes of May 2, 2024, with a minor grammatical correction.

5A. Approval of Minutes 05-02-2024- 7:45 PM

6. Reports

6A. Commissioners' Reports- 7:49 PM

Chairman Nichols requested an update on Planning Commission being able to review Loma Linda University Medical Center projects. Director Matarrita stated that Staff was reviewing the policy and will report back to the Commission.

6B. Director's Reports- 7:50 PM

Director Matarrita shared the following:

1. The Planning Commission meeting scheduled for July 3, 2024 will be cancelled due to the holiday.
2. Commissioners will receive an email with details on how to download their professional headshots.

7. Adjournment

7A. Adjournment- 7:55 PM

Chairman Nichols adjourned the meeting at 7:55pm. The Next Regular Meeting is scheduled for August 7th, 2024 at 7:00pm.