

**\*\* 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

March 18, 2026, 6:00 PM - March 18, 2026, 7:25 PM

**1. Call to Order**

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1.A. Call to Order

Chairman John Nichols called the meeting to order at 6:00 PM.

1.B. Roll Call

Roll Call: *(The following members were in attendance)*

**John Nichols**, Chairman

**Ryan Gallant**, Vice-Chairman

**Larry Karpenko**, Commissioner

**Doree Morgan**, Commissioner

**Jay Nelson**, Commissioner

*Staff Present:*

**Jarb Thaipejr**, City Manager

**Lorena Matarrita**, Community Development Director

**Gabriel Rivera**, Associate Planner

**Tiffany Colwell**, Administrative Specialist II

**Diane Robbins**, City Attorney

1.C. Pledge of Allegiance

1.D. Items to be Added or Deleted

There were no items added or to be deleted from the agenda.

1.E. Conflict of Interest Disclosure

No conflict of interest.

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

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2.A. Public Comments

No public comments.

### 3. Public Hearing Items

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3.A. A request to construct two fast food restaurants with drive-throughs, a gas station with convenience store, and a hotel use at the property located at the northeast corner of Mountain View Avenue and Business Center Drive.

Associate Planner Rivera presented the staff report. The project includes the construction of two fast-food restaurants (one proposed as a Starbucks Coffee) with drive-through facilities, a gas station with an associated convenience store (76), and a four-story hotel (tentatively identified as LivAway), spanning a total of four parcels and providing 196 parking spaces.

Proposed operations for the hotel and the convenience store/gas station are 24 hours per day, seven days a week. The restaurants are proposed to operate from 5:00 a.m. to 11:00 p.m., subject to a modification request for operating hours.

The Commissioners expressed appreciation to staff for providing clarification via email in response to questions regarding the project. Director Matarrita addressed key topics of inquiry, including traffic and signalization (under Caltrans jurisdiction) related to potential synchronization, on-site design changes, parking considerations, pedestrian-friendly accessibility, proposed conditions of approval, inquiries regarding underground storage tanks, and security measures.

Commissioner Karpenko and the applicant discussed site access from Mountain View Avenue and egress onto Business Center Drive, as well as the potential impacts of introducing a second gas station on the surrounding community. The applicant responded that gas stations welcome healthy competition.

Chairman Nichols suggested orienting the plans to the north to improve legibility. He also recommended reevaluating the layout and fixtures of the west-facing women's restroom along Mountain View Avenue, incorporating additional windows, and updating the trellis design.

Commissioner Nelson expressed concerns about the parking area north of the Starbucks pad, citing inadequate bumper overhang dimensions and diagonal stall lengths. He noted the west-side diagonal layout may not meet minimum stall length requirements and should be redesigned. Chairman Nichols suggested converting to 90-degree parking. Director Matarrita clarified that the minimum drive aisle width for 45-degree parking is 16 feet, while Associate Planner Rivera noted the plans already include a two-foot bumper overhang and a 20-foot drive aisle. Following discussion, the Commission directed staff to work with the applicant to reconfigure the parking area and evaluate a 90-degree layout.

The Commission inquired about compliance with the 2022 code, the path of travel over underground tanks, truck delivery routes (assumed similar to fire access), and fueling tank size and accessibility, including concerns about an excessively wide right-in turn. Associate Planner Rivera confirmed the west commercial portion is under plan check with Willdan (at risk), while the hotel plans have not yet been submitted but will be included in the next review cycle. Tony stated a second submittal, including an ADA path of travel designed to avoid conflicts with fueling lanes, will be completed soon. Commissioner Nelson emphasized that the ADA path of travel from the store to the curb should be five feet wide.

Commissioner Morgan moved to approve staff's recommendation, subject to the following conditions and requests:

1. The project plans shall be revised to modify the driveway entrance from Mountain View Avenue. The driveway width shall be reduced and designed in a manner that physically restricts right-turn exit movements onto Mountain View Avenue, subject to review and approval by City staff.
2. The applicant shall revise the parking area located directly north of the proposed fast-food drive-through (Starbucks pad). Said revisions shall include re-configuring the parking stalls to a 90-degree layout and widening the drive aisle as necessary to ensure safe and efficient vehicular circulation, subject to review and approval by City staff.
3. The applicant shall submit and obtain approval of a separate Precise Plan of Design application for the proposed hotel use. The application shall include detailed architectural elevations for review and approval by the Planning Commission.

4. The applicant shall enhance the architectural elevations for the proposed Starbucks structure and gas station convenience store. Special attention shall be given to the west-facing facades visible from Mountain View Avenue, incorporating additional design articulation, materials, and/or architectural features, to the satisfaction of City staff.

Motion by Commissioner Doree Morgan, seconded by Commissioner Ryan Gallant and passing by a vote of 5-0-0-0-0

#### 4. Approval of Minutes

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

4.A. Approval of Minutes for December 17, 2025

Minutes approved for Minutes of December 17, 2025.

#### 5. New Business

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#### 6. Reports

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6.A. Commissioners' Reports

Chairman Nichols and Commissioner Nelson expressed appreciation to participate in the joint workshop for the University Village Project, presented by Loma Linda University Health on March 4, 2026.

6.B. Director's Reports

Director Matarrita presented informational renderings for a 36,500-square-foot California Highway Patrol (CHP) facility currently under construction at the intersection of Bryn Mawr Avenue and Redlands Boulevard. She clarified that the project is a state undertaking and, as such, is not subject to the City's planning standards.

Director Matarrita also provided an update on a proposed 80-room rehabilitation facility, which is anticipated to be presented to the Commission within the next one to two months.

Additionally, Director Matarrita noted that Commissioners are encouraged to submit questions or request clarification on any agenda items in advance of the next meeting packet.

#### 7. Adjournment

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7.A. Adjournment

Chairman John Nichols adjourned the meeting at 7:25PM.