



**CITY OF LOMA LINDA
CITY COUNCIL, HOUSING AUTHORITY AND SUCCESSOR
AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY
REGULAR JOINT MEETING**

Tuesday, April 14, 2026, 7:00 PM
Council Chambers
25541 Barton Road
Loma Linda, CA 92354

The Regular Joint Meeting of the Loma Linda City Council, Housing Authority and Successor Agency is scheduled in the Council Chambers, 25541 Barton Road, Loma Linda, California. Under Municipal Code Section 2.08.010, study sessions or closed session items may begin at 5:30 pm. or as soon thereafter as possible. A recess may be called at the discretion of the City Council.

The Agenda and Reports are available for public review in the City Clerk's Office during regular business hours and can also be accessed on the City's website at www.lomalinda-ca.gov at least 72 hours before the meeting. Individuals wishing to speak on agenda items are encouraged to submit their names using the kiosk at the meeting or through the City's website. Speakers are required to provide their names for the public record. Comments provided during Oral Reports/Public Participation is limited to 3 minutes for each speaker. Please note that the meetings are recorded for public record.

In accordance with the Americans with Disabilities Act (ADA), if an individual requires special assistance to provide public comments or need other accommodations, please contact the City Clerk at least 48 hours before the meeting at (909) 799-2819 or via email at larreola@lomalinda-ca.gov to allow time for the City to make reasonable arrangements to the best of their ability.

1. Call to Order

- 1.A. Call to Order - PLEASE NOTE each agenda item will identify the applicable governing body taking action by the corresponding abbreviation: City Council [CC], Housing Authority Board [HA], and Successor Agency [SA]
- 1.B. Roll Call
- 1.C. Closed Session - 6:00pm-7:00pm or shortly thereafter - Conference with Legal Counsel regarding Potential Litigation, one case, pursuant to Government Code 54956.9(d)(2)
- 1.D. Invocation and Pledge of Allegiance - Councilmember Rigsby
- 1.E. Items to be Added or Deleted
- 1.F. Oral Reports/Public Participation - Non-Agenda Items (Each Speaker limited to 3 minutes. Pursuant to the Brown Act, no action or discussion can be taken by City Council, Housing Authority or Successor Agency)

2. Presentation(s)

- 2.A. Proclamation - Donate Life Month - April 2025 [Katryn Mantz, OneLegacy Ambassador]
- 2.B. Proclamation - Child Abuse Prevention Month - April 2026 [Xeneida Brown, Child Abuse Prevention Coordinator]

3. Public Hearing Items

- 3.A. Adopt and Introduce Council Bills as detailed in the Recommendation to Approve the Project Applications for the Request to Construct Two Fast Food Restaurants with Drive-Throughs, a Gas Station with a Convenience Store, and a Hotel Use at the Property Located at the Northeast Corner of Mountain View Avenue and Business Center Drive (Community Development) [CC]

RECOMMENDATION:

1. ADOPT the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Measure Monitoring and Reporting Program prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed commercial development at the northeast corner of Mountain View Avenue and Business Center Drive; and
2. ADOPT Council Bill R-2026-11, resolution for General Plan Amendment No. 2024-0002 to change the land use designation from Business Park (BP) to General Commercial (C-2) to allow for the proposed hotel and gas station uses; and
3. INTRODUCE Council Bill O-2026-05 on first reading and set the second reading to May 12, 2026, adopting an ordinance for Zone Map Change No. 2024-0001 to amend the existing Zoning Map designation from Business Park (BP) to General Commercial (C-2); and
4. APPROVE Tentative Parcel Map No. 2024-0002 to subdivide a 4.3-acre vacant site, under Parcel Map No. 20665, into four parcels to accommodate the different proposed land uses; and
5. APPROVE Precise Plan of Design application (PPD 2024-0002) for the review of architectural elevations and site configuration for two fast food restaurants with drive-throughs (1,650 sq. ft. and 1,865 sq. ft. respectively), a 6,900 sq. ft. convenience store with gas station, and a four-story, 59,712 sq. ft. hotel, along with associated landscaping and street improvements. The site is located at the northeast corner of Mountain View Avenue and Business Center Drive, within property redesignated and rezoned to the General Commercial (C-2) land use designation and zoning district; and
6. APPROVE Conditional Use Permit No. 2024-0002 to allow the operation of two fast food restaurants with drive-through facilities and the gas station as conditionally permitted uses at the site, as well as allowing the height of the hotel to exceed 35 feet; and
7. APPROVE Master Sign Program No. 2025-0032, for the Mountain View Business Center, establishing sign standards for the development, including one pylon sign, two monument signs, and associated design criteria.

4. Consent Calendar

- 4.A. Approve the Minutes of February 10, March 4, and March 10, 2026 (City Clerk) [CC/HA/SA]
— RECOMMENDATION: Approve the minutes as presented
- 4.B. Approve the Demands Register of March 24, and April 14, 2026 (Finance) [CC/HA/SA]
— RECOMMENDATION: Approve demands for payment as recommended in the staff report
- 4.C. Accept the Treasurer's Report - March 2026 (Finance) [CC]
— RECOMMENDATION: Accept the report for filing as presented in the staff report
- 4.D. Approve Professional Services Agreement with Planning Plus/P+ (Melanie Traxler) for Planning Consultant Services for the University Village Project (Community Development) [CC]
— RECOMMENDATION: Approve the professional services agreement as recommended in the staff report

- 4.E. Approve and Award Contract to Leonida Builders Inc. for Orange Street Improvements (CIP 25-127) for \$343,380.00 (Public Works) [CC]
— RECOMMENDATION: Approve contracts as recommended in the staff report
- 4.F. Approve the Replacement of an AC Unit in the Community Room at City Hall by Loma Linda Heat and Air Conditioning, Inc. for \$52,386.98 (Public Works) [CC]
— RECOMMENDATION Approve the contract as recommended in the staff report.
- 4.G. Adopt Council Bill #R-2026-14 - A Resolution to Reclassify the Current Incumbent in the Public Works Maintenance Worker II position to Lead Public Works Maintenance Worker (Administration) [CC]
— RECOMMENDATION: Adopt Council Bill #R-2026-14, as recommended in the staff report, Resolution title:
— A resolution to reclassify the current incumbent in the Public Works Maintenance Worker II position in the Parks Division of Public Works to Lead Public Works Maintenance Worker, including an adjustment to title and salary.
- 4.H. Approve Notice of Completion for the Construction of Bus Stop Sidewalks at Various Locations for \$49,825.88 Contractor: S & H Civilworks (CIP 26-132) (Public Works) [CC]
— RECOMMENDATION: Accept the project as complete and authorize recordation of Notice of Completion documents as recommended in the staff report

5. New Business

- 5.A. Approve an Appropriation of \$40,000.00 from General Fund Reserves and Award Contract to National Research Center (POLCO) to Conduct a Community Survey (City Manager) [CC]
— RECOMMENDATION: Approve the appropriation and award contract as recommended in the staff report

6. Reports

- 6.A. Reports of Council Members
- 6.B. Reports Of Officers

7. Adjournment

POSTING

I, Lynette Arreola, City Clerk, do hereby certify and declare that, I caused this agenda to be posted at the following three (3) locations, to-wit: 1) Loma Linda Branch Library, 25581 Barton Road, Loma Linda, California; 2) City Council Chambers, 25541 Barton Road, Loma Linda, California; 3) U. S. Post Office Annex, Newport Avenue, Loma Linda, California

Lynette Arreola, City Clerk
City of Loma Linda, California



Date Posted: April 9, 2026