



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

Tuesday, May 12, 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 - None
- 1.D. Invocation and Pledge of Allegiance - Councilmember Popescu
- 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. Study Session - 6:00pm - 7:00pm, or as soon thereafter - Open to the Public

- 2.A. Discussion of the City of Loma Linda's 6th Cycle Housing Element Implementation and to Provide Direction on Next Steps Related to R-2, R-3, and I-HC Development Standards. Formal Action will be Considered at a Duly Noticed Public Hearing at a Later Date
 - RECOMMENDATION: Provide direction to City staff as recommended in the staff report for formal action to be schedule to a future noticed public hearing

3. Public Hearing Items

- 3.A. Consider a request to construct a new approximately 99,113 square foot rehabilitation hospital, called the Loma Linda University Rehabilitation Hospital, consisting of 80 inpatient beds, with associate landscaping and parking improvements located at the southeast corner of New Jersey Avenue and Orange Avenue.
- RECOMMENDATION:
- 1. DETERMINE that the proposed project is exempt from additional environmental review pursuant to Section 15183 of the California Environmental Quality Act Guidelines as the proposed project is consistent with the City of Loma Linda General Plan Update Environmental Impact Report (EIR) SCH NO. 2003101159 for the reasons described in the Compliance Memorandum prepared for the proposed project; and
- 2. APPROVE Precise Plan of Design application (PPD-2025-0013) for the review of architectural elevations and site configuration for an approximately 99,113 square feet, 80 inpatient bed, rehabilitation hospital with associated landscaping and street improvements. The site is located at the southeast corner of New Jersey Avenue and Orange Avenue, within property having an Institutional-Healthcare (I-HC) land use designation and zoning district, based on the findings contained in the staff report and subject to the Conditions of Approval.

4. Consent Calendar

- 4.A. Approve Minutes of April 14, 2026, as presented (City Clerk) [CC/HA/SA]
— RECOMMENDATION: Approve the minutes of April 14, 2026, as presented
- 4.B. Demands Register of April 28, and May 12, 2026 (Finance) [CC/HA]
— RECOMMENDATION: Approve the Demands for payment as presented and recommended in the report
- 4.C. Treasurer's Report - April 2026 (Finance) [CC]
— RECOMMENDATION: Accept the report for filing as presented in the report
- 4.D. Council Bill #R-2026-15 - Consider Adoption of Resolution Accepting the Estimated Funding of \$710,000.00 from the Road Maintenance and Rehabilitation Account (RMRA) and Approving the Project List funded by SB 1, The Road Repair and Accountability Act of 2017, for Fiscal Year 2026-27 (Public Works) [CC]
— RECOMMENDATION: Adopt into Resolution Council Bill #R-2026-15 as recommended in the staff report. Resolution title:
— A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-27 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

- 4.E. Consider Adoption of the Landscape Maintenance District No. 1 Resolutions to: 1) Initiate Proceedings and Order the the Preparation of the Engineer's Report for Fiscal Year 2026/27; 2) Approve the Preliminary Engineer's Report; and 3) Set the Public Hearing of the Annual Assessments for June 9, 2026 (Public Works) [CC]
- RECOMMENDATION: Adopt into Resolutions as recommended in the staff report. Resolution titles:
 - Council Bill #R-2026-16: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA, INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2026/2027
 - Council Bill #R-2026-17: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, PRELIMINARILY APPROVING ENGINEER'S REPORT FOR FISCAL YEAR 2026/2027 FOR LANDSCAPE MAINTENANCE DISTRICT NO. 1
 - Council Bill #R-2026-18: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026/2027 IN LANDSCAPE MAINTENANCE DISTRICT NO. 1, AN ASSESSMENT DISTRICT; DECLARING THE WORK TO BE OF MORE SPECIAL THAN GENERAL PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREAS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 1 TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID DISTRICT AS LANDSCAPE MAINTENANCE DISTRICT NO. 1, DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR THE PUBLIC HEARING
- 4.F. Consider Adoption of the Street Light Benefit Assessment District no. 1 Resolutions to: 1) Initiate Proceedings and Order the the Preparation of the Engineer's Report for Fiscal Year 2026/27; 2) Approve the Preliminary Engineer's Report; and 3) Set the Public Hearing of the Annual Assessments for June 9, 2026 (Public Works) [CC]
- RECOMMENDATION: Adopt into Resolutions Council Bill Nos. R-2026-19; R-2026-20; and R-2025-21 as recommended in the staff report. Resolution titles:
 - Council Bill #R-2026-19: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2026/2027
 - Council Bill #R-2026-20: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, PRELIMINARILY APPROVING ENGINEER'S REPORT FOR FISCAL YEAR 2026/2027 FOR STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1
 - Council Bill #R-2026-21: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026/2027 IN STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1, AN ASSESSMENT DISTRICT; DECLARING THE WORK TO BE OF MORE SPECIAL THAN GENERAL PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREAS WITHIN STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID DISTRICT AS STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1, DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR THE PUBLIC HEARING

- 4.G. Consider Award of Contract to Strategic Engineering & Automation Systems, in the Amount of \$97,860, to Complete the Supervisory Control and Data Acquisition (SCADA), Human Machine Interface (HMI) Modernization and Virtualization Upgrade Project, to be Funded from Water Acquisition – Technology Systems (Public Works) [CC]
— RECOMMENDATION: Approve the award of contract for professional services, as presented in the staff report.
- 4.H. Consideration of the Certificate of Appropriateness for the Frink Adobe House, located within The Groves at Loma Linda Specific Plan (Planning Area 3-6), under Precise Plan of Design Permit No. 2025-0008 (Community Development) [CC]
— RECOMMENDATION: Approve the Certificate of Appropriateness for the rehabilitation of the historic Frink Adobe as recommended in the staff report.
- 4.I. Consider Notice of Completion for the Pavement Rehabilitation at Auto Plaza Dr., Coloma St., Curtis St., and State St. for \$372,301.12- Contractor: Copp Contracting Inc. (CIP 25-130) (Public Works) [CC]
— RECOMMENDATION: Approve and accept the project as complete and authorize recordation of Notice of Completion documents as recommended in the staff report
- 4.J. Loma Linda Housing Authority (LLHA) Bill #R-2026-02 - Consider Adoption of Resolution Requesting Approval of a Supplemental Appropriation of \$15,000 from Loma Linda Housing Authority Reserves for Consulting Services and Approval of a Sixth Amendment to the Consulting Services Agreement with TKE Engineering, Inc., for Continued Professional Services (Administration) [HA]
— RECOMMENDATION: Adopt into LLHA Resolution LLHA Bill #R-2026-01 as recommended in the staff report. Resolution Title:
— A RESOLUTION OF THE LOMA LINDA HOUSING AUTHORITY OF THE CITY OF LOMA LINDA, CALIFORNIA, APPROVING A SIXTH AMENDMENT TO LOMA LINDA HOUSING AUTHORITY AGREEMENT FOR CONSULTANT SERVICES
- 4.K. Consider the Filing of the Annual Housing Report Fiscal Year 2024-25 Required by California Health and Safety Code §§ 34328 and 34176.1 (Administration) [HA]
— RECOMMENDATION: Receive and authorize filing of the fiscal year 2024-25 report as presented in the staff report.
- 4.L. Consider Authorizing the Purchase of Technological Infrastructure Equipment from CDWg for \$52,775.74 and The Redesign Group for \$85,357.35 for the Supervisory Control and Data Acquisition (SCADA), Human Machine Interface (HMI) Modernization and Virtualization Upgrade Project, to be Funded from Water Acquisition – Technology Systems (Public Works) [CC]
— RECOMMENDATION: Authorize the purchase of technology equipment for the water production system as recommended in the staff report.

5. Old Business

- 5.A. Council Bill #O-2026-05 (Second Reading) - Consider Adoption of 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) (Community Development) [CC]
- RECOMMENDATION: Adopt into Ordinance, Council Bill #O-2026-05, as recommended in the staff report. Ordinance Title:
- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY LOMA LINDA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP TO CHANGE A PARCEL FROM BUSINESS PARK (BP) TO GENERAL COMMERCIAL (C-2) FOR AN APPROXIMATELY 4.3-ACRE SITE LOCATED AT THE NORTHEAST CORNER OF MOUNTAIN VIEW AVENUE AND BUSINESS CENTER DRIVE, IDENTIFIED BY ASSESSOR PARCEL NUMBER 0292-451-14 (ZONE CHANGE NO. 2024-0001)

6. New Business

- 6.A. Loma Linda Housing Authority (LLHA) Bill #R-2026-01 - Consider Adoption of Resolution of the First Amendment to Affordable Housing Agreement with Mary Erickson Community Housing (Administration) [HA]
- RECOMMENDATION: Adopt into Resolution LLHA Bill #R-2026-01 as recommended in the staff report. Resolution title:
- A RESOLUTION OF THE LOMA LINDA HOUSING AUTHORITY OF THE CITY OF LOMA LINDA, CALIFORNIA, APPROVING A FIRST AMENDMENT TO AFFORDABLE HOUSING AGREEMENT WITH MARY ERICKSON COMMUNITY HOUSING A NON PROFIT CORPORATION
- 6.B. Review and Finalize the Community Survey Instrument and Authorize the Consultant to Proceed to the Next Phase of the Survey Process - Polco, National Research Center (Administration) [CC]
- RECOMMENDATION: Approve the community survey instrument and authorize the consultant to proceed as recommended in the staff report

7. Reports

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

8. 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: May 7, 2026