



CITY OF LOMA LINDA
PLANNING COMMISSION AGENDA

Wednesday, March 18, 2026, 6:00 PM
Council Chambers
25541 Barton Road
Loma Linda, CA 92354

1. Call to Order

- 1.A. Call to Order
- 1.B. Roll Call
- 1.C. Pledge of Allegiance
- 1.D. Items to be Added or Deleted
- 1.E. Conflict of Interest Disclosure

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

2.A. Public Comments

This portion of the agenda provides an opportunity to speak on an item that is NOT on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

3. Public Hearing Items

- 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.

Staff recommends that the Planning Commission make the following recommendations to the City

Council:

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. ADOPT Council Bill O-2026-12, 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 2,467 sq. ft. respectively), a 6,900 sq. ft. convenience store with gas station, and a four-story, 51,570 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. Approval of Minutes

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

5. New Business

6. Reports

- 6.A. Commissioners' Reports
- 6.B. Director's Reports
1. CHP San Bernardino Replacement Facility Update
 2. Development Activity Report

7. Adjournment

7.A. Adjournment

Reports and documents relating to each agenda item are on file in the Department of Community Development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Notice to the Public:

Reports and documents relating to each agenda item are on file with the Community Development Department and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

Tiffany Colwell

Tiffany Colwell, Administrative Assistant II

City of Loma Linda, California



Date Posted: March 12, 2026