



CITY OF LOMA LINDA
PLANNING COMMISSION AGENDA

Wednesday, June 17, 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. Scheduled Items

- 3.A. Reorganization of Chairperson and Vice-Chairperson
 - Elect Chairman by Commissioners
 - Elect Vice-Chairman by Commissioners

4. Public Hearing Items

- 4.A. Public Hearing to Consider Municipal Code Amendments Establishing Regulations for Short-Term Rentals and Permitting Short-Term Rental Uses Within Residential and Planned Community Zones
Staff recommends the Planning Commission recommend that the City Council take the following actions:
- 1. DETERMINE that the proposed code amendment does not qualify as a project under the California Environmental Quality Act; and
 - 2. ADOPT Council Bill O-2026-09: An Ordinance of the City Council of the City of Loma Linda Amending Title 5 (Business Taxes, Licenses and Regulations) of the Loma Linda Municipal Code to Add Chapter 5.26 (Short-Term Rentals) Establishing Regulations Governing Short-Term Rental Uses Within the City; and
 - 3. ADOPT Council Bill No. O-2026-10: An Ordinance of the City Council of the City of Loma Linda Amending Chapter 17.32 (Residential Zones), Section 17.32.020 (Land Use Regulations and Allowable Uses), Including Table 2-1 (Allowed Uses and Permit Requirements for Residential Zones), of the Loma Linda Municipal Code to Establish Short-Term Rental Units as a Permitted Use Within Residential Zones; and
 - 4. ADOPT Council Bill No. O-2026-11: An Ordinance of the City Council of the City of Loma Linda Amending Chapter 17.44 (Special Purpose Zones and Specific Plans), Section 17.44.020 (Land Use Regulations and Allowable Uses), Including Table 2-7 (Allowed Uses and Permit Requirements for Special Purpose Zones), of the Loma Linda Municipal Code to Establish Short-Term Rental Units as a Permitted Use Within the Planned Community Zone.
- 4.B. Public Hearing to Consider Municipal Code Amendments Establishing Regulations for City Communication Signs
Staff recommends the Planning Commission recommend that the City Council take the following actions:
- 1. DETERMINE that the proposed code amendment does not qualify as a project under the California Environmental Quality Act (CEQA); and
 - 2. ADOPT Council Bill O-2026-08: An Ordinance of the City Council of the City of Loma Linda, California, amending Chapter 17.18 (Signs), including Sections 17.18.070 (Prohibited Signs) and 17.18.190 (Definitions), and adding Section 17.18.200 (City Communication Signs), to establish regulations and permit requirements for City Communication Signs on City-owned or controlled property.

5. Approval of Minutes

- 5.A. Approval of Minutes for Minutes of April 15, 2026

6. New Business

7. Reports

- 7.A. Commissioners' Reports
- 7.B. Director's Reports

8. Adjournment

- 8.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

A handwritten signature in cursive script, appearing to read "Reynita Arreola".

Date Posted: June 11, 2026



Planning Commission Staff Report

A. Reorganization of Chairperson and Vice-Chairperson

- Elect Chairman by Commissioners
- Elect Vice-Chairman by Commissioners

Meeting	Agenda Group
Wednesday, June 17, 2026, 6:00 PM	Scheduled Items Item: 3A.
From	
Lorena Matarrita, Community Development Director	

Recommendation:

That the Planning Commission conduct its annual election of a Chair and Vice-Chair pursuant to Loma Linda Municipal Code Section 2.24.080. The elected officers will serve through June 2027.

Memorandum:

This memorandum outlines the procedure for the election of the Chair and Vice-Chair.

Step 1: The current Chair relinquishes the floor to the Planning Commission Secretary, who opens nominations for the position of Chair.

- Any member may nominate another member, or self-nominate.
- No second is required, but is allowed.
- Nominations remain open until no further nominations are offered.

Step 2: The Secretary calls for a motion to close nominations.

Step 3: The Secretary conducts a vote in the order nominations were received.

- If multiple members are nominated, voting proceeds in sequence.
- The first nominee to receive a majority vote of the members present and voting is elected Chair.

Step 4: The newly elected Chair assumes the role and conducts the election for Vice-Chair following the same process.

Step 5: Upon conclusion of both elections, the newly elected Chair resumes the meeting and continues with the agenda.



Planning Commission Staff Report

A. Public Hearing to Consider Municipal Code Amendments Establishing Regulations for Short-Term Rentals and Permitting Short-Term Rental Uses Within Residential and Planned Community Zones

Staff recommends the Planning Commission recommend that the City Council take the following actions:

Meeting	Agenda Group
Wednesday, June 17, 2026, 6:00 PM	Public Hearing Items Item: 4A.
From	Via
Gabriel Rivera, Associate Planner	Lorena Matarrita, Community Development Director

RECOMMENDATION

Staff recommend that the Planning Commission recommend that the City Council take the following actions:

1. **DETERMINE** that the proposed code amendment does not qualify as a project under the California Environmental Quality Act; and
2. **ADOPT** Council Bill O-2026-09: An Ordinance of the City Council of the City of Loma Linda Amending Title 5 (Business Taxes, Licenses and Regulations) of the Loma Linda Municipal Code to Add Chapter 5.26 (Short-Term Rentals) Establishing Regulations Governing Short-Term Rental Uses Within the City; and
3. **ADOPT** Council Bill No. O-2026-10: An Ordinance of the City Council of the City of Loma Linda Amending Chapter 17.32 (Residential Zones), Section 17.32.020 (Land Use Regulations and Allowable Uses), Including Table 2-1 (Allowed Uses and Permit Requirements for Residential Zones), of the Loma Linda Municipal Code to Establish Short-Term Rental Units as a Permitted Use Within Residential Zones; and
4. **ADOPT** Council Bill No. O-2026-11: An Ordinance of the City Council of the City of Loma Linda Amending Chapter 17.44 (Special Purpose Zones and Specific Plans), Section 17.44.020 (Land Use Regulations and Allowable Uses), Including Table 2-7 (Allowed Uses and Permit Requirements for Special Purpose Zones), of the Loma Linda Municipal Code to Establish Short-Term Rental Units as a Permitted Use Within the Planned Community Zone.

BACKGROUND

The City of Loma Linda Municipal Code currently does not contain regulations specifically governing the operation of short-term rentals within residential neighborhoods. The emergence of online hosting platforms such as Airbnb, Vrbo, and similar services has increased opportunities for property owners to offer residential dwelling units as lodging accommodations. To date, the City has identified approximately 30 short-term rentals that are currently operating.

While short-term rentals may provide economic opportunities for property owners and additional lodging options for visitors, they can also introduce land use compatibility concerns related to parking, noise, neighborhood character, public safety, and the availability of long-term housing.

To address the aforementioned concerns and the current unpermitted short-term rental units occurring in the City, staff has prepared a proposed amendment to Title 5 of the Loma Linda Municipal Code (LLMC) to establish Chapter 5.26 (Short-Term Rentals). The new chapter would create a permitting process, establish operational standards, require compliance with business licensing and Transient Occupancy Tax (TOT) regulations, and provide enforcement procedures to address violations. In addition to amending Title 5, staff is also proposing a development code amendment to modify the allowable uses table found in both Chapter 17.32 (Residential Zones) and Chapter 17.44 (Special Purpose Zones), which will permit short-term rental units within all residential zones as a permitted by right use, with the appropriate permit, as shown in Attachment B and C.

Staff is requesting that the Planning Commission review the proposed Chapter 5.26, the development code amendments to Chapter 17.32 and 17.44, and recommend approval of the proposed ordinances to the City Council.

ANALYSIS

The proposed ordinance establishing Chapter 5.26 (Short-Term Rentals) will create a comprehensive regulatory framework for short-term rental operations within the City. Under the proposed regulations, any property owner or authorized operator seeking to rent a dwelling unit for a period of thirty consecutive days or less must first obtain a short-term rental permit. The applicant will be required to maintain compliance with all applicable business licensing and Transient Occupancy Tax (TOT) requirements outlined in Title 5 of the LLMC.

The proposed regulations establish objective operating standards intended to minimize impacts on surrounding neighborhood residences. The standards include requirements related to occupancy management, noise control, property maintenance, local contact availability, record keeping, and compliance with all applicable provisions of the LLMC and State Law. The proposed regulations will also establish annual permit renewals, a permit revocation process, appeal rights, and enforcement mechanisms. Violations of the chapter, which include two or more calls of service to the Sheriff or Fire Department, two or more code enforcement violations, or any ongoing zoning or fire code violations, would constitute as grounds for revocation of the permit. However, medical emergencies unrelated to the use of property, natural disasters, or unrelated third-party criminal activity would not constitute as grounds for revocation.

To prevent overconcentration of short-term rentals within residential neighborhoods, and to preserve existing housing stock for long term renters or prospective homeowners, the proposed regulations include a separation requirement between permitted short-term rental properties. Applications for short-term rentals may be denied when the proposed short-term rental is located within 300 feet of an existing permitted short-term rental. Staff believes this requirement will help maintain neighborhood character, promote a balanced distribution of short-term rentals throughout the City, and reduce cumulative impacts associated with short-term rental uses.

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), as outlined in Section 17.110.070 of the LLMC and State law, are prohibited from operating as short-term rentals. Residential units subject to recorded affordability restrictions would also be prohibited from operating as short-term rentals. In addition, mobile home units or recreational vehicles, are not considered dwelling units as defined by the definitions section of Chapter 5.26.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed Development Code Amendment is not a project subject to the California Environmental Quality Act (CEQA). Therefore, pursuant to the General Rule Exemption (14 CCR § 15061(b)(3)), the proposed amendment is exempt from CEQA review.

PUBLIC HEARING NOTICE AND COMMENTS

The public notice for this project was duly posted on May 26, 2026, in three public places (City Hall, library, post office), and posted in The Sun newspaper. Additionally, the notice was made available on the City's website. As of the date on this report, there have been no written or oral comments received in opposition or in favor of the proposed code amendments.

CONCLUSION

The proposed amendments would establish Chapter 5.26 (Short-Term Rentals) of the Loma Linda Municipal Code, creating a permitting process and operational standards for short-term rental uses within the City. The proposed amendments would also modify the allowable uses table found in both Chapter 17.32 (Residential Zones) and Chapter 17.44 (Special Purpose Zones and Specific Plans) to allow for short-term rental units to be permitted in all residentially zoned areas. The ordinance is intended to give property owners a path forward for conducting short-term rentals, while providing clear regulations, protect neighborhood character, ensure compliance with tax and license requirements, and create enforcement mechanisms for addressing violations. Therefore, staff recommends that the Planning Commission recommend the City Council adopt Council Bill O-2026-09, -10, and -11, with associated exhibits.

Attachments

[Attachment A - Council Bill O-2026-09.pdf](#)

[Attachment B - Council Bill O-2026-10.pdf](#)

[Attachment C - Council Bill O-2026-11.pdf](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, ADDING CHAPTER 5.26 (SHORT-TERM RENTALS) TO TITLE 5 (BUSINESS TAXES, LICENSES, AND REGULATIONS) OF THE LOMA LINDA MUNICIPAL CODE TO ESTABLISH REGULATIONS GOVERNING THE OPERATION OF SHORT-TERM RENTALS WITHIN THE CITY OF LOMA LINDA

WHEREAS, the City of Loma Linda currently does not have regulations governing the operation of short-term rentals within residential neighborhoods; and

WHEREAS, online hosting platforms have increased the prevalence of short-term rental activity within the City; and

WHEREAS, while short-term rentals may provide economic opportunities for property owners and lodging opportunities for visitors, they may also create adverse impacts related to parking, noise, neighborhood compatibility, public safety, and housing availability; and

WHEREAS, the City desires to establish regulations governing the operation of short-term rentals to protect public health, safety, and welfare while providing a lawful process for the operation of short-term rental uses; and

WHEREAS, amendments, as set for in "Exhibit A" to this Ordinance, are proposed for Title 5 (Business Taxes, Licenses, and Regulations) through the City-initiated Master Development Application (MDA-2026-0059) to establish and add Chapter 5.26 (Short-Term Rentals) to Title 5 of the Loma Linda Municipal Code; and

WHEREAS, on June 17, 2026, the Planning Commission held a duly noticed public hearing on the proposed Ordinance, at which an oral and written presentation was made and comments received, and the Planning Commission made a recommendation to City Council to adopt the ordinance; and,

WHEREAS, on July 14, 2026, the City Council conducted the first reading of the code amendment and the second reading on August 11, 2026, where it adopted the Ordinance, approving Master Development Application (MDA-2026-0059); and,

WHEREAS, the Planning Commission and City Council have reviewed the proposed amendments and find that Master Development Application (MDA-2026-0059) is consistent with the Loma Linda General Plan, is not detrimental to the public health, safety, and general welfare, and is in conformity with good land use practice.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMA LINDA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby finds that all of the facts set forth in the recitals of this ordinance are true and correct.

Section 2. Environmental Determination. Pursuant to the General Rule Exemption (14 CCR § 15061(b)(3)), the City Council finds that Council Bill No. O-2026-09 and MDA-2026-0059 are not subject to the California Environmental Quality Act (CEQA) because the proposed

ATTACHMENT A

Municipal Code amendment is not a project under CEQA.

Section 3. Approval. The Planning Commission recommended adoption and City Council hereby adopts Council Bill No. O-2026-09, which amends, Title 5 (Business Taxes, Licenses, and Regulations) of the Loma Linda Municipal Code, to establish Chapter 5.26 (Short-Term Rentals) (MDA-2026-0059) as indicated in “Exhibit A” and as referenced herein.

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect this validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phase thereof, irrespective of the fact that any one or more sections, subsection, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

Section 5. Certification. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be posted within fifteen (15) days from its passage pursuant to Government Code section 36933.

Section 6. Effective Date. This Ordinance shall be in full force and effective a minimum of thirty (30) days after passage.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 14th day of July 2026 and was adopted on the 11th day of August 2026 by the following vote to wit:

Ayes:

Noes:

Absent:

Abstain:

Phill Dupper, Mayor

Attest:

Lynette Arreola, City Clerk

Municipal Code Title 5

CHAPTER 5.26 SHORT-TERM RENTALS

Sections:

5.26.010	Purpose and Intent.
5.26.020	Definitions.
5.26.030	Short-Term Rental Permit Required.
5.26.040	Permit Application.
5.26.050	Application Review and Criteria for Approval or Denial of Permit.
5.26.060	Permit Revocation.
5.26.070	Permit Term and Renewal.
5.26.080	Appeals.
5.26.090	Permits Nontransferable.
5.26.100	Operating Conditions and Requirements.
5.26.110	Enforcement Penalties.

5.26.010 Purpose and Intent.

- A. Purpose. The purpose of this Chapter is to establish requirements for short-term rentals in areas designated for residential use, including as part of a planned community development plan or specific plan, and to provide development standards to ensure the orderly processing of short-term rental permits in appropriate areas of the City.
- B. Intent. A short-term rental that conforms to the standards of this Chapter shall be deemed to be consistent with the General Plan designation and zoning designation for the parcel on which the short-term rental is located.
- C. This chapter is not intended to allow any residential property owner to violate any private conditions, covenants, and restrictions applicable to the owner's property that may prohibit the owner from using his or her property as a short-term rental, as defined in this chapter.
- D. The City reserves the right to change the regulations provided in this chapter at any time, including discontinuing the issuance of short-term rental permits, notwithstanding any impact to existing or future short-term rental permit holders. Anyone accepting a short-term rental permit pursuant to this chapter acknowledges and accepts that possibility.

5.26.020 Definitions.

The following definitions apply to enact the specific requirements of this Chapter:

- A. "Booking Transaction" means any reservation or payment service provided by a person who facilitates a short-term rental, home sharing, or similar transaction between a prospective guest and a host.
- B. "Calls of Service" means any request for response made to or initiated by the San Bernardino County Sheriff's department or Loma Linda Fire department resulting in personnel being dispatched to the subject Short-term Rental Property.
- C. "Director" means the Community Development Director of the City of Loma Linda or a designee as assigned by the City Manager.

- D. "Dwelling Unit" means a structure or portion thereof which is used for human habitation, as more particularly described in Section 17.02 *Introduction and Definitions*. A dwelling unit for purposes of this chapter is a detached single-family dwelling unit, single family-attached (townhome) unit, or multifamily dwelling unit. For the purposes of this Chapter, an accessory dwelling unit, junior accessory dwelling unit, mobile home unit, and recreational vehicle are not considered a dwelling unit.
- E. "Enforcement Officer" means the Director, Building Official, Fire Marshal, Code Enforcement Officer, or another City employee designated by the City Manager to enforce this chapter of the Loma Linda Municipal Code.
- F. "Guest" means a person who rents or occupies the short-term rental.
- G. "Group" means a single guest or any number of guests who are occupying a short-term rental on a single rental agreement.
- H. "Host" means the owner or manager of a dwelling who rents the dwelling on a short-term basis.
- I. "Hosted Stay" means short-term rental activity whereby the host remains on the site of the host's primary residence throughout the duration of the guest's stay, except during daytime and/ or workhours.
- J. "Hosting Platform" means a marketplace in whatever form or format which facilitates the short-term rental activity, through advertising, match-making, or any other means, using a medium of facilitation, and from which the operator of the hosting platform derives revenues, including booking fees or advertising revenues, from providing or maintaining the marketplace.
- K. "Short-Term Rental" means a dwelling unit, or any portion thereof, that is rented by the host to a guest or group for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as whole days, in exchange for any form of monetary or non-monetary consideration, including trade, fee, swap, or any other consideration in lieu of cash payment. Hosted stays, un-hosted stays, and vacation rentals are types of short-term rentals.
- L. "Transient Occupancy Tax" or "TOT" means the local tax imposed on occupancies of thirty (30) consecutive calendar days or less under Chapter 3.12 of the Loma Linda Municipal Code.
- M. "Un-Hosted Stay" means a short-term rental activity whereby the host remains off the site of the dwelling unit for some or all of the duration of the guest's stay.

5.26.030 Short-Term Rental Permit Required.

- A. No host, person, or entity, either for themselves, or any other person, shall cause, allow, conduct, permit, maintain, or facilitate a short-term rental at any dwelling unit within the City without first obtaining a short-term rental permit pursuant to this Chapter and complying with all other applicable provisions of this Chapter. A short-term rental permit shall only be issued to authorized hosted and un-hosted stays.

- B. A host of the short-term rental shall apply with the City to obtain a permit and shall be responsible for complying with all requirements of this chapter. Application for a short-term rental permit shall be in a form prescribed by the director and include all the information determined by the director to be necessary to evaluate the eligibility of the host, consistent with this chapter.
- C. An application for a short-term rental permit shall be accompanied by a non-refundable processing fee.
- D. Hosts of an existing, unpermitted short-term rental shall submit a complete permit application for the short-term rental permit.

5.26.040 Permit Application.

To apply for a short-term rental permit, the applicant must file a complete application accompanied with a non-refundable processing fee in an amount established by a resolution of the City Council. The application shall be in the form prescribed by the Director and shall contain, at minimum, the following:

- A. The legal name, current address, telephone number, and email address of the applicant, including contact information for 24-hour response.
- B. The address of the short-term rental property, and if applicable, location telephone number.
- C. A detailed floor plan of the dwelling unit identifying all sleeping areas, the proposed maximum occupancy, the approximate total square footage of the unit, and the designated guest parking location.
- D. Proof that the applicant is either the property owner or a tenant who has written permission from the property owner to operate a short-term rental.
- E. Any other information required by regulations promulgated pursuant to this Chapter or deemed necessary by the Community Development Director.

5.26.050 Application Review and Criteria for Approval or Denial of Permit.

- A. Upon receipt of a completed application, the Director, or designee, shall review the application as submitted and render a decision in a timely manner. The applicant shall be notified of the decision in writing.
- B. If the Director determines that the application meets all of the application requirements and no grounds for denial exist, the permit shall be approved. The permit shall contain the name, address of the permittee, a description of the short-term rental to be offered, the date of issuance and term of the permit, and the signature of the Director or assigned designee.
- C. A short-term rental permit application may be denied for any of the following reasons:

1. Information contained in the application, or supplemental information is false or materially misleading.
 2. The applicant failed to provide a complete application after having been notified of the requirement to produce additional information or documents.
 3. The applicant is delinquent in payment of any City or County taxes, fines, or penalties in relation to short-term rentals, or has outstanding code violations at the subject property
 4. The applicant has previously held a short-term rental permit which was revoked by the City during the 12-month period prior to submittal of the application.
 5. The applicant has failed to pay any previous administrative fines, remediate any other violations, and/or complete any other alternative disposition associated with a previous violation of this Chapter; or
 6. The applicant has failed to demonstrate an ability to conform to the operating standards set forth in Section 5.26.100.
 7. If it is determined that there is an overconcentration of Short-Term Rentals within 300 feet of the subject property (measured as the crow flies), the application will be deemed denied.
- D. If the application is denied, the applicant shall receive written notice stating the reasons for denial.

5.26.060 Permit Revocation.

The Director may revoke a short-term rental permit issued at any time if found in violation of this Chapter or for any violation to Chapter 3.12 relating to Transient Occupancy Tax. A short-term rental host whose permit is revoked may apply for a new permit one year after the revocation of the permit.

The Director may also revoke a short-term rental permit for the following reasons:

- A. The property has received two or more calls of service from the Sheriff Department or Fire Department.
 - a. Calls of Service shall include, but not limited to, incidents involving:
 1. Excessive noise or public disturbances.
 2. Disorderly conduct or illegal activity.
 3. Fire alarms, false alarms, or unsafe conditions.
 4. Medical emergencies resulting from unsafe conditions or overcrowding.
 5. Parking violations or traffic safety complaints.
 6. Code enforcement referrals or safety hazards verified by the responding agency.

- b. The following shall not be counted towards enforcement action:
 - 1. Medical emergencies unrelated to property misuse.
 - 2. Natural disasters or unrelated third-party criminal activity.
- B. The property is the subject of two or more Code Enforcement Violations as outlined in Chapter 9 of the Loma Linda Municipal Code.
- C. The property has any ongoing zoning or fire code violations.

5.26.070 Permit Term and Renewal.

- A. A short-term rental permit shall expire and become null and void on the one-year anniversary of its issuance and shall be renewed annually by application with the business license.
- B. Any person may apply for a permit renewal on a form or process provided by the City no later than thirty (30) days prior to the expiration of the permit.
- C. There is no limitation on the number of renewals that may be granted by the Director.
- D. The applicant shall be required to pay the short-term rental permit fee for the permit renewal in the amount established by the City Council resolution at the time of the renewal.

5.26.080 Appeals.

Any person whose short-term rental permit or renewal is denied or revoked may appeal the decision in writing with the City Clerk pursuant to the procedures established in Section 17.30.430 of the Loma Linda Municipal Code. Any neighbor of the subject short-term rental property may file an appeal in writing to the City Clerk.

5.26.090 Permits Nontransferable.

A short-term rental permit granted pursuant to this Chapter shall not be transferable to another person, another property, or to another property owner. Said permits shall not run with the land or property to which it applies.

5.26.100 Operating Conditions and Requirements.

- A. The dwelling unit must be located within the residential zones established by Section 17.32 Residential Zones or is a legally established single or multifamily residence in a Specific Plan or Planned Community.
- B. Accessory dwelling units, junior accessory dwelling units, and dwellings with recorded affordability covenants may not be used as short-term rentals.

- C. All advertising for the dwelling unit as a short-term rental that is displayed on a hosting platform or other media shall display the number of the current and valid permits as issued by the City.
- D. The host shall comply with all requirements of and be subject to the Transient Occupancy Tax (TOT) pursuant to Chapter 3.12 and the business license fees pursuant to Title 5 of this Code for short-term rental use. The host shall have the duty and liability to ensure timely remittance of the TOT to the City in compliance with Chapter 3.12 of this Code.
- E. The short-term rental permit shall be conspicuously displayed within a prominent area of the dwelling unit available for occupancy.
- F. The short-term rental shall comply with all applicable provisions of this Code, State, and Federal law.
- G. There shall be no exterior signs or advertising except as provided in Chapter 17.18 Signs for signage permitted for a dwelling use within the applicable zone.
- H. Noise from short-term rental uses shall comply with Chapter 9.20 of this Code. Pools and hot tubs shall have hours of operation clearly posted adjacent to the facility and shall comply with the exterior noise standards of Chapter 9.20.
- I. Lighting on the premises shall be directed, controlled, screened, or shaded in such a manner as not to shine directly on surrounding properties.
- J. Structures not intended for permanent habitable use, including but not limited to trailers, tents, tree houses, garages, sheds, or temporary structures such as recreational vehicles shall not be used for short-term rentals.
- K. A host for a short-term rental must maintain for a period of three (3) years a detailed and accurate record of their guest information pertaining to hosting dates, including financial documentation of the rent received, and make this information available to the City or Sheriff's Department upon request.
- L. The host or authorized agent must be available to the City by telephone 24 hours per day, when the short-term rental is rented.
- M. The permittee for a short-term rental shall to the fullest extent permitted by law, indemnify, defend, and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("indemnitees") free and harmless from: (i) any and all claims, liabilities, and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by the approval of permits for short-term rental; and (ii) any and all claims, lawsuits, liabilities, and/or actions arising out of, or related to the approval of permits for short-term rental and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities, and losses occurring or resulting to any person, firm,

entity, corporation, for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by this permit. Permittee's obligation to indemnify, defend, and hold the Indemnitees free and harmless as required hereinabove shall include, but not limited to, paying all fees and costs incurred by legal counsel of the Indemnitees' choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgements, verdicts, court costs, or attorney fees in any such lawsuit or action.

N. Host for a short-term rental shall be responsible for informing their guests of the "House Rules". Such rules shall, at a minimum, include rules explained in this section:

1. A copy of the house rules and the short-term rental permit has been provided to the guests.
2. In order to comply with all provisions of State law and this Code related to emergency vehicle access, no limousine or bus parking, and no stopping without the driver's presence, shall be allowed in any manner that would interfere with emergency vehicle access.
3. Guests of short-term rental units shall maintain the property free of debris both on-site and in the street. Trash receptacles shall be maintained in a clean and sanitary manner in conformance with this Code. Trash receptacles shall not be placed on the street prior to 24 hours before the scheduled pick-up day and shall be promptly removed from the street following service.
4. Quiet times shall be from 10:00 p.m. to 7:00 a.m.
5. The guests of the short-term rental shall not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of the Loma Linda Municipal Code or any State or County law pertaining to noise or disorderly conduct. Further, the host shall contact the Sheriff's Department in the event guests fail to comply with this Chapter or this Code.
6. No short-term rental unit may be used for any wedding, receptions, auctions, commercial functions, or any other similar events that are inconsistent with residential uses permitted by the Loma Linda Municipal Code.
7. Guests shall utilize designated on-site parking spaces provided by the short-term rental host. Hosts shall advise guests of any available street parking options or permit parking requirements.
8. Discharge of fireworks shall be prohibited at any time.

5.26.110 Enforcement and Penalties.

- A. Operating a short-term rental without a valid short-term rental permit, business license, and valid Transient Occupancy registration certificate is prohibited. Advertising shall be

considered prima facie evidence of operation. Additional evidence of operation may include, but shall not be limited to, guest testimony, online reviews, rental agreements, receipts, or any other information deemed relevant by the City.

- B. A violation of this Chapter shall constitute a public nuisance, which may be abated by any means provided by law, including by not limited to injunctive relief and issuance of administrative fines pursuant to Chapter 9.24 and penalties pursuant to Chapter 1.12.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, AMENDING IN PART, CHAPTER 17.32 (RESIDENTIAL ZONES), SECTION 17.32.020 (LAND USE REGULATIONS AND ALLOWABLE USES), INCLUDING TABLE 2-1 (ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONES) TO TITLE 17 (ZONING) OF THE LOMA LINDA MUNICIPAL CODE TO ESTABLISH SHORT-TERM RENTALS AS A PERMITTED USE WITHIN RESIDENTIAL ZONES SUBJECT TO CHAPTER 5.26 (SHORT-TERM RENTALS)

WHEREAS, the City Council is concurrently considering adoption of Chapter 5.26 (Short-Term Rentals) of Title 5 to establish operational regulations for short-term rental uses within the City; and

WHEREAS, short-term rental uses are not currently identified within the allowable uses table for residential zones found in Section 17.32.020; and

WHEREAS, in order to implement Chapter 5.26, amendments to Section 17.32.020 and Table 2-1 are necessary to establish short-term rentals as a permitted use within residential zoning districts, subject to compliance with Chapter 5.26; and

WHEREAS, amendments, as set for in "Exhibit A" to this Ordinance, are proposed for Chapter 17.32 (Residential Zones), Section 17.32.020 (Land Use Regulations and Allowable Uses), Table 2-1 (allowed Uses and Permit Requirements for Residential Zones), of the Loma Linda Municipal Code through the City-initiated Master Development Application (MDA-2026-0059) to allow for short-term rental units as a permitted use within all residential zones; and,

WHEREAS, on June 17, 2026, the Planning Commission held a duly noticed public hearing on the proposed Ordinance, at which an oral and written presentation was made and comments received, and the Planning Commission made a recommendation to City Council to adopt the ordinance; and,

WHEREAS, on July 14, 2026, the City Council conducted the first reading of the code amendment and the second reading on August 11, 2026, where it adopted the Ordinance, approving Master Development Application (MDA-2026-0059); and,

WHEREAS, the Planning Commission and City Council have reviewed the proposed amendments and find that Master Development Application (MDA-2026-0059) is consistent with the Loma Linda General Plan, is not detrimental to the public health, safety, and general welfare, and is in conformity with good land use practice.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMA LINDA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby finds that all of the facts set forth in the recitals of this ordinance are true and correct.

Section 2. Environmental Determination. Pursuant to the General Rule Exemption (14 CCR § 15061(b)(3)), the City Council finds that Council Bill No. O-2026-10 and MDA-2026-0059 are not subject to the California Environmental Quality Act (CEQA) because the proposed Municipal Code

ATTACHMENT B

amendment is not a project under CEQA.

Section 3. Approval. The Planning Commission recommended adoption and City Council hereby adopts Council Bill No. O-2026-10, which amends, Chapter 17.32 (Residential Zones), Section 17.32.020 (Land Use Regulations and Allowable Uses), Table 2-1 (Allowed Uses and Permit Requirements for Residential Zones), of the Loma Linda Municipal Code, to allow for short-term rental units as a permitted use within all residential zones (MDA-2026-0059) as indicated in "Exhibit A" and as referenced herein.

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect this validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsection, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

Section 5. Certification. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be posted within fifteen (15) days from its passage pursuant to Government Code section 36933.

Section 6. Effective Date. This Ordinance shall be in full force and effective a minimum of thirty (30) days after passage.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 14th day of July 2026 and was adopted on the 11th day of August 2026 by the following vote to wit:

Ayes:

Noes:

Absent:

Abstain:

Attest:

Phill Dupper, Mayor

Lynette Arreola, City Clerk

Exhibit A: Table 2-1 Amendment

P	Permitted by Right (Planning Permit May Be Required)				
CUP	Conditional Use Permit				
MUP	Minor Use Permit				
—	Not Allowed				
R-1	Low Density Residential (0 to 4 units/acre)				
R-2	Medium Density Residential (0 to 9 units/acre)				
R-3	High Density Residential (0 to 13 units/acre)				
R-4	Very High Density Residential (0 to 20 units/acre)				
Table 2-1 Allowed Uses and Permit Requirements for Residential Zones					
Land Use					Specific Use Regulations
	R-1	R-2	R-3	R-4	
Residential Uses					
Boarding and Lodging Houses	—	—	CUP	CUP	
Dormitories	—	—	CUP	CUP	
Short-Term Rentals	P	P	P	P	Chapter 5.26 (Short-Term Rentals)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, AMENDING IN PART, CHAPTER 17.44 (SPECIAL PURPOSE ZONES AND SPECIFIC PLANS), SECTION 17.44.020 (LAND USE REGULATIONS AND ALLOWABLE USES), INCLUDING TABLE 2-7 (ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONES), OF THE LOMA LINDA MUNICIPAL CODE TO ESTABLISH SHORT-TERM RENTALS AS A PERMITTED USE WITHIN THE PLANNED COMMUNITY ZONE SUBJECT TO CHAPTER 5.26 (SHORT-TERM RENTALS)

WHEREAS, the City Council is concurrently considering adoption of Chapter 5.26 (Short-Term Rentals) to establish operational regulations for short-term rental uses within the City; and

WHEREAS, certain residentially developed properties are located within Planned Community zoning districts regulated under Chapter 17.44 of the Loma Linda Municipal Code; and

WHEREAS, in order to implement Chapter 5.26, amendments to Section 17.44.020 and Table 2-7 are necessary to establish short-term rentals as a permitted use within the Planned Community Zone (PC), subject to compliance with Chapter 5.26; and

WHEREAS, amendments, as set for in "Exhibit A" to this Ordinance, are proposed for Chapter 17.44 (Special Purpose Zones and Specific Plans), Section 17.44.020 (Land Use Regulations and Allowable Uses), Table 2-7 (allowed Uses and Permit Requirements for Special Purpose Zones), of the Loma Linda Municipal Code through the City-initiated Master Development Application (MDA-2026-0059) to allow for short-term rental units as a permitted use within the Planned Community (PC) zone; and,

WHEREAS, on June 17, 2026, the Planning Commission held a duly noticed public hearing on the proposed Ordinance, at which an oral and written presentation was made and comments received, and the Planning Commission made a recommendation to City Council to adopt the ordinance; and,

WHEREAS, on July 14, 2026, the City Council conducted the first reading of the code amendment and the second reading on August 11, 2026, where it adopted the Ordinance, approving Master Development Application (MDA-2026-0059); and,

WHEREAS, the Planning Commission and City Council have reviewed the proposed amendments and find that Master Development Application (MDA-2026-0059) is consistent with the Loma Linda General Plan, is not detrimental to the public health, safety, and general welfare, and is in conformity with good land use practice.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMA LINDA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby finds that all of the facts set forth in the recitals of this ordinance are true and correct.

Section 2. Environmental Determination. Pursuant to the General Rule Exemption (14 CCR § 15061(b)(3)), the City Council finds that Council Bill No. O-2026-11 and MDA-2026-0059 are not subject to the California Environmental Quality Act (CEQA) because the proposed Municipal Code

ATTACHMENT C

amendment is not a project under CEQA.

Section 3. Approval. The Planning Commission recommended adoption and City Council hereby adopts Council Bill No. O-2026-11, which amends, Chapter 17.44 (Special Purpose Zones and Specific Plans), Section 17.44.020 (Land Use Regulations and Allowable Uses), Table 2-7 (Allowed Uses and Permit Requirements for Residential Zones), of the Loma Linda Municipal Code, to allow for short-term rental units as a permitted use within all residential zones (MDA-2026-0059) as indicated in "Exhibit A" and as referenced herein.

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect this validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsection, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

Section 5. Certification. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be posted within fifteen (15) days from its passage pursuant to Government Code section 36933.

Section 6. Effective Date. This Ordinance shall be in full force and effective a minimum of thirty (30) days after passage.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 14th day of July 2026 and was adopted on the 11th day of August 2026 by the following vote to wit:

Ayes:

Noes:

Absent:

Abstain:

Attest:

Phill Dupper, Mayor

Lynette Arreola, City Clerk

Exhibit A: Table 2-7 Amendment

Table 2-7 Allowed Uses and Permit Requirements for Special Purpose Zones	P CUP MUP —	Permitted by Right (Planning Permit May Be Required) Conditional Use Permit Minor Use Permit Not Allowed			
	I-HC OS PF PC	Institutional-Health Care Open Space Public Facility Planned Community			
Land Use	I-HC	OS	PF	PC	Specific Use Regulations
Other Uses					
Archeological and Paleontological Sites	—	P	P	—	
Assembly Uses					
Places of Public Assembly	P	CUP	CUP	CUP	
Places of Religious Assembly	P	CUP	CUP	CUP	
Cemeteries, Columbariums, Mausoleums, and Mortuaries	CUP	CUP	—	CUP	
Commercial Uses (incidental and accessory to allowed uses)	—	CUP	MUP	MUP	
Correctional Institutions	CUP	—	MUP	—	
Development of Natural Resources	CUP	CUP	CUP	CUP	
Forest Maintenance Facilities and Ranger Stations	—	CUP	P	—	
Historical Preserve	—	P	P	—	
Landfills	—	CUP	—	—	
Multiple Residences	CUP	—	—	P	Must meet development standards for the analogous residential zone
Planned Residential Development	CUP	CUP	—	CUP	
Residences for Institutional Personnel	P	—	P	—	
Reclamation for open space purposes of mines, quarries, and pits resulting from the commercial extraction of rock, sand, gravel, earth, clay, and similar materials	—	CUP	CUP	—	
Recycling – Small Collection Facility	—	—	—	MUP	
Recycling – Large Collection Facility	—	—	—	CUP	
Short-Term Rentals	—	—	—	P	Chapter 5.26 (Short-Term Rentals)
Structures Incidental and Accessory to Allowed Uses	MUP	MUP	P	MUP	Section 17.56.030(J)



Planning Commission Staff Report

B. Public Hearing to Consider Municipal Code Amendments Establishing Regulations for City Communication Signs

Staff recommends the Planning Commission recommend that the City Council take the following actions:

Meeting	Agenda Group
Wednesday, June 17, 2026, 6:00 PM	Public Hearing Items Item: 4B.
To	From
Planning Commission	Lorena Matarrita, Community Development Director
Via	
Gabriel Rivera, Associate Planner	

RECOMMENDATION

Staff recommend that the Planning Commission recommend that the City Council take the following actions:

1. **DETERMINE** that the proposed code amendment does not qualify as a project under the California Environmental Quality Act (CEQA); and
2. **ADOPT** Council Bill O-2026-08: An Ordinance of the City Council of the City of Loma Linda, California, amending Chapter 17.18 (Signs), including Sections 17.18.070 (Prohibited Signs) and 17.18.190 (Definitions), and adding Section 17.18.200 (City Communication Signs), to establish regulations and permit requirements for City Communication Signs on City-owned or controlled property.

BACKGROUND

The City of Loma Linda regulates signage through Chapter 17.18 of the Loma Linda Municipal Code, which regulates the placement and design of signage throughout the City. While the sign code establishes standards for a variety of signs, it does not currently provide a mechanism for City-owned or City-controlled communication signs that may be utilized for items such as municipal messaging, emergency notifications, public information, or revenue generating advertising.

As communication technologies evolve to feature digital signage, municipalities are increasingly utilizing communication signs to provide public safety information, community announcements, traffic advisories, and other messaging from the City. In addition, City Communication Signs provide opportunities for public-private partnerships that generate revenue through advertising opportunities.

To address this need, staff have prepared a proposed amendment to Chapter 17.18 establishing Section 17.18.200 (City Communication Signs), which will establish regulatory development, operations, and processing standards for City Communication Signs. In addition, Section 17.18.190 (Definitions) is being amended under this proposal to define City Communication Signs. And Section 17.18.070 (Prohibited Signs) is also being amended to provide an exception for installation of City Communication Signs.

The Planning Commission is being asked to review the proposed ordinance with amendments and recommend approval of Council Bill O-2026-08 to the City Council.

ANALYSIS

The proposed amendment would establish regulations governing City Communication Signs located on property owned or controlled by the City. The ordinance defines City Communication Signs as an off-site sign, located on city-owned or controlled property, intended to support city communications and other authorized messaging while reserving full control of emergency and municipal messaging to the City Manager's discretion.

The proposed regulations also require all City Communication Signs be reviewed through a Conditional Use Permit (CUP) process, allowing the Planning Commission to evaluate each proposed sign on a site-specific basis to ensure compatibility with surrounding land uses, architectural character, traffic safety, and community aesthetics. The CUP process also allows the opportunity to propose site-specific conditions of approval where necessary to protect public health, safety, and welfare. Also, all proposed City Communication Signs will be required to comply with all other applicable provisions of Chapter 17.18 (Signs).

The proposed regulations also require that the signs be subject to a Property License Agreement between the City and the future applicant. The agreement will establish operational requirements and provide compensation to the City via a negotiated share of sponsorship or advertising, while allowing the City establish maintenance requirements, insurance requirements, indemnification requirements, and termination clauses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to the General Rule Exemption (14 CCR § 15061(b)(3)) of the California Environmental Quality Act, the proposed Development Code Amendment is not considered a project.

PUBLIC HEARING NOTICE AND COMMENTS

The public notice for this project was duly posted on May 26, 2026, in three public places (City Hall, library, post office), and posted in The Sun newspaper. Additionally, the notice was made available on the City's website. As of the date on this report, there have been no written or oral comments received in opposition or in favor of the proposed code amendments.

CONCLUSION

The proposed amendment to Chapter 17.18 will establish Section 17.18.200 (City Communication Signs) to regulate City owned or controlled communication signage through objective standards, a required Property License Agreement, and approval of a Conditional Use Permit. The ordinance provides the City with the ability to utilize modern communication technology for public messaging, emergency notifications, community information, and authorized revenue generating advertising partnerships while ensuring compatibility with the surrounding area and preserving the quality of life for the community.

Therefore, staff recommends that the Planning Commission recommend the City Council adopt Council Bill O-2026-08 for the proposed ordinance and associated amendments to Chapter 17.18 (Signs).

Attachments

[Attachment A - Council Bill O-2026-08.pdf](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, AMENDING CHAPTER 17.18 (SIGNS), INCLUDING SECTIONS 17.18.070 (PROHIBITED SIGNS) AND 17.18.190 (DEFINITIONS), AND ADDING SECTION 17.18.200 (CITY COMMUNICATION SIGNS), TO ESTABLISH REGULATIONS AND PERMIT REQUIREMENTS FOR CITY COMMUNICATION SIGNS ON CITY-OWNED OR CONTROLLED PROPERTY

WHEREAS, the City Council finds that signage within the City of Loma Linda must be regulated to protect public safety, prevent visual clutter, and preserve the City's aesthetic and environmental values; and

WHEREAS, the City Council desires to establish standards in Chapter 17.18 (Signs) of Title 17 (Zoning) to ensure that signs placed on City-owned or controlled property serve public purposes, including public communication and revenue generation, while maintaining design quality, consistency, and orderly placement; and

WHEREAS, amendments to Section 17.18.070 (Prohibited Signs) and Section 17.18.190 (Definitions), and the addition of Section 17.18.200 (City Communication Signs), are necessary to define City Communication Signs and establish applicable development standards, permit requirements, and operational regulations governing such signs on City-owned or controlled property; and

WHEREAS, the proposed regulations will enhance the City's visual character by establishing standards for the design, location, operation, and maintenance of City Communication Signs; and

WHEREAS, on June 17, 2026, the Planning Commission held a duly noticed public hearing on the proposed amendment, at which an oral and written presentation was made and comments received, and the Planning Commission made a recommendation to City Council to adopt the ordinance; and

WHEREAS, on July 14, 2026, the City Council conducted a duly noticed public hearing and introduced this Ordinance for first reading, and on August 11, 2026, conducted a second reading and adopted this Ordinance approving Master Development Application No. MDA-2026-0060; and,

WHEREAS, the City Council finds that Master Development Application No. MDA-2026-0060 is consistent with the goals and policies of the Loma Linda General Plan, is compatible with surrounding land uses, and will not be detrimental to the public health, safety, or welfare.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMA LINDA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby finds that all of the facts set forth in the recitals of this ordinance are true and correct.

Section 2. Environmental Determination. Pursuant to the General Rule Exemption (14 CCR § 15061(b)(3)), the City Council finds that the adoption of this Ordinance is not subject to the California Environmental Quality Act (CEQA) because the proposed Municipal Code amendment is not a project under CEQA.

Section 3. Approval. The Planning Commission recommended adoption and City Council hereby adopts this Ordinance, which amends Chapter 17.18 (Signs) of the Loma Linda Municipal Code to incorporate definitions, standards, and processing requirements for City Communication Signs as follows:

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect this validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phase thereof, irrespective of the fact that any one or more sections, subsection, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

Section 5. Certification. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be posted within fifteen (15) days from its passage pursuant to Government Code section 36933.

Section 6. Effective Date. This Ordinance shall be in full force and effective a minimum of thirty (30) days after passage.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 14th day of July 2026 and was adopted on the 11th day of August 2026 by the following vote to wit:

Ayes:

Noes:

Absent:

Abstain:

Phill Dupper, Mayor

Attest:

Lynette Arreola, City Clerk

Exhibit A
CHAPTER 17.18 (SIGNS)

§ 17.18.070. Prohibited signs.

The following signs and sign types shall be prohibited in all zones in the city.

- D. Off-Site Commercial Signs. The city prohibits the construction, erection, or use of off-site signs displaying offsite commercial messages (i.e., billboards), other than those that legally exist in the city, or for which a valid permit has been issued and has not yet expired, as of the date on which this provision was first adopted. The city adopts this regulation to the extent allowed by the law and in compliance with California Government Code Section 65850, California Business and Professions Code Sections 5354(a) and 5408.3 (both effective January 1, 2003), or as subsequently amended. Permits shall not be issued for off-site signs displaying off-site commercial messages that violate this regulation, and the city will take immediate abatement action against signs constructed or maintained in violation of this regulation. This city intends for this off-site sign regulation to be severable and separately enforceable even if other provisions of this chapter may be declared, by a court of competent jurisdiction, to be unconstitutional, invalid, or unenforceable. This provision does not prohibit agreements to relocate existing, legal off-site signs, as encouraged by California Business and Professions Code Section 5412, or City Communication Signs established pursuant to Section 17.18. 200.

§ 17.18.190. Definitions.

Channel Lettering.

Three-dimensional sign face with lettering or logos where the sign is on a different projecting plane than the sign backing or structure

City Communication Sign.

An Off-site Sign located on property owned or controlled by the City or a City-affiliated public entity, intended to support City-related communications and other authorized messaging. The City shall retain control over all non-sponsored or unsold message space, including full override of sold and unsold message space in case of emergency, as determined in the sole discretion of the City Manager. These signs may be used for purposes including, but not limited to: public safety alerts, traffic information, community events, municipal messaging, and City-authorized revenue-generating sponsorships or advertising.

Commercial Message.

A message displayed on a sign that concerns primarily the economic interests of the message sponsor or the viewing audience, or both, or that proposes a commercial transaction (e.g., the exchange or sale of goods or services).

§ 17.18.200. City Communication Signs.

A. Findings and Purpose. Consistent with the findings and purpose set forth in Section 17.18.010, the City Council further finds that signage within the City must be regulated to protect public safety, prevent visual clutter, and preserve the City's aesthetic and environmental values. This Chapter establishes standards to ensure that signs placed on City-owned or controlled property serve public purposes [including but not limited to public communication and revenue generation] while maintaining design quality, consistency, and orderly placement. These standards enhance the City's aesthetic character through appropriate control over sign design, location, and proliferation, and support the implementation of City-managed sign programs that allow for City communication in all areas of the City. Such programs enable the regulation of the number, type, and placement of signs to further the purposes of this Chapter and ensure responsible management of signage opportunities.

B. Design. A City-Communication Sign shall conform to the aesthetic standards, architectural context, and adopted design guidelines of the City. All aspects of the sign's design, including materials, scale, lighting, and visual integration with surrounding development, shall be subject to City review and approval.

C. Property License Agreement. Installation and operation of a City Communication Sign shall be subject to a written license agreement between the City and the applicant. The agreement shall, at a minimum, set forth the terms of development and operation of the sign and shall provide the City with a percentage of gross or net revenue derived from sponsorship or advertising as consideration for the license. The agreement may include such additional terms and conditions as deemed appropriate by the City Council or its designee, including maintenance, insurance, indemnification, duration, and termination rights.

D. Processing. City Communication Signs shall be permitted only upon approval of a Conditional Use Permit pursuant to Section 17.30.070.



Planning Commission Staff Report

A. Approval of Minutes for Minutes of April 15, 2026

Meeting	Agenda Group
Wednesday, June 17, 2026, 6:00 PM	Approval of Minutes Item: 5A.
From	
Lorena Matarrita, Community Development Director	

Attachments

[Planning Commission_Wednesday, April 15, 2026, 6_00 PM_minutes.pdf](#)

**** 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

April 15, 2026, 6:01 PM - April 15, 2026, 8:26 PM

1. Call to Order

1.A. Call to Order

Chairman Nichols called the meeting to order at 6:01 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:

- 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.

Director Matarrita requested that Public Hearing Item 4A be continued to the next available meeting when the applicant is ready to proceed.

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)

2.A. Public Comments

No public comments.

3. Scheduled Items

3.A. 6th Cycle Housing Element Implementation Study Session

Director Lorena Matarrita introduced the consultants, retained through the SCAG REAP 2.0 grant from SBCTA, who presented progress on implementation of the 6th Cycle Housing Element.

Veronica Tam, with Veronica Tam and Associates, presented the 2025 Annual Progress Report, including the status of the 12 Housing Element programs, accomplishments to date, RHNA-related housing data and remaining work to do. Discussion topics also included adequate sites, site streamlining, special needs housing, at-risk housing, Affirmatively Furthering Fair Housing (AFFH), and No Net Loss requirements.

Simran Malhotra, Raimi + Associates (R+A), an Alta company, presented potential code amendments. Proposed changes included updates to definitions; provisions for emergency shelters, transitional and low-barrier housing, and group homes; and revisions to the definition of “family.” Clarifications included rounding fractional density up to the nearest whole number. She also noted ongoing development of a No Net Loss GIS tool and their efforts to align the General Plan with the Development Code by revising Special Planning Area G to encourage, rather than require, senior housing. It was noted that building form may be regulated, but occupancy may not.

It was noted that minimum parking requirements are no longer permitted in high-quality transit areas, though developers may still provide parking. In addition, she discussed constraints affecting multifamily development. Staff requested direction from the Planning Commission.

Commission discussion included group homes, transitional housing, and care facilities. Staff clarified that such uses are regulated by the State, must be treated as residential, and are not subject to local discretionary approval or separation requirements for small facilities (six or fewer persons).

Director Matarrita confirmed that Measure V applies to all new development, including multifamily, and that state law preempts local regulations where applicable, while traffic study requirements remain.

The consultant noted that parking requirements are relatively high and that reductions could support additional housing. Flexibility may be considered in targeted areas.

It was also noted that the City's Objective Design Standards may be overly restrictive, particularly regarding LEED provisions.

Chairman Nichols suggested focusing on state-required changes while maintaining local standards where feasible and asked whether General Plan language should be aligned accordingly.

Consultants reiterated that the City is implementing Housing Element programs while proactively preparing for more stringent requirements in the 7th Cycle.

4. Public Hearing Items

4.A. A request for the review of the architecture for a hotel use, located at the Mountain View Business Center, at the property located at the northeast corner of Mountain View Avenue and Business Center Drive.

Director Matarrita requested that Public Hearing Item 4A be continued to the next available meeting when the applicant is ready to proceed.

4.B. 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.

Associate Planner Rivera presented the staff report for the proposed rehabilitation hospital, an HCAI-regulated project subject to separate Building and Fire review.

Commissioner Karpenko asked about the Zanja Trail and signage; staff noted the trail does not currently extend into Redlands. Chairman Nichols inquired about pedestrian connections to the trail. Staff cited grading and irrigation line constraints and indicated further coordination with the applicant is needed.

Commissioner Nelson requested clarification on landscaping, fencing, and plant materials. Staff confirmed existing vegetation will remain; the applicant noted the interior fencing may be temporary construction fencing.

Vice-Chair Gallant asked about building elevations; the applicant described façade articulation and material variation.

Chairman Nichols asked about potential removal of the old irrigation line; staff and the applicant stated coordination with Legal and the City of Redlands would be required and could delay the project.

Chairman Nichols suggested exploring affordable staff housing on adjacent vacant land; Director Matarrita noted it could be considered if zoning permits.

Public Comment:

Michael Stewart, Chair of the Historical Commission, expressed support for preservation of the Zanja Trail and noted installation of a plaque or signage west of the site and as entry to the trail head. Staff indicated coordination with the applicant on signage consistency.

Motion:

The Commission approved the staff recommendation with additional conditions: (1) incorporation of identifying signage for the Zanja Trail, such as a plaque consistent with existing interpretive signage near the Frink Adobe; (2) provision of a pedestrian connection from the rehabilitation facility to the trail, subject to staff satisfaction; and (3) removal of the proposed fence along the irrigation line while maintaining existing landscaping.

Motion by Commissioner Larry Karpenko, seconded by Commissioner Jay Nelson and passing by a vote of 5-0-0-0-0

5. Approval of Minutes

Minutes approved for Minutes of March 18, 2026.

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

6. New Business

7. Reports

7.A. Commissioners' Reports

Chairman Nichols encouraged Commissioners to use staff via email for any questions related to public hearing items in advance of the upcoming meeting.

Director Matarrita stated that clarifications will be provided upon receipt of inquiries, with responses issued either individually or to the full Commission on a case-by-case basis.

The City Attorney reminded Commissioners not to discuss meeting matters among themselves or use "reply all" in email correspondence, to avoid Brown Act violations. It is better to direct responses solely to Director Matarrita.

7.B. Director's Reports

Director Matarrita invited Commissioners to attend a tour of the Pediatrics Medical Office Building on April 22, 2026, at 11:00 AM. Commissioners are to RSVP to confirm their attendance.

8. Adjournment

8.A. Adjournment

Chairman Nichols adjourned the meeting at 8:26PM.