



CITY OF LOMA LINDA
HISTORICAL COMMISSION AGENDA

Monday, May 4, 2026, 5:30 PM
Council Chambers
25541 Barton Road
Loma Linda, CA 92354

1. CALL TO ORDER

1.A. Call To Order

2. ROLL CALL

2.A. Roll Call

2.B. Pledge of Allegiance

2.C. Items to be Added or Deleted

2.D. Conflict of Interest Disclosure

3. COMMENTS FROM THE PUBLIC

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

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 Commission can take no new action at this time; however, the Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

4. DISCUSSION ITEMS

4.A. Certificate of Appropriateness for the Frink Adobe House under Precise Plan of Design Permit No. 2025-0008.

Approve the Certificate of Appropriateness for the rehabilitation of the historic Frink Adobe, located within The Groves at Loma Linda Specific Plan (Planning Area 3-6) in association with Precise Plan of Design Application No. 2025-0008.

The recommended approval is based on the findings contained in the Staff Report and subject to the attached Conditions of Approval.

5. APPROVAL OF MINUTES

5.A. Approval of Minutes for November 3, 2025

6. REPORTS FROM STAFF

6.A. Director's Report

7. REPORTS FROM COMMISSIONERS

7.A. Commissioner's Reports

8. 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.

Written materials relating to an item on this agenda that is distributed to the Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 25541 Barton Road during customary business hours.



Date Posted: April 30, 2026



Historic Commission Staff Report

A. Call To Order

Meeting	Agenda Group
Monday, May 4, 2026, 5:30 PM	CALL TO ORDER Item: 1A.

From
Lorena Matarrita, Community Development Director

Call To Order



Historic Commission Staff Report

A. Roll Call

Meeting	Agenda Group
Monday, May 4, 2026, 5:30 PM	ROLL CALL Item: 2A.
From	
Lorena Matarrita, Community Development Director	



Historic Commission Staff Report

B. Pledge of Allegiance

Meeting	Agenda Group
Monday, May 4, 2026, 5:30 PM	ROLL CALL Item: 2B.
From	
Lorena Matarrita, Community Development Director	



Historic Commission Staff Report

C. Items to be Added or Deleted

Meeting	Agenda Group
Monday, May 4, 2026, 5:30 PM	ROLL CALL Item: 2C.
From	
Lorena Matarrita, Community Development Director	



D. Conflict of Interest Disclosure

Meeting	Agenda Group
Monday, May 4, 2026, 5:30 PM	ROLL CALL Item: 2D.
From	
Lorena Matarrita, Community Development Director	



Historic Commission Staff Report

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

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Meeting	Agenda Group
Monday, May 4, 2026, 5:30 PM	COMMENTS FROM THE PUBLIC Item: 3A.
From	
Lorena Matarrita, Community Development Director	



Historic Commission Staff Report

A. Certificate of Appropriateness for the Frink Adobe House under Precise Plan of Design Permit No. 2025-0008.

Approve the Certificate of Appropriateness for the rehabilitation of the historic Frink Adobe, located within The Groves at Loma Linda Specific Plan (Planning Area 3-6) in association with Precise Plan of Design Application No. 2025-0008.

The recommended approval is based on the findings contained in the Staff Report and subject to the attached Conditions of Approval.

Meeting	Agenda Group
Monday, May 4, 2026, 5:30 PM	DISCUSSION ITEMS Item: 4A.
From	Via
Lorena Matarrita, Community Development Director	Christopher Bourne, Planning Technician

RECOMMENDATION

Approve the Certificate of Appropriateness for the rehabilitation of the historic Frink Adobe, located within The Groves at Loma Linda Specific Plan (Planning Area 3-6) in association with Precise Plan of Design Application No. 2025-0008.

The recommended approval is based on the findings contained in the Staff Report and subject to the attached Conditions of Approval.

DISCUSSION AND COMMENTS REQUESTED

The Historical Commission is requested to provide comments on land use and design considerations related to cultural and historic resources, including consistency with the Historic Mission Overlay District. Specifically:

1. Appropriateness of the project; and,
2. Preliminary conditions that could apply to project approvals.

Pursuant to Chapter 17.80 "Historic Preservation" of the Loma Linda Municipal Code, the Historical Commission's recommendation will be forwarded to City Council for final ratification.

PROJECT SUMMARY

The project involves rehabilitation of the historic Frink Adobe located at 26248 Mission Road within the Planned Community (PC) zoning designation of The Groves Specific Plan.

The applicant, Two Canyons Conservancy, proposes structural stabilization and site improvements in accordance with the approved *Frink Adobe Preservation and Maintenance Plan* (prepared by BFS Environmental Services). The proposed work is intended to preserve the structure's historic integrity, stabilize character-defining features, and ensure its long-term viability as a community-serving historic resource.

Following rehabilitation, the site will function as a public historic preserve with educational programming. The site will offer public access with specialized programming for local students to learn and tour the preserve with a focus on the region's Native American era, the Frink family history, and the historic Zanja ditch.

Proposed site improvements include: interpretive landscape areas, preservation of existing citrus trees and historic features, new parking area, and an accessible pedestrian pathway.

PERTINENT DATA

Owner:	Two Canyons Conversancy, LLC
Applicant:	James Shipp
General Plan:	Special Planning Area "D"
Governing Document:	The Groves at Loma Linda Specific Plan
Specific Plan Zoning:	Planned Community (PC)
Land Use Designation:	Planning Area 3-6 designated for Very Low Density
Overlay:	Historic Mission Overlay District
Site:	Approx. 0.63 acres, APN: 0292-741-12
Vegetation:	Existing Frink Adobe structure, native vegetation, citrus trees

BACKGROUND

The Groves Specific Plan

Adopted in 2018, The Groves Specific Plan establishes development standards for the 300-acre Special Planning Area D. The plan integrates residential development with preservation of historic resources, including the Frink Adobe, identified as a community-benefiting improvement site.

Prior Entitlement Applications

In 2021, the Historical Commission approved a Certificate of Appropriateness for Tentative Tract Map No. 20417. The subdivision map was revised to expand the Frink Adobe site, reducing the applicant's original residential lot count, and creating additional lettered lots to support long-term preservation and future public use.

Proposed Entitlement Request

The applicant submitted the current application on July 21, 2025. The project was reviewed by the Administrative Review Committee for consistency with applicable codes and standards. Comments were provided by the Fire Department, Public Works, Building and Safety, and Planning Division, and have been addressed by the applicant. The project has since been deemed complete and is now presented to the Historical Commission for consideration.

ANALYSIS

The proposed rehabilitation project is consistent with the approved *Preservation and Maintenance Plan* and focuses on structural and roof stabilization, as well as the preservation of character-defining features of the historic adobe. The project includes the adaptive reuse of the structure as a publicly accessible historic preserve, supported by site improvements such as parking, pedestrian pathways, and interpretive areas. Additional site enhancements include updated landscaping, preservation of heritage citrus trees, and construction of a new parking area to accommodate visitors. These improvements are designed to enhance safety and accessibility while maintaining the site's historic character and integrity. All work will be conducted in compliance with applicable preservation standards and under the oversight of qualified professionals.

Upon completion, the site will support organized educational programming, including guided tours and interpretive activities for local students, school groups, and community members. Programming will highlight the region's Native American history, the Frink family, and the historic Zanja system, supporting the site's long-term viability as a publicly accessible cultural and educational resource.

The project also includes a proposed agreement between the City and Two Canyons Conservancy for the care and management of the area identified as Parcel C on the approved tract map, also known as the Zanja pedestrian trail, located adjacent to and behind the Frink Adobe. The agreement will outline responsibilities for maintenance of the trail, preservation of the citrus grove within the gated area, and care of interpretive signage. The City Attorney is currently reviewing the proposed agreement, which will be incorporated as a Condition of Approval.

CONSISTENCY WITH APPLICABLE DEVELOPMENT STANDARDS

Historic Mission Overlay District

Pursuant to Chapter 17.82 Historic Mission Overlay District, new development in such areas require an emphasis to further the public knowledge of Loma Linda's local history and protect important elements of the Mission District. The intent of the Mission District ordinance is to provide a basic framework for future development that will:

- A. Preserve and enhance the Mission Road area and associated historical and cultural resources;
- B. Allow for the continued use and enjoyment of existing properties by limiting the focus of the ordinance codified in this chapter to new development projects and/or rehabilitation, restoration, adaptive reuse, and demolition of historical and/or cultural resources;
- C. Allow for consistent, compatible, and complementary development of the vacant properties (structures and lands) within the Mission Road area; and,
- D. Encourage new development in the area to be pedestrian friendly through the incorporation of livable/walkable community concepts.

Specific Plan Compliance

The project complies with applicable development standards, including setbacks, lot coverage, parking, and open space requirements. It is consistent with Specific Plan design guidelines related to historic resources, as found in sections 3.5.2(b)-*Historic Resources* and in 4.5.3-*Building Design Guidelines for Residential* of the Plan.

ENVIRONMENTAL IMPACT

The proposed project is within the scope of the Environmental Impact Report (EIR) for The Groves Specific Plan, certified on June 12, 2018. The EIR evaluated environmental impacts for development within Special Planning Area "D," including the project site.

The project also qualifies for a Class 31 Categorical Exemption pursuant to CEQA Guidelines §15331, which applies to the rehabilitation and restoration of historic resources in a manner consistent with the Secretary of the Interior's Standards.

Mitigation Measure 4.4-3 requires that all rehabilitation work be conducted under the supervision of a qualified architectural historian. The proposed project complies with this requirement.

Staff has determined that the project is consistent with the prior environmental analysis, would not result in new or more severe environmental impacts, and does not require additional mitigation measures. Accordingly, no further environmental review is required, and all previously adopted mitigation measures remain applicable.

CERTIFICATE OF APPROPRIATENESS

Using the Secretary of the Interior's Standards for Historic Preservation Projects as a guide, the Commission and Council shall approve the issuance of a Certificate of Appropriateness for any proposed work if it makes any one of the agency's listed findings. Staff has incorporated the following finding: "With regard to any property located within a historic district, the proposed work conforms to the prescriptive standards and design guidelines for the district adopted by the commission and does not adversely affect the character of the district."

CONCLUSION AND RECOMMENDATION

The proposed project rehabilitates and preserves a significant historic resource while providing public educational opportunities. The design and scope of work are consistent with the Historic Mission Overlay District, Specific Plan requirements, and adopted preservation standards.

Staff recommends that the Historical Commission recommend City Council approval of the Certificate of Appropriateness for the rehabilitation of the 1,427-square-foot Frink Adobe and associated site improvements at 26248 Mission Road (Precise Plan of Design No. 2025-0008).

Attachments

[Attachment A - Vicinity Map](#)

[Attachment B - Project Plans](#)

[Attachment C - Conditions of Approval](#)

VICINITY MAP

LEGEND

-  Open Space (OS)
-  Planned Community (PC)



The Frink Adobe Historic Interpretive Center

26248 Mission Road Loma Linda, CA

General Notes:

1. Park will be operated during the daytime hours.
2. No Night Time Use of the Adobe is anticipated. No permanent Parking lot lighting will be provided,
3. Property was originally developed on level ground and property has no slopes.
5. Refer to Site Plan for proposed improvements.
5. Refer to Planting Plan for proposed planting improvements and calculations.
6. Assessors parcel number pending pending final agreement between developer and City of Loma Linda.
7. Refer to separate submittals and applications for Adobe refurbishment and restoration plans.
8. Refer to separate submittals and applications for future architectural improvements of accessory structure.
9. All future plans will comply with the Specific plans, Municipal code and the California Building and Fire Codes.
10. No Frontier Fiber optic service exists at the time of this submittal.

Project Description:

Assessor's Parcel Number: 0292741120000

Legal Description: TRACT 20417, LOT A, BOOK 367, PAGE 84 COMMON AREA FOR FUTURE PARK PURPOSES

The Frink historic adobe house, is an historic property. Settled and developed by Horace Frink in 1871, the remaining original property currently exists, surrounded by single family residential homes. The surrounding properties currently being developed, have reduced the Frink property to approximately .63 acres. The current zoning for this site is "Special Zoning" and the proposed use for the site is a public historical park. The current structures on site are limited to the existing family adobe structure, remnants of the original citrus groves, some existing trees and miscellaneous garden features. The proposed future structures for the park include a restroom and storage building, fencing, and trash enclosure. The park will also include a newly located driveway, a parking lot for 5 cars, and an accessible pathway from the parking lot to the future restroom and adobe house. It is anticipated that the Historic Park will be used for school field trips. Bus parking is proposed to be along Mission Rd directly in front of the future pedestrian walkway.

Vicinity Map:



Site Location Map:



Site Statistics:

EXISTING:

Site Area = .63 acres / 27,443 s.f.
Existing Adobe Structure - 1,427 s.f.
Current Net Acreage = .59 acres / 26,016 s.f.
Building Occupancy Code: 303.4 Assembly Group A-3
Zoning: Planned Community/Very Low Density Residential
Land Use Designation: Special Planning Area "D" / The Groves at Loma Linda.
Compliance: This project complies with The Groves at Loma Linda Specific Plan, Loma Linda Municipal Code, California Building and Fire Codes.

PROPOSED:

Future Accessory Structure - 1,160 s.f.
Proposed Driveway and Parking Lot - 2,975 s.f.
Net Site Acreage: .57 acres (building areas combined)
Percentage Lot Coverage: 10% (existing and proposed structures).

Sheet Index:

- L-0.00: Cover Sheet
L-0.10: Existing Conditions
L-1.10: Historic Interpretive Diagram and Images
L-1.02: Site Plan
L-2.00: Planting Plan
L-2.00: Plant Material Images

Design Firm
PCH Design Studio
23 Sandy Pond Rd.
Ladera Ranch, CA 92694
714-381-5184



Consultant



Project Title
The Frink Adobe

MDA-2025-0044

Project Address
26248 Mission Rd
Loma Linda, CA

Client
Two Canyons Conservancy
James Shipp
jimmyshipp@aol.com
909-633-0749

Revisions	By	Date

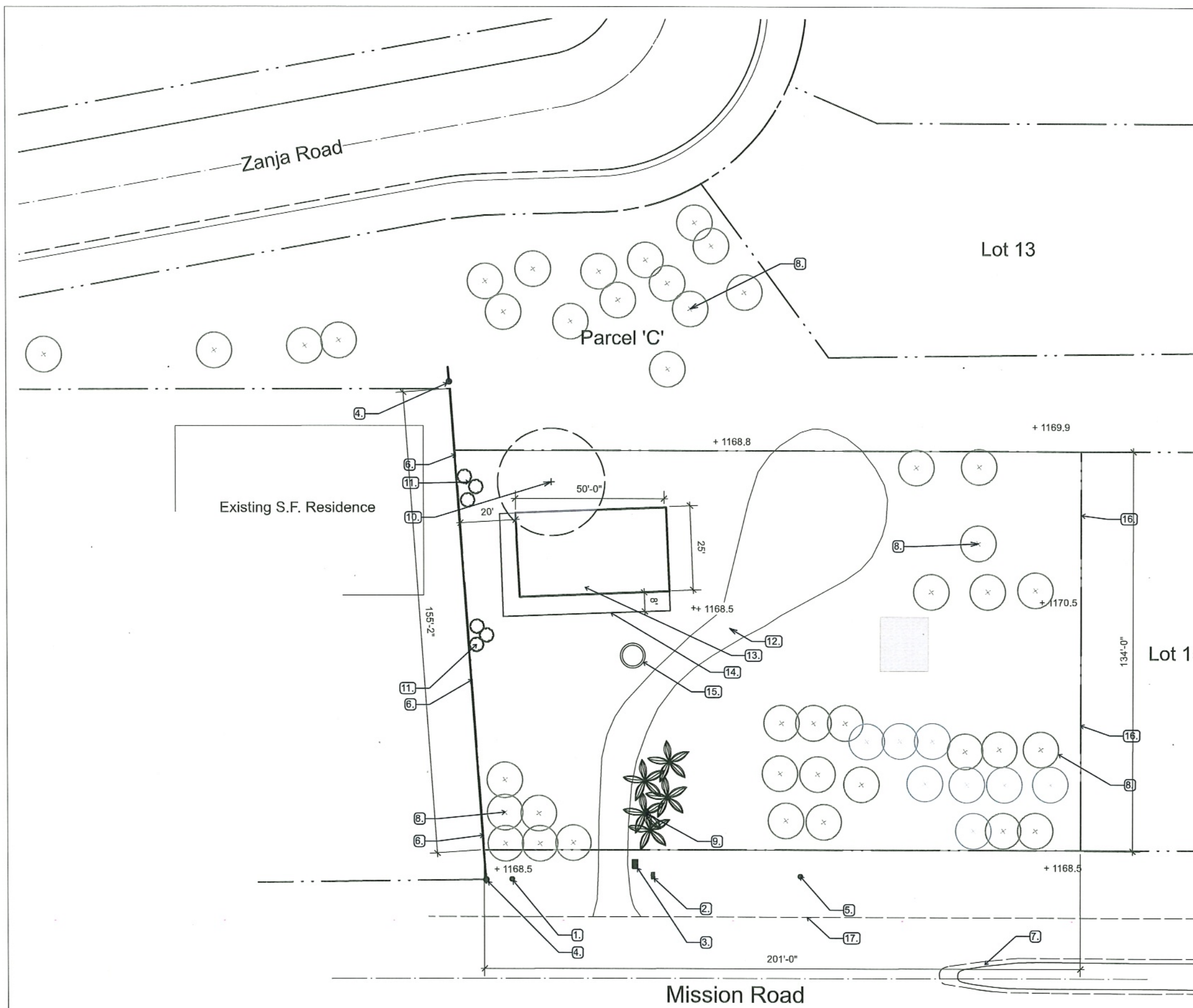
Project ID
2023-002
Drawn By
PCH
Project Manager
PCH
Reviewed By
PCH

Sheet Title
Cover Sheet

Sheet No.
L-0.00

CDG File Name
Frink Adobe Base v2025 v2026.vwx

12/7/25



- LEGEND:**
1. Exist. Fire Hydrant
 2. Exist. Water Meter
 3. Exist. Gas Meter
 4. Exist. Power Pole
 5. Exist. Blow-off
 6. Exist. Block Wall
 7. Existing Mission Road Median
 8. Exist. Citrus Trees
 9. Exist. Palms
 10. Exist. Historic Locust Tree
 11. Exist. Historic planting to remain
 12. Exist. Driveway
 13. Exist. Historic Adobe House-1,427s.f.
 14. Exist. Covered Porch
 15. Exist. Historic Fish Pond
 16. New Retaining Wall by Others
 17. Old Mission Road Edge

- NOTES:**
1. Existing Adobe Structure to be restored for future use.
 2. Existing utilities to be maintained in place.
 3. No current sanitary sewer connection on property. SS connection will be added when future auxiliary building is built.
 3. Existing historic citrus trees to be left in place.
 4. Existing site grades to be maintained.



1"=16'



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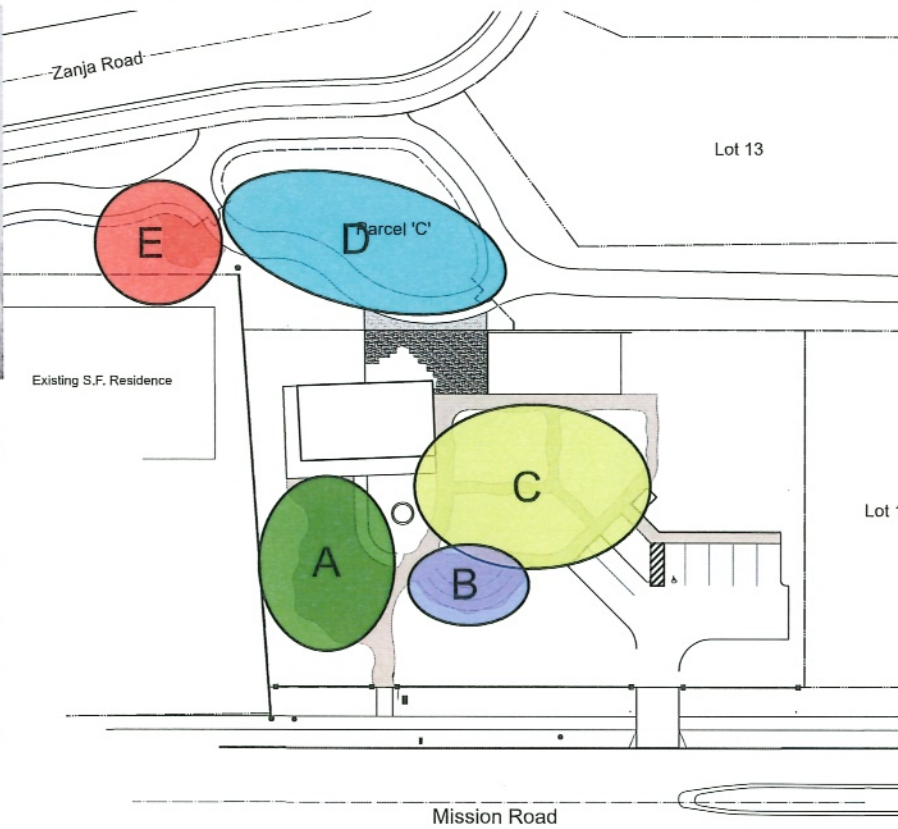
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Reviewed By
PCH

Sheet Title
Existing Conditions

Sheet No.
L-0.10

File Name
Frink Adobe Base v2025 v2026.vwx

Date: 12/7/25



LEGEND:

- A - Native American trail to dirt wagon road
- B - First Citrus grove and the Frink Orange
- C - Working Garden and Medicinal Plants
- D - The Zanja irrigation stream
- E - The nearby Guachama village and first Asistencia

Zone 'A' - Stories of a Native American trail-early wagon Road:

The Native American CocoMaricopa Trail traversed from villages in the desert and the pass, down through San Timoteo Canyon, and into the valley, continuing all the way to the ocean. After contact, it became a dirt wagon Road. In the 1850s, two of the Frink brothers purchased land in San Timoteo Canyon and, after pioneering a trail through the desert to the Colorado river, started a haul operation between the San Pedro Harbor and the Arizona gold and silver mines. Horace Frink must have admired the area, passing by in his haul wagon.

Zone 'B' - First citrus Grove, and the Frink Orange:

After selling his 50% share in the ranch and haul operation, Horace Frink purchased 100 acres and started farming operations. After a few years, some citrus trees were purchased and planted on the ranch. They are credited with being the first plantings in the San Bernardino Valley. They have a delicious flavor and DNA testing by UC Riverside found them to be unique and have officially named the Frink Orange. Descendants of those original trees are still alive and small cuttings have been used to graft onto new root stock, expanding the number at the historic park.

Zone 'C' - Working garden and medicinal plants:

Typically, during the 19th and early 20th centuries, families would plant vegetable gardens, yielding food for summertime use and, with canning, during the off-season winter months. The gardens would frequently also include plants having certain medicinal values. A portion of the working garden will be set aside for those used by early settlers as well as local Native American tribes

Zone 'D' - The Zanja irrigation stream:

The Zanja was dug and developed with Native American labor, and is officially credited as one of the first irrigation systems in California. The Adobe was placed between the road and Zanja. Its existence also made the farming operation possible. As such, there are numerous Native American and Frink family interpretive stories possible.

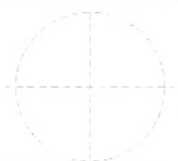
Zone 'E' - The Guachama Village and the first location of the Asistencia:
The village and the first location of the Asistencia were a few hundred yards to the west. There are no remnants left of these features and their setting is gone due to powerlines and other structures. Remnants of bowls, no doubt existed when the ranch was established and the site plan proposes a location where their stories can be told.

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Ladera Ranch, CA 92694

714-381-5184



Consultant



The Frink Adobe

Project Address
26248 Mission Rd
Loma Linda, CA
Special Zoning Area
Parcel No:

Client
Two Canyons Conservancy
twocanyonsconservancy.org

Revisions	By	Date

Project ID
2023-002
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PCH
Project Manager
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Reviewed By
PCH

Sheet Title
**Historic Interpretive
Diagram**

Sheet No.

L-1.00

Client: Paul Frink
Frink Adobe Base v2025.vwx

3/7/25

Historic Frink Family Photographs



Example of Historic Narrative
Plaque



Example of Restored historic structure



Example of restored historic
grounds and paving



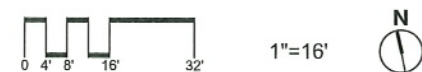
Historic Zanja Structure

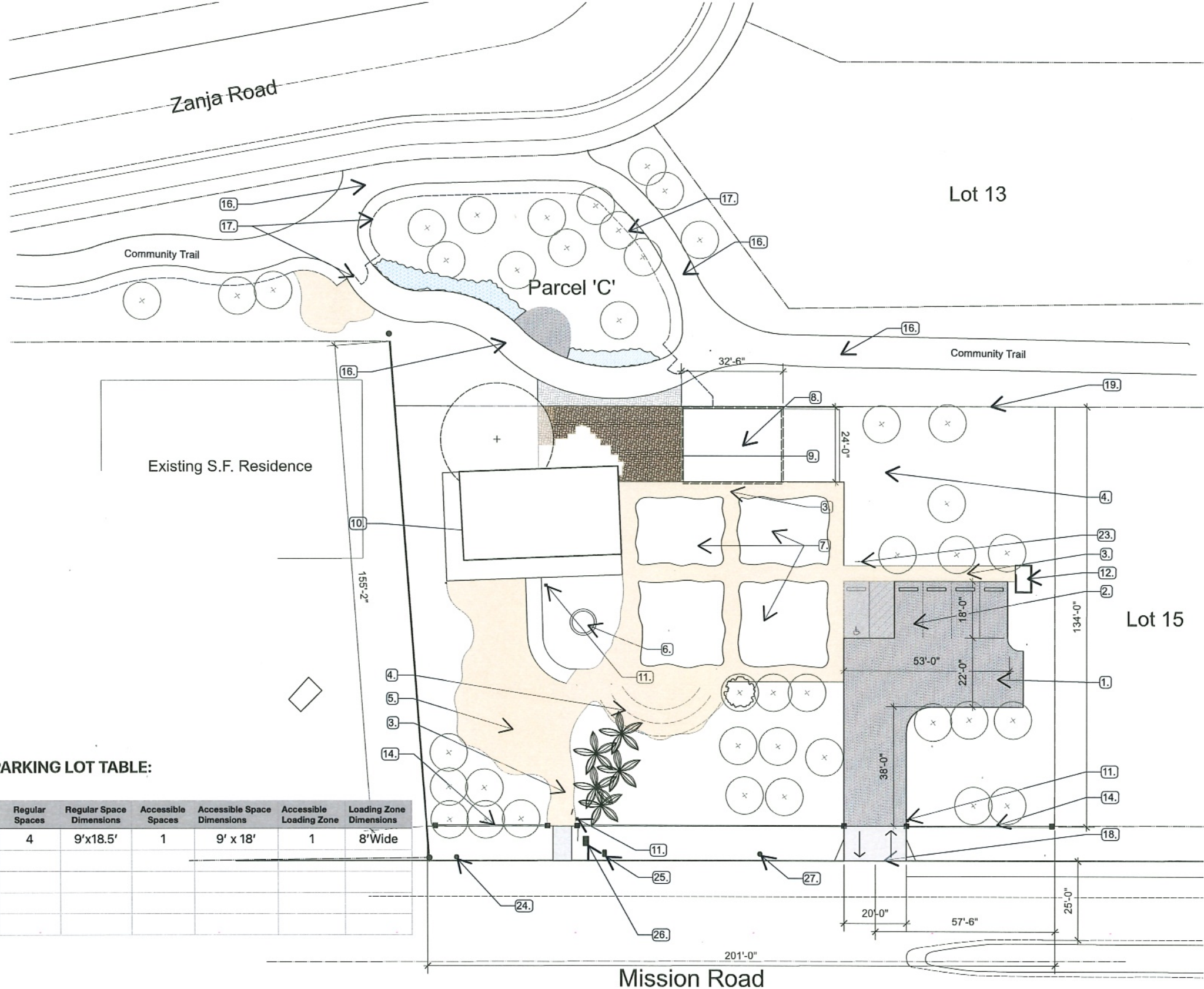


Example of pervious paving for
parking areas



Example of Restored historic structure
and plantings.





- LEGEND:**
- 1. New Parking Lot. Stabilized Permeable Gravel
 - 2. 4-full parking spaces. 1- Van-Accessible space.
 - 3. Accessible Walkway. Stabilized D.G.
 - 4. Gathering Area with Informal Seating.
 - 5. Historic Interpretive Area.
 - 6. Existing stone fish pond to be restored.
 - 7. Garden Beds for demonstration.
 - 8. Future Accessory Structure
 - 9. Gathering Area - Masonry Pavers.
 - 10. Renovated Historic Adobe Structure.
 - 11. Fire Department Knox Box.
 - 12. Rubbish Bin Storage.
 - 13. Open Lawn Area
 - 14. New 3' Rail Wood fence & 3' Masonry Pilasters.
 - 15. Planting Areas - Approx. 3,000 s.f.
 - 16. Public trail in parcel 'C' by Developer.
 - 17. Public Trail Fence in parcel 'C' by Developer.
 - 18. New driveway and curb-cut.
 - 19. Perimeter Fence by Developer.
 - 20. New concrete paving for Accessible parking space.
 - 21. Accessible parking space sign.
 - 22. Concrete parking area. Van Accessible parking space with concrete access aisle / loading zone.
 - 23. Accessible parking sign.
 - 24. Existing fire hydrant
 - 25. Existing water meter
 - 26. Existing Gas meter.
 - 27. Existing blow-off.
- NOTES:**
- 1. Existing Adobe Structure to be restored and used for historic educational tours.
 - 2. Future restroom building shall be documented under separate submittal.
 - 3. Refer to restoration and architectural plan for building lighting.
 - 4. Site lighting to be provided for nighttime events as needed.
 - 5. Proposed parking lot shall comply with City of Loma Linda parking regulations - Chapter 17.24.
 - 6. Proposed accessible parking space and loading zone/apron will be concrete.
 - 7. The ADA parking space shall be marked with the international Symbol of Accessibility complying with CBC section 11B-502.6.4 in white paint on a ADA blue background. Symbol shall be 36"x36" and the lower side shall be aligned with the end of the accessible parking space. See plan.
 - 8. The proposed accessible parking space access aisle / loading area will be painted with blue diagonal stripes. See plan.
 - 9. Proposed accessible parking space shall be identified with the international Symbol of Accessibility on a reflectorized sign (70 sq. in. minimum) posted at 60" high minimum, above the finished surface, measured to the bottom of the sign. Signage height shall be approved by the City of Loma Linda. See plan
 - 10. All proposed accessible parking, access isles and pathways shall not exceed a 2% cross slope. xx

PARKING LOT TABLE:

Regular Spaces	Regular Space Dimensions	Accessible Spaces	Accessible Space Dimensions	Accessible Loading Zone	Loading Zone Dimensions
4	9'x18.5'	1	9' x 18'	1	8'Wide

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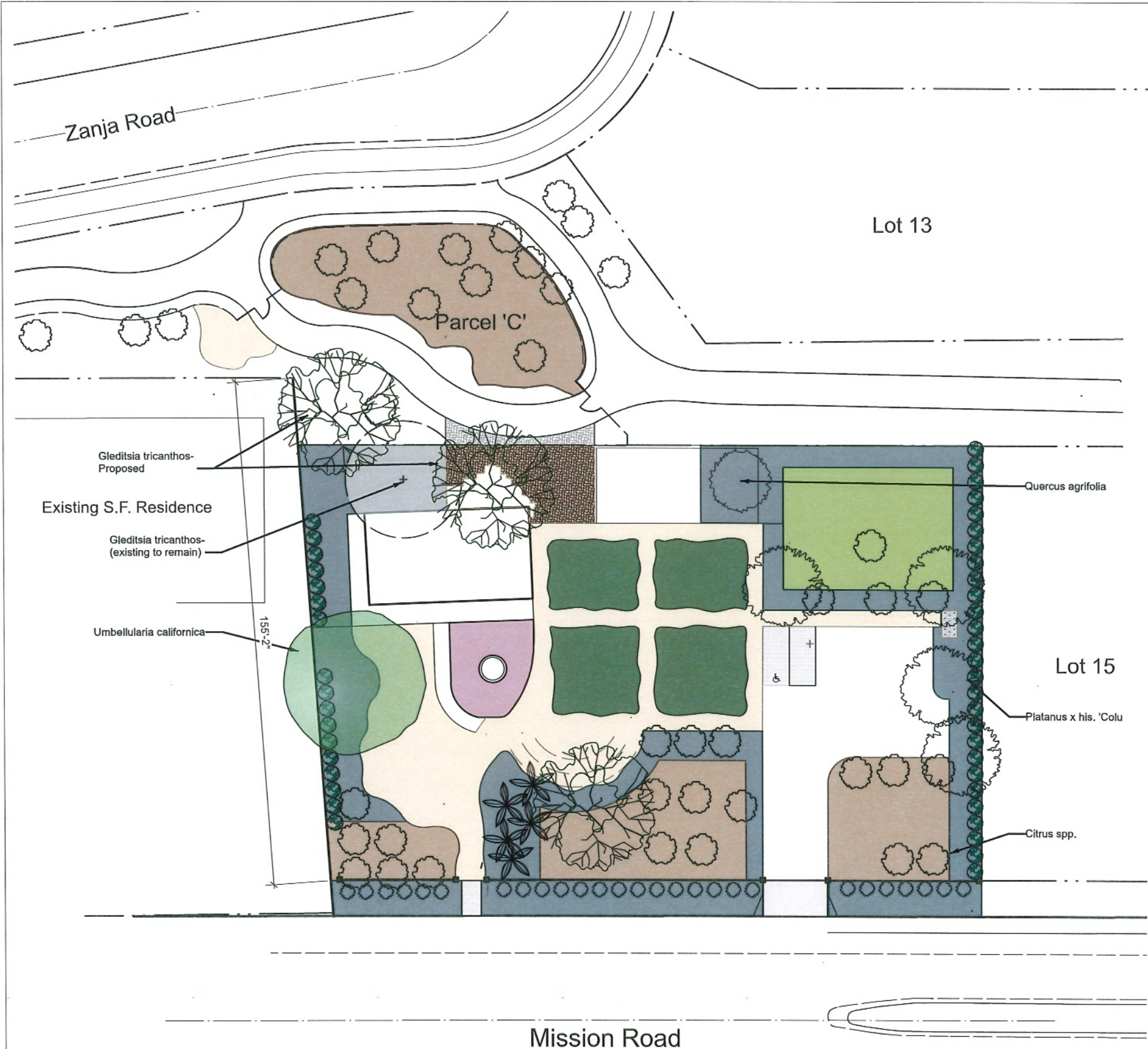
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Sheet Title
Site Plan

Sheet No.
L-1.01

CAD File Name
Frink Adobe Base v2025 v2026.vwx

12/7/25



Trees: (potential trees)

- Citrus spp.

Gelditsia tricanthos

Jacaranda mimosifolia

Platanus x hispanica 'Columbia'

Populus fremontii

Quercus agrifolia

Umbellularia californica

Washingtonia filifera
- Orange Trees

Honey Locust

Jacaranda

Columbia London Plane Tree

Western Cottonwood

Coast Live Oak

California Bay

California Fan Palm

Frink Adobe Proposed Shrub and Ground Cover List					
	Botanical	Height	Width	Sun	Water
FPB	Achillea millefolium	2-3 ft.	2-3 ft.	Full, Half	V Low
BOR	Agastache 'Purple Haze'	2-2.5 ft.	1-1.5 ft.	Full	Low, Medium
SF	Agave americana 'Super Blue'	5-6 ft.	4-5 ft.	Full, Half	Low
WB	Agave celsii 'Nova'	1-2 ft.	2-3 ft.	Full, Half	Low
SF/PAT	Aloe rudikoppae	1-2 ft.	2-3 ft.	Full	V Low
EB	Arctostaphylos 'Emerald Carpet'	1 ft.	3-5 ft.	Full, Half	V Low, Low, +Summer
FPB	Artemisia sch. 'Silver Mound'	0.5-1 ft.	1-1.5 ft.	Full	Low
PAT	Baccharis pilularis 'Pigeon Point'	1-2 ft.	8-10 ft.	Full, Half	Low
Lawn	Buchloe dactyloides	0.2-1 ft.	1 ft.	Full	V Low, Low
Lawn	Buchloe dactyloides 'UC Verde'	0.4-1 ft.	1.2 ft.	Full	V Low, Low
BOR	Buddleia Lo & Behold® 'Blue Chip Jr.	3 ft.	2 ft.	Full	Low
WB	Caesalpinia pulcherrima	6-15 ft.	6-15 ft.	Full	Low
WB	Ceanothus 'Concha'	4-8 ft.	5-12 ft.	Full, Half	Low
BOR	Eriogonum kennedyi var. pinicola	0.5 ft.	1-2 ft.	Full	V Low, Low
EB	Ficus pumila	3-25 ft.	3-25 ft.	Full, Half	Low
FPB/WB	Heteromeles arbutifolia	8-15 ft.	8 ft.	Full, Half	V Low, Low
SF	Justicia spicigera	4 ft.	4 ft.	Full, Half, Shade	Low
SF	Lantana 'Lucky White'	1-1.5 ft.	1-1.5 ft.	Full	V Low, Low
SF	Lantana camara 'Luscious Lemonade'	2-3 ft.	2 ft.	Full	Medium
FPB	Leucophyllum frutescens 'Compacta'	4-6 ft.	4-6 ft.	Full	V Low
PAT	Lomandra 'Platinum Beauty'	3-4 ft.	3-5 ft.	Full, Half	Low
WB	Muhlenbergia dubia	3 ft.	3 ft.	Full	V Low
FPB	Muhlenbergia rigens	2-3 ft.	2-3 ft.	Full, Half	Low
EB	Parthenocissus tricuspidata	3-50 ft.	3-4 ft.	Full, Half, Shade	Medium
FPB	Pennisetum spathiolatum	1.5 ft.	1.5 ft.	Full, Half	Medium
SF	Rosa banksiae 'Alba Plena'	6-20 ft.	6-20 ft.	Full	Medium
PAT	Rosa californica	6 ft.	4-5 ft.	Full, Half, Shade	Medium, +Summer
WB	Salvia apiana	6 ft.	6 ft.	Full	V Low
EB	Salvia brandegeei	3-4 ft.	4 ft.	Full, Half	V Low
EB/PAT	Salvia clevelandii	3-5 ft.	5-8 ft.	Full, Half	V Low, Low
PAT	Salvia clevelandii 'Allen Chickering'	4 ft.	4 ft.	Full	Low
PAT	Sophora secundiflora	8 ft.	6 ft.	Full	Medium
BOR	Stachys olympica	1 ft.	3 ft.	Full	V Low
FPB/PAT	Teucrium cossonii majoricum	1 ft.	2-3 ft.	Full	Medium, + Summer
WB	Thymus praecox arcticus	0.2 ft.	1.5 ft.	Full, Half	V Low, Low

Note:
Refer to Sheet L-2.10 for corresponding planting imagery by zone.

Shrub / Groundcover Key:

- SF - Street Frontage
- FPB - Front Planter Bed
- EB - Eastern Boundary
- WB - Western Boundary
- BOR - Borders
- PAT - Patio Area Facing Parcel 'C'

Ground Cover / Shrub Areas :

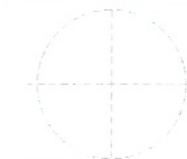
- Ornamental Shrubs & Ground Covers - 7,520 s.f.
- Vegetable Garden Area - 3,100 s.f.
- Flower Bed Area - 612 s.f.
- Turf Area - 1,978 s.f.
- Citrus Grove Cover - 4,000 s.f.
- Total Landscape Areas - 17,210s.f**



Design Firm
PCH Design Studio
23 Sandy Pond Rd.
Ladera Ranch, CA 92694
714-381-5184



Consultant



Project Title
The Frink Adobe

MDA-2025-0044

Project Address
26248 Mission Rd
Loma Linda, CA

Client
Two Canyons Conservancy
James Shipp
jimmyshipp@aol.com
909-633-0749

Revisions	By	Date

Project ID
2023-002
Drawn By
PCH
Project Manager
PCH
Reviewed By
PCH

Sheet Title
Planting Plan

Sheet No.
L-2.00

File Name
Frink Adobe Base v2025 v2026.vwx

12/7/25

Frink Adobe

PLANTS BY AREA

1. Street Frontage



Agave americana 'Super Blue'
Super Blue Agave



Aloe rudikoppe
Little Gem Aloe



Justicia spicigera
Mexican Honeysuckle



Lantana 'Lucky White'
Lucky White Lantana



Lantana camara 'Luscious Lemonade'
Luscious Lemonade Lantana



Rosa banksiae 'Alba Plena'
Dbl. White Lady Banks' Rose

2. East Boundary



Arctostaphylos 'Emerald Carpet'
Manzanita Emerald Carpet



Eriogonum kennedyi var. *pinicola*
Kern Buckwheat



Ficus pumila
Creeping Fig



Salvia brandegeei
Brandegee's Sage



Salvia clevelandii
Cleveland Blue Sage



Vitis x californica 'Roger's Red'
Roger's Red Wild Grape

3. Front Planting Bed



Achillea millefolium
Common Yarrow



Artemisia sch. 'Silver Mound'
Silver Mound Artemisia



Heteromeles arbutifolia
Toyon



Justicia spicigera
Mexican Honeysuckle



Leucophyllum frutescens 'Compacta'
Compact Texas Ranger



Muhlenbergia rigens
Deer Grass



Pennisetum spathiolatum
Slender Veldt Grass



Teucrium cossanii majoricum
Majorcan Germander

4. Lawn Area



Bachlor dactyloides
Buffalo Grass

5. Border Beds



Agastache 'Purple Haze'
Purple Haze Hummingbird Mint



Buddleia Lo & Behold 'Blue Chip Jr.'
Blue Chip Jr. Butterfly Bush



Eriogonum kennedyi var. *pinicola*
Kern Buckwheat



Lonicera japonica 'Halliana'
Hall's Japanese Honeysuckle



Stachys olympica
Lamb's Ear

7b. West Boundary



Agave celsii 'Nova'
Nova Agave



Caesalpinia pulcherrima
Red Bird of Paradise



Heteromeles arbutifolia
Toyon



Salvia apiana
White Sage



Thymus praecox arcticus
Mother-of-Thyme, Creeping Thyme



Vitis x californica 'Roger's Red'
Roger's Red Wild Grape

10. Patio



Aloe rudikoppe
Little Gem Aloe



Baccharis pilularis 'Pigeon Point'
Pigeon Point Coyote Bush



Heteromeles arbutifolia
Toyon



Lomandra 'Platinum Beauty'
Platinum Beauty™ Lomandra



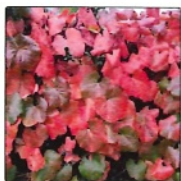
Rosa californica
California Wild Rose



Saphora secundiflora
Texas Mountain Laurel



Teucrium cossanii majoricum
Majorcan Germander



Vitis x californica 'Roger's Red'
Roger's Red Wild Grape

Design Firm
PCH Design Studio
23 Sandy Pond Rd.
Ladera Ranch, CA 92694
714-381-5184



Consultant
Consultant Name
Consultant Address
Consultant Address 2



Project Title
The Frink Adobe

Project Address
26248 Mission Rd
Loma Linda, CA
Special Zoning Area
Parcel No:

Client
Two Canyons Conservancy
twocanyonsconservancy.org

Revisions	By	Date

Project ID
2023-002
Drawn By
Project Manager
PCH
Reviewed By

Sheet Title
Plant Imagery
Sheet Title 2
Sheet Title 3

Sheet No.
L-2.01
DWG File Name
Frink Adobe Base v2025.vwx

ROOF ANCHORS TO ADOBE WALLS

- 1. Anchor bolts shall be All-thread or equal to A-615 steel. Embed bolts per plan.
- 2. Epoxy shall be Simpson Set XP or equal. Epoxy shall have an ICC ES number
- 3. Continuous inspection by a Registered Deputy Inspector is required for installation of all anchor bolts in adobe walls.
- 4. Impact type tools shall not be used on any existing masonry buildings. Workmanship shall minimize damage to existing construction.
- 5. All anchor bolts embedded in existing adobe walls shall conform to the following:
 - A. Drilling shall be done with electric rotary drill without using water.
 - B. Drilled holes shall be cleaned and prepared as recommended by anchor bolt manufacturer.

REPAIR OF ADOBE

- 1. Blocks as shown on plans shall be jacked into alignment.
- 2. Remove any loose debris in cracks prior to patching.
- 3. Make adobe patch mix of proportions determined by the tests. Adobe patch shall have a consistency of drypack. Contractor shall construct a test patch. Adjust patch mix as necessary to eliminate any cracking or bond deficiencies.
- 4. Patch adobe cracks noted for repair, by ramming the adobe mortar into the crack. Completely fill crack. Permit patch to dry. After drying work patch to fill solid around shrinkage cracks.
- 5. Mortar shall be site developed to match the content of the wall. Tests of proposed mortar shall be made to verify compliance.

STRUCTURAL AND MISCELLANEOUS STEEL

- 1. All structural and miscellaneous steel shall conform to A.S.T.M. A-36 and shall be fabricated and erected in accordance with the A.I.S.C. Specifications for the design, fabrication and erection of structural steel for buildings, latest edition.
- 2. All bolts shall conform to A.S.T.M. A-325 unless noted otherwise.
- 3. All welding is to comply with A.W.S. Standards and is to be done by welders certified for the type of welding to be performed as required by the Department of Building and Safety.
- 4. All welding is to be done by electric arc process with E70XX electrodes.

FRAMING LUMBER

- Each piece of structural lumber, sheathing, and timber shall be marked with the grade by such competent and reliable organization whose regular business is to establish lumber grades.
- 1. All structural lumber shall be Douglas Fir-Larch of the following minimum grades:
 - A. 2x Framing and plates.....#1 or better
 - B. Beams, headers, posts and all other 4x and larger members - u.n.o.....#1
- 2. Structural plywood shall be Douglas Fir conforming to product standard PS-1-09 with exterior glue and shall be stamped by an approved fabricator. OSB shall not be used.
- 3. Installation of vertical and horizontal sheathing shall be approved by the Inspector prior to covering.
- 4. Framing hangers, caps, holdowns, bases, anchors, connectors and other elements shall be as manufactured by Simpson Company or an approved equal.
- 5. Cut washers shall be placed under heads and nuts or all bolts and under heads of lag bolts.
- 6. Common nails shall be used. Box nails may not be used for diaphragm nailing.
- 7. Sawn lumber shall have a maximum 19% moisture content

STATEMENT OF SPECIAL INSPECTIONS

- 1. The owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction.
- 2. the special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring special inspection.
- 3. special inspectors shall keep records of inspections.
- 4. the special inspector shall furnish inspection reports to the building official, and to the registered design professional in responsible charge.
- 5. reports shall indicate that work inspected was done in conformance to approved construction documents.
- 6. discrepancies shall be brought to the immediate attention of the contractor for correction. if the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work.
- 7. a final report documenting required special inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon by the permit applicant and the building official prior to the start of work.
- 8. continuous special inspection means that the special inspector is on the site at all times observing the work requiring special inspection.
- 9. some inspections may be made on a periodic basis and satisfy the requirements of continuous inspection, provided this periodic scheduled inspection is performed as approved by the engineer.

DESIGN CRITERIA

- GOVERNING CODES
 - 1. 2022 CALIFORNIA HISTORIC BUILDINGS CODE AND REFERENCED STANDARDS
 - 2. ASCE 7-16
- SEISMIC:
 - ANALYSIS PROCEDURE:
 - EQUIVALENT STATIC METHOD
 - 1. MAPPED SPECTRAL RESPONSE ACCELERATIONS
 - S_s = 2.148
 - S₁ = 0.855
 - 2. SITE CLASS - ASSUMED = D
 - 3. SPECTRAL RESPONSE COEFFICIENTS
 - S_s = 0.1718
 - S_{d1} = N/A
 - 4. SEISMIC DESIGN CATEGORY = II
 - 5. RESPONSE MODIFICATION FACTOR (R) = 1.5
 - 6. IMPORTANCE FACTOR (I) = 1.0
 - 7. RISK CATEGORY = II
- WIND:
 - 1. IMPORTANCE FACTOR (I) = 1.0
 - 2. BASIC WIND SPEED (3 - SECOND GUST) = 95 MPH
 - 3. RISK CATEGORY
 - 4. WIND PRESSURE =
- WIND EXPOSURE = C
- GRAVITY LOADS:
 - 1. ROOF DEAD LOAD = 15 psf
 - 2. ROOF LIVE LOAD = 16 psf
- SNOW LOAD
 - GROUND SNOW LOAD = 10 PSF

General Notes

Two Canyons Conservancy

Frink Adobe Rehab & Seismic Retrofit Phase I
26248 Mission Rd
Loma Linda, CA



DATE 07/23/24
SCALE AS NOTED
DRAWN KGP
JOB 2024107
SHEET

S-1

OF 6 SHEETS

REVIEW DRAWING 7/23/24

CLASS A ROOF COVERING SHALL BE PROVIDED USING
MATERIALS/INSTALLATION
PER CAL FIRE LISTING NO. 4150-1735:0101, DATED JULY 1, 2020 and
PER ICG-ESR-1410, DATED JUNE 2022 - SEE A-3

(N) ROOFING UNDERLAYMENT SHALL BE 72-LB MINERAL SURFACE FIBERGLASS CAP SHEET, ASTM D3909, JOHNS-MANVILLE GLASKAP OR EQUIVALENT.

1 (E) ROOF PLAN
SCALE: 1/4" = 1'-0"



REMOVE (E) WOOD
FRAME BUILDING -
PATCH ADOBE
WALL AS REQUIRED

Y- (E) WOOD FRAME
ADDITION AND
SHORING TO BE
REMOVED - TYP

(E) ADOBE WALL
TO BE MADE
PLUMB - SEE
PROCEDURE

REVISIONS	BY

(E) Roof Plan

Two Canyons Conservancy

Frink Adobe Rehab & Seismic
Retrofit Phase I
26248 Mission Rd
Loma Linda, CA



DATE 07/23/24

SCALE 1/4"=1'-0"

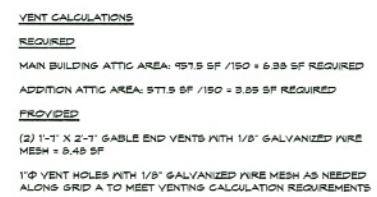
DRAWN KGP

JOB	2024107
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SHEET

S-3

REVIEW DRAWING 7/23/24



ST ELEVATION

E: 1/4" = 1'-0"

REMOVE (E) CHIMNEY TO UNDERSIDE OF ROOF

10'-8 1/2"

1'-0"

3'-0"

Architectural elevation drawing of a house. The drawing shows a gabled roof with a chimney on the left side. The main wall features a front door with a transom and a window with a transom. The roofline is marked with a horizontal line. Dimensions are indicated on the right side: the total height of the house is 18'-0", the height of the main wall is 10'-2", and the height of the porch area is 7'-5".

Architectural elevation drawing of the front of a building. The drawing includes the following annotations and dimensions:

- Dimensions:**
 - Overall height: 18'-0"
 - Height of the main body: 10'-2"
 - Height of the porch area: 7'-5"
 - Height of the porch roof: 7'-1"
- Annotations:**
 - REMOVE (E) CHIMNEY TO UNDERSIDE OF ROOF
 - (N) "CORBEL" TO MATCH (E)
 - BRACE AND PLYWOOD TO BE REMOVED
 - (E) WOOD FRAME ADDITION TO BE REMOVED
- Structural Details:**
 - A chimney is shown on the roof, with a callout indicating its removal to the underside of the roof.
 - The main body of the building has a flat roof.
 - The porch area features a series of columns supporting a roof structure.
 - A dashed line indicates the removal of a wood frame addition on the right side of the porch.
 - Bracing and plywood are shown on the right side of the porch, with a callout indicating their removal.

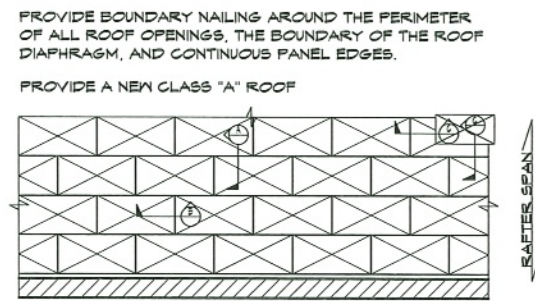
Architectural elevation drawing of the front of a building. The drawing shows a long, single-story structure with a flat roof. On the left, there is a gabled section with a brick chimney on the roof. The main section of the building has three doors and three windows. The rightmost section is a smaller addition, labeled '(B) WOOD FRAME ADDITION TO BE REMOVED'. Dimensions are provided: 16'-0" for the total height, 10'-2" for the height of the main section, and 7'-5" for the height of the gabled section. The drawing is a line drawing with no shading.

Architectural drawing of the exterior elevation of a building. The drawing shows a long, low profile with a flat roof. A chimney is located on the roof, with a note indicating its removal: "REMOVE (E) CHIMNEY TO UNDERSIDE OF ROOF". The building has a series of windows along the front facade. Dimensions are provided for the overall height and width. Annotations indicate areas to be removed or added:

- "(E) WOOD FRAME ADDITION TO BE REMOVED" points to a section of the roofline.
- "REMOVE (E) CHIMNEY TO UNDERSIDE OF ROOF" points to the chimney structure.
- Vertical dimensions on the right side indicate a total height of 18'-6" and a section height of 10'-2".
- Horizontal dimensions within the roof area indicate a section width of 5.5:12 and another section width of 4.25:12.

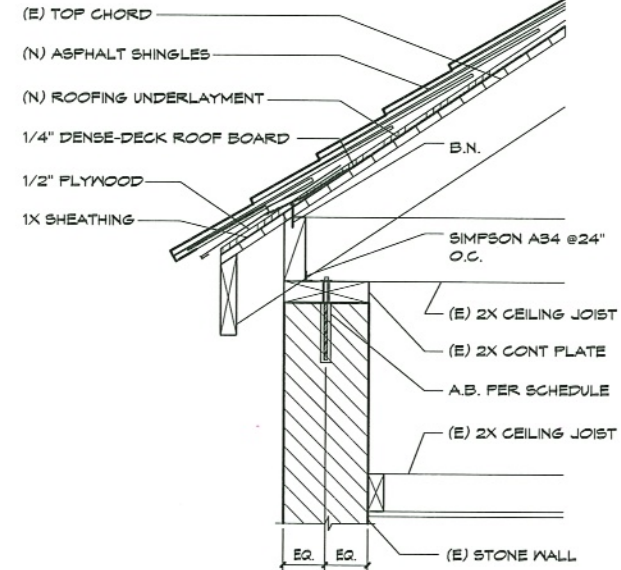
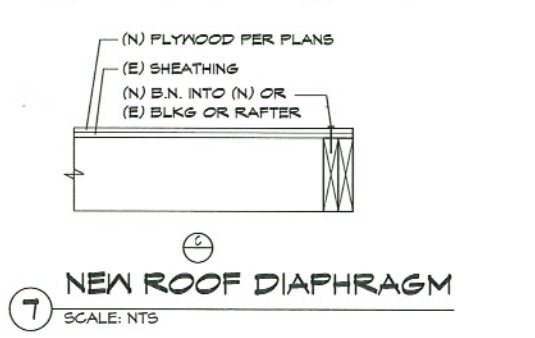
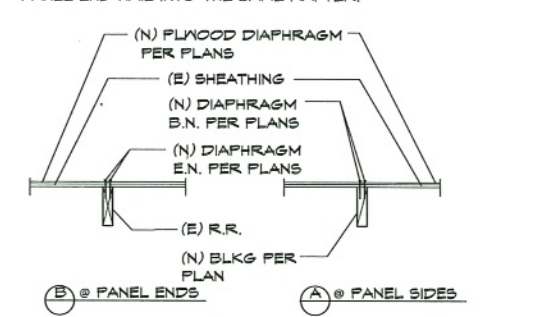
REVIEW DRAWING 7/23/24

 Mary Jo Green & Associates Inc. 10000 Wilshire Blvd., Suite 1000 Los Angeles, California 90024 Tel. (310) 752-4050 Fax. (310) 752-4052 Structural Engineers Professional Preparation		Frink Adobe Rehab & Seismic Retrofit Phase I 26248 Mission Rd Loma Linda, CA		Two Canyons Conservancy		Exterior Elevations	
DATE	07/23/24	SCALE	1/2"=1'-0"	DRAWN	KGP	JOB	2024101
SHEET		S-4					
OF 6 SHEETS							

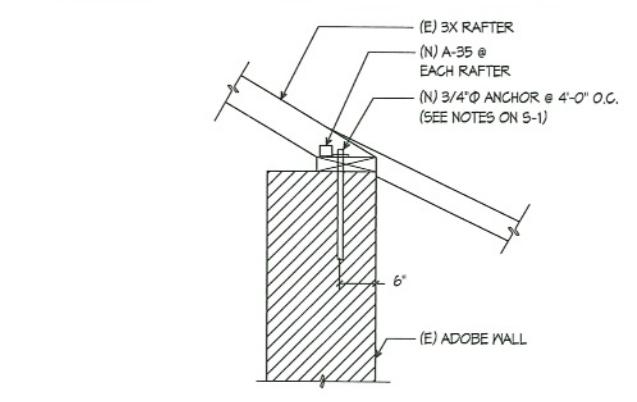


TYP. ROOF PLAN
NEW PLYWOOD ROOF SHEATHING

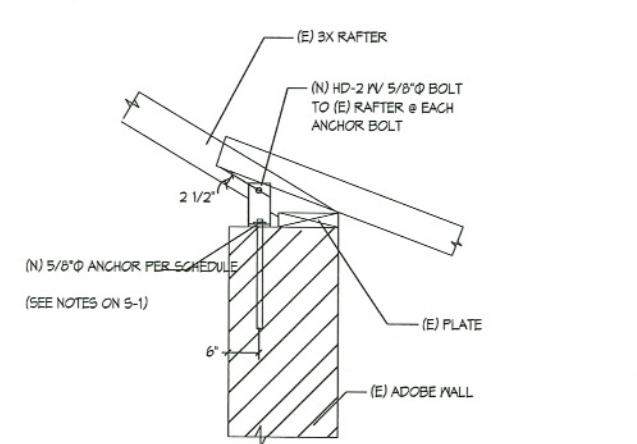
PLYWOOD SHALL BE LAYED LENGTH WISE PERPENDICULAR TO RAFTERS. PANEL ENDS (1/4" EDGE) SHALL BE ENTERED OVER RAFTER, SO THAT PANEL END AND THE ADJACENT PANEL END NAIL INTO THE SAME RAFTER.



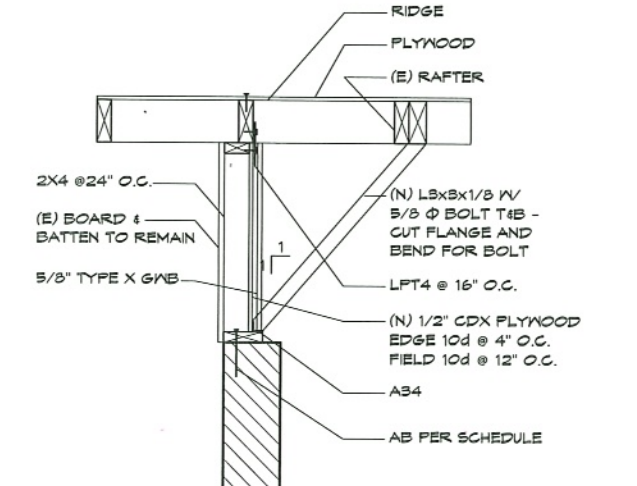
4 ROOF TO WALL CONNECTION
SCALE: NTS



3 DETAIL AT ROOF
SCALE: NTS



2 DETAIL AT ROOF
SCALE: NTS



1 GABLE END BRACING
SCALE: NTS

REVIEW DRAWING 7/23/24



City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894
Community Development Department

CONDITIONS OF APPROVAL MASTER DEVELOPMENT APPLICATION NO. 2025-0044 MINOR PRECISE PLAN OF DESIGN NO. 2025-0008

PROJECT DESCRIPTION: Certificate of Appropriateness for the rehabilitation and preservation of the State-recognized 1,427 sq. ft. Historic Frink Adobe, including site and landscape improvements, and the construction of new parking lot, and pathways located at 26248 Mission Road (APN: 0292-471-10), within the Planned Community (PC) Zoning and Land Use Designation of The Groves at Loma Linda Specific Plan.

PROJECT NO.

EXPIRATION DATE

Master Development Application No. 2025-0044 May 12, 2028
Minor Precise Plan of Design No. 2025-0008

COMMUNITY DEVELOPMENT DEPARTMENT (909) 799-2839

1. Within two years of this approval, the project shall be exercised by substantial construction, or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.
2. This application shall be completed in accordance with all of the Conditions of Approval listed below and in substantial conformance with the approved plans.
3. The review authority may, upon application being filed 30 days prior to the expiration date and for a good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
4. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, their affiliates, officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorney's fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
5. All construction shall meet the requirements of the California Building and Fire Codes as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permits.
6. Construction shall be in substantial conformance with the plan(s) approved by the Community Development Director. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative process. Any modification, which exceeds 10% of the following allowable measurable design/site considerations, shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority as applicable.

7. This permit or approval is subject to all applicable provisions of the Loma Linda Municipal Code (LLMC), Title 17, zoning ordinance in effect at the time of approval.
8. If applicable, the Applicant shall provide infrastructure for the Loma Linda Connected Community Program (LLCCP), which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with building and precise grading plans and be reviewed and approved by City of Loma Linda prior to issuing building or grading permits. LLCCP info:
<http://www.lomalindaca.gov/asp/Site/LLCCP/AboutLLCCP/Introduction/index.asp>
9. If applicable, outdoor lighting shall conform to Development Code and be designed to not glare or reflect onto neighboring properties or public rights-of-way. Outdoor lighting shall be shielded and limited to that required for security and safety purposes.
10. Applicant shall work with the City's franchised solid waste hauler (CR&R) to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycle and reuse of the materials.
11. Applicant shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
12. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specifications to maximize efficient burning of vehicle fuel.
13. If any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Community Development Department, as may be applicable; provided the Applicant has been given written notice to cease such violation and has failed to do so for a period of 30 days.
14. Applicant shall devise an agreement between the City and the applicant for the care and management of the area identified as Parcel C on the approved tract map, also known as the Zanja pedestrian trail, located behind the Frink Adobe. Applicant shall submit the agreement to the Community Development Department for review and approval prior issuance of Building Permits.
15. Applicant shall ensure that provides ongoing expertise and inspection of the citrus trees in Parcel C, and further ensure that no trimming, pruning, or shaping of the trees occurs without direct guidance.
16. Applicant shall establish and adhere to a routine fertilization and inspection schedule for the historic trees and shall notify the City of any recommended arboricultural actions identified.
17. Applicant shall ensure all activities within Parcel C remain in strict compliance with the adopted Preservation and Maintenance plan for the Frink Adobe site and the historic irrigation features.
18. Applicant shall comply and uphold the Preservation and Maintenance plan adopted for the Frink Adobe site.

19. Applicant shall follow all original mitigation measures which stem from the adopted Groves Specific Plan Environmental Impact Report (2018).

BUILDING AND SAFETY DIVISION (909) 799-2836

20. The site shall be developed in compliance with all current model codes. All Plans shall be designed in compliance with the 2025 California Building Code as adopted by the City of Loma Linda.
21. Applicant will need to submit plans to the Building and Safety Division after entitlement approval.
22. Pursuant to California Business and Professions Code Section. 6737, the project is required to be designed by a California licensed architect or engineer.
23. The accessible parking spaces, unloading/loading areas, and ADA-compliant path of travel shall not consist of stabilized decomposed granite or other loose materials.
24. The accessible parking space shall be marked with an International Symbol of Accessibility in white on a blue background, measuring a minimum of 36 inches wide by 36 inches high, with the lower side aligned with the end of the parking space pursuant to CBC Section 11B-502.6.4.1.
25. The submitted construction plans must be consistent with the plans submitted and approved by the Planning Division.

PUBLIC WORKS DEPARTMENT (909) 799-4400

26. Any damage to existing public right-of-way improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
27. The Applicant shall be required to submit and gain approval of grading plans/or drainage plans to the Public Works Department, along with revisions.
28. Sewer disposal and water service shall comply with City and County requirements.
29. National Pollutant Discharge Elimination System (NPDES) requirements apply, including Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP).
30. The project shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.
31. Prior to issuance of a grading permit, the Applicant must submit improvement plans on 24" x 36" sheets having the City's standard signature blocks. All plans must be drawn in ink and must be signed by a California State Registered Civil Engineer at the time of first submittal. Applicant must submit improvement plans for the entire project as one package and must include all project improvements shown on the approved project exhibits and those to be designed per these Conditions. Piecemeal submittal of plans is not acceptable. Plans and

studies must be signed by a California State Registered Civil Engineer at the time of first submittal. This package must include all supporting studies.

32. Driveway approach and off-site improvements shall be consistent with City standards.

FIRE PREVENTION DEPARTMENT (909)799-2853

33. Building and fire code standards shall refer to 2025 CBC and CFC.
34. CFC Chapter 33 shall be maintained at all times during construction/demolition.
35. Illuminated address for each structure per LLMC 15.28.190 section 505.1. Provide locations and sizes of building addresses on the exterior elevation plan.
36. Provide Knox box locations on exterior elevation plan.
37. A Fire Water and Access Plan will be required to demonstrate adequate fire flow, hydrant placement, and emergency vehicle access in compliance with Fire Department standards.
38. For all notes, guidelines and FD apparatus specifications for plan submittal please visit:
http://www.lomalindaca.gov/our_city/departments/fire/fire_prevention/fire_plan_check_application
For all notes, guidelines and FD apparatus specifications for plan submittal

Applicant Signature

Date

END OF CONDITIONS



A. Approval of Minutes for November 3, 2025

Meeting	Agenda Group
Monday, May 4, 2026, 5:30 PM	APPROVAL OF MINUTES Item: 5A.
From	
Lorena Matarrita, Community Development Director	

Approval of Minutes for November 3, 2025.

Attachments

[Draft_HC Minutes_11.3.2025.pdf](#)

Minutes for the Historic Commission

25541 Barton Road, Loma Linda, CA 92354

November 3, 2025, 5:30 PM - November 3, 2025, 5:47 PM

1. CALL TO ORDER

Chairman Stewart called to order at 5:30PM.

2. ROLL CALL

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

- **Michael Stewart**, Chairman
- **Sally F. Leialoha**, Commissioner
- **Cindee Nelson**, Commissioner
- **Scott Hepburn**, Commissioner
- **Jennifer Jones**, Commissioner

Absent:

- **William Coffman**, Commissioner
- **Fred Ramos**, Commissioner

3. COMMENTS FROM THE PUBLIC

No comments from the public.

4. DISCUSSION ITEMS

4.A. Certificate of Appropriateness for Precise Plan of Design Permit No. P21-247

Director Matarrita reminded Commissioner Nelson of the need to recuse herself due to a personal association with the applicant.

Associate Planner Rivera presented the Certificate of Appropriateness for Precise Plan of Design Permit No. P21-247. He noted that at the Historical meeting held on November 4, 2024, the Commission directed the applicant to redesign the structure, including enhancements to the front elevations and articulation of the roof lines. The Applicant Jay Nelson, revised the design from a Usonian style to a Mission Revival architectural style, referencing the Mission Inn as inspiration.

Director Matarrita provided clarification to the Commissioners regarding microphone and monitor procedures as a courtesy to the newest Commissioner, Jennifer Jones.

Commissioners expressed appreciation that the Applicant Jay Nelson incorporated the Commission's prior recommendations into the redesign, noting that the project embodies the Estancia aesthetic and enhances the overall beauty of the City.

Applicant Jay Nelson provided a brief overview of the application process, noting it began under prior staff. Chairman Stewart and Applicant Jay Nelson expressed appreciation for the support and guidance provided by staff throughout the

process.

Motion by Commissioner Scott Hepburn, seconded by Sally F. Leialoha and passing by a vote of 4-0-0-1-2 To Approve
Recused by Cindee Marshall Nelson Absent was William B. Coffman, Fred Ramos

5. APPROVAL OF MINUTES

5.A. Approval of Minutes - March 3, 2025

Chairman Stewart proposed moving the approval of the minutes ahead of the discussion item, as Commissioner Nelsen would be recusing herself due to a personal association with the project's applicant.

Minutes approved for minutes of March 3, 2025.

Motion by Commissioner Cindee Marshall Nelson, seconded by Scott Hepburn and passing by a vote of 5-0-0-0-2 To Approve Absent was William B. Coffman, Fred Ramos

6. REPORTS FROM STAFF

Director Matarrita invited the Commissioners to attend the following upcoming events: voting in the Community Room beginning at 8:00 a.m.; the Veterans Memorial Celebration on November 11, 2025, hosted by Jim Shipp; and the annual Christmas Tree Lighting Ceremony on December 1, 2025.

7. REPORTS FROM COMMISSIONERS

No reports from Commissioners.

8. ADJOURNMENT

Chairman Stewart adjourned the meeting at 5:47PM.



Historic Commission Staff Report

A. Director's Report

Meeting	Agenda Group
Monday, May 4, 2026, 5:30 PM	REPORTS FROM STAFF Item: 6A.
From	
Lorena Matarrita, Community Development Director	



Historic Commission Staff Report

A. Commissioner's Reports

Meeting	Agenda Group
Monday, May 4, 2026, 5:30 PM	REPORTS FROM COMMISSIONERS Item: 7A.
From	
Lorena Matarrita, Community Development Director	