



**CITY OF LOMA LINDA**  
PLANNING COMMISSION AGENDA

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Wednesday, March 19, 2025, 7:00 PM  
Council Chambers  
25541 Barton Road  
Loma Linda, CA 92354

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**1. Call to Order**

**1A. Call to Order**

**1B. Roll Call**

**1C. Pledge of Allegiance**

**1D. Items to be Added or Deleted**

**1E. Conflict of Interest Disclosure**

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

**2A. 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.

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**3. Scheduled Items**

**3A. Public Hearing - A request for a Conditional Use Permit for the operation of a health center within an existing commercial building located at 10482 Enterprise Drive (APN: 0292-451-20).**

Staff recommends that the Planning Commission take the following action:

- 1. DETERMINE that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant Section No. 15301, Class No. 1(a); and
- 2. APPROVE Conditional Use Permit No. 2024-0005, a request to permit a health center, CVMPOUND, as a conditionally permitted use within the Business Park (BP) zone within a 11,518 square foot commercial building located at 10482 Enterprise Drive. The recommended approval is based on the findings contained within this staff report and subject to the conditions of approval.

**3B. Public Hearing - Consideration of the architectural elevations and individual lot configuration of the “Eden at Covenant Point” residential development within Tract 20403**

Staff recommends that the Planning Commission take the following action:

- 1. DETERMINE that the project does not require further environmental review pursuant to CEQA Guidelines Section 15162, as the project remains consistent with the Mitigated Negative Declaration (MND) adopted by the City Council on May 9, 2023, with no substantial changes or new significant impacts identified.
- 2. APPROVE the Precise Plan of Design application (PPD-2025-0010) for the architectural elevations and individual lot configuration of the “Eden at Covenant Point” residential development within Tract 20403, generally located east of New Jersey Street, west of San Timoteo Canyon Road, north of Beaumont Avenue and south of Barton Road within the Low-Density Residential (R-1) zone. The application includes a design review for 37 residential lots (minimum 7,200 square feet), a detention basin, and associated improvements on the 10.96-acre site. Approval is based on the information and findings contained in the Staff Report and subject to the Conditions of Approval.

**4. Approval of Minutes**

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**4A. Approval of Minutes for February 19, 2025**

**5. Reports**

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**5A. Commissioners’ Reports**

**5B. Director's Reports**

**6. Adjournment**

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**6A. Adjournment**

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

*Notice to the Public:*


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

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

**Tiffany Colwell**

Tiffany Colwell, Administrative Assistant II

City of Loma Linda, California



*Date Posted: March 13, 2025*