

MINUTES OF THE REGULAR CITY COUNCIL

25541 Barton Road, Loma Linda, CA 92354

October 22, 2024, 5:05 PM - October 22, 2024, 9:00 PM

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

- **Phillip Dupper**, Mayor
- **Ronald Dailey**, Mayor pro tempore
- **Rhodes Rigsby**, Councilmember
- **Rhonda Spencer-Hwang**, CouncilMember

Absent:

- **Ovidiu Popescu**, Councilmember

1. Call to Order

1A. Call to Order- 5:05 PM

The meeting was called to order at 5:05 pm for a Workshop in the Community Room.

1B. Roll Call- 5:05 PM

Staff Present:

T. Jarb Thaipejr, City Manager

Diane Robbins, City Attorney

Lynette Arreola, City Clerk

Dan Harker, Fire Chief

Lorena Matarrita, Community Development Director

Nicole Campbell, Associate Planner

Andrew Sanchez. Customer Support Technician

Lt. Kaysie Smith, San Bernardino County Sheriff's Department

1C. Workshop 5:00pm - Community Room - Presentation from San Bernardino County Sheriff's Department Regarding the County's Homeless Programs and Services- 5:05 PM

Mayor Dupper noted that the presentation was aimed to give an overview of homelessness in the City, detailing available services and programs, along with the City's responsibilities in addressing this issue. Sergeant James Marshall, Deputy Mike Jones, and Deputy Manuel Tristan from the San Bernardino Sheriff's Department; Carrie Harmon from the San Bernardino County Community Development and Housing Department; and Marcus Dillard from the San Bernardino County Office of Homeless Services all shared insights.

The Sheriff's Department discussed the Homeless Outreach and Proactive Enforcement (H.O.P.E.) program, which is designed to reduce calls for service by balancing proactive outreach with law enforcement while connecting homeless individuals with resources to support their transition out of

homelessness. They highlighted partnerships they all have with several organizations. The representatives discussed the outreach that is conducted and their consistent engagement with the homeless population, providing not only resources and immediate support but also connecting individuals to long-term case management. It was also noted that this collaborative outreach was not only addressing the housing needs, but also related services like mental health, addiction recovery, and employment support.

All representatives noted that they were open and available to collaborate with the City to build partnerships and effectively leverage their resources.

The regular City Council meeting resumed at 7:06 pm.

1D. Invocation and Pledge of Allegiance - Mayor Dupper- 7:06 PM

The invocation and Pledge of Allegiance was led by Mayor Dupper.

1E. Items to be Added or Deleted- 7:06 PM

No items were added or deleted.

1F. Oral Reports/Public Participation - Non-Agenda Items (Each Speaker limited to 3 minutes. Pursuant to the Brown Act, no action or discussion can be taken by City Council)- 7:06 PM

Janel Ruiz, Southern California Gas Company, introduced herself to the Council as the Public Affairs Manager.

1G. Conflict of Interest Disclosure- 7:08 PM

No conflicts of interest were disclosed.

2. Scheduled and Related Items

2A. Presentation by Loma Linda Moms' Group on Community Engagement with Families and Children [Cynthia Galvan]- 7:08 PM

Cynthia Galvan, Loma Linda Mom's Group, briefly spoke about her group and how she initiated and expanded a program with teens at the University Church involving a food preparation program. She discussed the importance of community engagement with families and children. She expressed her interest in collaborating with the City to add or expand city programs for children. City Manager Thaipejr said he would be available to discuss further.

2B. Presentation by Inland Housing Solutions on Heritage Park Improvements [Jeff Little]- 8:05 PM

City Manager Thaipejr stated that he met with Mr. Little regarding his proposal and asked that he present his conceptual plan to the City Council for feedback.

Jeff Little, Inland Housing Solutions, provided an overview of the organization's history and the impact they've had on individuals and families since partnering with the City of Loma Linda in 1988. He highlighted how their program has evolved to include more health management services, leading to additional staff and the need for increased administrative space. He proposed establishing a long-term lease with the City to support this growth in exchange Inland Housing Solutions would

rehabilitate the property. He explained that in a four-phase project, they would invest in rehabilitating the two existing historic homes on the property for office space, enhance community spaces with wellness and educational features, connect to the existing trail system, create interactive sensory gardens, and establish a Veterans Memorial entrance, all while preserving the property's historic character.

Discussion ensued regarding the conceptual plan with the City Council recommending to City staff to first investigate the legal feasibility of the use of the public park space before any further input.

2C. Public Hearing - Council Bill No. O-2024-06, an ordinance to establish a Small Home Lot Development - 10 Residential Units Maximum Chapter in Title 17 (Zoning) of the Loma Linda Municipal Code (Master Development Application No. 2024-0027/Development Code Amendment No. 2024-0006) [Community Development]- 8:07 PM
Public Hearing was opened at 8:20 PM and closed at 8:23 PM

Community Development Director Matarrita explained that the next two presentations were related to housing and driven by new state law. Although they are unfunded mandates, she noted the City obtained LEAP Planning Grants to fund these efforts. She introduced the consultants who assisted the City and making the presentation.

Emily Elliott, MNS, explained that the adoption of this ordinance is prompted by Senate Bill (SB) 684, which became effective on July 1, 2024. She highlighted that the purpose of this law is to facilitate small home developments of 10 units or fewer, each under 1,750 square feet, to encourage more middle housing. The focus is on supporting infill developments. She discussed the key provisions of SB 684 and the City's benefits to adopt and implement an ordinance. She noted that the ordinance was presented to the Planning Commission for review, and they recommended City Council adopt the ordinance. She answered questions explaining the State Law mandate and the purpose of the Ordinance.

The public hearing was opened.

Kevin Bernadt submitted public comments and his comments were read pertaining to suggested ordinance amendments to align with the City's core values.

The public hearing was closed.

Motion by Rhodes Rigsby, seconded Rhonda Spencer-Hwang, and passing by a vote of 3-1-0-0-1
Opposed by Ronald Dailey Absent was Ovidiu Popescu
to Introduce Council Bill #O-2024-06 on First Reading and to Set the Second Reading to the next City Council meeting to approve an Ordinance to establish a small home lot development, 10 residential units maximum Chapter in Title 17 (Zoning) of the Loma Linda Municipal Code (Master Development Application No. 2024-0027/Development Code Amendment No. 2024-0006).

2D. Public Hearing - Council Bill No. O-2024-07, an ordinance of the City Council of the City of Loma Linda amending in part, Title 17 (Zoning), Chapter 17.110 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of the Loma Linda Municipal Code [Community Development]- 8:25 PM

Public Hearing was opened at 8:39 PM and closed at 8:42 PM

Community Development Director Matarrita pointed out that this is an update to the City's Accessory Dwelling Unit Ordinance. She introduced Genevieve Sharrow, MIG, Inc., via Zoom, who assisted the City with this code amendment.

Genevieve Sharrow from MIG, Inc. explained that the proposed code amendment is intended to align with new State laws while preserving some local control through the establishment of the ordinance. She provided an overview of the City's ADU and JADU Ordinances and the compliance review by the State Housing and Community Development (HCD) Department. She noted that the proposed amendments aim to ensure the ordinance reflects and remains consistent with state laws enacted since 2021.

Councilman Rigsby referenced the City's code definition of building height, which is calculated as the average height from the ground floor to the top of the highest ceiling in a structure. He highlighted a scenario in which the definition, if applied to ADUs, could result in unusually tall structures and contribute to very high densities.

The public hearing was opened.

Kevin Bernadt submitted public comments and his comments were read pertaining to suggested ordinance amendments to align with the City's core values.

The public hearing was closed.

Community Development Director Mataritta stated that her department was currently working on its annual development code amendments that they planned to bring to the Council in the next couple of months. She stated that they would review the building height definition.

Motion by Rhodes Rigsby, seconded Rhonda Spencer-Hwang, and passing by a vote of 3-1-0-0-1
Opposed by Ronald Dailey Absent was Ovidiu Popescu
*to Determine the project is statutorily exempt from the California Environmental Quality Act (CEQA);
to Introduce on First Reading Council Bill No. O-2024-07 and to Set the Second Reading to the next
City Council meeting to approve an Ordinance to amend in part Title 17 (Zoning), Chapter 17.110
(Accessory Dwelling Units and Junior Accessory Dwelling Units) of the Loma Linda Municipal Code.*

3. Consent Calendar

In regards to Consent Calendar Item 3H, Kevin Bernadt appreciated the City's support to appropriate funds for communication aide services.

Motion by Rhodes Rigsby, seconded Rhonda Spencer-Hwang, and passing by a vote of 4-0-0-0-1
Absent was Ovidiu Popescu
to Approve the Consent Calendar items as submitted.

3A. Demands Registers - October 8 and 22, 2024 [Finance]- 8:46 PM

Approved the Demands Registers dated:

- October 8, 2024, with commercial demands totaling \$1,086,770.37 and Payroll dated September 26, 2024, totaling \$543,908.05; and
- October 22, 2024, with commercial demands totaling \$1,641,602.95 and Payroll dated October 10, 2024, totaling \$577,214.38.

3B. Approval of Minutes September 24, 2024 [City Clerk]- 8:46 PM

Approved the minutes of September 24, 2024, as submitted.

3C. Treasurer's Report - September 2024 [Finance]- 8:46 PM

Accepted for filing.

3D. Fire Department's Activity Report - September 2024 [Fire]- 8:46 PM

Accepted for filing.

3E. Appropriate \$90,000 from Park Development Fund then Award Contract to RG General Engineering for Construction of Pickleball Courts at Leonard Bailey Park (CIP 24-757) [Public Works]- 8:46 PM

Appropriated \$90,000 from Park Development fund and Awarded contracts to 1) RG General Engineering for construction of the pickleball court for \$236,149.00; 2) Joseph E. Bonadiman & Associates for construction surveying services not to exceed \$3,000; 3) Geocon West Inc. for geotechnical testing and services not to exceed \$5,310 and authorize a contingency allocation of \$23,600. Additionally, authorized the purchase of eight (8) field lighting units complete with poles for \$21,601.72 from NLS Lighting, Inc. of Carson, CA.

3F. VA Medical Center Fire Services Agreement [Fire]- 8:46 PM

Approved the Fire Services Agreement with the VA Medical Center.

3G. Notice of Completion of the Construction of Bus Stop Sidewalks at Various Locations (CIP 24-123) - Contractor: Kormex Construction, Inc. [Public Works]- 8:46 PM

Accepted as complete and authorized recordation of Notice of Completion documents.

3H. Authorize an Appropriation from Fund Balance for Communication Aide Services for Individuals with Communication Disabilities at City Public Hearings [City Clerk]- 8:46 PM

Appropriated \$10,000 from Fund Balance for Communication Aide Services at City Public Hearings.

3I. Award Contract of \$26,000 for Fiber Optic Plan Creation Services for the Loma Linda Connected Communities Program (LLCCP) - Contractor: HHS/Congruex [Information Systems/LLCCP]- 8:46 PM

Awarded contract to HHS/Congruex for \$26,000 for Fiber Optic Plan Creation Services for LLCCP.

3J. Declare as Surplus and Authorize Disposal of Various Technology Devices and Associated Equipment [Information Systems/LLCCP]- 8:46 PM

Declared items surplus and authorized appropriate disposal.

4. Old Business

4A. Status Update on the Establishment of the Revenue-Generating Ad hoc Committee [Councilmember Spencer-Hwang]- 8:48 PM

Councilmember Spencer-Hwang stated that she has had several members who were interested, but she is still recruiting members. She estimates the first meeting may be the first of the year. She

noted neighboring cities have expressed interest in supporting and providing advice. The City Attorney advised that the list of members be brought to the Council to receive consensus and confirmation.

5. New Business

No scheduled items.

6. Reports

6A. Reports of Council Members- 8:51 PM

The City Council discussed scheduling for the November and December meeting dates. The Mayor mentioned that he may have a continuing scheduling conflict with regular meetings on the 2nd Tuesdays through the end of the year. City staff recommended holding meetings on the 3rd Tuesday for both months. However, given a scheduled public hearing item for November 12, it was advised that the Council schedule the meeting on November 12 and then adjourn to November 19. After discussion, the Council agreed to meet on the 3rd Tuesday in November and decide at the November meeting when they will hold the December meeting.

6B. Reports Of Officers- 9:00 PM

No reports.

7. Adjournment
