



**CITY OF LOMA LINDA**  
PLANNING COMMISSION AGENDA

---

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

---

**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**

---

**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.

---

**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**

---

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

**5. Reports**

---

**5A. Commissioners’ Reports**

**5B. Director's Reports**

**6. Adjournment**

---

**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*



## Planning Commission Staff Report

---

**A. 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:

Meeting	Agenda Group
Wednesday, March 19, 2025, 7:00 PM	Scheduled Items Item: 3A.
To	From
Planning Commission	Gabriel Rivera, Associate Planner
Via	
Lorena Matarrita, Community Development Director	

### **RECOMMENDATION:**

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.

### **BACKGROUND:**

On August 30, 2024, an application for a Conditional Use Permit (CUP) was submitted to allow for the operation of a health center within an existing commercial tenant building within an existing business plaza on Enterprise Drive. Following the submission, the Administrative Review Committee conducted a thorough review, identifying corrections and providing comments. The items were addressed and incorporated into the proposal or indicated as a condition of approval. Upon deeming the application complete, the project was reviewed for compliance from the California Environmental Quality Act (CEQA) and the project was deemed to be categorically exempt under Section 15301 Class 1(a).

The Planning Commission is now being asked to evaluate the proposed Conditional Use Permit for the proposed business to ensure compliance with all applicable city codes and requirements and to determine whether the Findings support project approval.

### **PERTINENT DATA**

Applicant: Luis Campos, CVMPOUND

Property Owner: Wohl/Westport LLC  
 Project Name: CVMPOUND Gym  
 Project Site: 10482 Enterprise Drive  
 Plan/Zoning: Business Park (BP)  
 Site area: .74 adjusted gross acres  
 Vegetation: Urban landscaping including open grass areas, mature trees and scrubs  
 Topography: Generally flat  
 Special Features: Currently developed with and existing 11,518 SF commercial building

#### Existing Land Use Designations

	<b><u>General Plan and Zoning District</u></b>	<b><u>Existing Land Use</u></b>
Site:	Business Park (BP)	Commercial Building
North:	Business Park (BP)	Commercial Building
South:	High Density Residential (R3) Open Space (OS)	Multifamily apartments
East:	Business Park (BP)	Vacant parcels
West:	Open Space (OS) Business Park (BP)	Open space/ transmission towers Commercial building

## **ANALYSIS:**

### Project Description

The applicant, Luis Campos, on behalf of the CVMPOUND, is requesting that the Planning Commission review a request for a Conditional Use Permit (CUP No. 2024-0005) for the operation of a health center. The site where the business would be located is within the Business Park (BP) General Land Use Designation and Zoning District. The intent of the Business Park (BP) Zone is to provide locations for professional offices, research and development activities, and light industrial uses that contribute both revenues and jobs to the local community. Additionally, the Business Park (BP) zone allows for limited retail or service uses to meet the business needs of offices or the personal needs of office workers. Per the Loma Linda Municipal Code, health centers are listed as a conditionally permitted use within the Business Park (BP) zone, which is why the applicant has made this request. The project is bounded to the north by existing commercial uses, high density residential (R-3) land uses to the south, a vacant parcel to the east, and open space, along with additional commercial uses to the west.

The project site totals approximately .74 acres and is located on the southwest corner of Enterprise Drive and Redlands Boulevard. The site currently features an 11,518 square foot commercial building, which the applicants intend to occupy. The applicants are proposing minor interior tenant improvements and are not expanding the existing building.

### Conditional Use Permit No. 2024-0005

The proposed health center, CVMPOUND, was created by Luis and Karlee Campos out of their shared passion for health and fitness. The applicant's intent is to establish a fitness club that prioritizes community, personalized service, and a welcoming atmosphere. In an effort to be different than the traditional low priced gym membership models, the applicants are intending the business to be catered towards more serious fitness enthusiasts. The business will be based off a limited membership model which will help alleviate overcrowding and provide an upscale fitness experience.

The proposed business will operate Monday through Friday, from 5am to 11pm, and Saturday through Sunday from 7am to 8pm. There will be no 24-hour access to the site and all services will be provided within the facility. The business is expected to have approximately 2 to 4 employees on duty during operational hours, with 1 staff member at the front desk, 1 overseeing gym operations, an owner/manager, and a subcontracted janitorial service for weekly deep cleanings. The business will offer state-of-the-art gym and equipment, wellness amenities such as a sauna or compression therapy equipment, and personal training. There will be a maximum of 10 subcontracted personal trainers which will offer 1 on 1 training or small group training (1 on 3) sessions. The applicants are seeking to have a membership limit of 500 members, which would be dependent on comfort and facility capacity limits. All members would be assigned a barcode, which will be exclusive to each individual member, and will be required to check in to the health center.

#### Site Access/ Circulation/ Parking

The existing commercial building can be accessed via an existing driveway approach off Enterprise Drive. The existing parking lot for the site is comprised of 25 total parking spaces, with 3 spaces comprised of ADA parking spaces. Per Section 17.24.070 of the Loma Linda Municipal Code, Health Centers, such as the business being proposed, are required to have a parking ratio of 1 parking space per 200 square feet. Therefore, the proposed business would be required to have at least 45 parking spaces. The subject site shares parking with the adjacent commercial uses within the business plaza, with the plaza, including the adjacent commercial spaces, having a total parking amount of 151 parking stalls.

Parking table

Address	Business	Parking Ratio	Spaces Required
10482 Enterprise Drive	CVMPOUND	1:200 sq. ft.	45
10460 Enterprise Drive	County of San Bernardino - Warehouse	1 space per each two employees	5
10466 Enterprise Drive	Global Packaging - Warehouse	1 space per each two employees	2
10418 Enterprise Drive Unit A	Incentive – Acrobatics Gymnastics Tumbling	1:200 sq. ft.	47
10418 Enterprise Drive Unit B	VA Warehouse	1 space per each two employees	2
10390 Enterprise Drive	VA Storage Warehouse	1 space per each two employees	2

If the proposed health center were to be approved, the total number of parking spaces allotted for all business within the plaza would be 103 parking spaces.

The proposed health center estimates that during peak hours for the business, which is between 5pm and 7pm, the business expects approximately 54 members per hour. However, during normal operating hours, the business expects an average of 27 members per hour. Also, during peak hours, the adjacent businesses, apart from the gymnastics gym, would be typically closed for the day. Based on the applicants' proposed operation plan and number of allotted spaces, staff do not foresee an issue with parking for the site. However, staff has placed a condition in which the Community Development Director can regulate the hours of the number of members on-site per hour, hours of operation, or training session scheduling, if an issue with parking arises. Staff have also verified with the property owner that shared access to parking stalls in the adjacent parcels within the plaza would be permitted via their CC&Rs.

## **ENVIRONMENTAL REVIEW AND CEQA COMPLIANCE:**

The proposed health center qualifies for a Categorical Exemption pursuant to Section No. 15301 Class 1(a) of the California Environmental Quality Act (CEQA). This exemption applies to permitting requests and minor alterations characterized by a negligible expansion of existing use, as long as public services are readily available. There are adequate public utilities services for the operation of the proposed health center.

## **FINDINGS:**

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, Findings have been made to support the approval of the project, as required in LLMC §17.30.300. The findings are as follows:

### Conditional Use Permit Findings:

<b>Finding No. 1:</b>	<b>The proposed use is allowed within the applicable zone and complies with all other applicable provisions the municipal code, the general plan, and any applicable specific plan</b>
Finding of Fact:	The proposed health center use is conditionally permitted use within the Business Park (BP) zone and is subject to a Conditional use Permit. The project is also consistent with the goals of the Business Park (BP) zone and the goals of the General Plan, as it provides an option for workers from adjacent areas a place to promote their fitness.
<b>Finding No. 2:</b>	<b>The subject site is physically suitable for the type, density, and intensity of the proposed use including access, utilities, and services;</b>
Finding of Fact:	The subject site is comprised of an 11,518 square foot commercial space which has ample room for the proposed health center to conduct their operations. The subject site has adequate access off Enterprise Drive via an existing driveway approach and the proposed health center would not be increasing the density of the site as the site also has sufficient access to utilities and services.
<b>Finding No. 3:</b>	<b>The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity; and</b>

Finding of Fact:	The proposed health center will not be expanding on the existing footprint of the 11,518 sq. ft. commercial tenant space and will consist only of interior tenant improvements. There is also enough shared parking within the business plaza to accommodate the proposed business. The proposed business is compatible with the surrounding land uses in the vicinity and will offer a beneficial service to the surrounding community.
<b>Finding No. 4:</b>	<b>Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.</b>
Finding of Fact:	The public health, safety and general welfare will be protected with the implementation of the Conditions of Approval for this new Conditional Use Permit.

### **PUBLIC COMMENTS:**

The public notice for this project was duly posted on March 6, 2025, in three public places (City Hall, library, post office), and mailed to the owners of property within a radius of 300 feet of the exterior boundaries of the subject property as required by State law. Additionally, the notice was made available on the City's website and at the project site. As of the date on this report, there have been no written or oral comments received in opposition or in favor of the proposed project.

### **CONCLUSION:**

Based on the information in the staff report and the attached Conditions of Approval, staff recommend that the Planning Commission approve Conditional Use Permit No. 2024-0005, a request to operate a health center at 10482 Enterprise Drive, and Categorically Exempt the project from the requirements of CEQA.

### **Attachments**

[Attachment A - Vicinity Map.pdf](#)

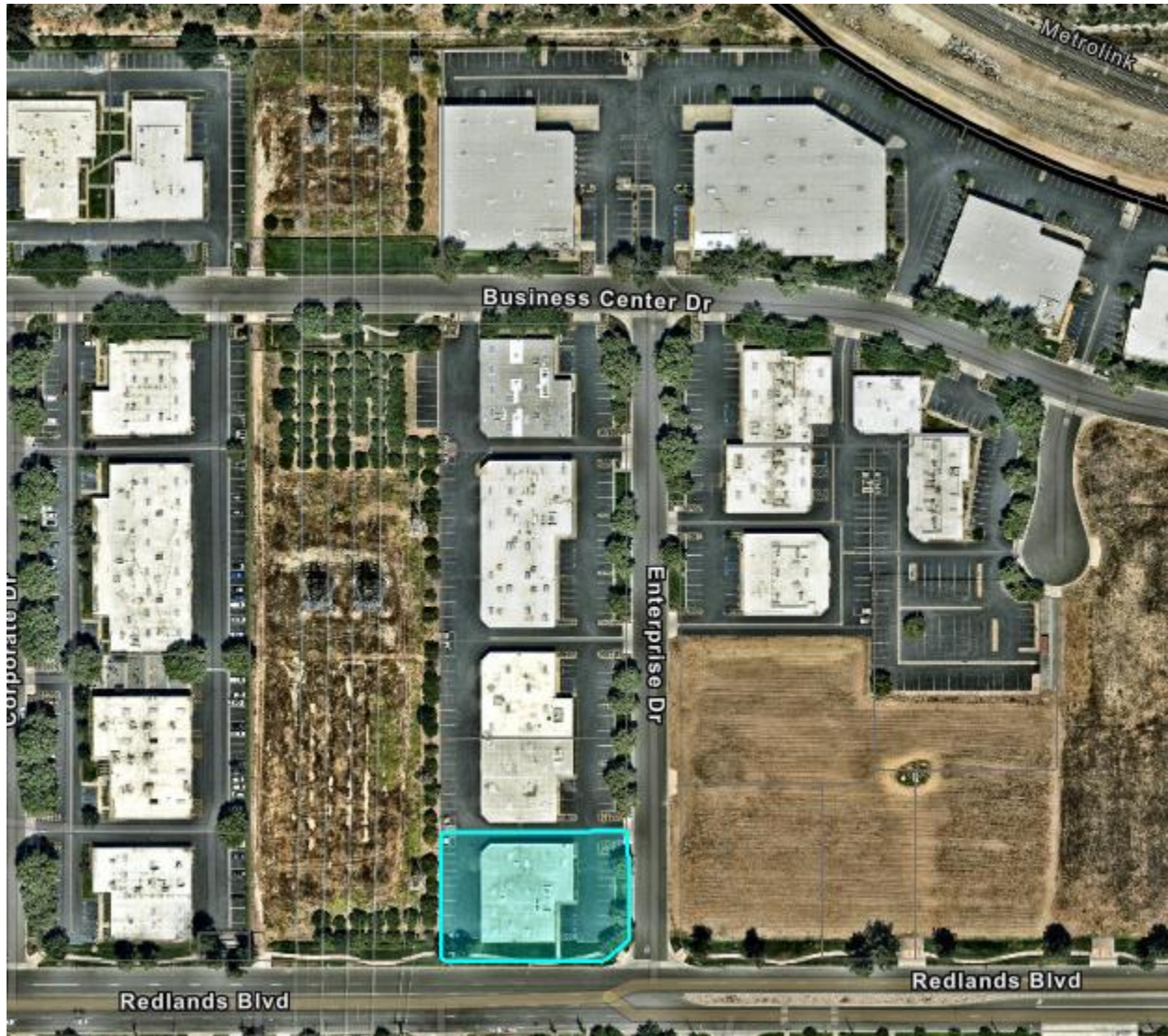
[Attachment B - Project Plans.pdf](#)

[Attachment C - Conditions of Approval.pdf](#)

[Attachment D - Operational Plan.pdf](#)

## Attachment A

### Vicinity Map





[illegible]

**DISCLOSURE:**  
PROPERTY OF LANDWORKS  
DEVELOPMENT SERVICES.  
PLANS ARE INTENDED FOR  
THE EXCLUSIVE USE OF THIS  
PROJECT ONLY. ANY RE-USE  
OF THESE PLANS WITHOUT  
EXPRESS WRITTEN CONSENT  
OF LANDWORKS  
ARCHITECTURE & DESIGN IS  
PROHIBITED.

PROJECT ADDRESS

CVM POUND GYM  
10482 ENTERPRIDR  
REDLANDS, CA

PROJECT NO:	LW2024-58
PROJECT NAME:	CVM POUND GYM
DRAWN BY:	EEG
REVIEWED BY:	R.L.
START DATE:	10/15/2024

SHEET TITLE

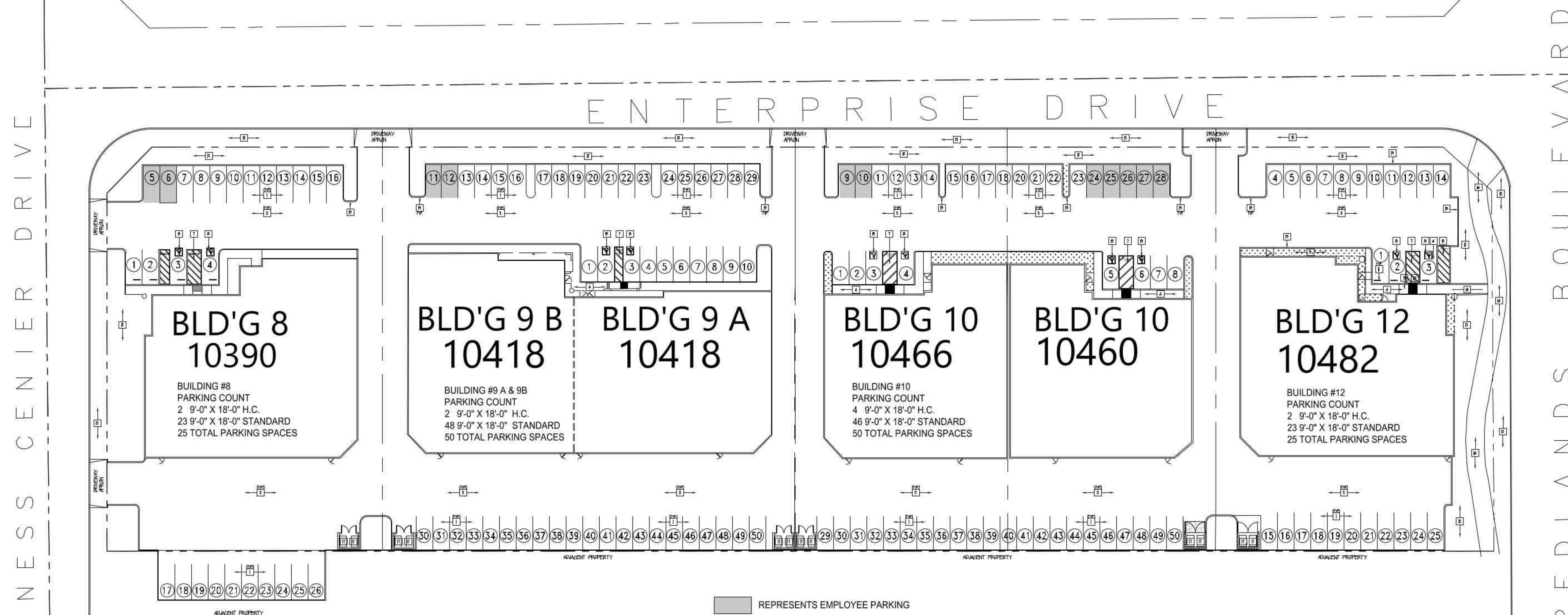
EXISTING  
SITE PLAN

SHEET NUMBER

## A1.0

2024 10 31 PROGRESS

1	(E) PARKING STALLS.	I	(E) WHEEL-STOP.
2	(E) A/C PAVING.	J	(E) LANDSCAPE AREA.
3	(E) LANDSCAPE PLANTER.	P	(E) CONCRETE CURB.
4	(E) CONCRETE WALKWAY.	H	(E) ACCESSIBLE WALKWAY FROM PUBLIC WAY.
5	(E) ACCESSIBLE PARKING STALL.	F	(E) AISLE, NO PARKING.
#	(E) VAN ACCESSIBLE PARKING STALL.	W	(E) CITY PUBLIC WAY (SIDEWALK).
7	(E) ACCESSIBLE AISLE.	T	(E) TRASH ENCLOSURE.
8	(E) INTERNATIONAL SYMBOL.		
9	(E) ACCESSIBLE RAMP.		
0	(E) TRUNCATED DOMES.		



10482 ENTERPRISE DRIVE - CVM POUND GYM	SEE SQ.FT.	BUILDING #12	CVM GYM AREA ( ONLY) 8,986 sq.ft. / 200 = 45
10460 ENTERPRISE DRIVE - COUNTY OF SAN BERNARDINO - WAREHOUSE	10 EMPLOYEES	BUILDING #10	WAREHOUSING ONE SPACE FOR EACH TWO EMPLOYEES 10-EMPLOYEES ( 5 ) SPACES PROVIDED
10466 ENTERPRISE DRIVE - GLOBAL PACKAGING - WAREHOUSE	4 EMPLOYEES	BUILDING #10	WAREHOUSING ONE SPACE FOR EACH TWO EMPLOYEES 4-EMPLOYEES ( 2 ) SPACES PROVIDED
10418 ENTERPRISE DRIVE - UNIT A - KIDS GYM	SEE SQ.FT.	BUILDING 9 UNIT A	KIDS GYM BLDG SQ.FT. 9,334 sq.ft. / 200 = 47
10418 ENTERPRISE DRIVE - UNIT B - VA WAREHOUSE	4 EMPLOYEES	BUILDING 9 UNIT B	WAREHOUSING ONE SPACE FOR EACH TWO EMPLOYEES 4-EMPLOYEES ( 2 ) SPACES PROVIDED
10390 ENTERPRISE DRIVE - VA STORAGE WAREHOUSE	4 EMPLOYEES	BUILDING #8	WAREHOUSING ONE SPACE FOR EACH TWO EMPLOYEES 4-EMPLOYEES ( 2 ) SPACES PROVIDED

TOTAL BUILDINGS  
PARKING COUNT

10 9'-0" X 18'-0" H.C.  
141 9'-0" X 18'-0" STANDARD

TOTAL 151 PARKING STALLS

11 EMPLOYEES SPACES REQUIRED  
45 SPACES REQUIRED FOR CVM  
47 SPACES REQUIRED KIDS GYM

---

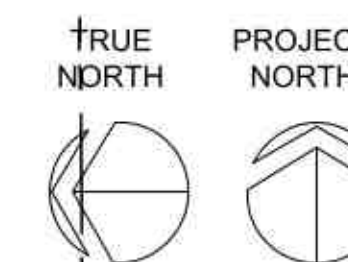
103 TOTAL SPACES REQUIRED

---

141 STANDARD SPACES AVAILABLE  
10 ACCESSIBLE SPACES AVAILABLE

---

151 TOTAL SPACES AVAILABLE

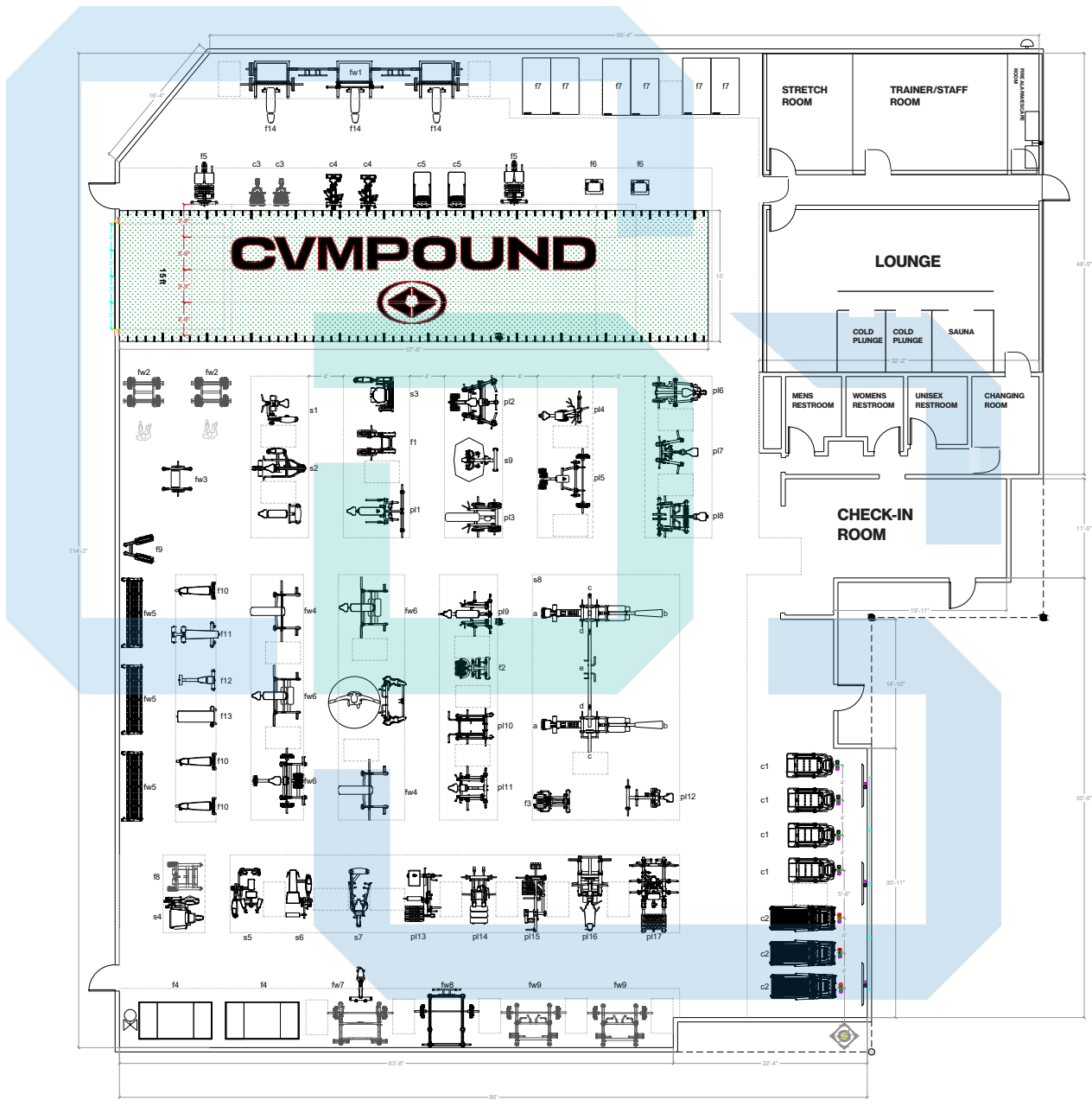


SITE PLAN EXISTING

G	SCALE
	1"=30'-0"

--	--





EQUIPMENT LEGEND

CARDIO

- c1. Climbmill
- c2. Treadmill
- c3. Rower
- c4. Air Bike
- c5. Skierg
- FREE-WEIGHT
- fw1. Eleiko 3-Bay Half Rack + Smith Machine
- fw2. 10-Pair Barbell Rack
- fw3. Arsenal Standing Preachers Curl
- fw4. Arsenal Flat Olympic Bench Press
- fw5. 3-Tier DB Rack w/ Saddles
- fw6. Olympic Incline Bench Press w/ Pivots.
- fw7. Smith Machine
- fw8. Eleiko Power Rack
- fw9. Half Rack

FUNCTIONAL

- f1. Chin Dip / Leg Raise
- f2. Standing Lat Raise
- f3. Standing Calf
- f4. Lifting Platform 8'x4'
- f5. Glute Ham Developer
- f6. Plyo Box
- f7. Escape Recovery Mat
- f8. Standing Leg Curl
- f9. Dip Bars
- f10. Adj Bench
- f11. Adj Decline Bench
- f12. Straight Bench
- f13. Flat Bench
- f14. Eleiko Adj. Bench

PLATE LOADED

- pl1?
- pl2. Vertical Chest Press
- pl3. Lying Converging Bench Press
- pl4. T-Bar Row w/ Handles
- pl5. Seal Row
- pl6. Front Pulldown
- pl7. Low Row
- pl8. Row

- pl9. Converging Incline Bench Press
- pl10. Viking Press
- pl11. Converging Shoulder Press
- pl12. Seated Calf
- pl13. Hip Thruster
- pl14. Power Squat
- pl15. Pendulum Squat
- pl16. 40° Leg Press
- pl17. Hack Squat Pro

SELECTORIZED

- s1. Biceps Curl
- s2. Triceps Pushdown
- s3. Dual Seated Crunch
- s4. Leg Ext. / Curl Combo
- s5. Glute Machine
- s6. Laying Leg Curl
- s7. Hip Abductor / Adductor Combo
- s8. Multi-Station
  - a. Lat Pull
  - b. Low Row
  - c. Triceps Pushdown
  - d. Cable Cross
  - e. Pull-Up Bar
- s9. Pec Fly / Rear Delt

HYGIENE

- h1. Wipe Station

Steve Colwell  
Principal CEO  
925-766-6569  
steve@opti-fit.com

REVISIONS		
NO.	DATE	DES.
1	08/20/2024	SHELL

PROJECT NAME:  
CVM POUND

- 120V AC 20A 60Hz NEMA 5-20R (Dedicated Circuit)
- 120V AC 15A 60Hz NEMA 5-15R
- RJ45 ETHERNET LAN, CAT6 or CAT5e
- COAXIAL RG6 TV OUTPUT .750mm

EACH TREADMILL REQUIRES ITS OWN INDIVIDUAL BRANCH CIRCUIT WITH THE HOT, NEUTRAL AND GROUND WIRES RUNNING TO THE ELECTRICAL PANEL. FOR ADDITIONAL REQUIREMENTS PLEASE REFERENCE THE MANF. SPECIFICATIONS SHEET. RECOMMENDED CEILING HEIGHT ABOVE ALL TREADMILL, ELLIPTICAL AND CLIMBMILL IS 90".

THIS FLOOR PLAN IS PROVIDED FOR GENERAL VISUAL REFERENCE ONLY. OPTI-FIT MAKES NO REPRESENTATION OR WARRANTY THAT THE FLOOR PLAN COMPLIES WITH ANY APPLICABLE LAW, RULE OR REGULATION OR ANY INDUSTRY OR SAFETY STANDARD OR REQUIREMENT. IT IS THE OWNERS SOLE RESPONSIBILITY TO INSURE THAT THE PLACEMENT OF EQUIPMENT, FURNITURE AND ASSOCIATED ITEMS IS SAFE AND COMPLIES WITH ALL APPLICABLE LAWS, RULES, REGULATIONS AND STANDARDS. OPTI-FIT DISCLAIMS ALL RESPONSIBILITY WITH RESPECT THERETO.

PLAN TITLE:  
FITNESS PLAN

PROJECT NUMBER:  
24-0141

ORIGIN DATE:  
07/03/2024  
ISSUE DATE:  
08/20/2024  
DRAWN BY:  
RO



CVMPOUND FITNESS CLUB AMMENITIES

STRENGTH TRAINING STATIONS:

- 63 STATIONS INCLUDING
  - SPECIALTY MACHINES
  - BENCHES
  - SQUAT RACKS
  - FREE BENCHES
  - STATIONARY BENCHES
  - MULTI-USE STATION
  - DUMBBELLS, BARBELLS, WEIGHT PLATES

CARDIO/FUNCTIONAL FITNESS STATIONS:

- 3 TREADMILLS
- 4 STAIR STEPPERS
- 2 ROWERS
- 2 STATIONARY BIKES
- 2 SKI MACHINES
- 2 RESISTANCE SLEDS
- FUNCTIONAL FITNESS ITEMS
  - PLYOBOX
  - PULL UP BARS
  - STRETCH MATS
  - KETTLEBELLS
  - DUMBBELLS
  - MEDICINE BALLS
- 60FT LONG TURF

STRETCH/POSE ROOM:

- DEDICATED STRETCH/POSE ROOM

WELLNESS LOUNGE:

- 2 COLD PLUNGE TUBS
- 1 SAUNA
- IV THERAPY
- HYPERICE DREAM CHAIRS
- HYPERICE MASSAGE THERAPY DEVICES
- NORMATECH COMPRESSION THERAPY

TRAINER/STAFF ROOM:

- PROGRAM PLANNING
- OFFICE TABLES/CHAIRS
- TV HANGOUT AREA

RUBBERIZED FLOORING THROUGHOUT THE ENTIRE GYM FLOOR

MAIN FITNESS

FITNESS PLAN

RUBBER - 7859 sqft.  
TURF - 1017 sqft.

SCALE: 1" = 20'-0"



# City of Loma Linda

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

## CONDITIONS OF APPROVAL

**PROJECT DESCRIPTION:** Master Development Application No. 2024-0029, Conditional Use Permit 2024-0005– A request for the operation of a health center within an existing 11,518 square-foot commercial building located at 10482 Enterprise Drive (APN: 0292-451-20). The proposed project is located within the Business Park (BP) Land Use Designation and Zoning District.

### **COMMUNITY DEVELOPMENT DEPARTMENT (909)799-2839**

1. Within one (1) years of this approval, the project shall be exercised by obtaining the appropriate Land Use Permit to operate within the tenant space or this approval shall become null and void.

#### **PROJECT**

**MDA-2024-0029/CUP-2024-0005**

#### **EXPIRATION DATE**

**March 19, 2026**

2. The review authority may, upon application being filed 30 days prior to the expiration date and for 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.
3. The Applicant shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, the Applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which the Applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity.
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 affiliate's 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 attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve the Applicant of his or her obligation under this condition.
5. The project shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that 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 if applicable:

- a. On-site circulation and parking, loading and landscaping;
  - b. Placement and/or height of walls, fences and structures;
  - c. Reconfiguration of architectural features, including colors and modification of finished materials that do not alter or compromise the previously approved theme; and
  - d. A reduction in density or intensity of the project.
6. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.
7. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code in effect at the time of approval.
8. The project shall comply with Chapter 9.20 "Noise Regulations" of the Loma Linda Municipal Code. Amplified prerecorded music may be permitted; however, the sound emitted from the premises shall not be audible outside the walls of the business establishment.
9. The property shall be developed substantially in conformance with the floor plan received, and approved by the Planning Commission and as conditioned by the requirements contained the approval. Any deviation from said plans shall first be reviewed by the planning department to determine whether proposed modifications are within the scope of the approval.
10. The Applicant must conform to all Business License regulations and maintain a current city license at all times.
11. The hours of the operation for the health center shall be between 5:00 am to 11:00 pm on weekdays, and from 7am-8pm on weekends.
12. If there are issues regarding parking due to the health center, the Community Development Director can impose restrictions on hours of operation, numbers of members per hour, or class schedules to mitigate parking impacts.
13. The number of persons shall not exceed the maximum occupancy load as determined by the Fire Department. Signs indicating the occupant load shall be posted in a conspicuous place on the approved sign near the main exit from the room.
14. The site shall be maintained in a clean and orderly fashion, including the upkeep of all landscaping. Parking lots shall be routinely patrolled to ensure all trash is properly disposed of and that no nuisance activities are occurring, including vandalism, vagrancy, and loitering.
15. The Applicant shall be responsible for maintaining premises free of graffiti and area adjacent to the premises over which the applicant has control. Graffiti shall be removed within 72 hours of its appearance or upon notice of its appearance.
16. Pursuant to State law AB 827, all businesses are required to have indoor and outdoor trash containers in all common areas such as the lobby, front entrance, pool area, convention room,

dining room, kitchen, recreation room, courtyard, parking lot, etc. There needs to be proper labeling for Trash, Organic and Recycle. Three (3) containers are required at each location.

17. Signs are not approved as a part of this permit. Prior to establishing any new signs, the Applicant shall submit an application and receive approval for a sign permit from the Planning Division and Building and Safety Division pursuant to Chapter 17.18 of the Municipal Code.
18. Applicant shall obtain building permits for interior tenant improvements. Interior improvements shall meet the requirements of the California Building and Fire Codes. If applicable, submit plans through the city's online portal to start the Plan Check process.
19. Violation of any condition associated with this approval shall constitute a violation of the Loma Linda Municipal Code and is strictly prohibited. The City reserves the right to initiate civil and/or criminal enforcement and abatement proceedings or, after notice and public hearing, to modify or revoke this approval if such violations occur or if the project operates as or causes a public nuisance. Additionally, the Community Development Department may revoke this Conditional Use Permit if the applicant fails to correct a violation within 30 days of receiving written notice. Nothing in this condition shall limit the City's authority to take immediate enforcement action as deemed necessary.

#### **Fire Department (909) 799-2853**

1. Deferred submittals for a NFPA 13 sprinkler system.
2. Deferred submittals for a NFPA 72 notification and monitoring system.
3. Provide occupancy load for building.
4. For all notes, guidelines and FD apparatus specifications for plan submittal:  
[http://www.lomalindaca.gov/our\\_city/departments/fire/fire\\_prevention/fire\\_plan\\_check\\_application](http://www.lomalindaca.gov/our_city/departments/fire/fire_prevention/fire_plan_check_application)

#### **END OF CONDITIONS**

#### **Applicant Statement**

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval and the provisions of the Loma Linda Municipal Code pertaining to the project.

---

Printed Name of Applicant

---

Signature of Applicant

---

Date

# CVMPOUND™



## ABOUT US

Luis and Karlee Campos, both 31 years old, are lifelong locals of Redlands, who have shared a journey from their middle school days to building a family and successful careers together. Their story is one of commitment, ambition, and a shared passion for health and fitness.

From their early days of meeting in middle school and dating through high school, to graduating college, getting married, and raising two beautiful daughters, Luis and Karlee have remained steadfast partners in every aspect of their lives.

Luis, a Cybersecurity Engineer specializing in Cloud Security, IAM, and Automation, embarked on his journey at Esri, where he's deeply appreciative of the opportunity that kickstarted his tech career. From there, he seamlessly transitioned into dual roles, serving remotely at American Family Insurance and Data-bricks. While his focus remains on cutting-edge technology, Luis's passion for fitness and brand-building remains undiminished. Beginning with humble roots of cleaning gyms during college and exploring various sports nutrition roles, he now channels his dedication into designing home gyms and crafting equipment layouts. Throughout his endeavors, Luis is profoundly thankful for Esri's pivotal role in shaping his multi-faceted career and personal growth.

Karlee, on the other hand, pursued a career in nursing, specializing in Critical Care. Joining Redlands Community Hospital shortly after college, Karlee has dedicated herself to providing compassionate care to her patients. Beyond her professional duties, Karlee discovered a new passion for concierge IV Therapy, where she found fulfillment in delivering personalized healthcare experiences to her clients, witnessing firsthand the positive impact of her services.

Their journey took a new turn with the purchase of their second home, where Luis seized the opportunity to build an expansive gym space, reflecting his dedication to fitness. Meanwhile, Karlee's enthusiasm for IV Therapy only grew, further fueling their shared ambition.

Now, after facing and overcoming numerous challenges together, Luis and Karlee are poised to embark on their next venture: combining their passions for health and fitness to create a unique space where exercise and recovery converge. Their vision is to establish a fitness club that prioritizes community, personalized service, and a welcoming atmosphere—a place where individuals can pursue their fitness goals while feeling supported and valued.

Their goal is clear: to redefine the fitness experience by filling the gaps left by commercial gyms and fostering a sense of community among its members. Together, Luis and Karlee are determined to create a space where health, wellness, and camaraderie thrive.

## MEANING BEHIND “CVMPOUND”

Initially dubbed "compound" as a nod to their surname Campos, Luis and Karlee affectionately named their first home gym, symbolizing their shared dedication to fitness and each other. Notably, Luis adopted the alternative spelling "Cvmpos," substituting a 'v' for an inverted 'A', in instances where "Campos" was unavailable, such as email accounts and profile names.

For us, CVMPOUND transcends mere nomenclature; it embodies the culmination of relentless effort, day after day. CVMPOUND serves as a testament to the fruits of compounded diligence, illustrating that bold endeavors and unwavering perseverance yield remarkable results.



## MISSION

Our vision is to create a fitness club, meticulously crafted with high-end specialty equipment sourced from industry-leading manufacturers. We aspire to cultivate an environment that exudes comfort, exclusivity, and a premium experience—qualities often absent in traditional commercial gyms.

Moreover, we aim to champion the importance of recovery alongside physical fitness, fostering a holistic approach to wellness. Join us as we redefine the fitness landscape, elevating the standard and providing our community members with an unparalleled fitness sanctuary.

## MOTIVATION

The current landscape of commercial gyms is characterized by aggressively low membership prices, making access seemingly universal. However, this accessibility has led to overcrowded facilities and a pervasive sense of discomfort for serious fitness enthusiasts. Despite the affordability, many individuals find themselves compromising their standards for a subpar gym experience due to the lack of viable alternatives.

This reality presents an opportunity for an upscale gym model—one that prioritizes exclusivity, quality, and a holistic approach to wellness. By offering limited membership, top-of-the-line equipment, and an aesthetically pleasing atmosphere, we aim to redefine the gym experience.

Our vision extends beyond traditional fitness facilities, as we aspire to create a destination that transcends mere exercise, providing a complete and enriching experience encompassing both fitness and recovery. Join us in shaping the future of fitness—one where excellence is not only attainable but expected.

## EQUIPMENT

As mentioned, this gym will house primarily industry leading brands such as Atlantis, Arsenal, Rogue, Matrix, Concept2. The equipment will accommodate traditional strength and endurance training, bodybuilding and a few specialty styles such as powerlifting and HIIT. Additionally, recovery equipment will also be added such as saunas and various massage and compression v technologies.



## OPERATIONAL PLAN FOR CVMPOUND

### Operational Hours

Monday - Friday: 5 AM - 11 PM

Saturday - Sunday: 7 AM - 8 PM

No 24-hour access

### Services Offered

*All services are within the facility (no outdoor activities), ensuring an all-in-one fitness experience for our members.*

- **State-of-the-Art Gym Equipment:** Available to members with limited public memberships offered.
- **Personal Training:** Trainers are sub-contracted and offer 1:1 or small group (1:3) training sessions.
- **Wellness Amenities:** Sauna, Hydromassage lounge chair, self-massage, and compression therapy equipment for recovery and relaxation.

### Trainer & Member Count

- **First-month goal:** 200 members
- **Trainer Max Capacity:** 10 sub-contracted trainers
- **Membership Limit:** 500 members, dependent on comfort and facility capacity limits. All members will be assigned a barcode, exclusive to them on their device of choice, and will be required for check-in.

### Gym Floor Occupant Load Analysis

- **Total Facility Size:** 11,518 sq ft
- **Max Capacity:** At one time, the gym floor can accommodate up to 177 occupants.

### Peak Time Capacity

- With 18 hours of operation, at max membership capacity, we would expect an average of 27 members per hour. During peak times (5PM-7PM), assuming a 200% increase in foot traffic, the peak would reach about 54 members per hour, leaving ample space for comfort.

### Peak Time Parking Availability

- During peak hours (typically 5-7 PM), we would anticipate an unlikely 54 members at most per hour.
- Our parking lot analysis shows that the available parking can comfortably accommodate these numbers.
- Additionally, during peak hours, nearby businesses have closed for the day, allowing for ample shared parking. Even if our peak rises above 54 members, the available parking remains sufficient.

### Staffing

- On-site Staff: 2-4 staff members on duty during operational hours:
- 1 staff member at the front desk checking in members.
- 1 staff member managing gym operations (sanitization, equipment organization, member assistance).
- Owner/Manager on-site overseeing daily operations.
- Subcontracted cleaning group for weekly deep cleanings.

### Parking Plan

- Total Spaces Available: 92 spaces
  - 62 shared spaces
  - 21 street-side spaces
  - 29 dedicated parking spaces for CVMPOUND

**Shared Parking Flexibility:** Neighboring businesses do not utilize the back-lot shared parking or street parking during our operational hours, ensuring abundant parking availability for our members.







## Planning Commission Staff Report

### B. 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:

Meeting	Agenda Group
Wednesday, March 19, 2025, 7:00 PM	Scheduled Items Item: 3B.
From	
Lorena Matarrita, Community Development Director	

#### **RECOMMENDATION**

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.

#### **PERTINENT DATA**

Applicant: Trumark Homes  
Owner: KL LB BUY 4 LLC  
General Plan/Zoning: Low Density Residential; Low Density Residential (R-1) (0-4 du/ac)  
Site: The Project Site encompasses a 10.96-acre area generally located east of the Union Pacific Railroad (UPRR), west of Nevada Street, north and immediately south of Beaumont Avenue and south of Barton Road  
Topography: Relatively flat, graded, plotted for 37 lots

#### **BACKGROUND**

In Spring 2023, the Planning Commission reviewed and approved a Tentative Tract Map, Zone Change, General Plan Amendment, and Annexation for the Canyon Ranch Residential Development and Annexation project. The approval included two tract maps:

- Tract Map 20403 – 37 residential lots, each a minimum of 7,200 square feet (sq.ft), within the Low-Density Residential (R-1) zone.

- Tract Map 20404 – 89 residential lots, each a minimum of 20,000 sq.ft., within the Hillside Residential Very Low-Density (HR-VL) zone.

The approval also included an Initial Study/Mitigated Negative Declaration (IS/MND), which was ratified by the City Council on May 9, 2023.

Following subdivision approval, the original land developer sold the property to Trumark Homes, which then initiated discussions with City Planning staff to begin reviewing the architectural design of the proposed residences.

On October 2, 2024, Trumark Homes submitted an application for architectural elevations and site configuration for both tracts. Following the submission, the Administrative Review Committee conducted a thorough review, identifying corrections and providing comments. These revisions were addressed and either incorporated into the proposal or included as conditions of approval.

This report focuses on “Eden at Covenant Point” within Tract 20403, which consists of 37 residential lots (minimum 7,200 sq.ft. each). The Planning Commission is being asked to review the Precise Plan of Design (PPD-2025-0010) specifically for the architectural elevations, assessing compatibility with the surrounding area, consistency with zoning and planning regulations, and ensuring CEQA compliance.

## **ANALYSIS**

### **Project Description**

The applicant, Trumark Homes, is proposing to construct 37 single-family residences within Tract 20403, a 10.96-acre vacant site within the Low-Density Residential land use designation and zoning district. The project site is generally located east of New Jersey Street, west of San Timoteo Canyon Road, north of Beaumont Avenue and south of Barton Road. Each lot is a minimum size of 7,200 sq.ft. and is designed to accommodate various architectural styles and floor plans. The tract also includes six lettered lots, with Lot “A” serving as the primary drainage basin for the development.

### **Architectural Style**

The applicant has incorporated four distinct architectural styles across the community, offering two floor plans and twelve color schemes.

Although the project site is not located within a designated historic district, the applicant has taken measures to preserve and reflect the city's historic character by selecting four architectural styles closely aligned with those recognized in Chapter 17.28 of the Historic Mission Overlay District Ordinance. The proposed styles include: Adobe Ranch, Spanish Colonial, Santa Barbara, and Craftsman. Each style will have garage carriage lighting appropriate to their respective time periods.

#### **Adobe Ranch**

The Adobe Ranch style features stucco siding, concrete flat tile roofing, and vinyl windows with dividing lites. Architectural details include clay pipes, wood-grain corbels, and a wood post-and-beam porch for a rustic touch.

#### **Spanish Colonial**

The Spanish Colonial style has medium to dark-toned stucco, stimulated wood siding, brick veneer, and decorative shutters. The design emphasizes simple, historic elements with a warm, Mediterranean-inspired appearance.

#### **Santa Barbara**

The Santa Barbara style features light-colored or white stucco walls, concrete tile roofing with red hues, and contrasting window trim and shutter. There are also decorative tiles around the window. Other decorative elements include simulated clay tiles on the gable and a wrought-iron feature on a front window for added character.

#### **Craftsman**

The Craftsman style incorporates darker colored stucco walls, stone veneer siding, board-and-batten accents, and concrete flat tile roofing. The home also includes wood fascia, barge boards, exposed rafter tails, and tapered porch columns for a traditional handcrafted look.

### **Floor Plans**

The tract features two distinct floor plans, each designed to offer flexibility in layout and customization.

Plan 1: A 2,395 sq.ft. single-story residence featuring 3 bedrooms, 2.5 bathrooms, and a two-car garage. The design includes a 42 sq. ft. front porch and offers flexible layout options, allowing homeowners to choose between a 4th bedroom or an office space. Additionally, buyers have the option to upgrade to a walk-in closet or a 3rd full bathroom. Subject to lot coverage limitations, a 145 sq. ft. covered rear patio may also be added.

Plan 2: A 3,141 sq. ft. two-story residence featuring 4 bedrooms, 3.5 bathrooms, and a three-car garage. The design includes an approximately 130 sq. ft. front porch and allows for flexible configurations, including the option to convert a loft space into a 5th bedroom. Homeowners may also opt for an expanded master bathroom with a larger shower and a drop-in tub. If lot coverage permits, a 185 sq. ft. covered rear patio may also be added.

### **Color and Materials**

Each architectural style includes three distinct color schemes, with variations thoughtfully applied to key exterior elements such as fascia boards, garage doors, window trims, front doors, shutters, and decorative tiles. Colors include: studio blue green, rustic red, as well as other tones of brown, yellow, grey, beige, white, olive green, yellow and maroon.

Adobe Ranch and Craftsman styles incorporate more vibrant colors in the siding, stucco, and concrete roof materials, maintaining historical authenticity while introducing visual variety. Spanish Colonial and Santa Barbara styles predominantly feature neutral stucco tones (white or beige) but introduce rich jewel-tone accents on front doors and shutters, garage doors, and decorative tiles, enhancing contrast and adding character to the streetscape.

This carefully curated mix of architectural styles, color schemes, and flexible floor plans contributes to a visually diverse, cohesive, and historically inspired community design. The project provides 24 unique exterior combinations, ensuring architectural variety throughout the community. As a result, no two homes next to or across from each other will have the same combination of plan, elevation, and color scheme.

See Attachment B – Architectural Plans, for a clear understanding of the chosen styles, colors, and materials.

### **Configuration of the Site/Layout**

The 10.96-acre site features 37 spacious lots with low-density single-family homes, consistent with the R-1 zoning designation. The minimum lot size is 7,200 sq.ft. in the community, at a maximum density of four units per acre. Residences will range from 2,395 to 3,141 sq.ft. and include both single and two-story designs. To enhance visual variety, the applicant has staggered front setbacks between 20 and 61 feet, meeting the code requirement for an average minimum setback of 25 feet. The project complies with all development standards, including setbacks, height, parking, lot coverage and open space.

### **Setting/Access**

Tract 20403 is bounded by Barton Road (north), Bermudez Street (south), New Jersey Street (west), and San Timoteo Canyon Road (east). Primary access will be from San Timoteo Canyon Road and New Jersey Street, with two new internal streets, Hadley Street and Kunihiro Street.

As approved in 2023, Bermudez Street was vacated from San Timoteo Canyon Road, ending in a cul-de-sac with fire access gates. All internal streets and driveways comply with City public road standards and emergency access requirements.

Pedestrian amenities include 5-foot sidewalks and 7-foot landscaped parkways with street trees within the interior of the tract. Along San Timoteo Road and Nevada Street, is a 16-foot parkway featuring a 1-foot landscape area adjacent to the block wall, a 6-foot decomposed granite (DG) trail, a 4-foot landscaped strip with street trees, and a 5-foot sidewalk. The project will join the City's Landscape Maintenance District for perimeter parkways and lettered lots. However, the builder is establishing a Homeowners Association (HOA) responsible for maintaining all common area parkways within the community, with terms and conditions to be outlined in the future CC&Rs.

Surrounding land uses include residential to the west, commercial to the north, a place of worship and future residential to the south, and residential within the City of Redlands to the east.

**Table 1**  
**General Plan, Zoning and Existing Land Use**

	<b>General Plan</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Project Site</b>	Low Density Residential	Low Density Residential (R-1)	Proposed Residences
<b>North</b>	Commercial	General Commercial (C-2)	Tavern, Residences
<b>South</b>	Low Density Residential	Low Density Residential (R-1)	Place of Worship, Wellness Center, Future Residences
<b>East</b>	City of Redlands	City of Redlands	Residences
<b>West</b>	Low Density Residential, Commercial	Low Density Residential (R-1)	Residences

#### **Preliminary Landscaping Plan and Front yard Typical Plan**

A conceptual landscape and fencing/wall plan were approved with the original subdivision (See Attachment D), detailing shrubs, trees, and ground cover in the public right-of-way, along with wall and fencing designs for both tracts. The 6-foot perimeter wall, constructed with split-face block and capped pilasters spaced approximately every 20 feet, and 6-foot vinyl fencing separating interior lots are both currently in permit review.

This application introduces a Front Yard Typical Plan (See Attachment D) featuring drought-tolerant desert landscaping instead of sod to promote water efficiency and low maintenance. Rear yards remain undeveloped, allowing homeowners the flexibility to add features such as pools, gazebos, or fruit-bearing trees. Each lot will feature a minimum of two trees, either in the front yard or parkway, in compliance with the landscaping requirements of the Municipal Code.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

The City adopted an Initial Study/Mitigated Negative Declaration (MND) and a Mitigation Monitoring Reporting Program for the project on May 9, 2023, which evaluated potential impacts and identified mitigation measures to reduce them to less than significant levels. These measures continue to apply to the project site and are incorporated into the Conditions of Approval (See Attachment E).

Staff has reviewed the Precise Plan of Design for architectural elevations and individual lot configuration and determined that no further environmental review is required under CEQA Guidelines Section 15162. The project remains consistent with the adopted MND, with no substantial changes or significant new impacts identified.

#### **MEASURE V**

On November 7, 2006, Loma Linda voters approved Measure V, the Residential and Hillside Development Control Measure. As part of the original subdivision review, the project's Level of Service (LOS) was analyzed in accordance with Chapter 19.16 of the Loma Linda Municipal Code (LLMC), requiring a Traffic Impact Analysis (TIA).

A TIA (January 2022) and a Vehicle Miles Traveled (VMT) Screening Assessment (March 2022), prepared by Ganddini Group, Inc., assessed the project's impact on the circulation system. As summarized in the adopted MND, the study confirmed that the project meets Measure V requirements, maintaining a Level of Service C or better at all study intersections for the Opening Year (2024) With Project scenario.

All mitigation measures remain applicable, including the traffic fair share payment of \$38,835, and the requirement to prepare a work site traffic control plan during construction activities.

## **PUBLIC HEARING NOTICE AND COMMENTS**

The public notice for this project was duly posted on March 6, 2025, in three public places (City Hall, library, post office), and mailed to the owners of property within a radius of 300 feet of the exterior boundaries of the subject property as required by State law. Additionally, the notice was made available on the City's website and at the project site. As of the date on this report, there have been no written or oral comments received in opposition or in favor of the proposed project.

## **FINDINGS**

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, Findings have been made to support the approval of the project, as required in LLMC §17.30.300. The Precise Plan of Design findings are as follows:

<b>Finding No. 1:</b>	<b>The proposal complies with the provisions within the municipal code and is consistent with the general plan and any applicable specific plan.</b>
Finding of Fact:	The project site is located within the Low Density Residential Zone (R-1) and General Plan Land Use Designation area. The R-1 Zone is intended to accommodate single-family homes. The applicant proposing to build homes on 37 existing single-family residential lots which were previously approved by the City Council on May 9, 2023 date. The proposed homes will not result in an intensification of the site to more than is permitted in the zone. The proposed development will comply with all development standards, setbacks, lot coverage, minimum home size, density requirements of the zone. This project was also reviewed by the Public Works department for compliance with street and road improvement specifications. In addition, each City Department, including Public Safety/Fire, have reviewed and recommended approval of the project as configured.
<b>Finding No. 2:</b>	<b>The site layout and design is of high quality, architecturally and aesthetically pleasing, and is compatible with the character of the neighborhood and general community.</b>
Finding of Fact:	The site layout for the proposed development is designed to be compatible and in a similar layout to the surrounding communities. The design of the structure will be designed with four architectural styles, being Adobe Ranch, Spanish Colonial, Santa Barbara, and Craftsman styles. These designs will be provided in both single-story and two-story configurations and each design will be compatible with the architectural design of the surrounding communities.

<b>Finding No. 3:</b>	<b>The proposal will result in an efficient, safe and desirable project that is not materially detrimental to public health, safety, or welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.</b>
Finding of Fact:	The proposed project has been reviewed for site circulation, access, design and safety. The proposed project, alongside the outlined conditions of approval, will result in a project that is efficient, safe, and desirable for the subject site and the surrounding areas. The proposed project will be compatible in design and architecture to the surrounding areas and will provide desirable product for buyers to consider moving to the City. The proposed project will also have sufficient access to utilities and the project will not result in a product that is detrimental to public health. The public health, safety, and general welfare of the adjacent communities will be protected with the implementation of the Conditions of Approval for this project.
<b>Finding No. 4:</b>	<b>The project will not be detrimental to the harmonious and orderly growth of the city.</b>
Finding of Fact:	The public health, safety and general welfare will be protected with the implementation of the previously approved mitigation measures, as well as the standard Conditions of Approval for the Precise Plan of Design application. See Attachment E – Conditions of Approval.

## **CONCLUSION**

The applicant has made every effort possible to provide the most appropriate layout, design, and architecture for the new community. The Project is consistent with the General Plan and complies with the development standards listed the residential chapter of the Loma Linda Municipal Code. The Conditions of Approval and the previously adopted Mitigation Monitoring Reporting Program will ensure compliance with all current codes, plans, and City policies. Lastly, findings have been made to support approval of the Precise Plan of Design request. Staff recommends the Planning Commission approve the project as presented.

## **ATTACHMENTS**

- A. Vicinity Map
- B. Architectural Plans
- C. Site Plan/Plotting Map
- D. Front Yard Typical and Previously Approved Preliminary Landscaping Plan
- E. Conditions of Approval
- F. City Council Meeting Minutes

## **Attachments**

[Attachment A - Vicinity Map.pdf](#)

[Attachment B - Architectural Plans.pdf](#)

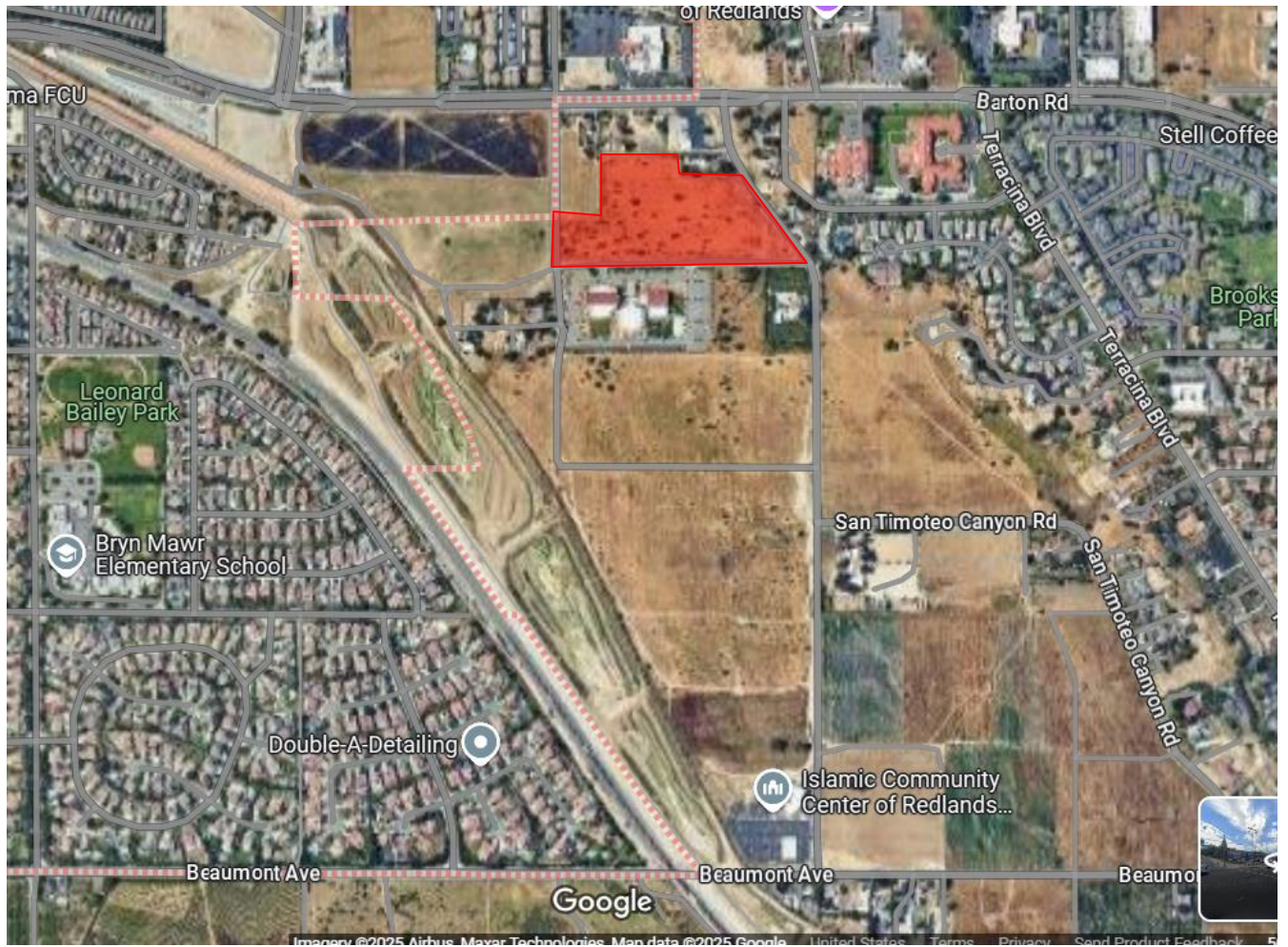
[Attachment C - Site Plan\\_Plotting Map.pdf](#)

[Attachment D - Front Yard Typical and Approved Perimeter Landscaping.pdf](#)

[Attachment E - Conditions of Approval.pdf](#)

[Attachment F - City Council Meeting Minutes May 9 2023 \(2\).pdf](#)

## Vicinity Map





# Eden AT COVENANT POINT

LOMA LINDA, CALIFORNIA

03/05/2025



# Eden AT COVENANT POINT

LOMA LINDA, CALIFORNIA

#24048  
03/05/2025

A-1 Street Scene  
A-2 Plan 1A - Floor Plan  
A-3 Plan 1A - Adobe Ranch Elevations  
A-4 Plan 1A - Adobe Ranch Enhanced Elevations  
A-5 Plan 1B - Spanish Colonial Elevations  
A-6 Plan 1B - Spanish Colonial Enhanced Elevations  
A-7 Plan 1C - Santa Barbara Elevations  
A-8 Plan 1C - Santa Barbara Enhanced Elevations  
A-9 Plan 1D - Craftsman Elevations  
A-10 Plan 1D - Craftsman Enhanced Elevations  
A-11 Plan 1 - Roof Plans

A-12 Plan 2A - Floor Plan  
A-13 Plan 2A - Adobe Ranch Elevations  
A-14 Plan 2A - Adobe Ranch Enhanced Elevations  
A-15 Plan 2B - Spanish Colonial Elevations  
A-16 Plan 2B - Spanish Colonial Enhanced Elevations  
A-17 Plan 2C - Santa Barbara Elevations  
A-18 Plan 2C - Santa Barbara Enhanced Elevations  
A-19 Plan 2D - Craftsman Elevations  
A-20 Plan 2D - Craftsman Enhanced Elevations  
A-21 Plan 2 - Roof Plans

A-22 Written Color Schemes  
A-23 Color Boards - "A" Adobe Ranch  
A-24 Color Boards - "B" Spanish Colonial  
A-25 Color Boards - "C" Santa Barbara  
A-26 Color Boards - "D" Craftsman

TRUMARKHOMES

Developer: Trumark Homes  
450 Newport Center Dr. Ste. 300  
Newport Beach, CA 92660

Contact: Guy Oliver  
Business: (760) 579-9852  
goliver@trumarkco.com

Contact: Aric Coffee  
Business: (949) 660-1591  
www.klcarch.com

Architect: Kevin L. Crook Architect, Inc.  
1360 Reynolds Ave. Suite 110  
Irvine, CA 92614

Kevin L. Crook  
**Architect**  
Inc  
PLANNING + ARCHITECTURE





PLAN 1 "A"

PLAN 2 "C"

PLAN 1 "B"

PLAN 2 "D"

STREET SCENE

TRUMARKHOMES

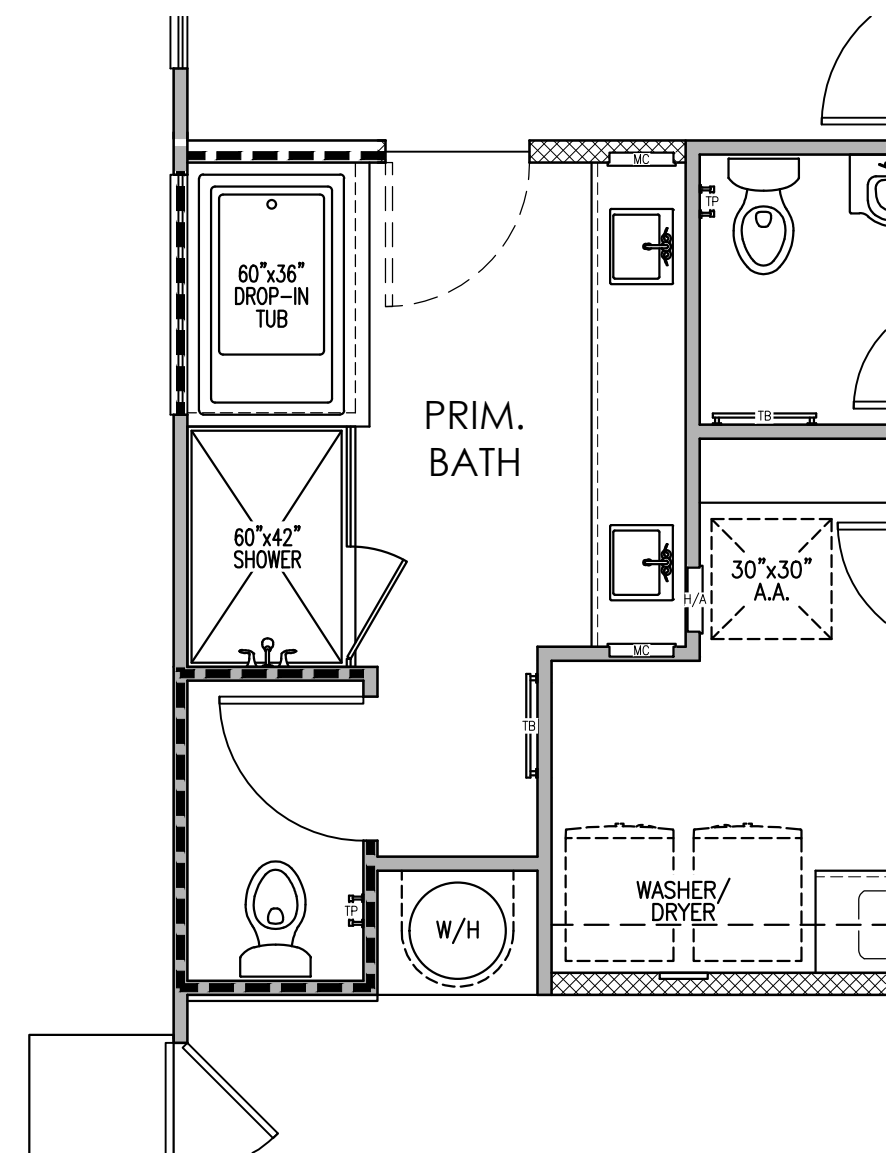
*Eden* AT COVENANT POINT  
LOMA LINDA, CA

03/05/2025  
A-I

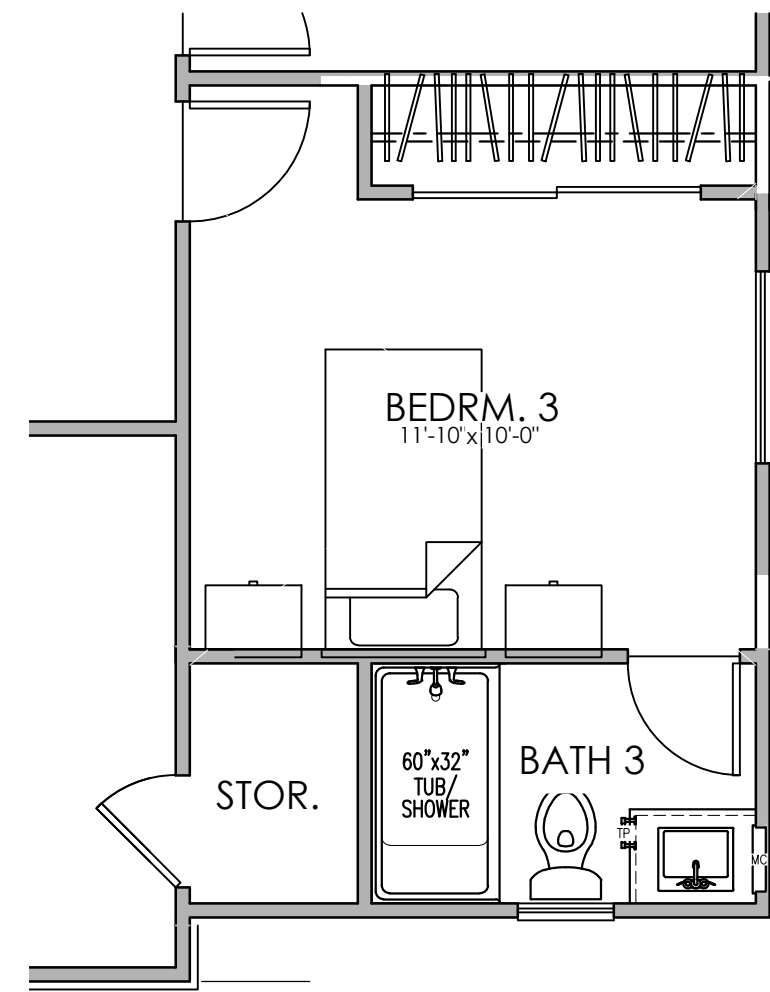


Kevin L. Crook  
**Architect**  
Inc  
#24048  
PLANNING + ARCHITECTURE

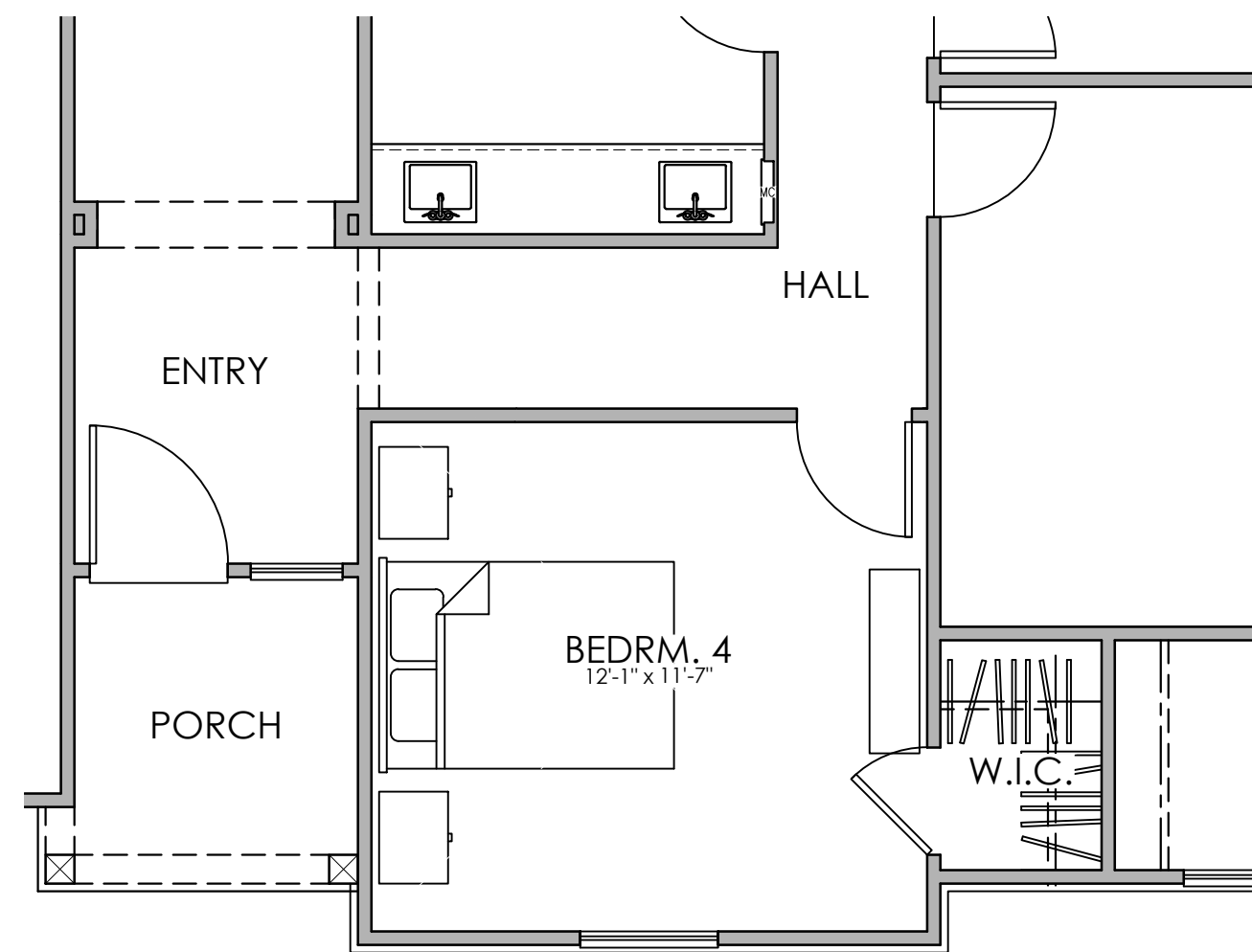




OPT. PRIME BATH



OPT. BATH 3

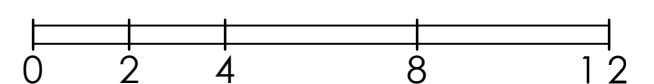


OPT. BEDROOM 4



FLOOR PLAN  
PLAN 1 "A"  
3 BEDROOM, 2.5 BATH, OPT. BEDRM. 4, OPT. BATH 3

PLAN 1 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	2,395 SQ. FT.
TOTAL DWELLING	2,395 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	441 SQ. FT.
PORCH "A"	42 SQ. FT.
PORCH "B"	42 SQ. FT.
PORCH "C"	42 SQ. FT.
PORCH "D"	42 SQ. FT.
OPT. COVERED PATIO	145 SQ. FT.

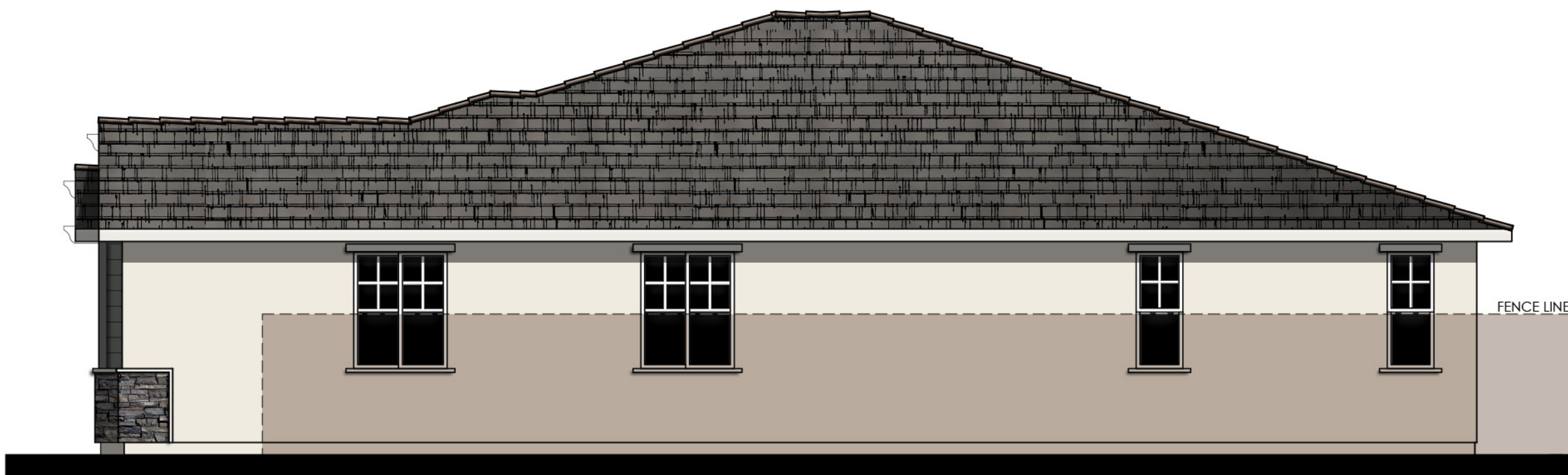






© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

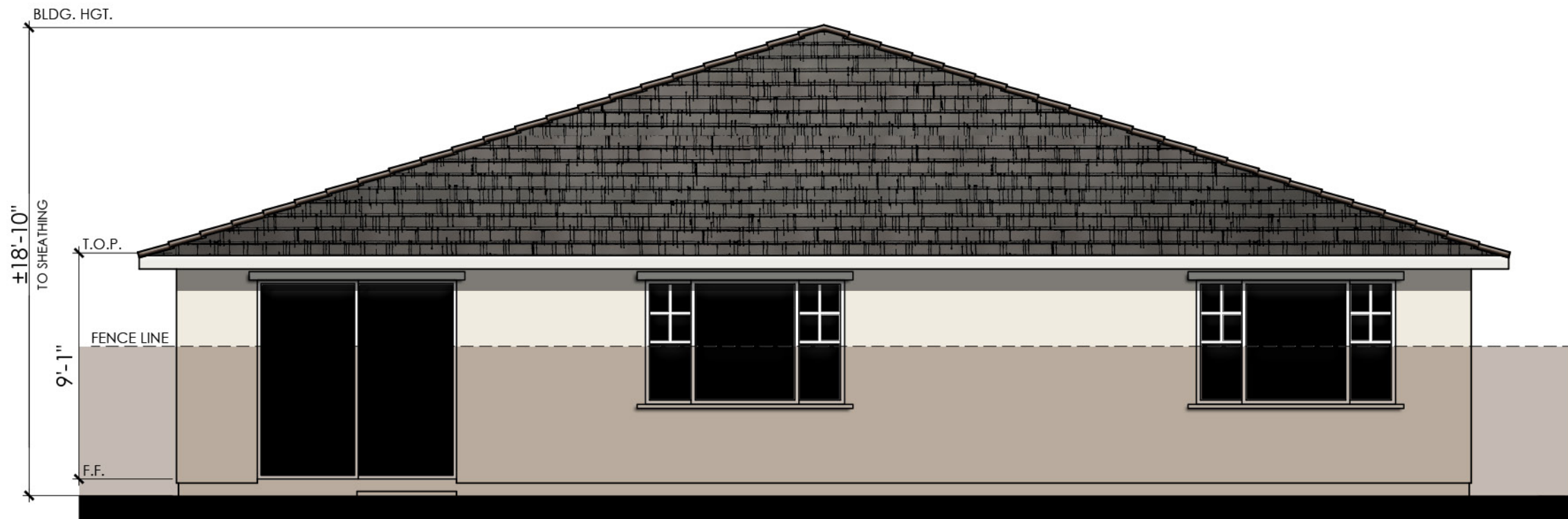
FRONT



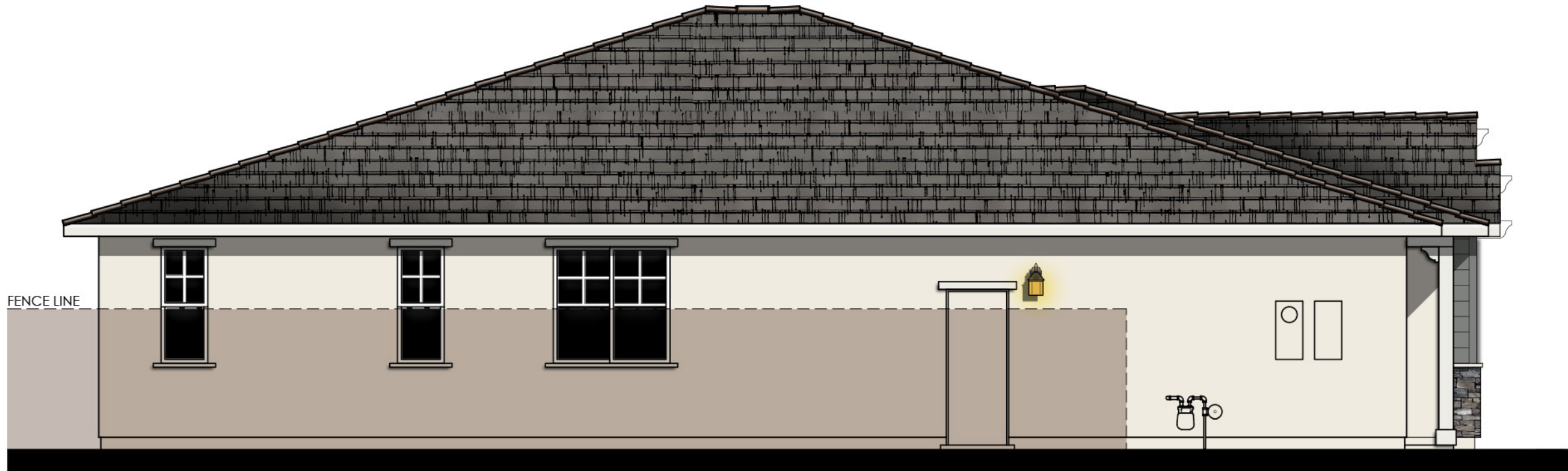
RIGHT

MATERIALS LEGEND

- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CLAY PIPES/ WOOD GRAIN CORBEL
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER FOAM TRIM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- POT SHELF: STIMULATED WOOD
- PORCH: WOOD POST AND BEAM
- VENEER: STONE



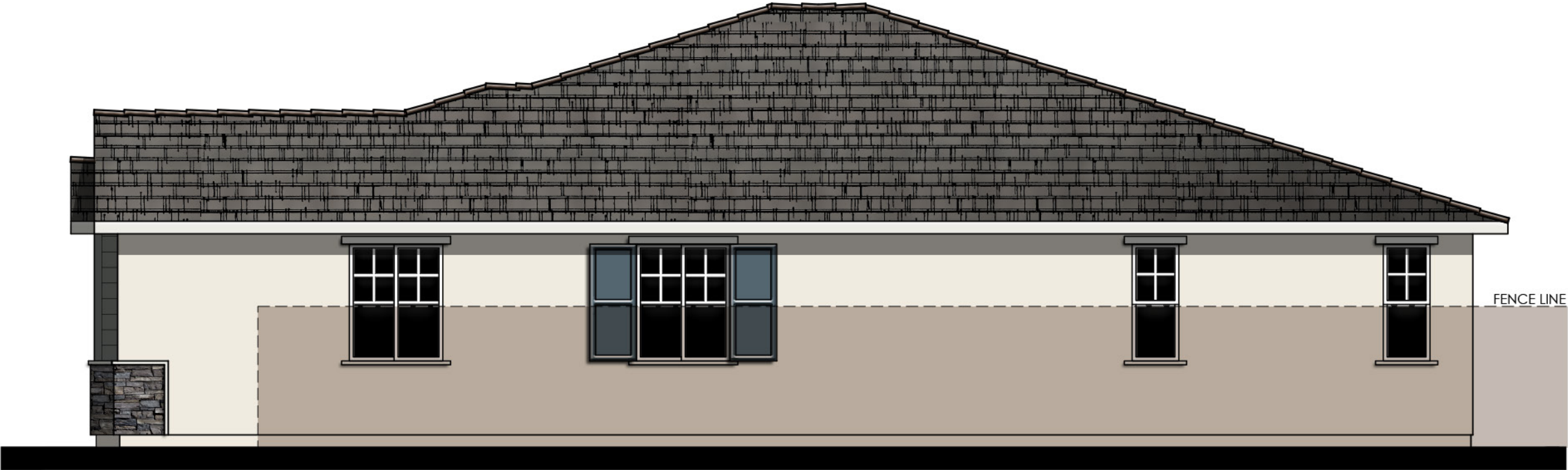
REAR



LEFT

COLOR SCHEME 1  
PLAN 1 "A"  
ADOBE RANCH ELEVATIONS

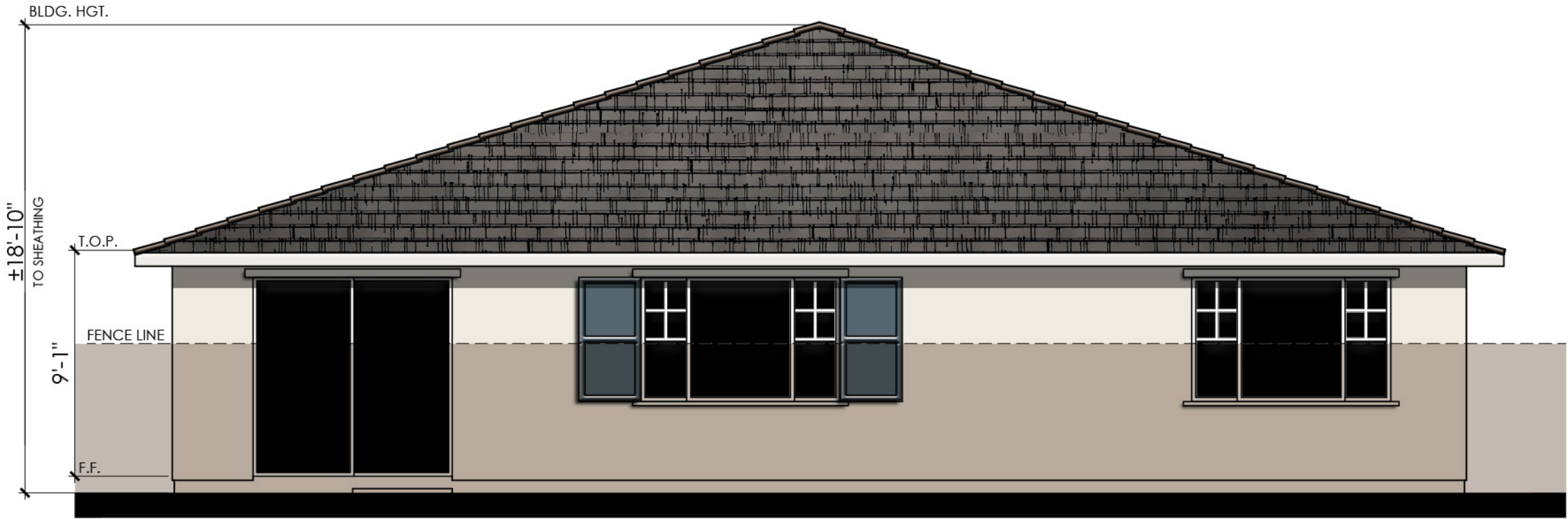




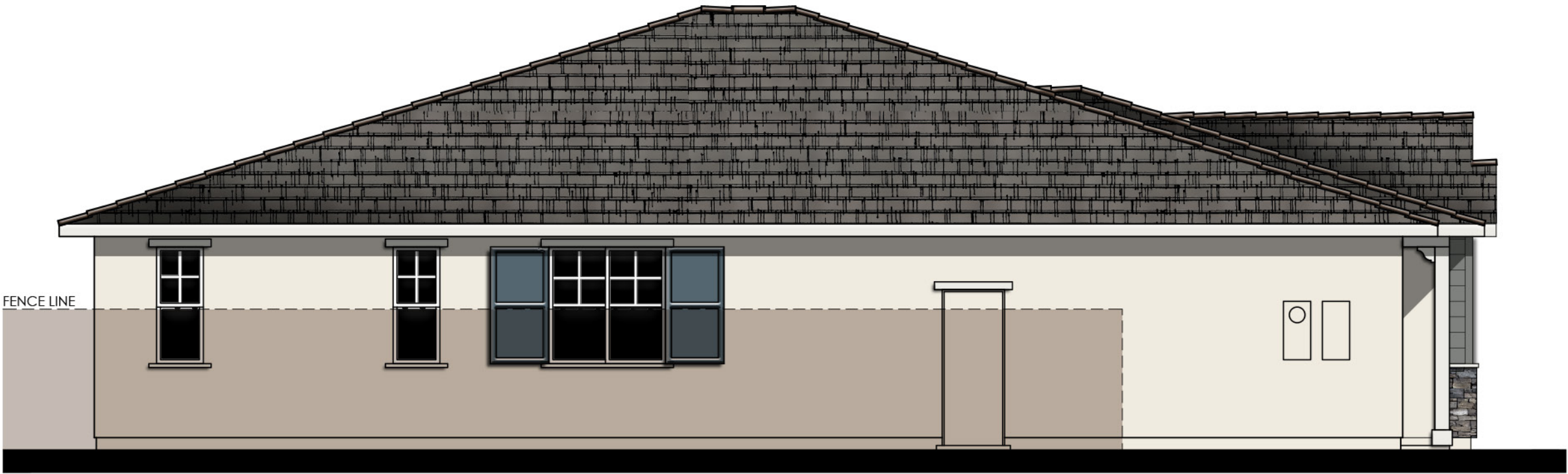
RIGHT

MATERIALS LEGEND

- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CLAY PIPES/ WOOD GRAIN CORBEL
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER FOAM TRIM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- POT SHELF: STIMULATED WOOD
- PORCH: WOOD POST AND BEAM



REAR



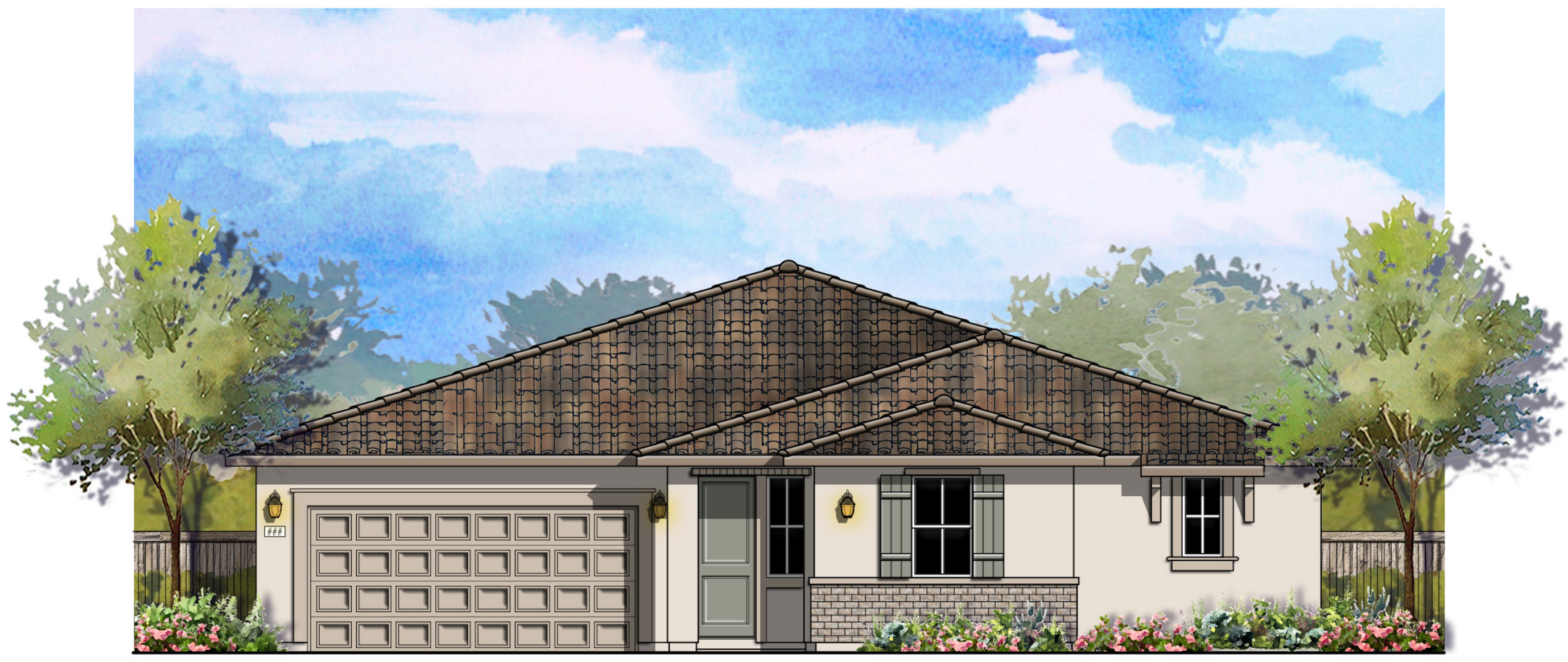
LEFT

COLOR SCHEME 1

PLAN 1 "A"

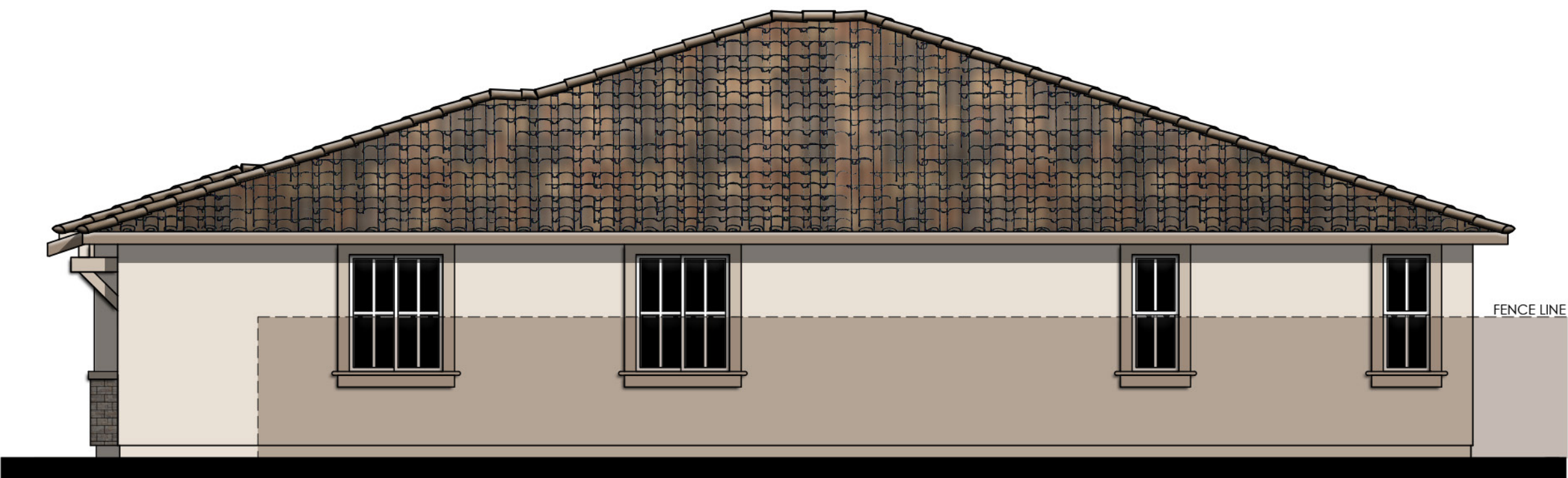
ADOBE RANCH ENHANCED ELEVATIONS





© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

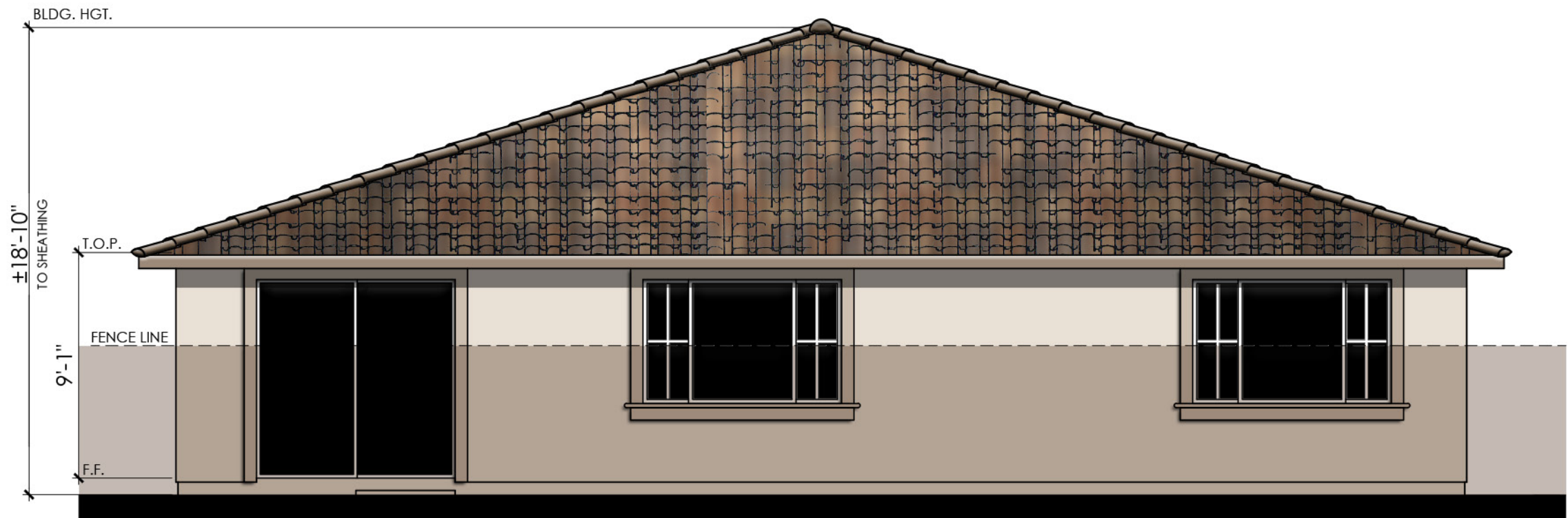
FRONT



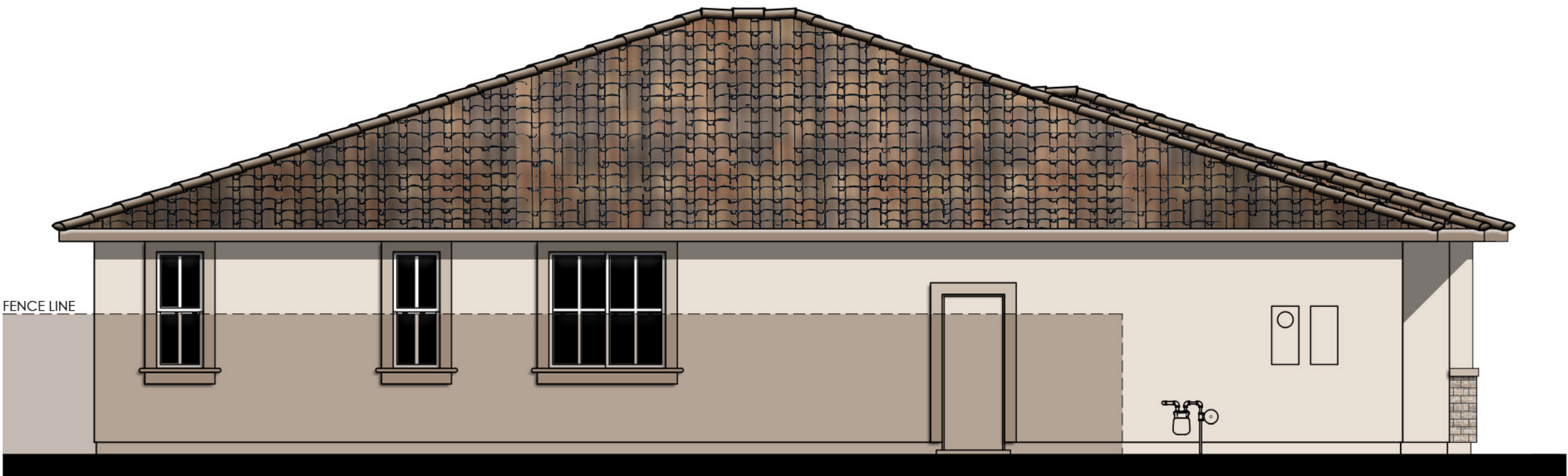
RIGHT

MATERIALS LEGEND

- ROOF: CONCRETE "S" TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER RIGID FOAM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- VENEER: BRICK



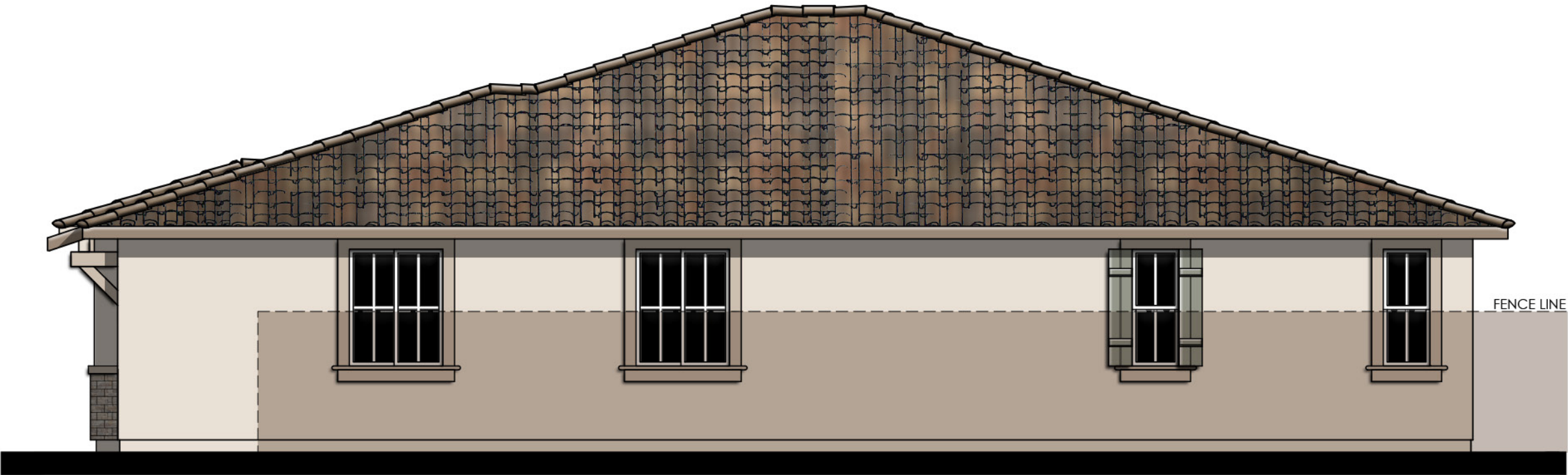
REAR



LEFT

COLOR SCHEME 4  
PLAN 1 "B"  
SPANISH COLONIAL ELEVATIONS

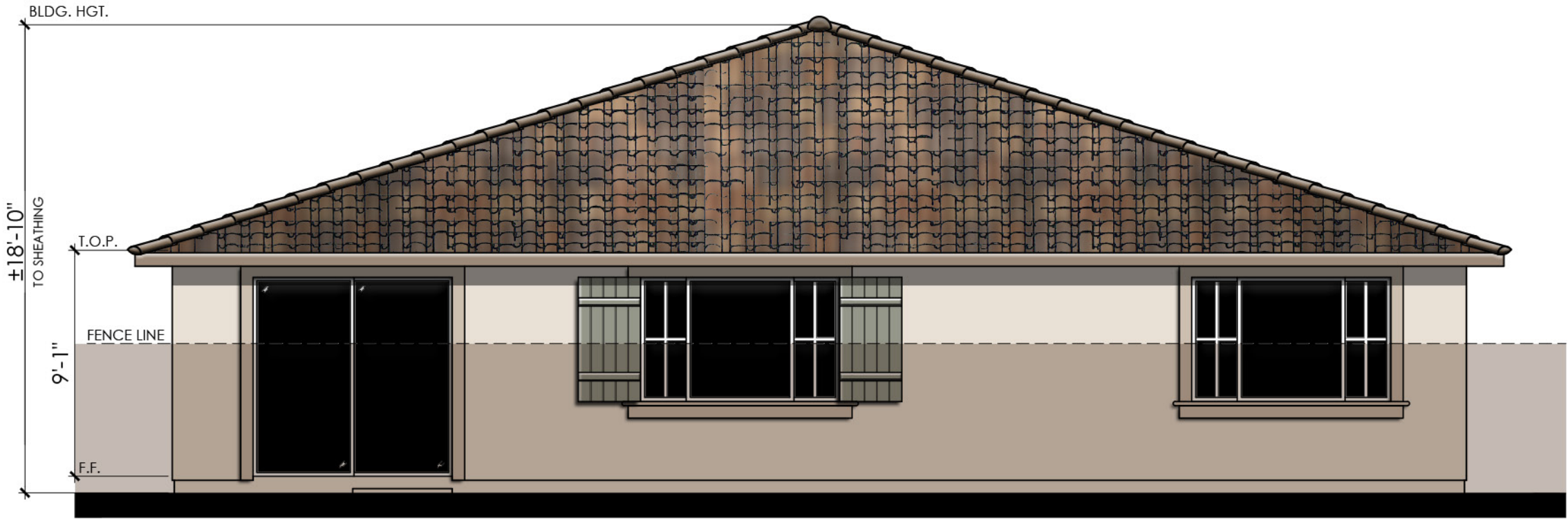




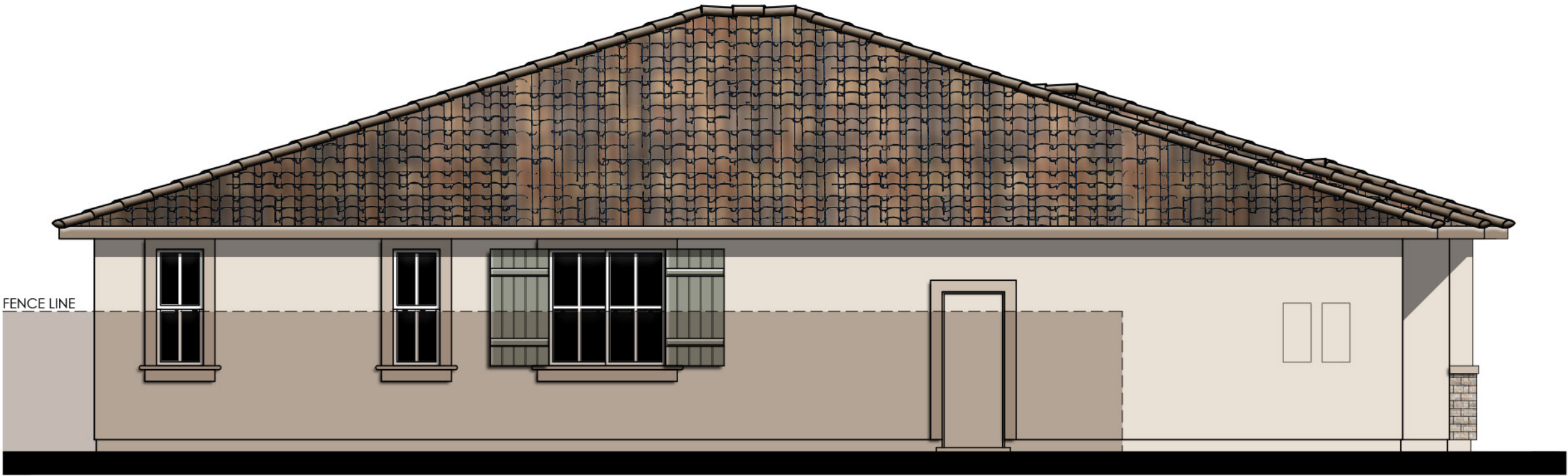
RIGHT

MATERIALS LEGEND

- ROOF: CONCRETE "S" TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER RIGID FOAM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- VENEER: BRICK



REAR



LEFT

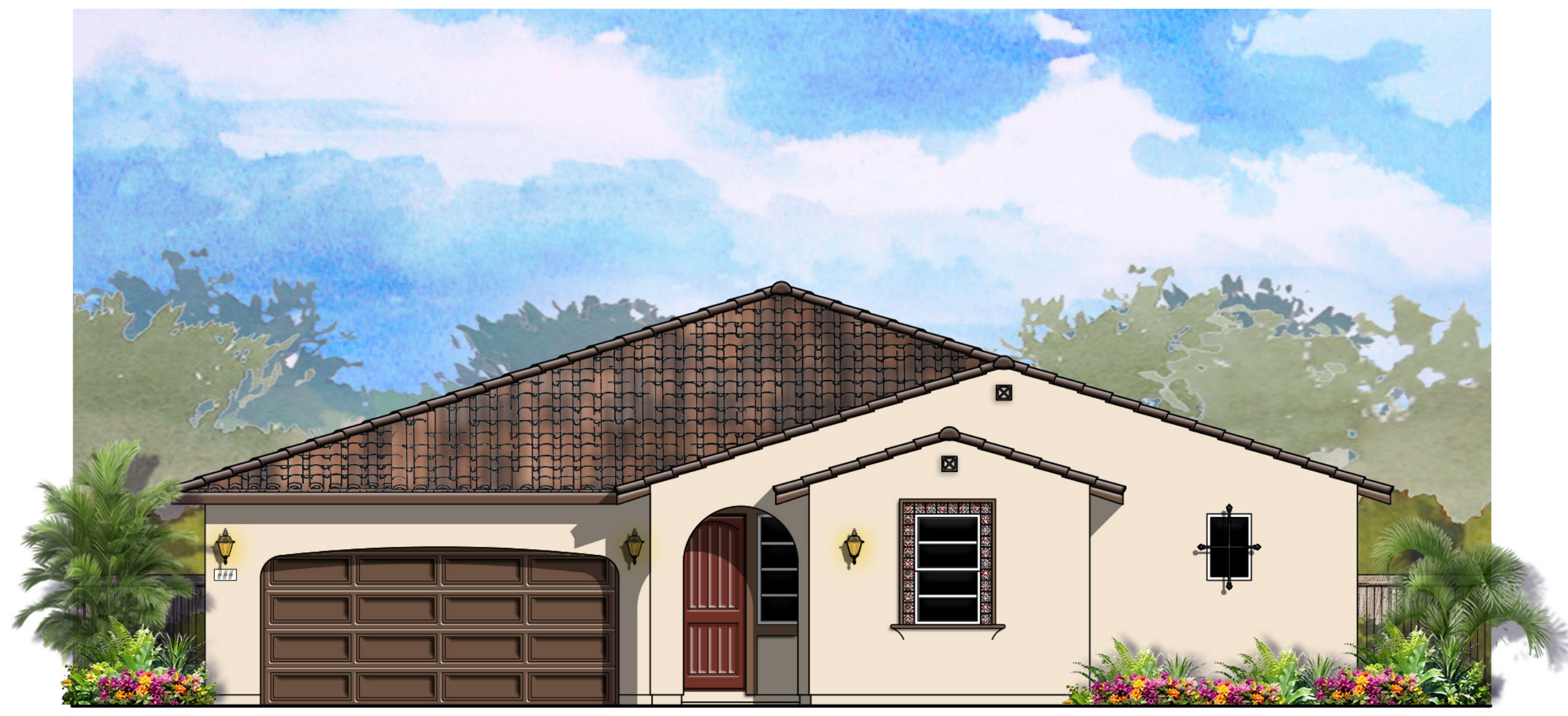
COLOR SCHEME 4

PLAN 1 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS



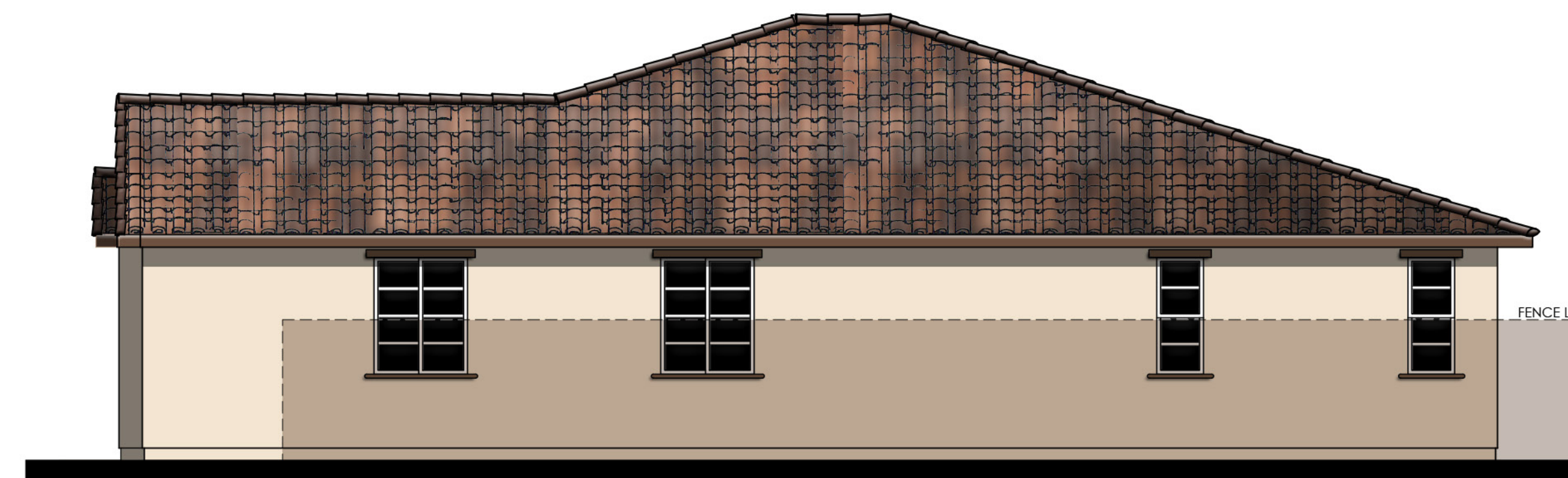




© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

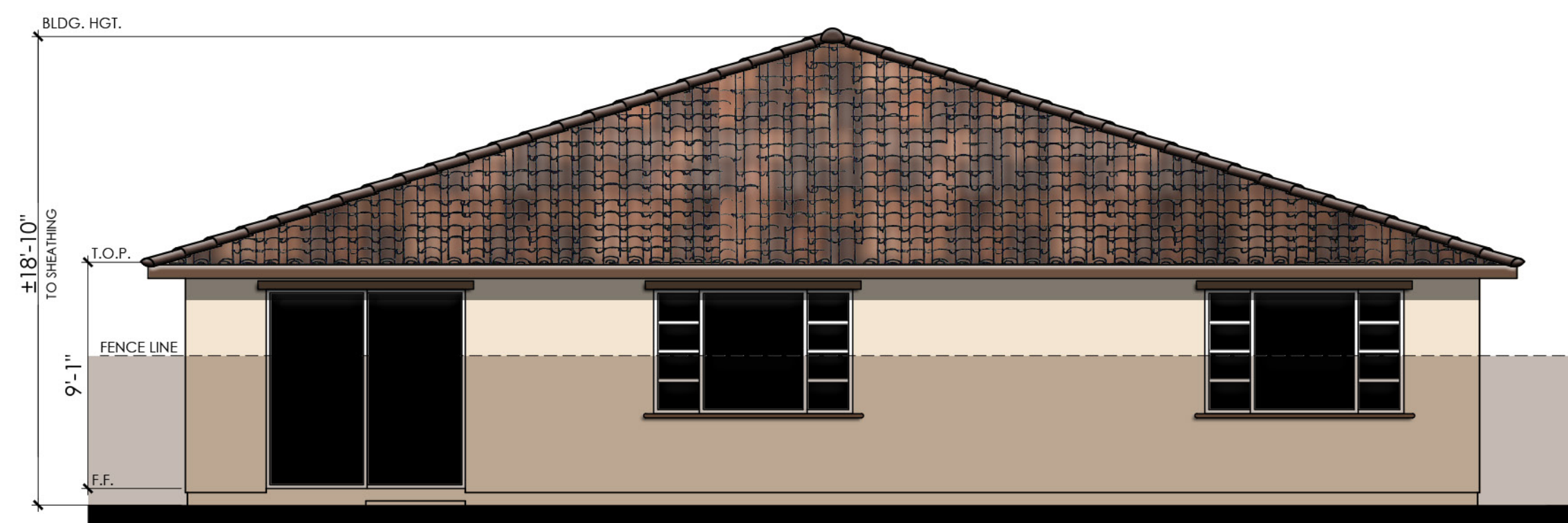
FRONT



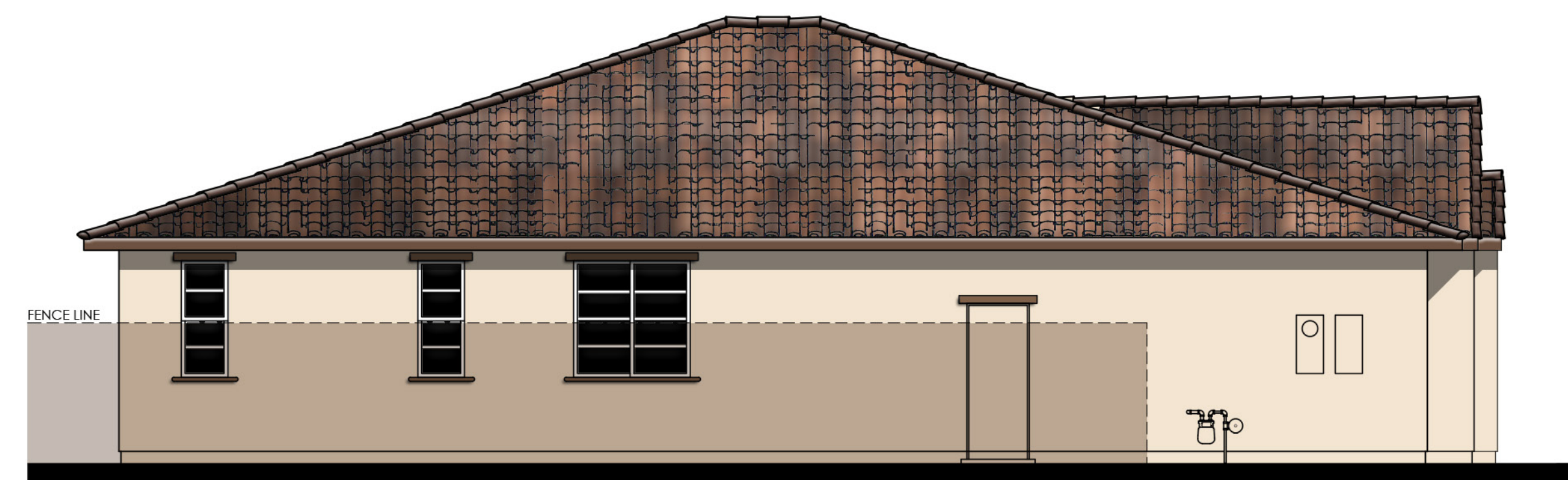
RIGHT

**MATERIALS LEGEND**

ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	DECORATIVE SIMULATED CLAY TILE
WALL:	STUCCO W.I. WHERE OCCURS
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM/ CERAMIC TILE
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



REAR



LEFT

COLOR SCHEME 7  
**PLAN 1 "C"**  
SANTA BARBARA ELEVATIONS

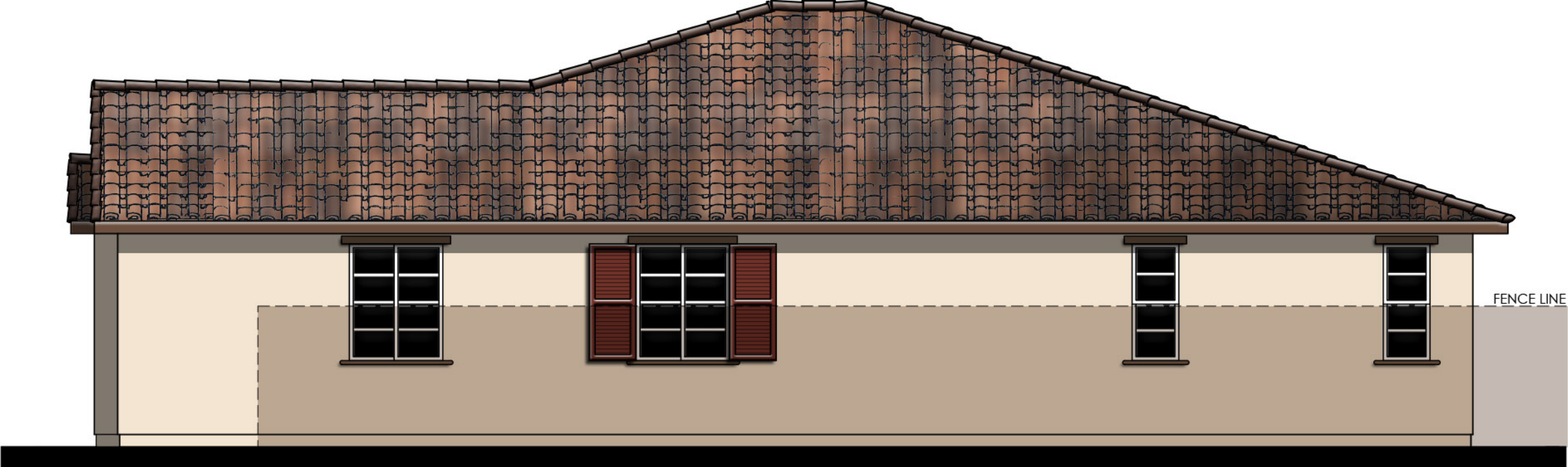
**TRUMARKHOMES**

*Eden* AT COVENANT POINT  
LOMA LINDA, CA

03/05/2025  
A-7

0 2 4 8 12  
Kevin L. Crook  
**Architect**  
Inc  
#24048  
PLANNING + ARCHITECTURE

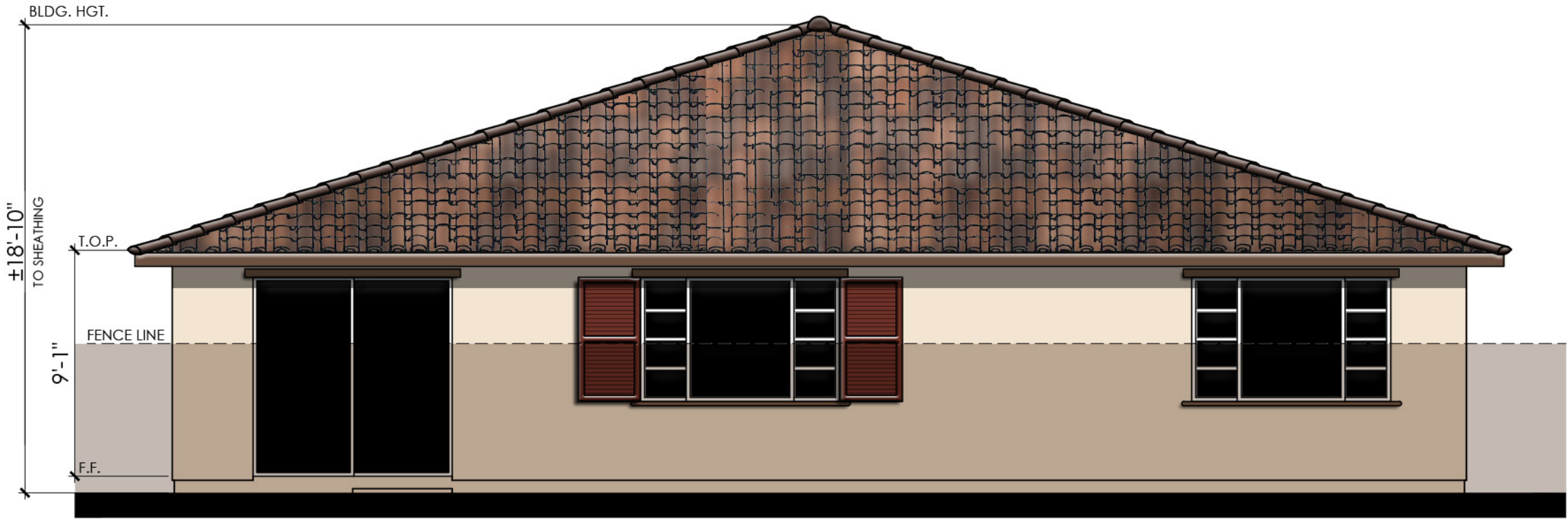




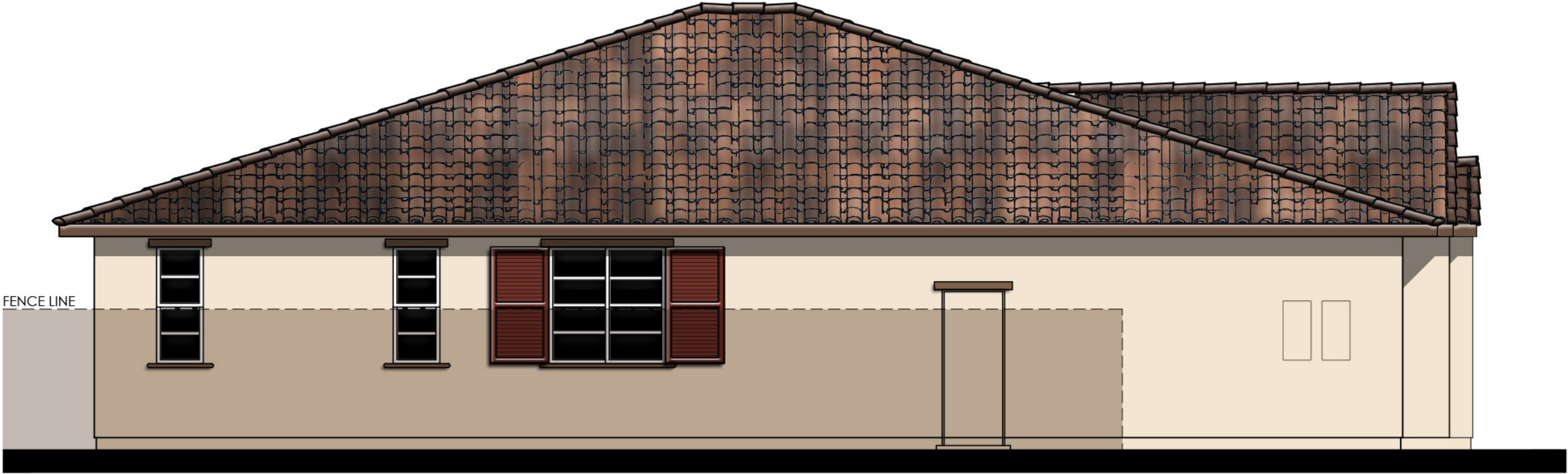
RIGHT

MATERIALS LEGEND

- ROOF: CONCRETE "S" TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: DECORATIVE SIMULATED CLAY TILE
- WALL: STUCCO  
W.I. WHERE OCCURS
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER RIGID FOAM/ CERAMIC TILE
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM



REAR



LEFT

COLOR SCHEME 7

PLAN 1 "C"

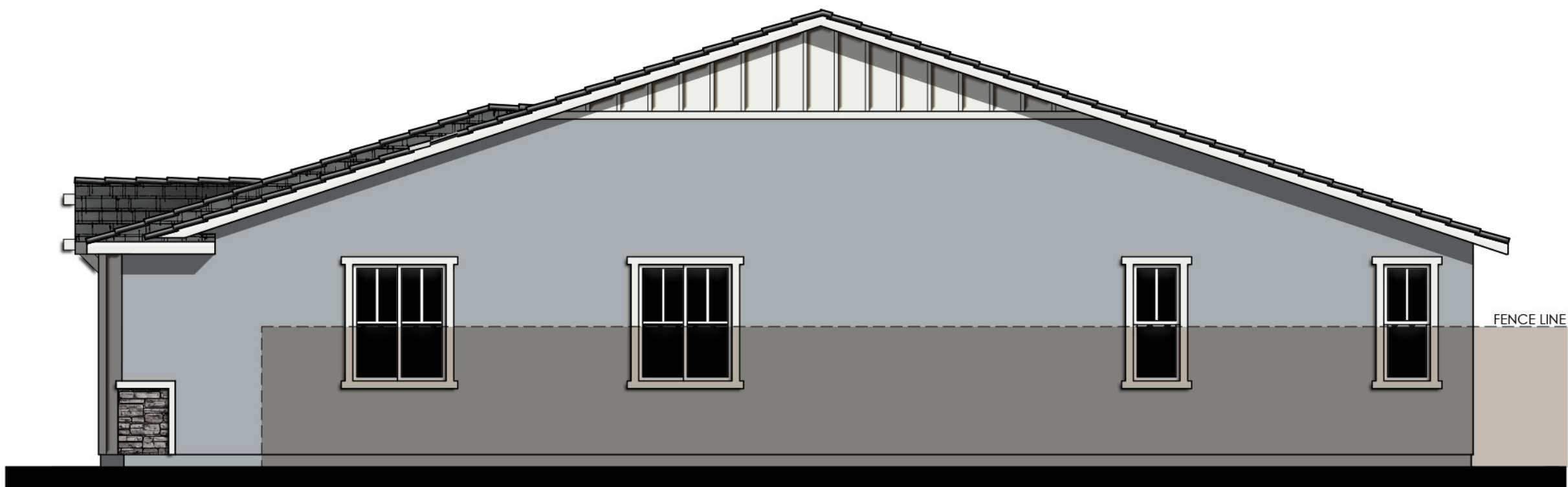
SANTA BARBARA ENHANCED ELEVATIONS





© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

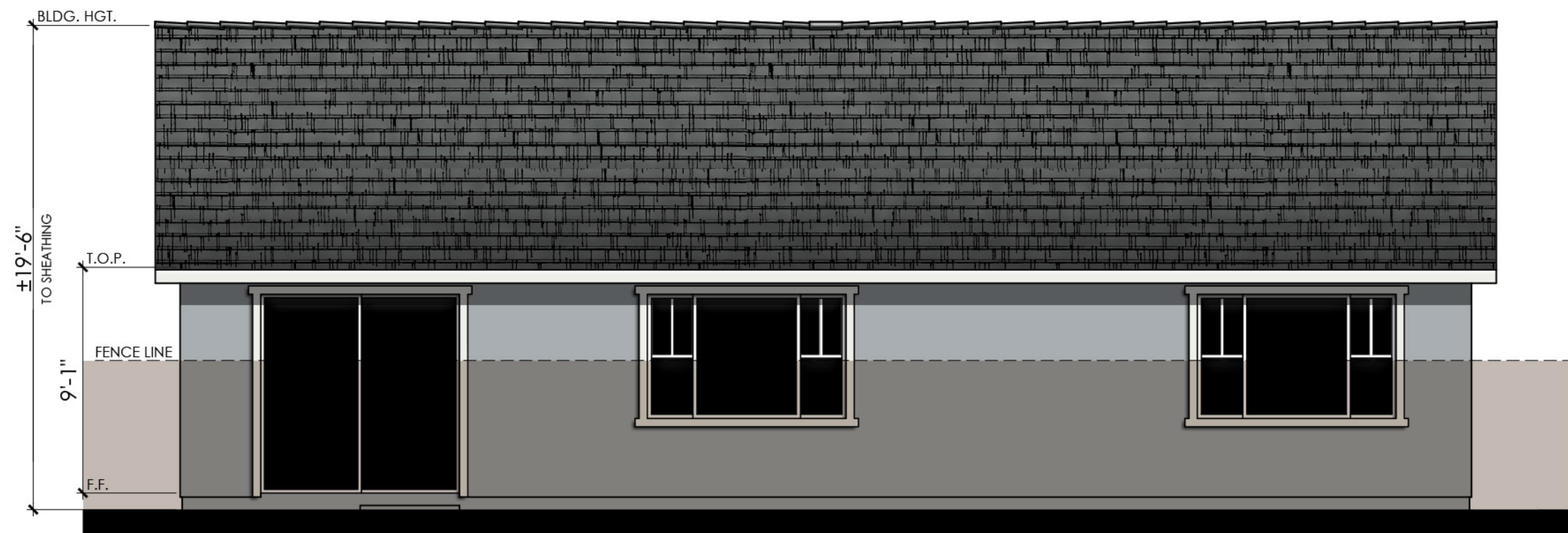
FRONT



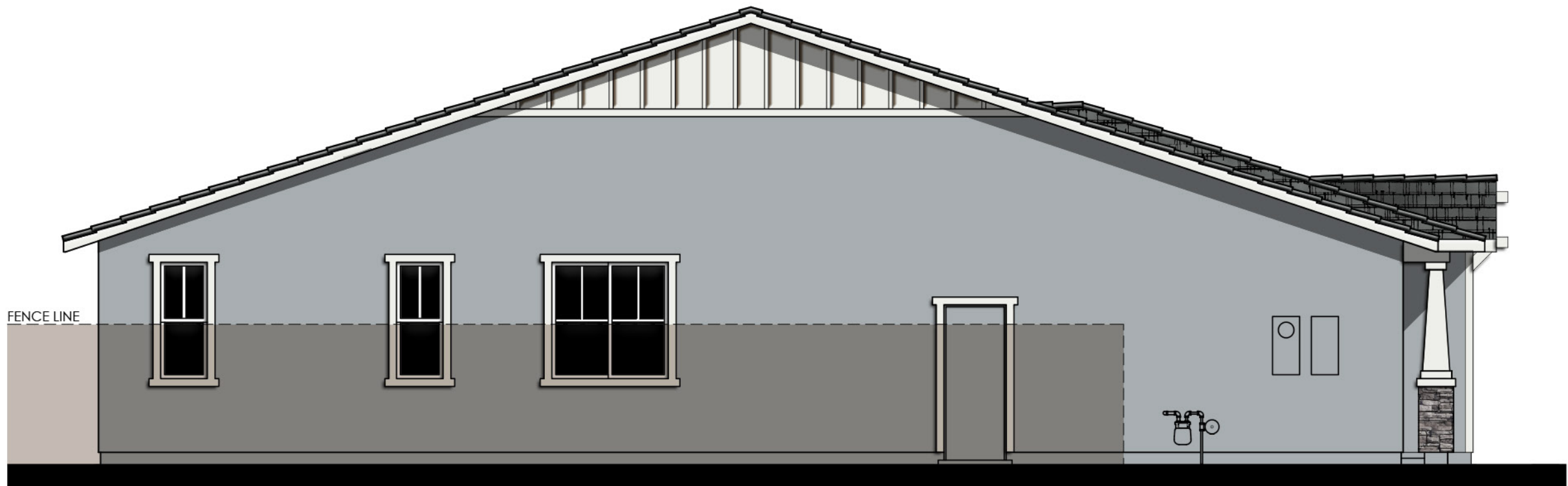
RIGHT

MATERIALS LEGEND

- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: BOARD AND BATTEN & KNEE BRACES
- WALL: STUCCO/ BOARD AND BATTEN
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER FOAM TRIM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- PORCH: TAPERED COLUMNS
- VENEER: STONE



REAR

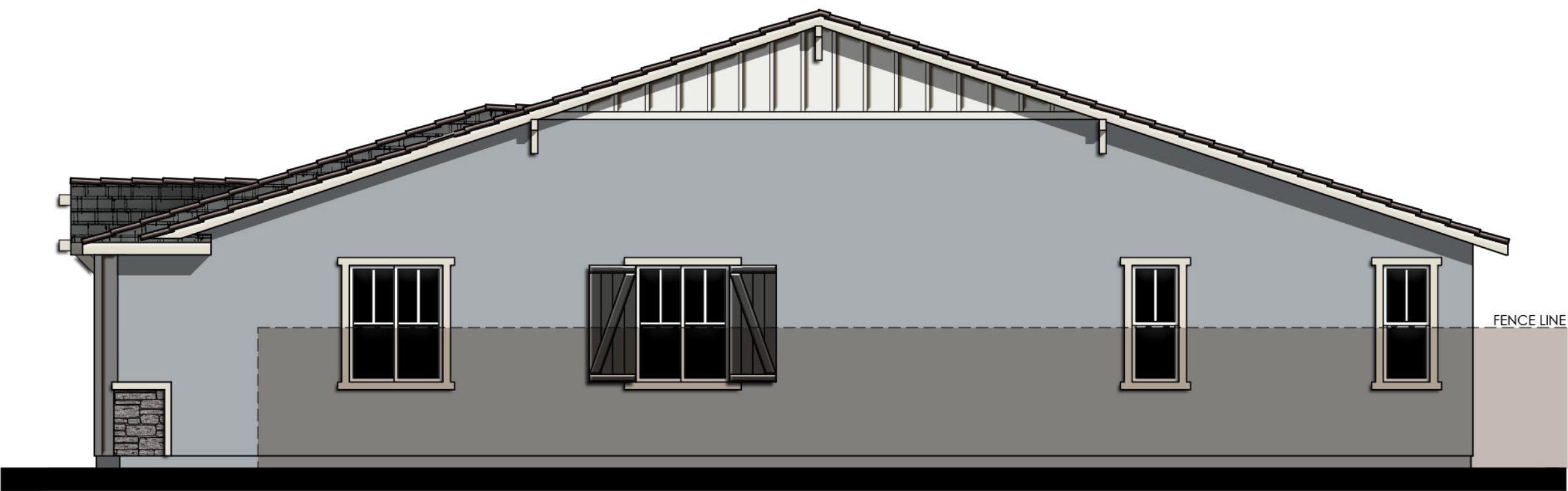


LEFT

COLOR SCHEME 10  
PLAN 1 "D"  
CRAFTSMAN ELEVATIONS



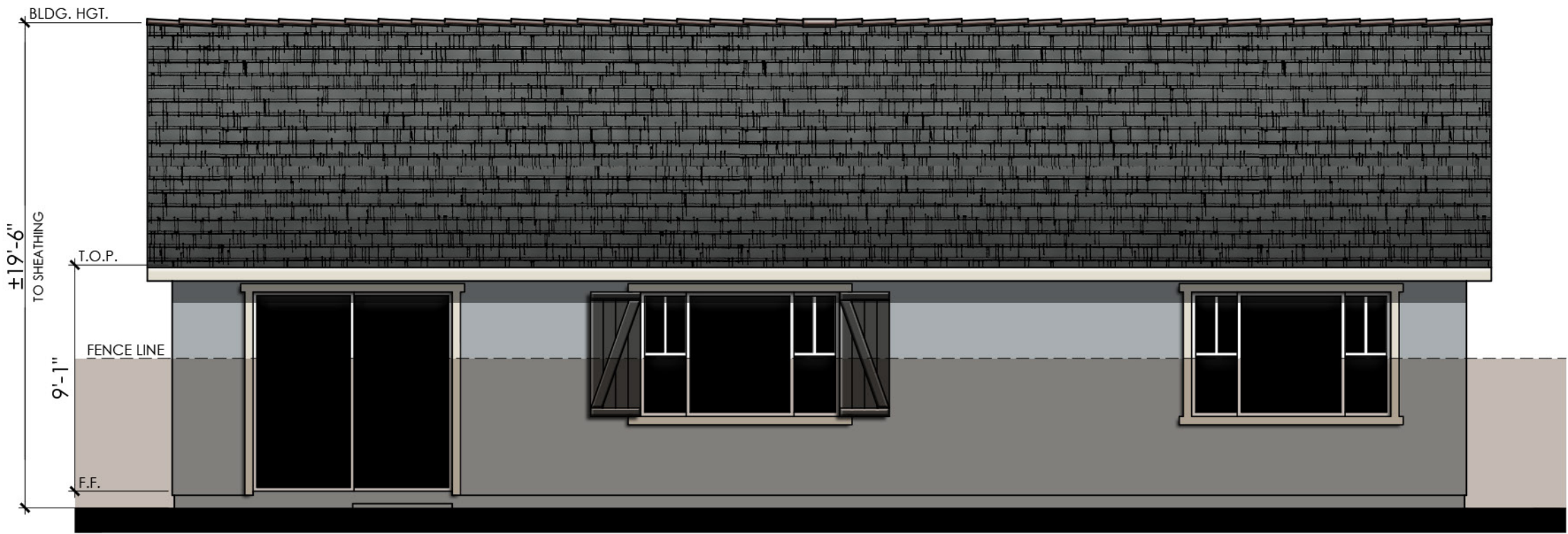




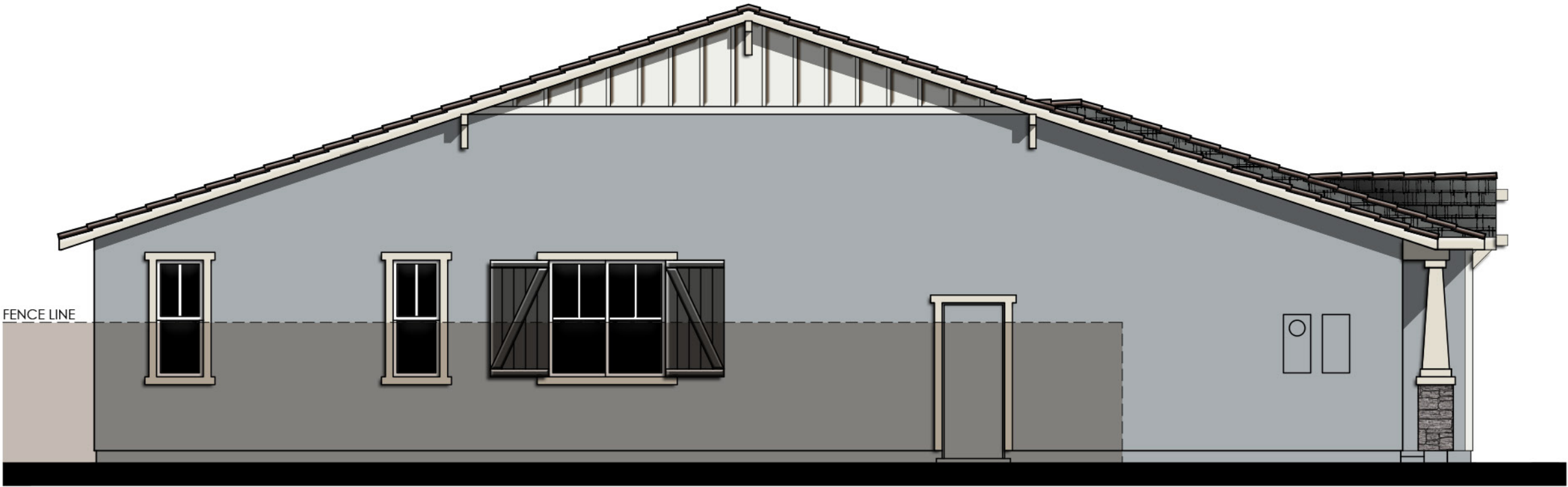
RIGHT

MATERIALS LEGEND

- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: BOARD AND BATTEN & KNEE BRACES
- WALL: STUCCO/ BOARD AND BATTEN
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER FOAM TRIM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- PORCH: TAPERED COLUMNS
- VENEER: STONE

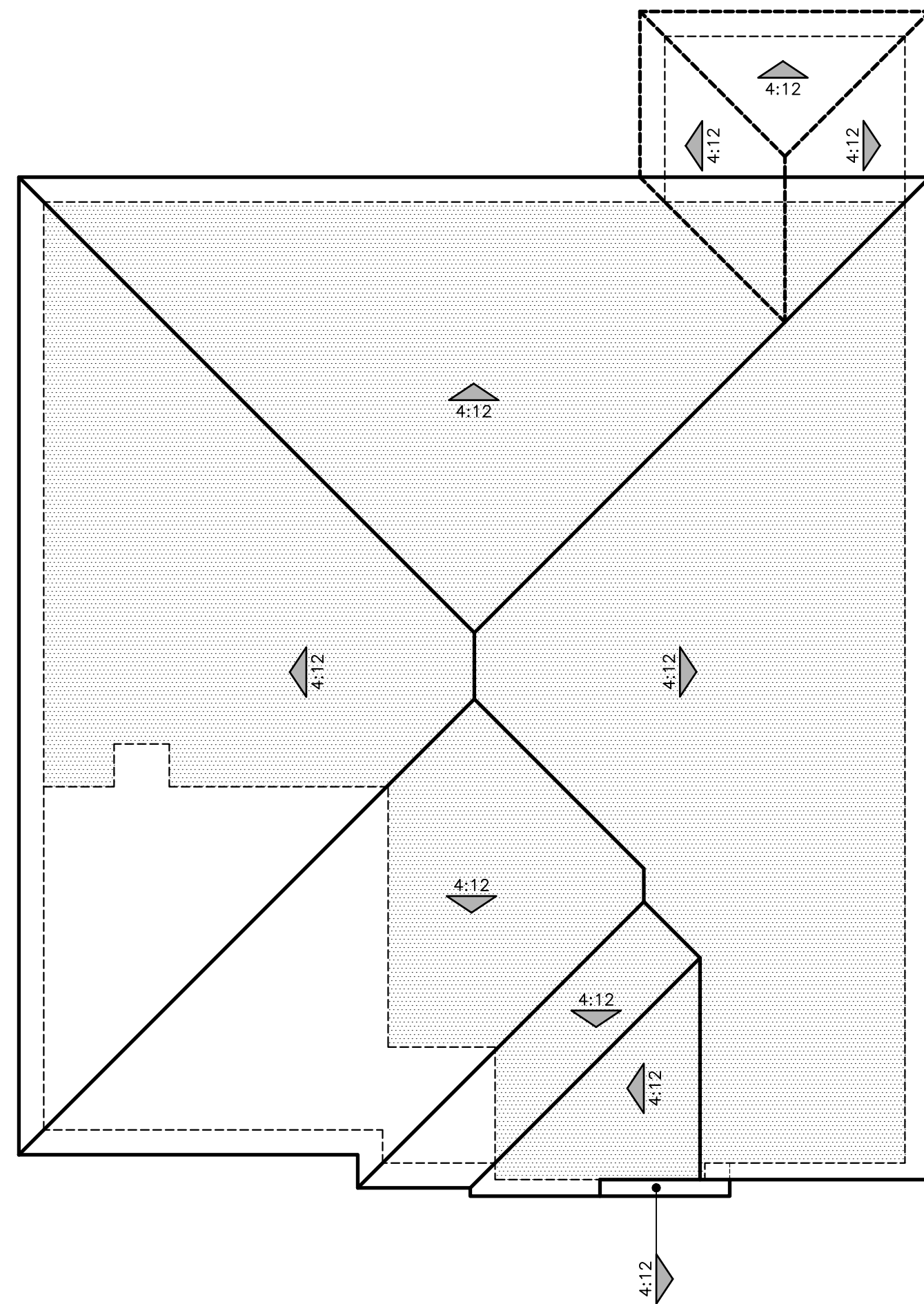


REAR

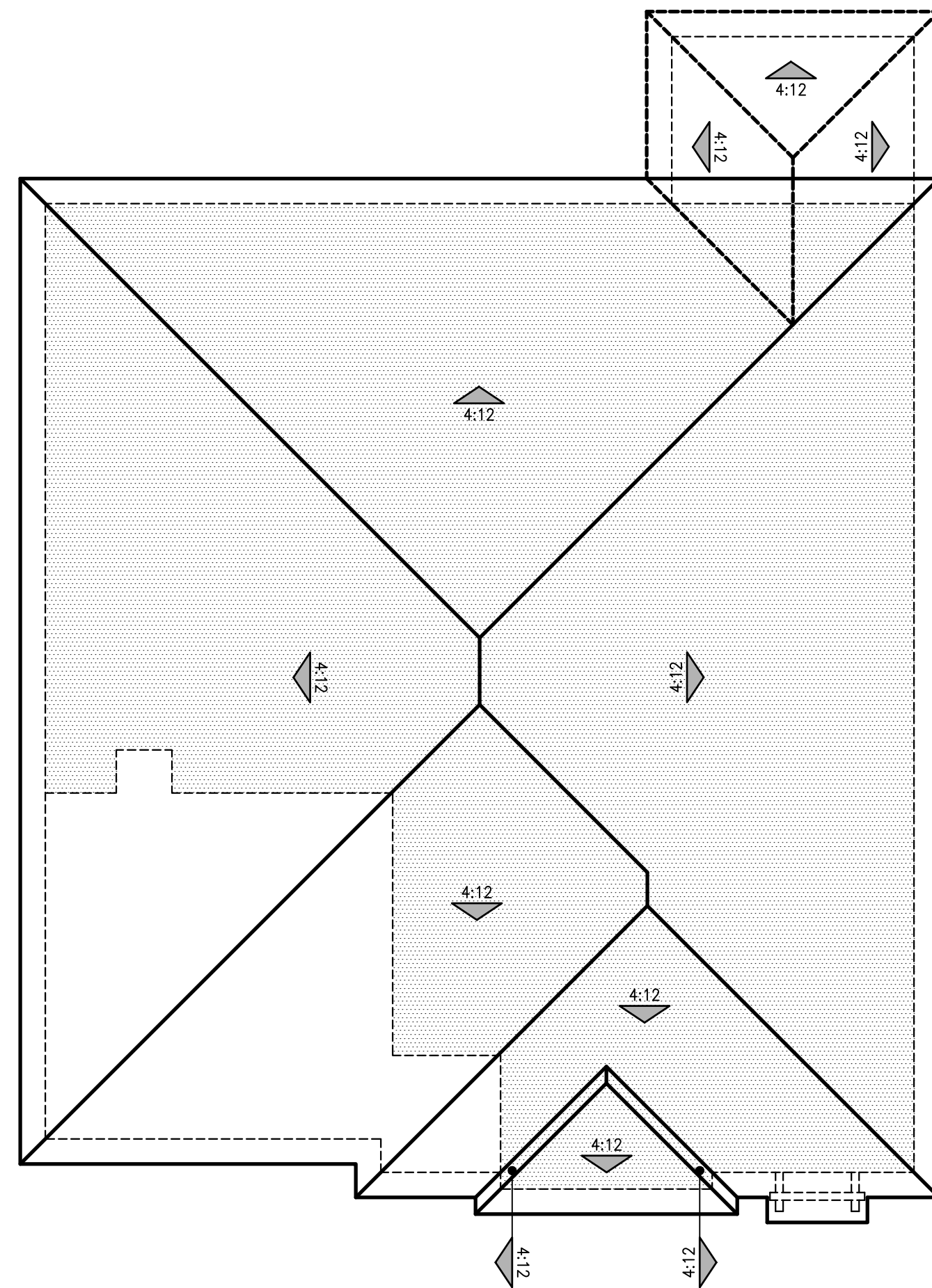


LEFT

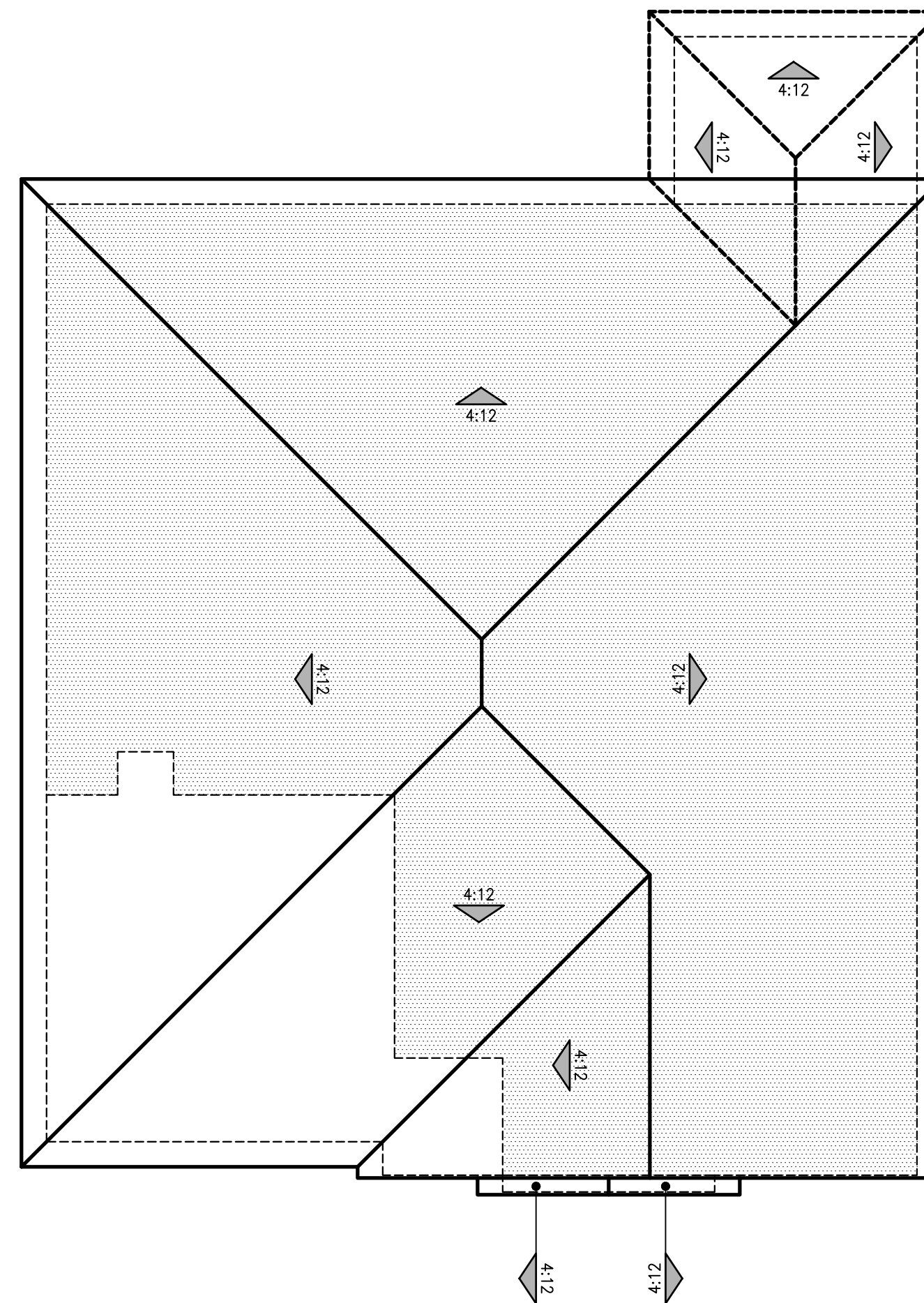
COLOR SCHEME 10  
PLAN 1 "D"  
CRAFTSMAN ENHANCED ELEVATIONS



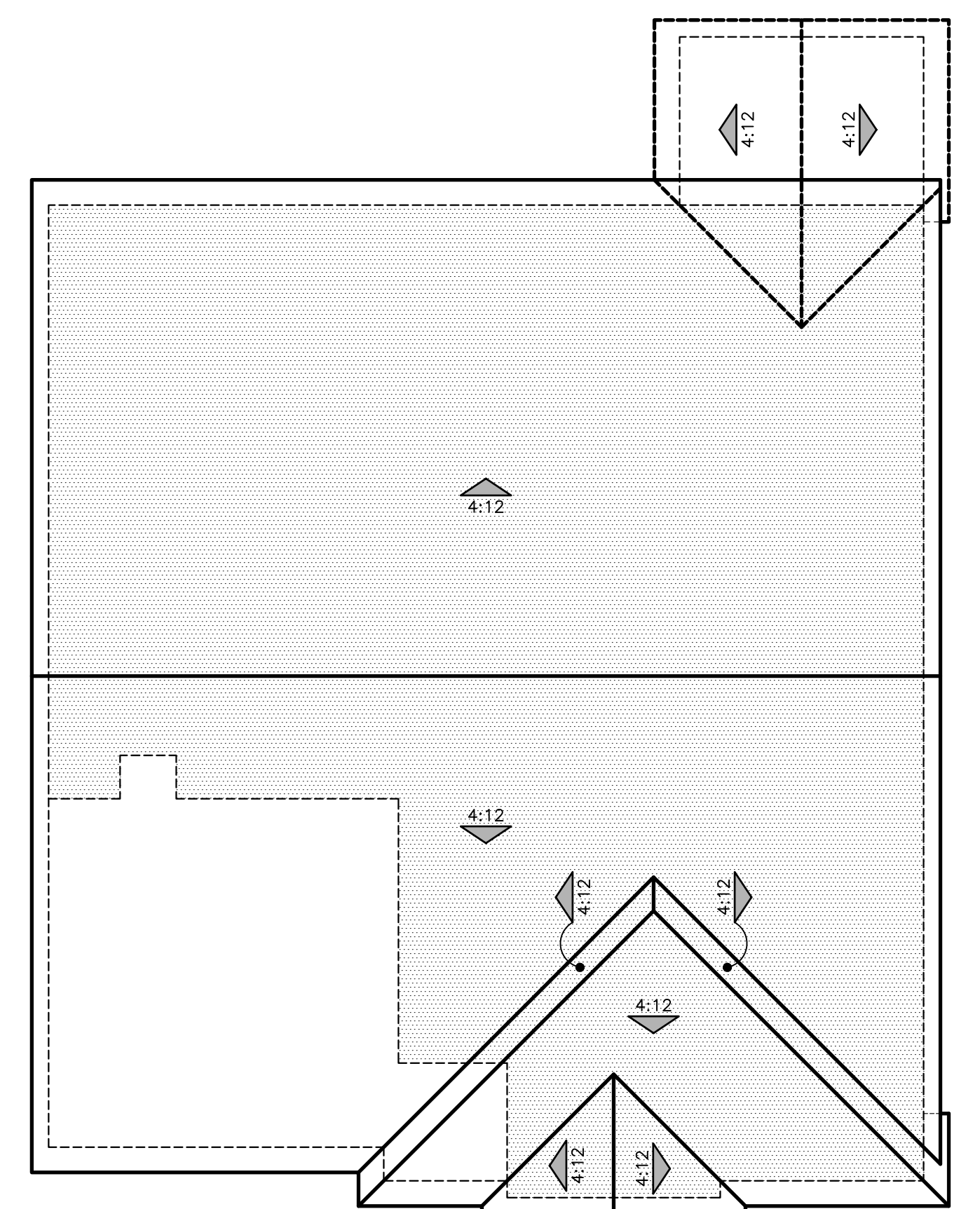
"A" - ADOBE RANCH



"B" - SPANISH COLONIAL



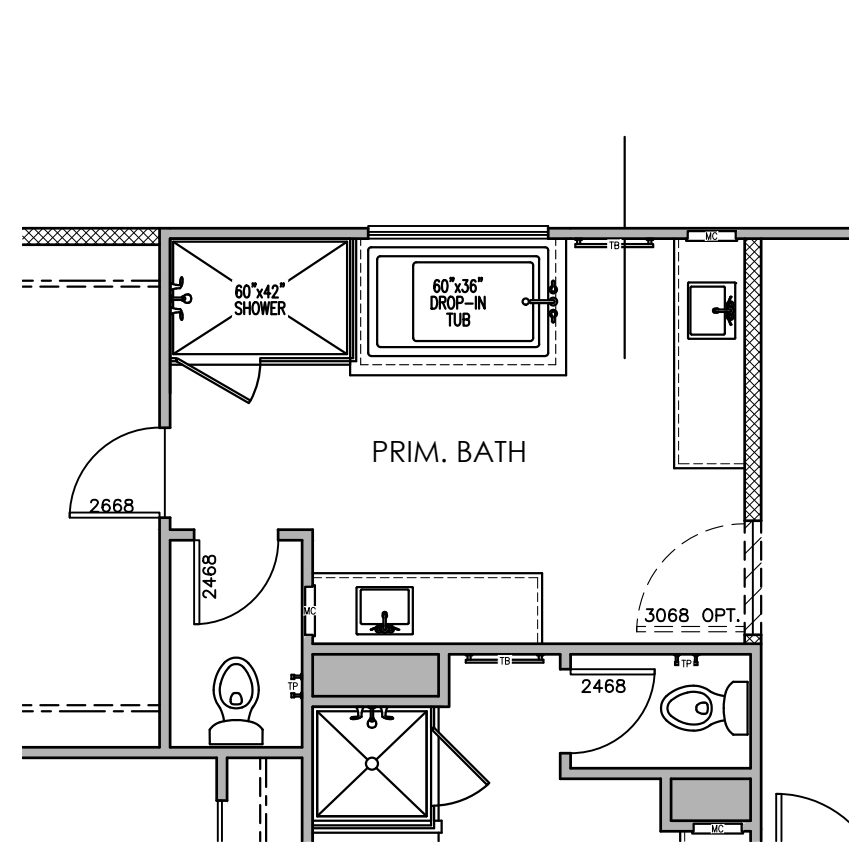
"C" - SANTA BARBARA



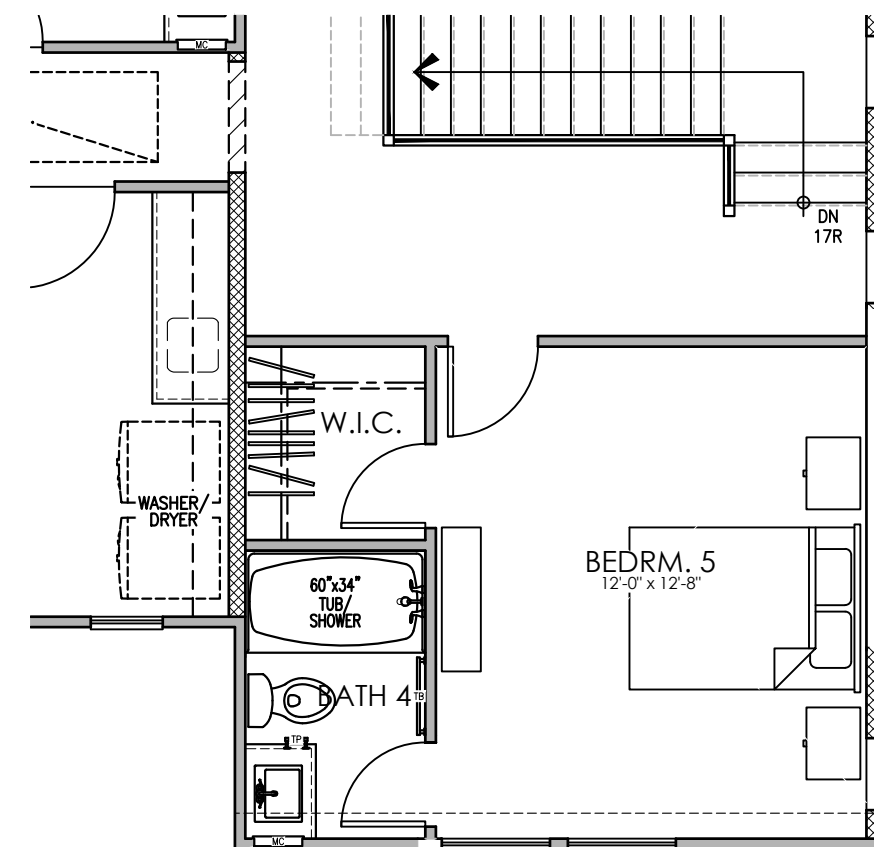
"D" - CRAFTSMAN

ROOF PLANS  
PLAN 1

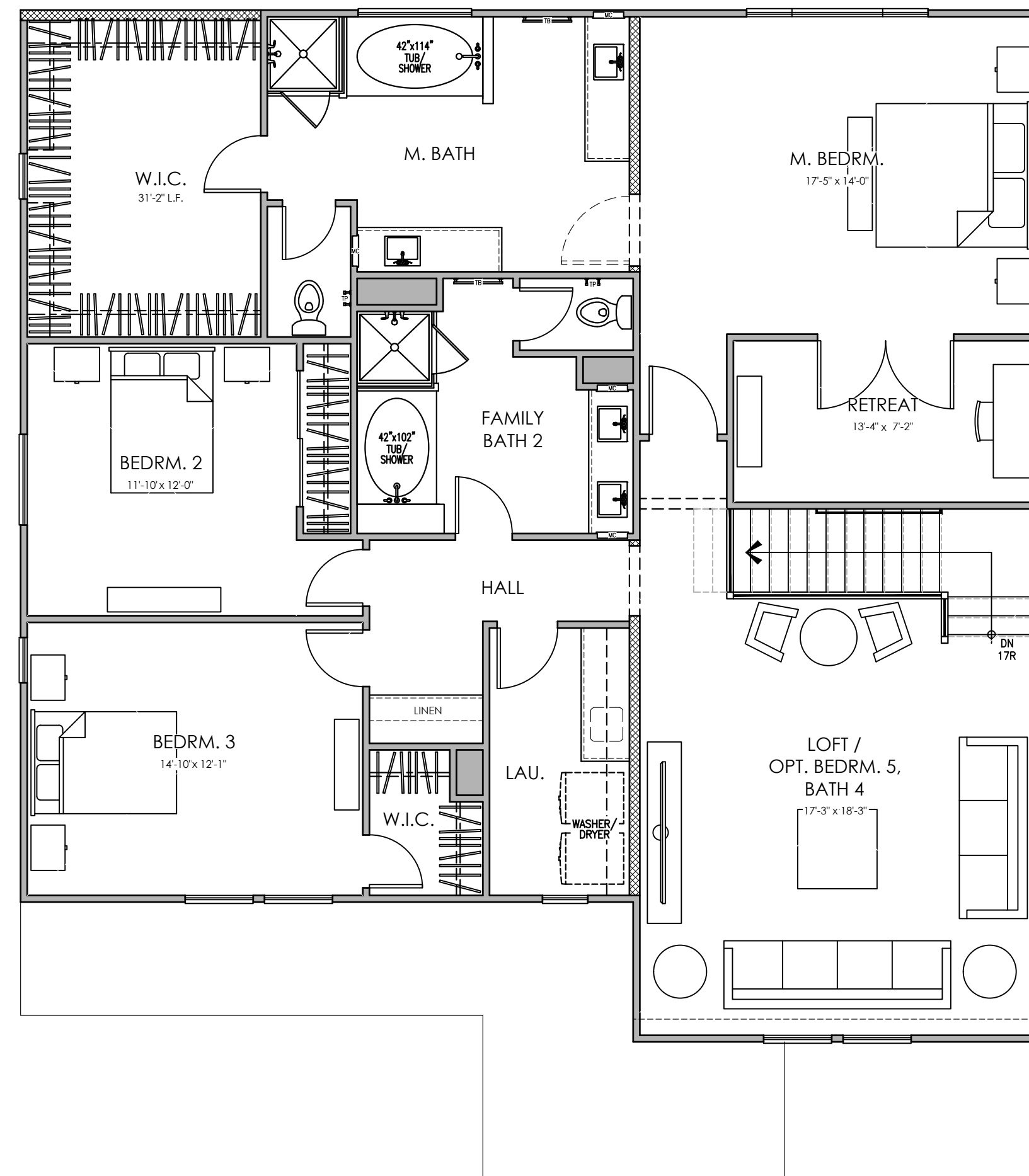




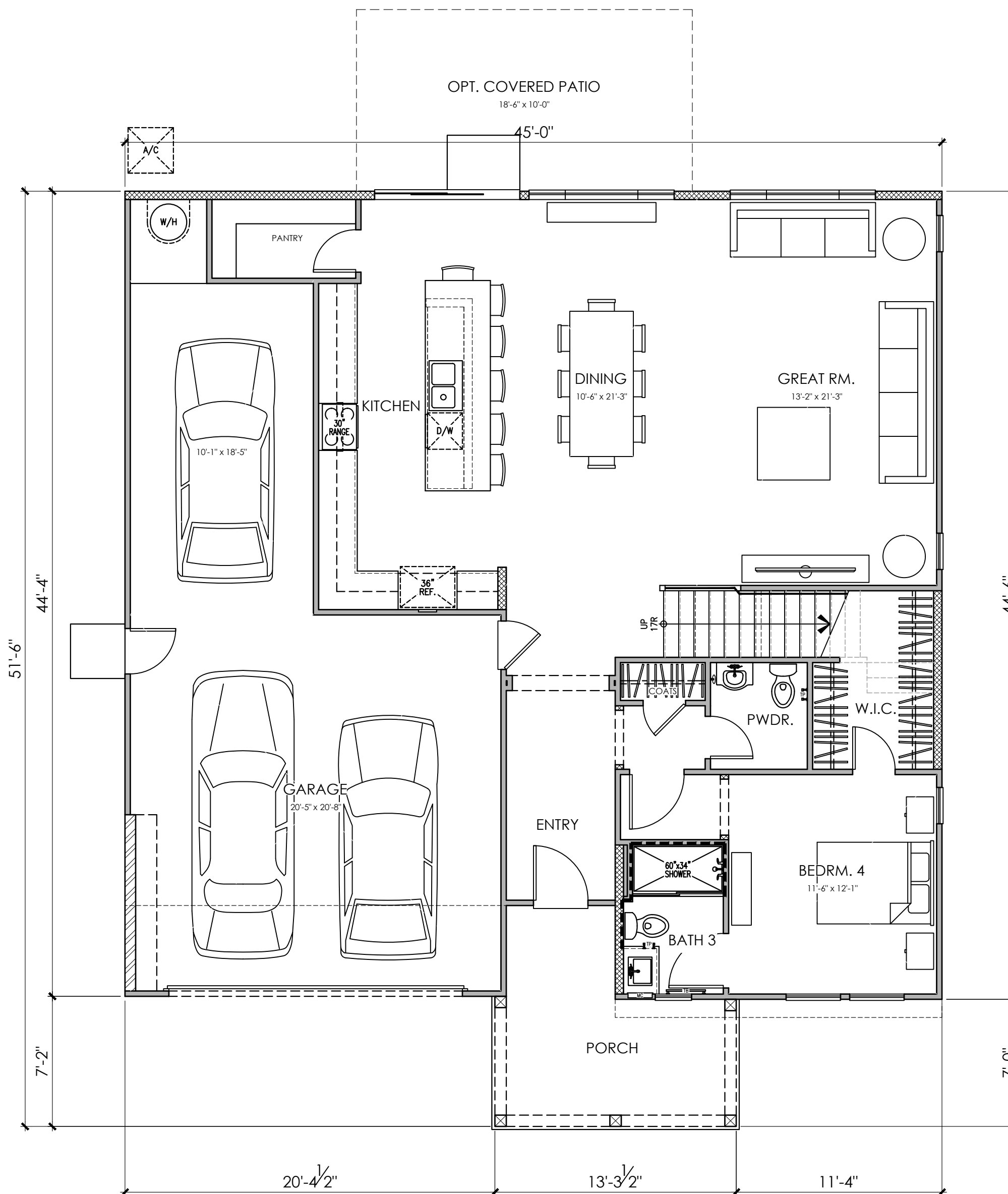
OPT. PRIME BATH



OPT. BEDROOM 5, BATH 4



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,318 SQ. FT.
SECOND FLOOR AREA	1,823 SQ. FT.
TOTAL DWELLING	3,141 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	648 SQ. FT.
PORCH "A"	124 SQ. FT.
PORCH "B"	130 SQ. FT.
PORCH "C"	130 SQ. FT.
PORCH "D"	129 SQ. FT.
OPT. COVERED PATIO	185 SQ. FT.

PLAN 2 "A"  
4 BEDROOM, 3.5 BATH, LOFT, OPT. BEDROOM 5, BATH 4

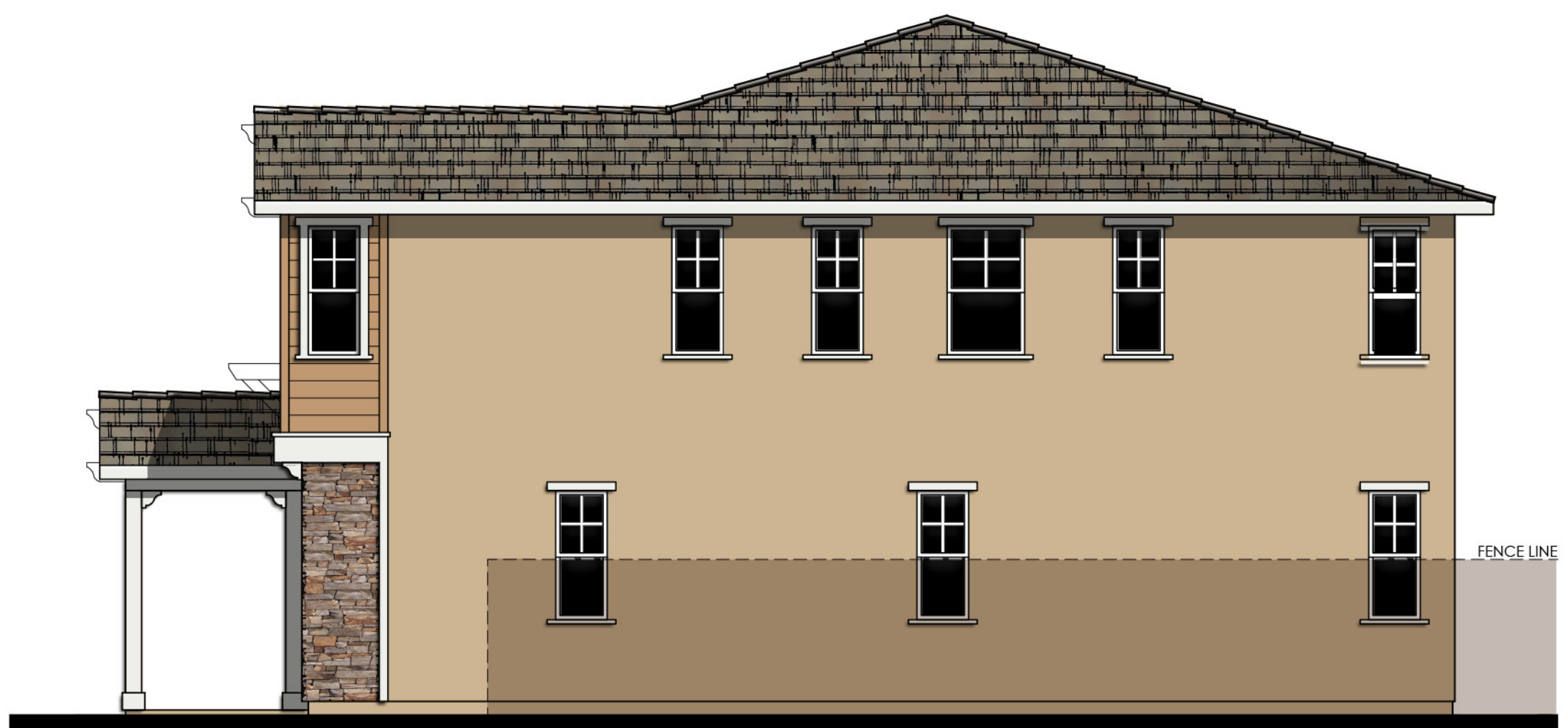




© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



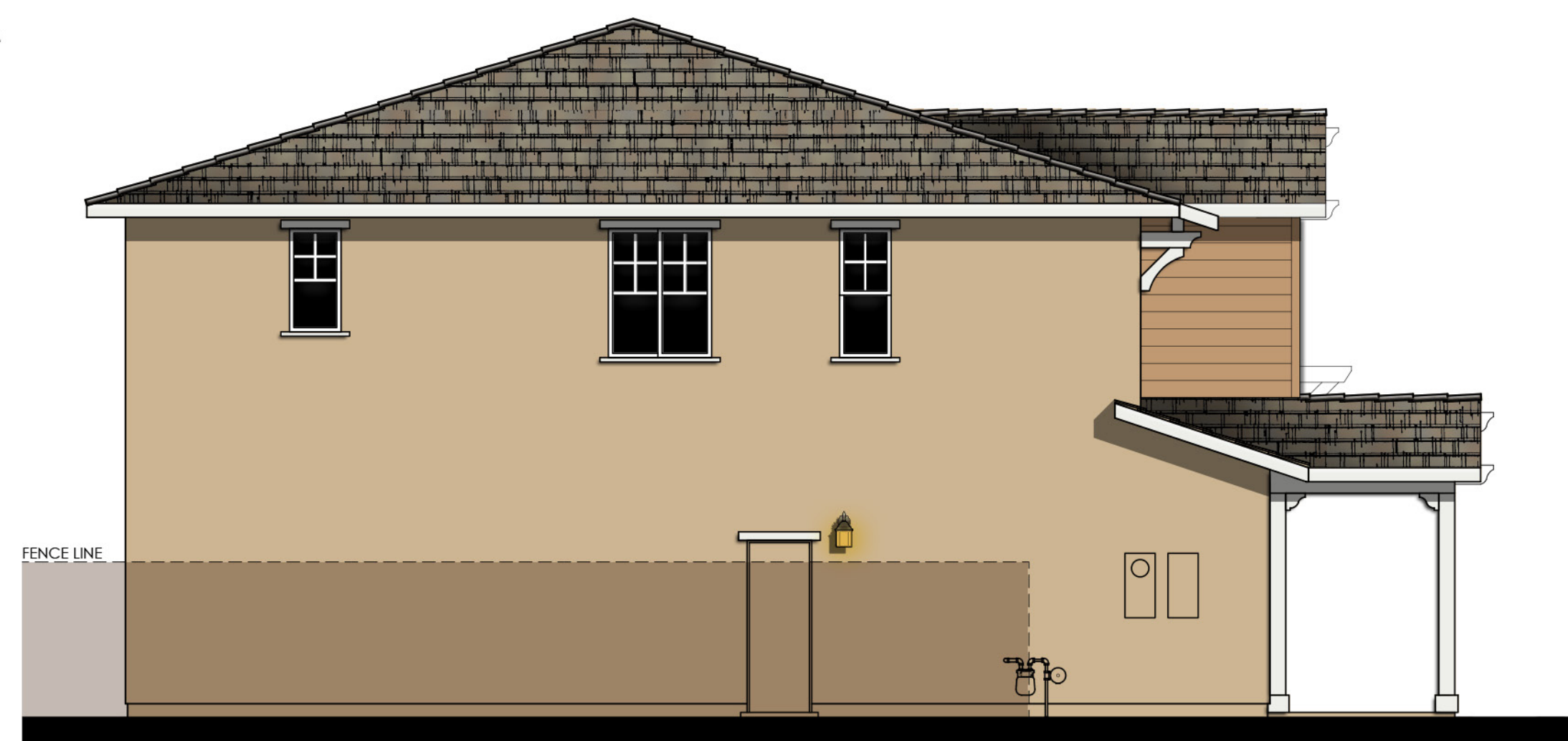
RIGHT

**MATERIALS LEGEND**

- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CLAY PIPES/ WOOD GRAIN CORBEL
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER FOAM TRIM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- POT SHELF: STIMULATED WOOD
- PORCH: WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 2  
**PLAN 2 "A"**  
 ADOBE RANCH ELEVATIONS

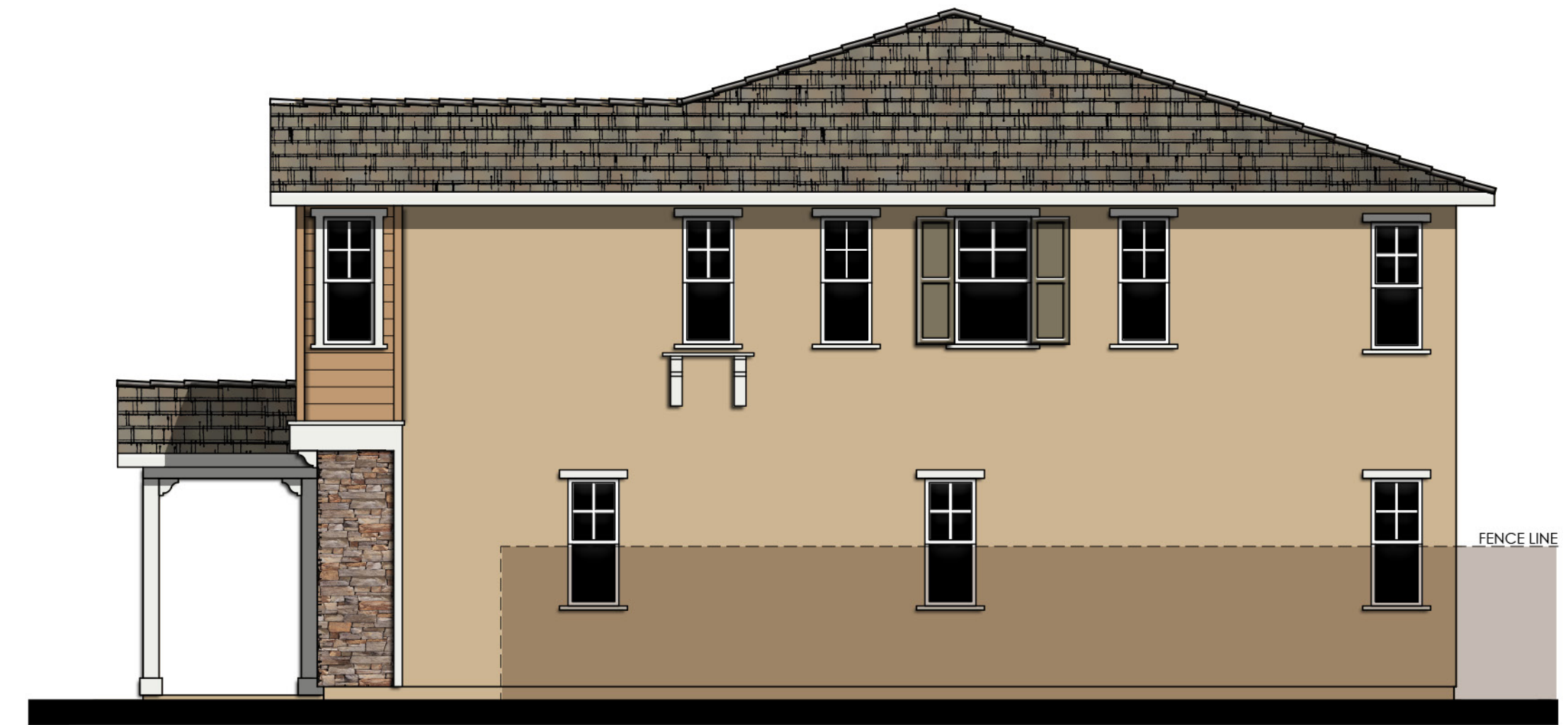
*Eden* AT COVENANT POINT  
 LOMA LINDA, CA

**TRUMARKHOMES**

03/05/2025  
 A-13

0 2 4 8 12  
 Kevin L. Crook  
**Architect**  
 Inc  
 #24048  
 PLANNING + ARCHITECTURE





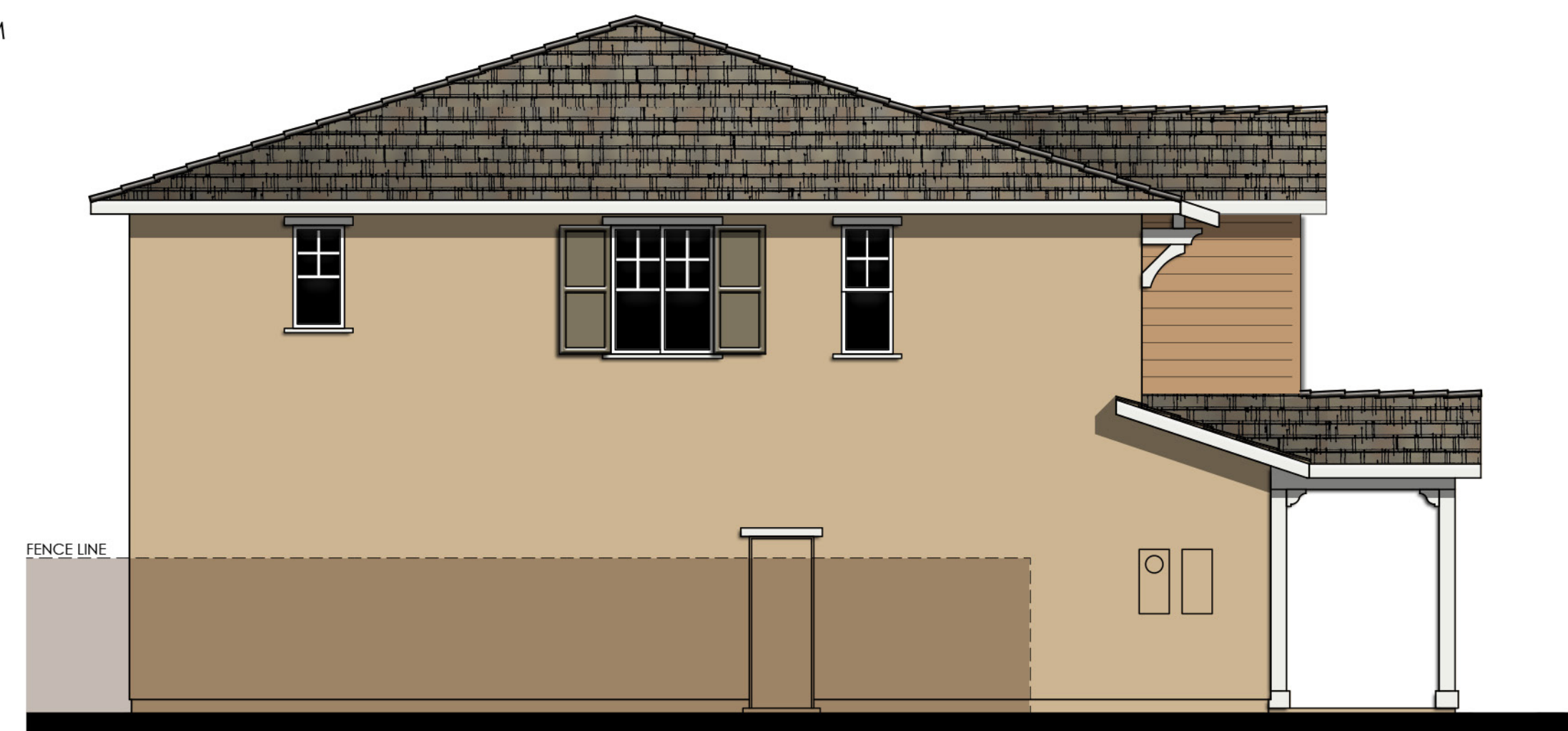
RIGHT

#### MATERIALS LEGEND

ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CLAY PIPES/ WOOD GRAIN CORBEL
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER FOAM TRIM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM
POT SHELF:	STIMULATED WOOD
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 2

### PLAN 2 "A"

ADOBE RANCH ENHANCED ELEVATIONS

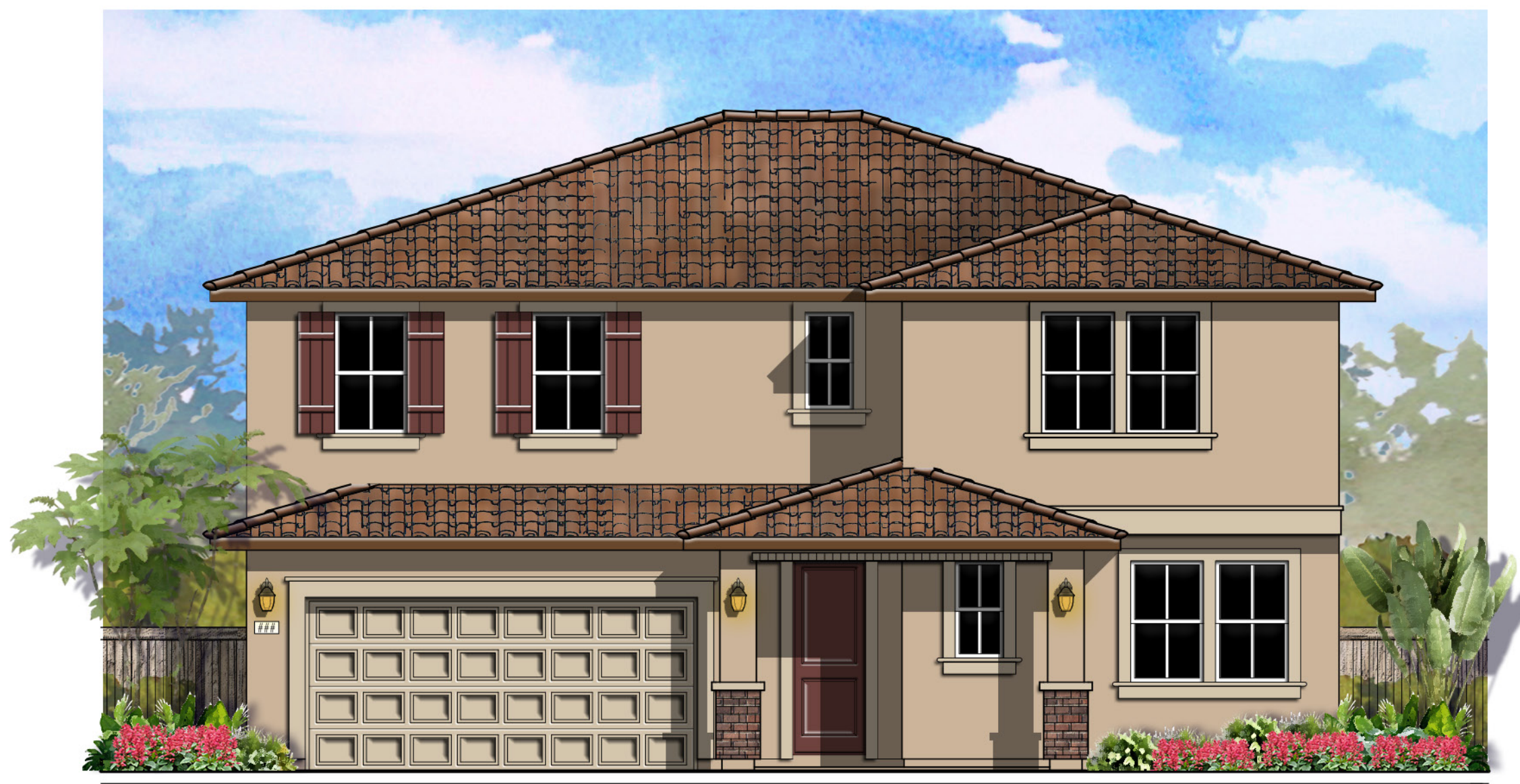
TRUMARKHOMES

*Eden* AT COVENANT POINT  
LOMA LINDA, CA

03/05/2025  
A-14

0 2 4 8 12  
Kevin L. Crook  
**Architect**  
Inc  
#24048  
PLANNING + ARCHITECTURE

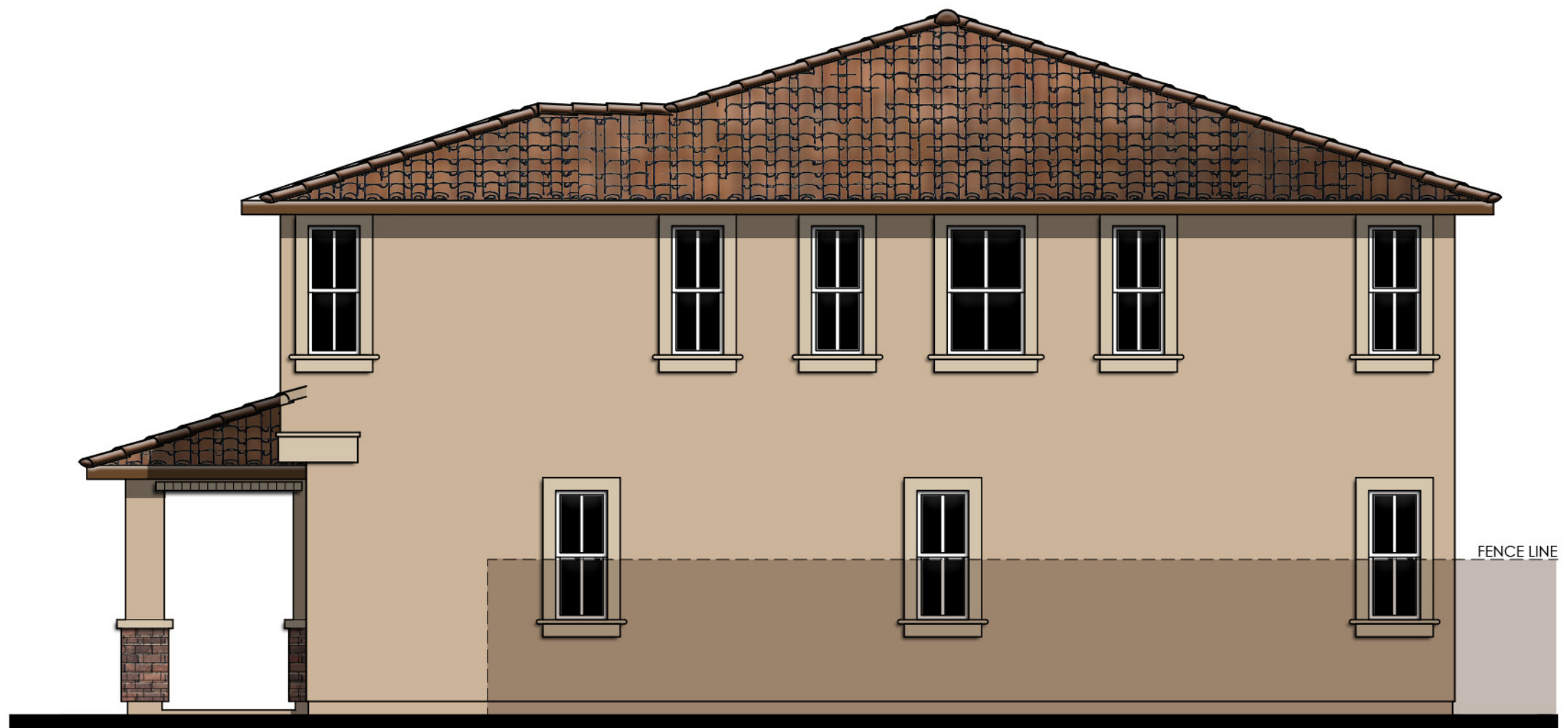




© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



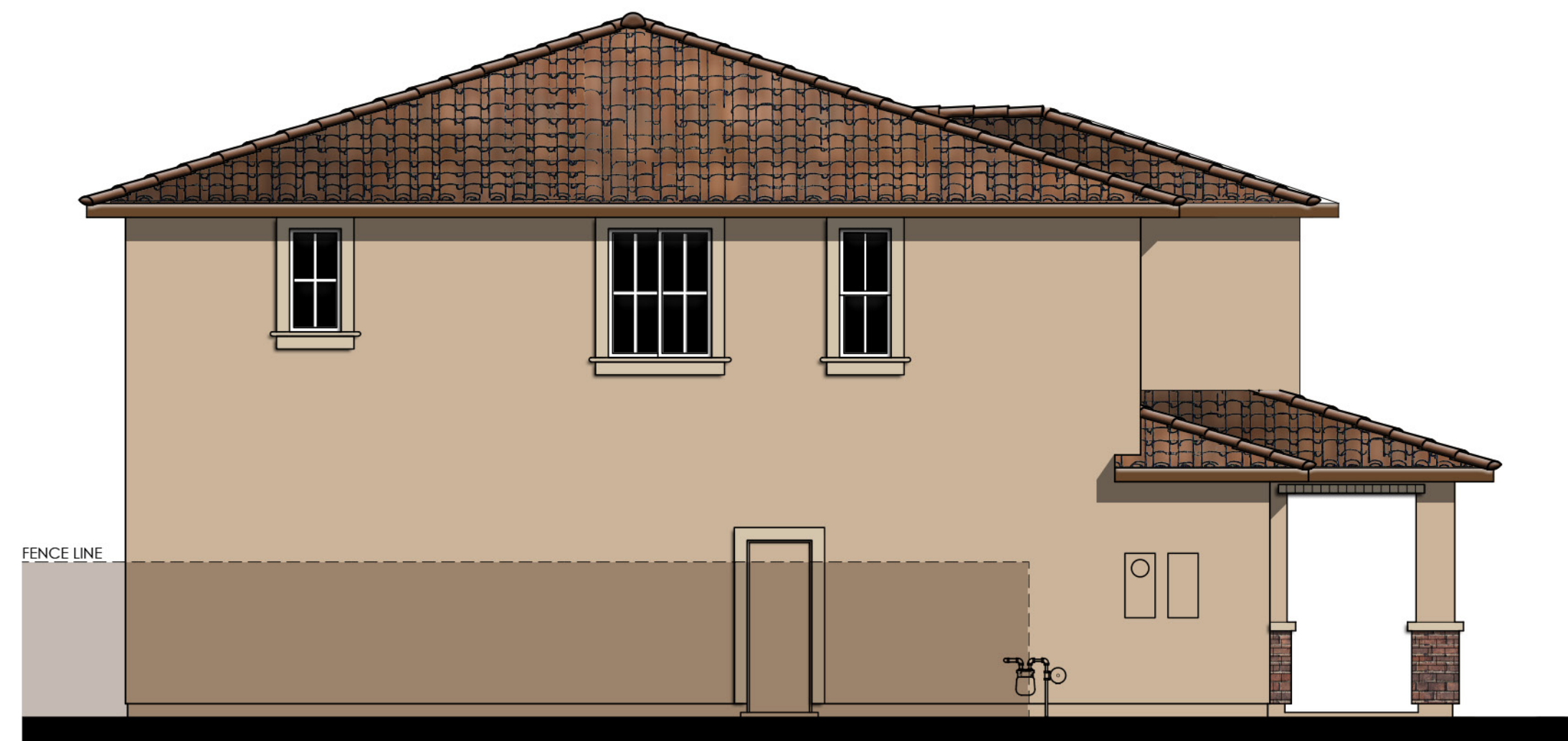
RIGHT

**MATERIALS LEGEND**

- |              |                          |
|--------------|--------------------------|
| ROOF:        | CONCRETE "S" TILE        |
| FASCIA:      | 2x6 WOOD                 |
| BARGE:       | 2x6 WOOD                 |
| WALL:        | STUCCO                   |
| WINDOWS:     | VINYL WITH DIVIDED LITES |
| TRIM:        | STUCCO OVER RIGID FOAM   |
| FRONT DOOR:  | FIBERGLASS               |
| GARAGE DOOR: | METAL SECTIONAL          |
| SHUTTERS:    | DECORATIVE FOAM          |
| VENEER:      | BRICK                    |



REAR



LEFT

COLOR SCHEME 5

PLAN 2 "B"  
SPANISH COLONIAL ELEVATIONS

TRUMARKHOMES

*Eden* AT COVENANT POINT  
LOMA LINDA, CA

03/05/2025  
A-15

0 2 4 8 12  
Kevin L. Crook  
**Architect**  
Inc  
#24048  
PLANNING + ARCHITECTURE





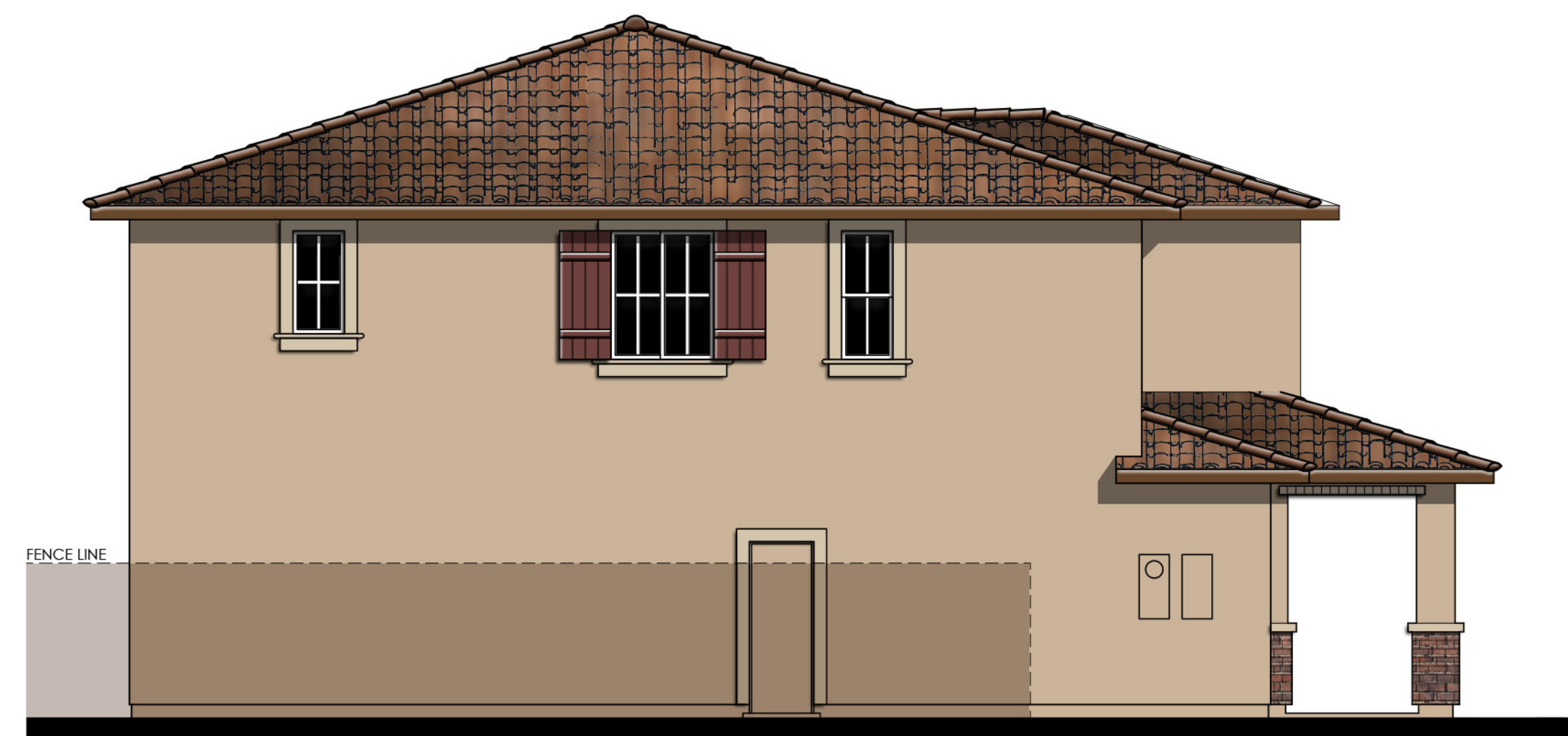
RIGHT

#### MATERIALS LEGEND

ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM
VENEER:	BRICK



REAR



LEFT

COLOR SCHEME 5

PLAN 2 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

TRUMARKHOMES

*Eden* AT COVENANT POINT  
LOMA LINDA, CA

03/05/2025  
A-16

0 2 4 8 12

Kevin L. Crook  
**Architect**  
Inc  
#24048  
PLANNING + ARCHITECTURE

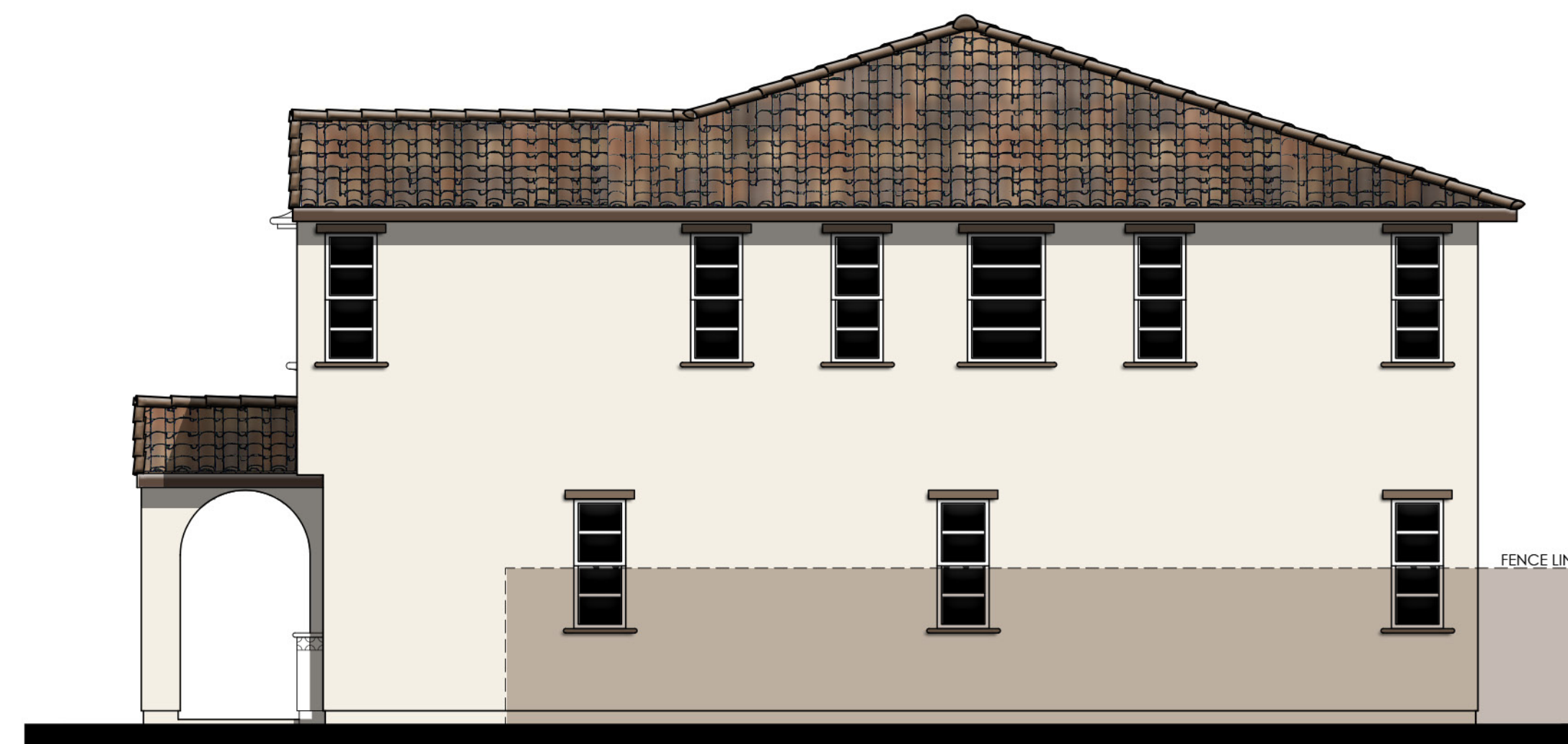




© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**

- |              |                                      |
|--------------|--------------------------------------|
| ROOF:        | CONCRETE "S" TILE                    |
| FASCIA:      | 2x6 WOOD                             |
| BARGE:       | 2x6 WOOD                             |
| GABLE:       | DECORATIVE SIMULATED CLAY TILE       |
| WALL:        | STUCCO<br>W.I. WHERE OCCURS          |
| WINDOWS:     | VINYL WITH DIVIDED LITES             |
| TRIM:        | STUCCO OVER RIGID FOAM/ CERAMIC TILE |
| FRONT DOOR:  | FIBERGLASS                           |
| GARAGE DOOR: | METAL SECTIONAL                      |
| SHUTTERS:    | DECORATIVE FOAM                      |



REAR



LEFT

COLOR SCHEME 8  
PLAN 2 "C"  
SANTA BARBARA ELEVATIONS

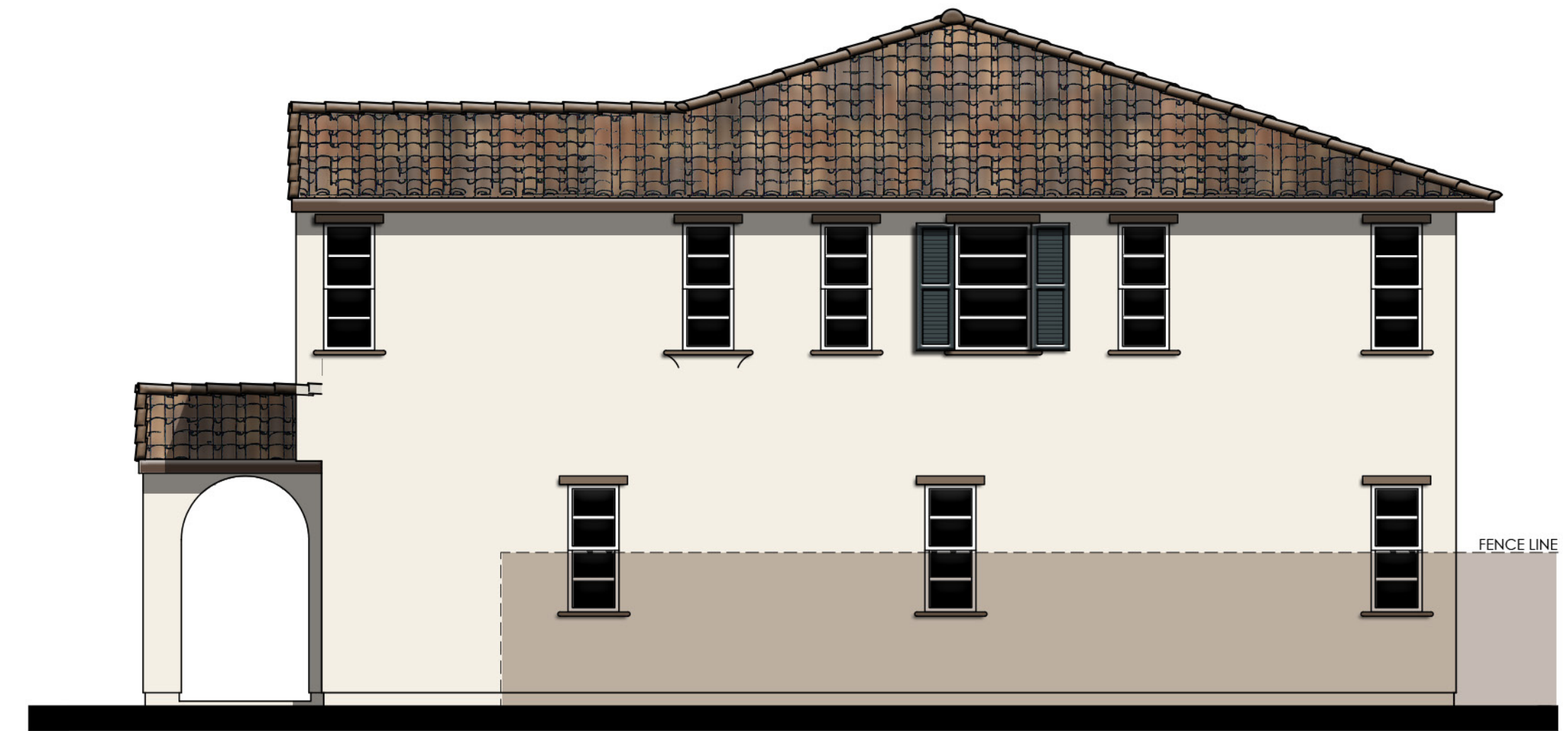
TRUMARKHOMES

*Eden* AT COVENANT POINT  
LOMA LINDA, CA

03/05/2025  
A-17

0 2 4 8 12  
Kevin L. Crook  
Architect  
Inc  
#24048  
PLANNING + ARCHITECTURE





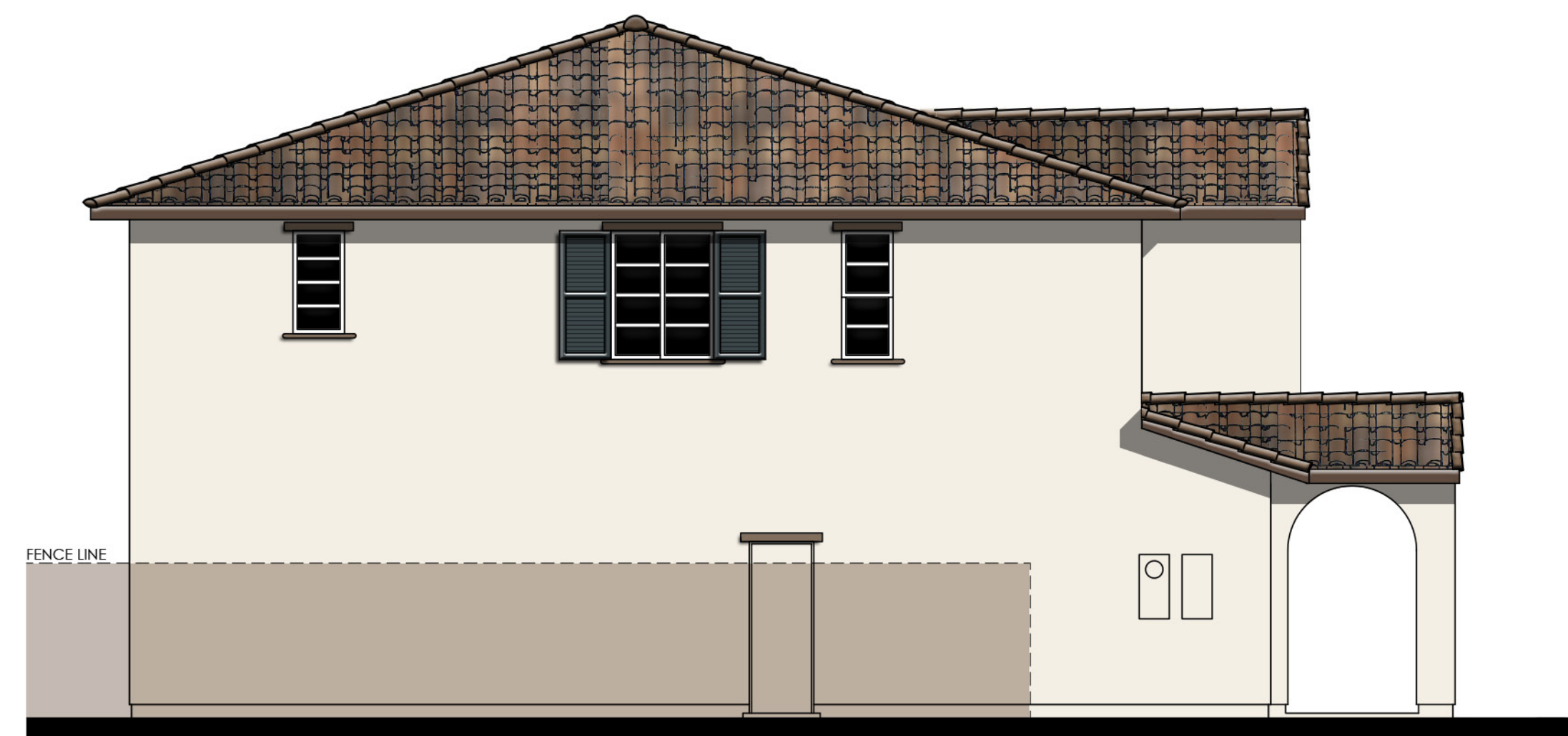
RIGHT

#### MATERIALS LEGEND

ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	DECORATIVE SIMULATED CLAY TILE
WALL:	STUCCO W.I. WHERE OCCURS
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM/ CERAMIC TILE
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



REAR



LEFT

COLOR SCHEME 8

## PLAN 2 "C"

SANTA BARBARA ENHANCED ELEVATIONS

TRUMARKHOMES

*Eden* AT COVENANT POINT  
LOMA LINDA, CA

03/05/2025  
A-18

0 2 4 8 12

Kevin L. Crook  
**Architect**  
Inc  
#24048  
PLANNING + ARCHITECTURE

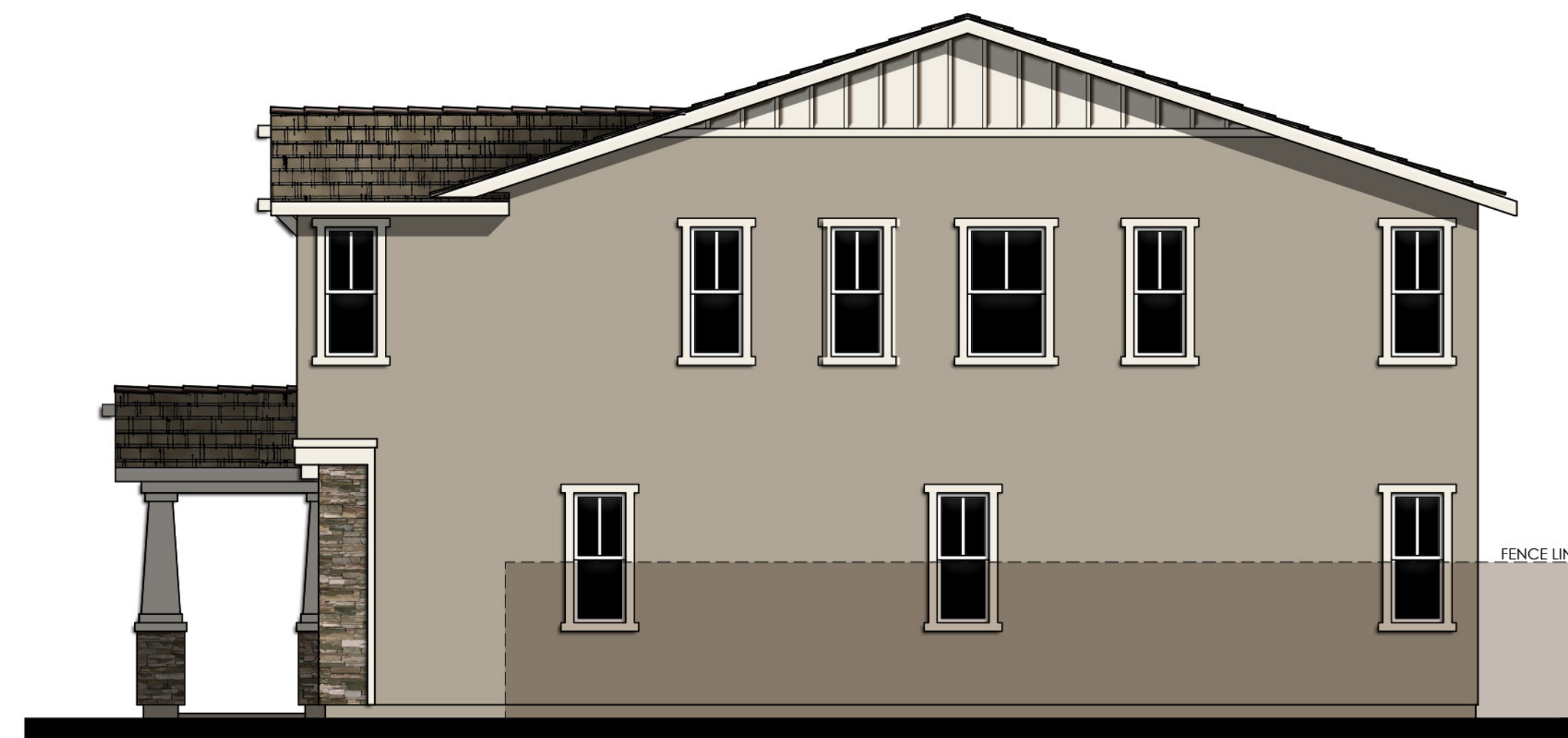




© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



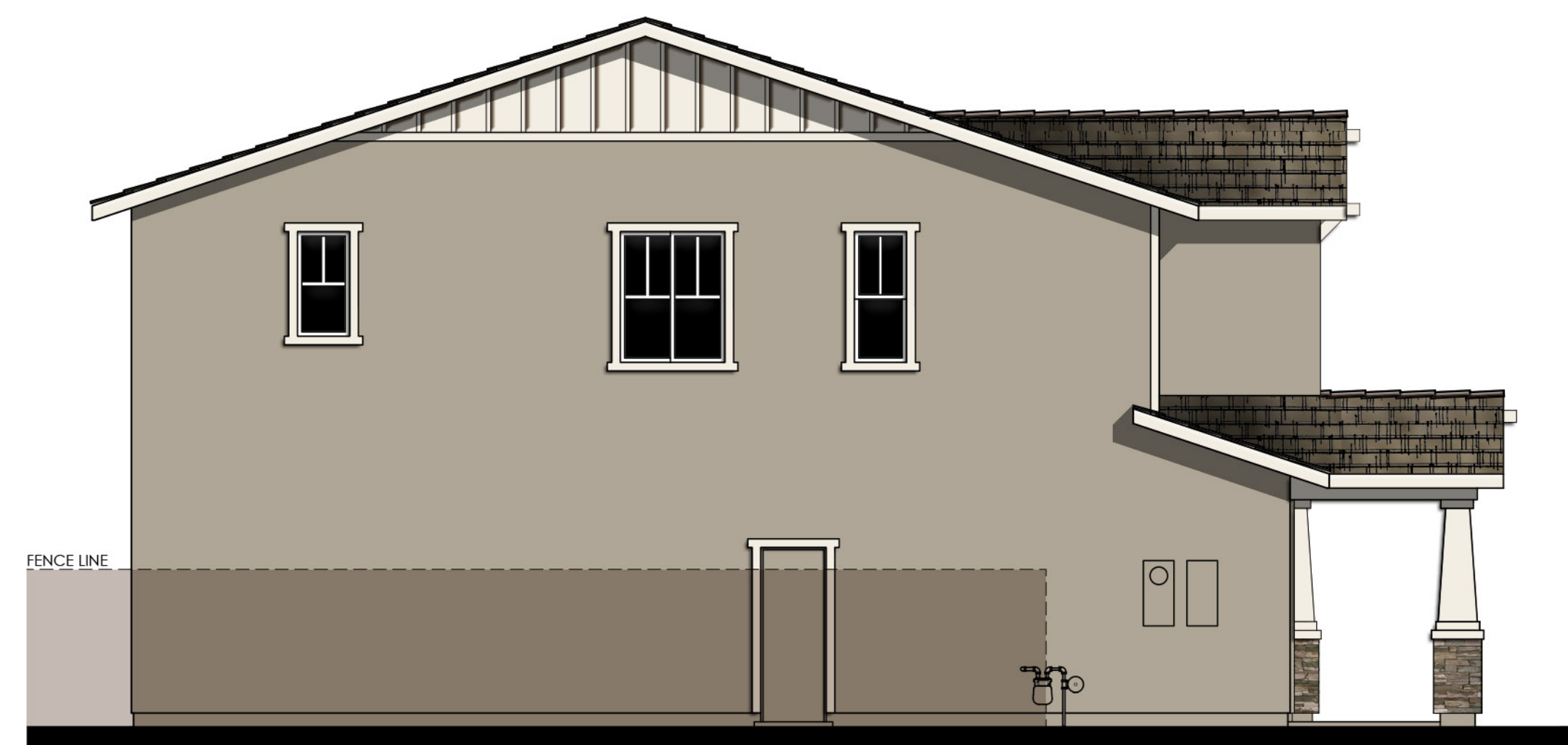
RIGHT

**MATERIALS LEGEND**

ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	BOARD AND BATTEN & KNEE BRACES
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER FOAM TRIM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM
PORCH:	TAPERED COLUMNS
VENEER:	STONE



REAR



LEFT

COLOR SCHEME 11  
**PLAN 2 "D"**  
 CRAFTSMAN ELEVATIONS





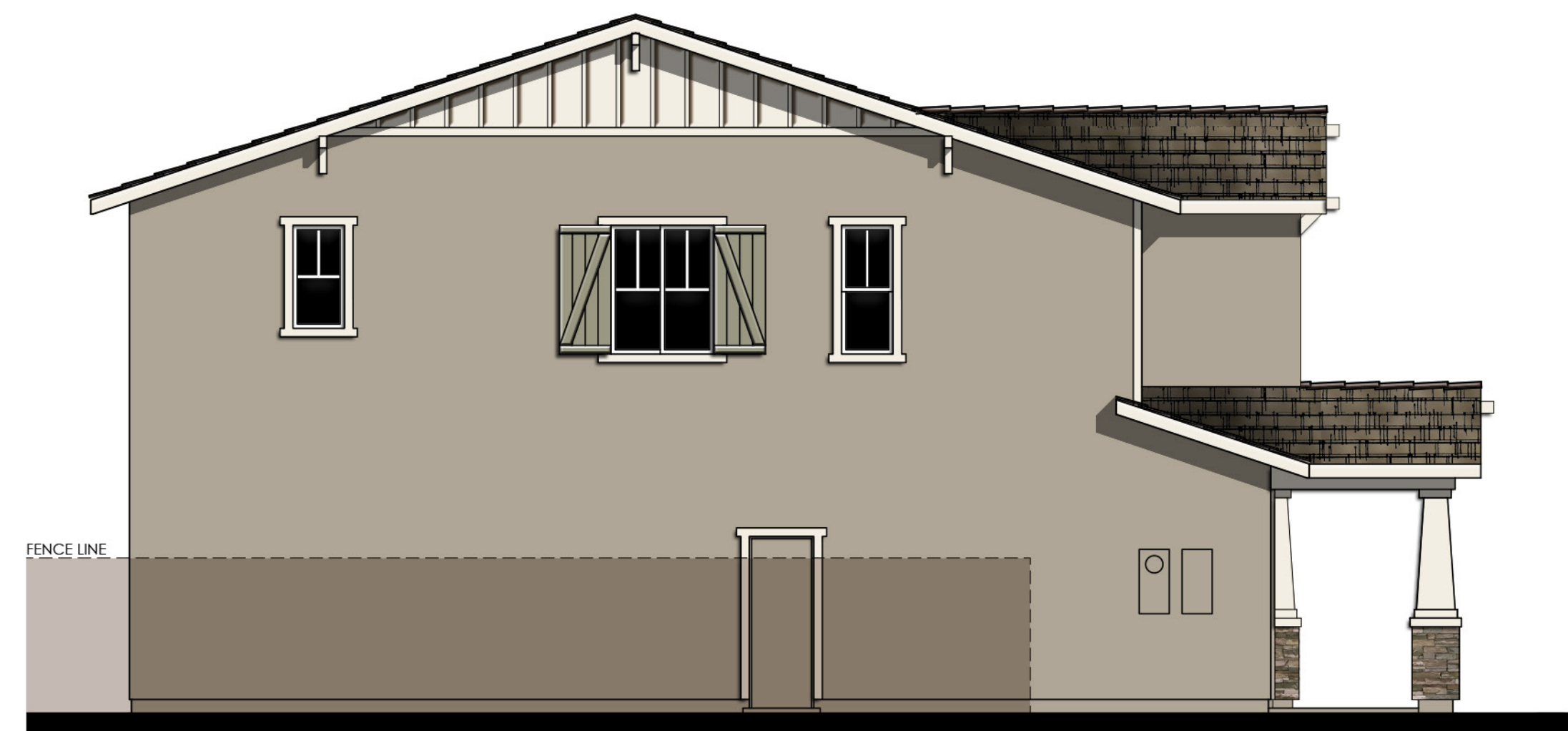
RIGHT

#### MATERIALS LEGEND

ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	BOARD AND BATTEN & KNEE BRACES
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER FOAM TRIM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM
PORCH:	TAPERED COLUMNS
VENEER:	STONE



REAR



LEFT

COLOR SCHEME 11

### PLAN 2 "D"

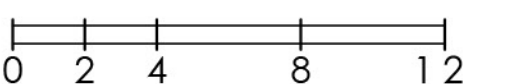
CRAFTSMAN ENHANCED ELEVATIONS

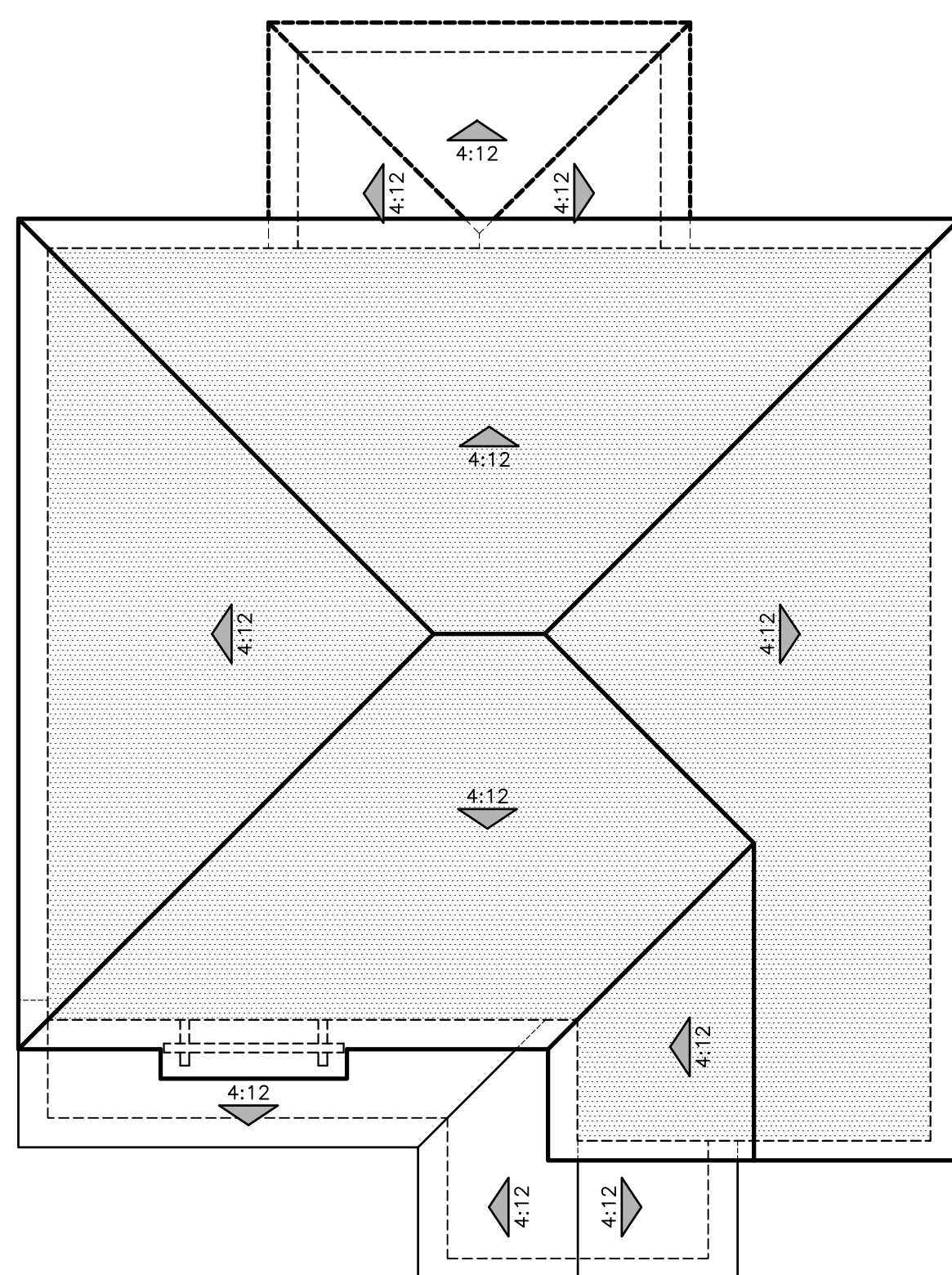
TRUMARKHOMES

*Eden* AT COVENANT POINT  
LOMA LINDA, CA

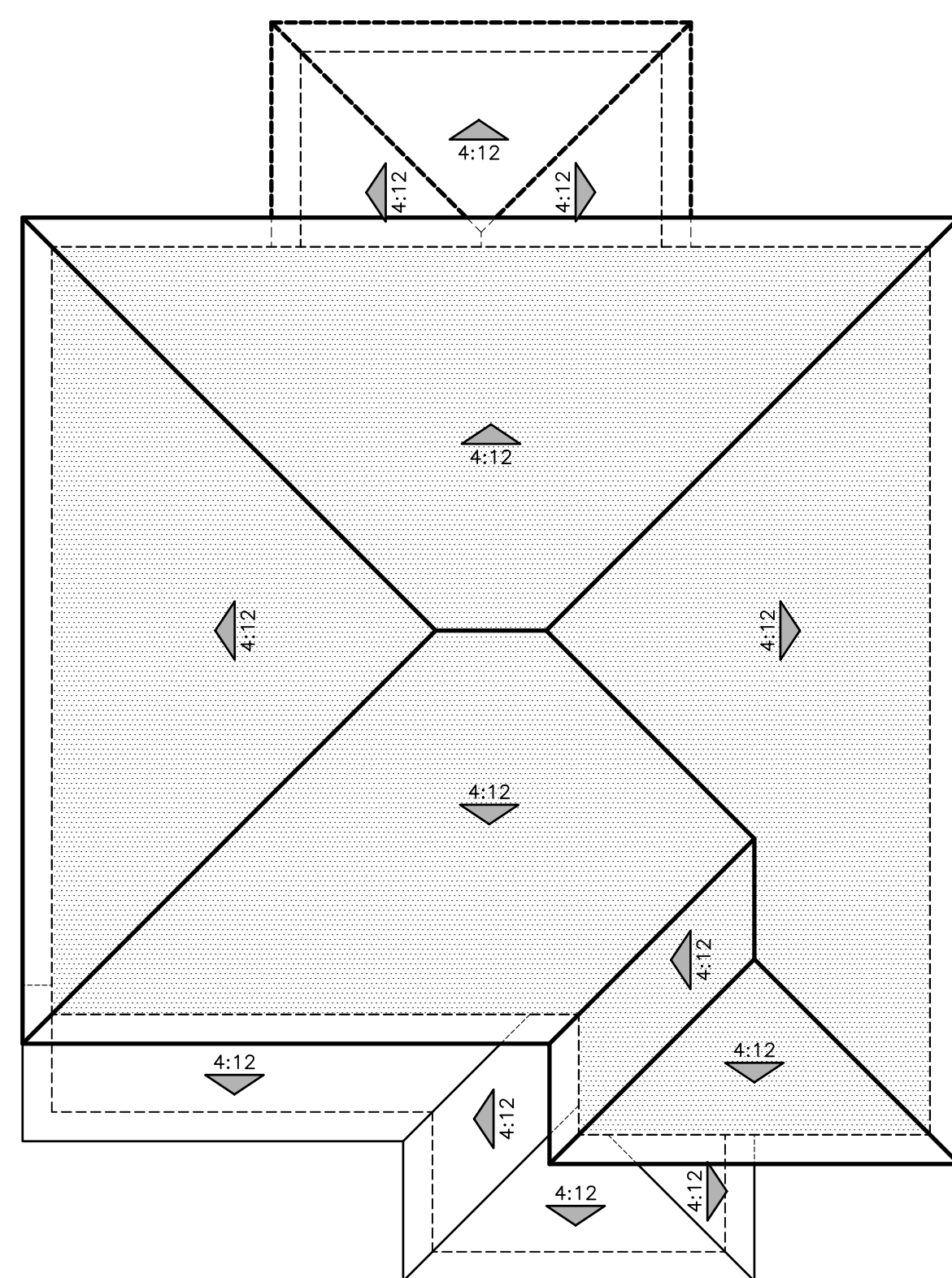
03/05/2025  
A-20

Kevin L. Crook  
**Architect**  
Inc  
#24048  
PLANNING + ARCHITECTURE

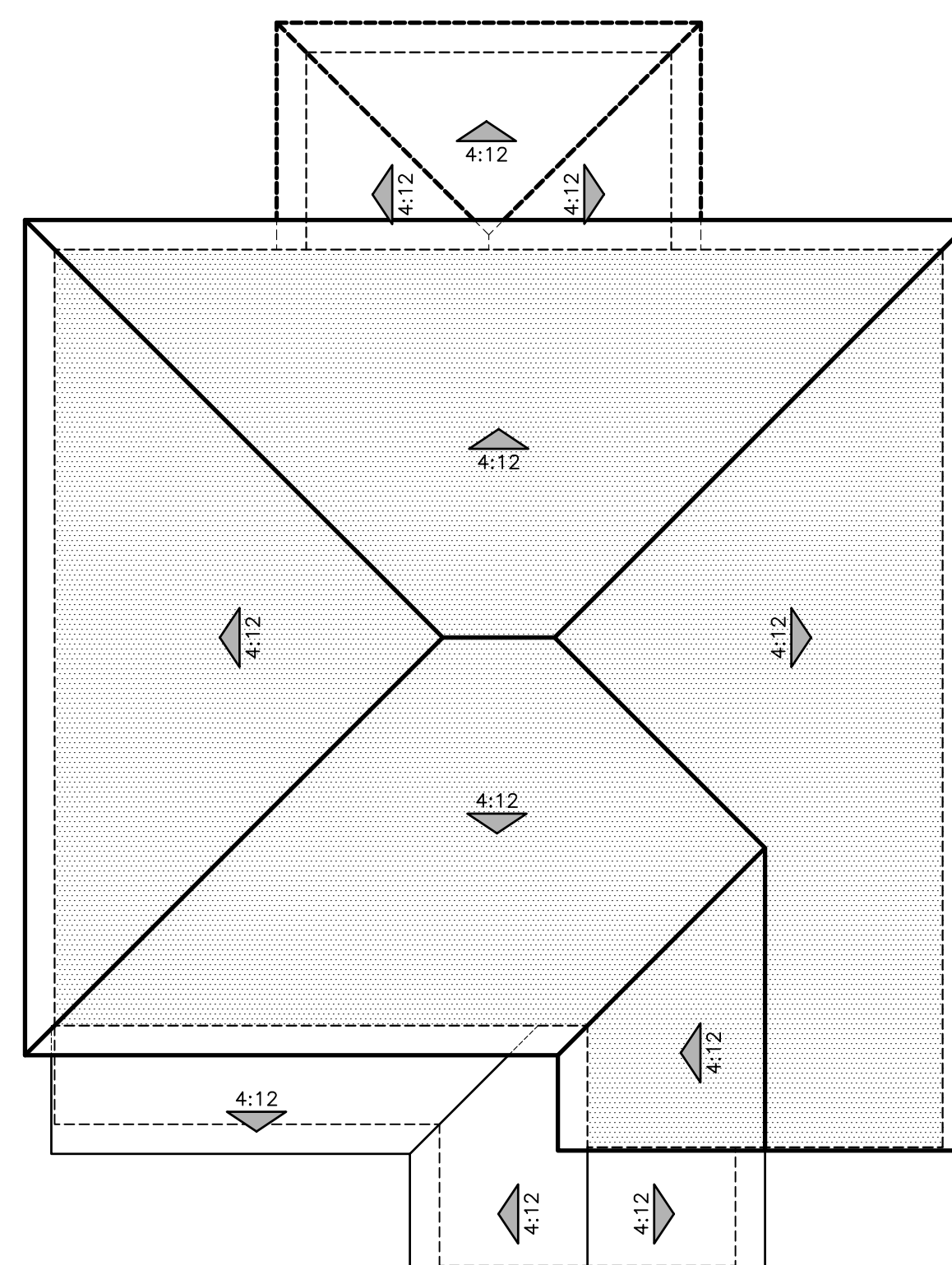




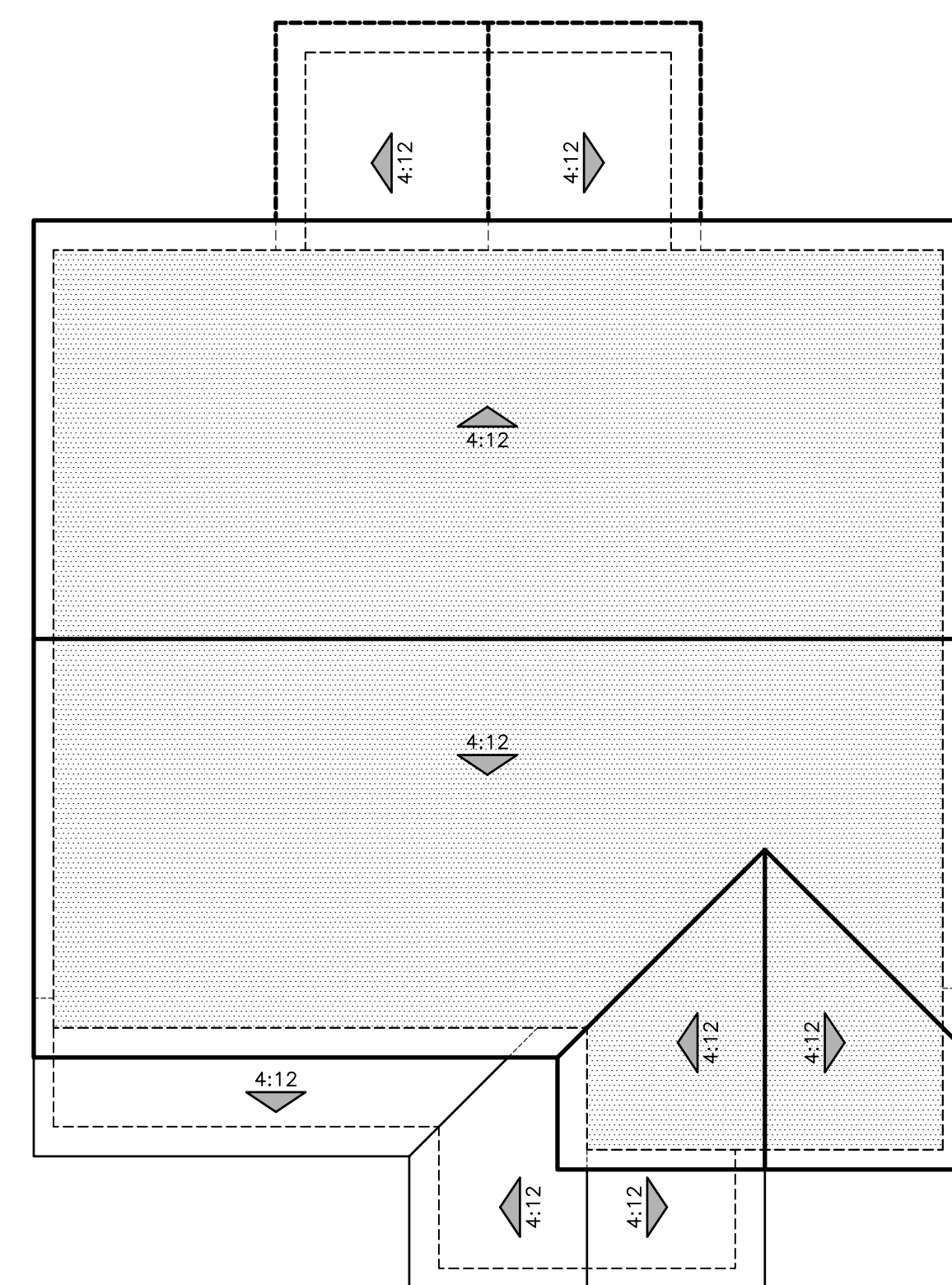
"A" - ADOBE RANCH



"B" - SPANISH COLONIAL



"C" - SANTA BARBARA



"D" - CRAFTSMAN

ROOF PLANS  
PLAN 2



EDEN AT COVENANT POINT  
LOMA LINDA, CA

PROJECT 24048  
CREATED 9/18/24  
Planning Dept Rev 11/13/24  
Planning Dept Rev 12/5/24  
Planning Dept Rev 1/13/25

"A" ELEVATIONS ADOBE RANCH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1591	1547	1585
STUCCO PAINT MATCH**	SW8917 SHELL WHITE	SW6121 WHOLE WHEAT	SW6386 NAPERY
FASCIA / TRIM	SW7005 PURE WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
LAP SIDING / GARAGE DOOR	SW7067 CITYSCAPE	SW7680 LANYARD	SW0014 SHERATON SAGE
FRONT DOOR / SHUTTERS	SW0032 NEEDLEPOINT NAVY	SW7740 MESSENGER BAG	SW9182 ROJO MARRON
ROOF: FLAT SLATE	1FSCS1430 CHARCOAL BLEND	1FQCY4072 SAHARA QUARTZ BLD	1FQCY3182 GARNET BLEND
STONE: (DRystack INSTALLATION)	CLIFFSTONE BANFF SPRINGS	CLIFFSTONE MESQUITE	CLIFFSTONE LANTANA

"B" ELEVATIONS SPANISH COLONIAL	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1560	1625	1531
STUCCO PAINT MATCH**	SW0053 PORCELAIN	SW7536 BITTERSWEET STEM	SW7691 BILTMORE BUFF
FASCIA	SW7508 TAVERN TAUPE	SW6097 STURDY BROWN	SW2820 DOWNING EARTH
TRIM / GARAGE DOOR	SW7511 BUNGALOW BEIGE	SW7529 SAND BEACH	SW7105 PAPERWHITE
FRONT DOOR / SHUTTERS	SW0032 NEEDLEPOINT NAVY	SW7594 CARRIAGE DOOR	SW2810 ROOKWOOD SASH GREEN
ROOF: "S" TILE VILLA	1VICS3940 CLIFFSIDE	1VICS6464 CA MISSION BLD	1VICS0431 APPLE BARK
BRICK:	TUNDRA LATIGO	TUNDRA HARTFORD	HARTFORD RIVERBED
GROUT	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

"C" ELEVATIONS SANTA BARBARA	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1504	432	1585
STUCCO PAINT MATCH**	SW0046 WHITE HYACINTH	SW7102 WHITE FLOUR	SW6386 NAPERY
FASCIA / GARAGE	SW2807 RKWD MED BROWN	SW6083 SABLE	SW2807 RKWD MED BROWN
TRIM	SW2806 RKWD BROWN	SW7509 TIKI HUT	SW6109 HOPSACK
ARCHED TRIM	SW6107 NOMADIC DESERT	SW7549 STUDIO TAUPE	SW6106 KILIM BEIGE
FRONT DOOR / SHUTTERS	SW7593 RUSTIC RED	SW0048 BUNGLEHOUSE BLUE	SW0047 STUDIO BLUE GREEN
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
WROUGHT IRON	SW6990 CAVIAR	SW6990 CAVIAR	SW6990 CAVIAR
ROOF: LOW PROFILE "S"	1VICS7970 RED CASTLE	1VICS3940 CLIFFSIDE	1VICS6464 CA MISSION BLEND
DECORATIVE TILE:	MANZANILLA 2 GLOSS	ROSARIO 5	LA QUINTA GLOSS
SANTA BARBARA	ITEM #30984	ITEM #30798	ITEM #30839

"D" ELEVATIONS CRAFTSMAN	SCHEME 10	SCHEME 11	SCHEME 12
STUCCO	414	1577	1566
STUCCO PAINT MATCH *	SW6255 MORNING FOG	SW7052 GRAY AREA	SW7037 BALANCED BEIGE
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7566 WESTHIGHLAND WT	SW7566 WESTHIGHLAND WT
BOARD & BATTEN SIDING	SW7006 EXTRA WHITE	SW7566 WESTHIGHLAND WT	SW7046 ANONYMOUS
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW7748 GREEN EARTH	SW7075 WEB GREY
ROOF: FLAT SHAKE	1FBCJ1430 CHARCOAL BLEND	1FRCJ4072 SAHARA QUARTZ BLD	1FBCJ0007 TOFFEE
STONE: (DRystack INSTALLATION)	STACKED STONE SILVER LINING	STACKED STONE CASTAWAY	STACKED STONE CHAPEL HILL

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.  
\*\* FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD.  
TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO  
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES  
\*\*SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT
VENEER:	ELDORADO
DECORATIVE TILE:	TIERRA Y FUEGO
GROUT:	ORCO or EQUAL



"A" ELEVATIONS  
ADOBE RANCH



"B" ELEVATIONS  
SPANISH COLONIAL



"C" ELEVATIONS  
SANTA BARBARA



"D" ELEVATIONS  
CRAFTSMAN

TRUMARKHOMES  
Kevin L. Crook  
Architect  
Inc  
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

TRUMARKHOMES

Eden AT COVENANT POINT  
LOMA LINDA, CA

03/05/2025  
A-22

Kevin L. Crook  
Architect  
Inc  
PLANNING + ARCHITECTURE  
#24048



ADOBE RANCH  
SCHEME #1

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

LAP SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

STONE

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048

NOV. 13, 2024

Kevin L. Crook  
Architect  
Inc

PLANNING + ARCHITECTURE

ADOBE RANCH  
SCHEME #2

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

LAP SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

STONE

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048

NOV. 13, 2024

Kevin L. Crook  
Architect  
Inc

PLANNING + ARCHITECTURE

ADOBE RANCH  
SCHEME #3

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

LAP SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

STONE

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048

NOV. 13, 2024

Kevin L. Crook  
Architect  
Inc


PLANNING + ARCHITECTURE


COLOR BOARDS - “A” ADOBE RANCH



SPANISH COLONIAL  
SCHEME #4

STUCCO BODY





CONCRETE ROOF

FASCIA

TRIM /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS



BRICK

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048  
SEPT. 19, 2024

Kevin L. Crook  
Architect  
Inc  
PLANNING + ARCHITECTURE

SPANISH COLONIAL  
SCHEME #5

STUCCO BODY





CONCRETE ROOF

FASCIA

TRIM /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS



BRICK

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048  
SEPT. 19, 2024

Kevin L. Crook  
Architect  
Inc  
PLANNING + ARCHITECTURE

SPANISH COLONIAL  
SCHEME #6

STUCCO BODY





CONCRETE ROOF

FASCIA

TRIM /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS



BRICK

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048  
SEPT. 19, 2024

Kevin L. Crook  
Architect  
Inc  
PLANNING + ARCHITECTURE

COLOR BOARDS - "B" SPANISH COLONIAL



SANTA BARBARA  
SCHEME #7

STUCCO BODY

CONCRETE ROOF

FASCIA / GARAGE DOOR

TRIM

ARCHED TRIM

FRONT DOOR / SHUTTERS

GABLE END DETAIL

WROUGHT IRON

DECORATIVE TILE

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048

SEPT. 19, 2024

PLANNING + ARCHITECTURE

Kevin L. Crook

Architect Inc

PLANNING + ARCHITECTURE

SANTA BARBARA  
SCHEME #8

STUCCO BODY

CONCRETE ROOF

FASCIA / GARAGE DOOR

TRIM

ARCHED TRIM

FRONT DOOR / SHUTTERS

GABLE END DETAIL

WROUGHT IRON

DECORATIVE TILE

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048

SEPT. 19, 2024

PLANNING + ARCHITECTURE

Kevin L. Crook

Architect Inc

PLANNING + ARCHITECTURE

SANTA BARBARA  
SCHEME #9

STUCCO BODY

CONCRETE ROOF

FASCIA / GARAGE DOOR

TRIM

ARCHED TRIM

FRONT DOOR / SHUTTERS

GABLE END DETAIL

WROUGHT IRON

DECORATIVE TILE

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048

SEPT. 19, 2024

PLANNING + ARCHITECTURE

Kevin L. Crook

Architect Inc

PLANNING + ARCHITECTURE

COLOR BOARDS - "C" SANTA BARBARA

TRUMARKHOMES

Eden

AT COVENANT POINT

LOMA LINDA, CA

03/05/2025

A-25

Kevin L. Crook

Architect Inc

#24048

PLANNING + ARCHITECTURE



CRAFTSMAN  
SCHEME #10

STUCCO BODY

CONCRETE ROOF

STONE

FASCIA / TRIM / GARAGE DOOR

BOARD & BATTEN SIDING

FRONT DOOR / SHUTTERS

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048

DEC. 5, 2024

PLANNING + ARCHITECTURE

Kevin L. Crook

Architect Inc

PLANNING + ARCHITECTURE

CRAFTSMAN  
SCHEME #11

STUCCO BODY

CONCRETE ROOF

STONE

FASCIA / TRIM / GARAGE DOOR

BOARD & BATTEN SIDING

FRONT DOOR / SHUTTERS

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048

DEC. 5, 2024

PLANNING + ARCHITECTURE

Kevin L. Crook

Architect Inc

PLANNING + ARCHITECTURE

CRAFTSMAN  
SCHEME #12

STUCCO BODY

CONCRETE ROOF

STONE

FASCIA / TRIM / GARAGE DOOR

BOARD & BATTEN SIDING

FRONT DOOR / SHUTTERS

TRUMARKHOMES

EDEN AT COVENANT POINT

LOMA LINDA, CA

#24048

SEPT. 19, 2024

PLANNING + ARCHITECTURE

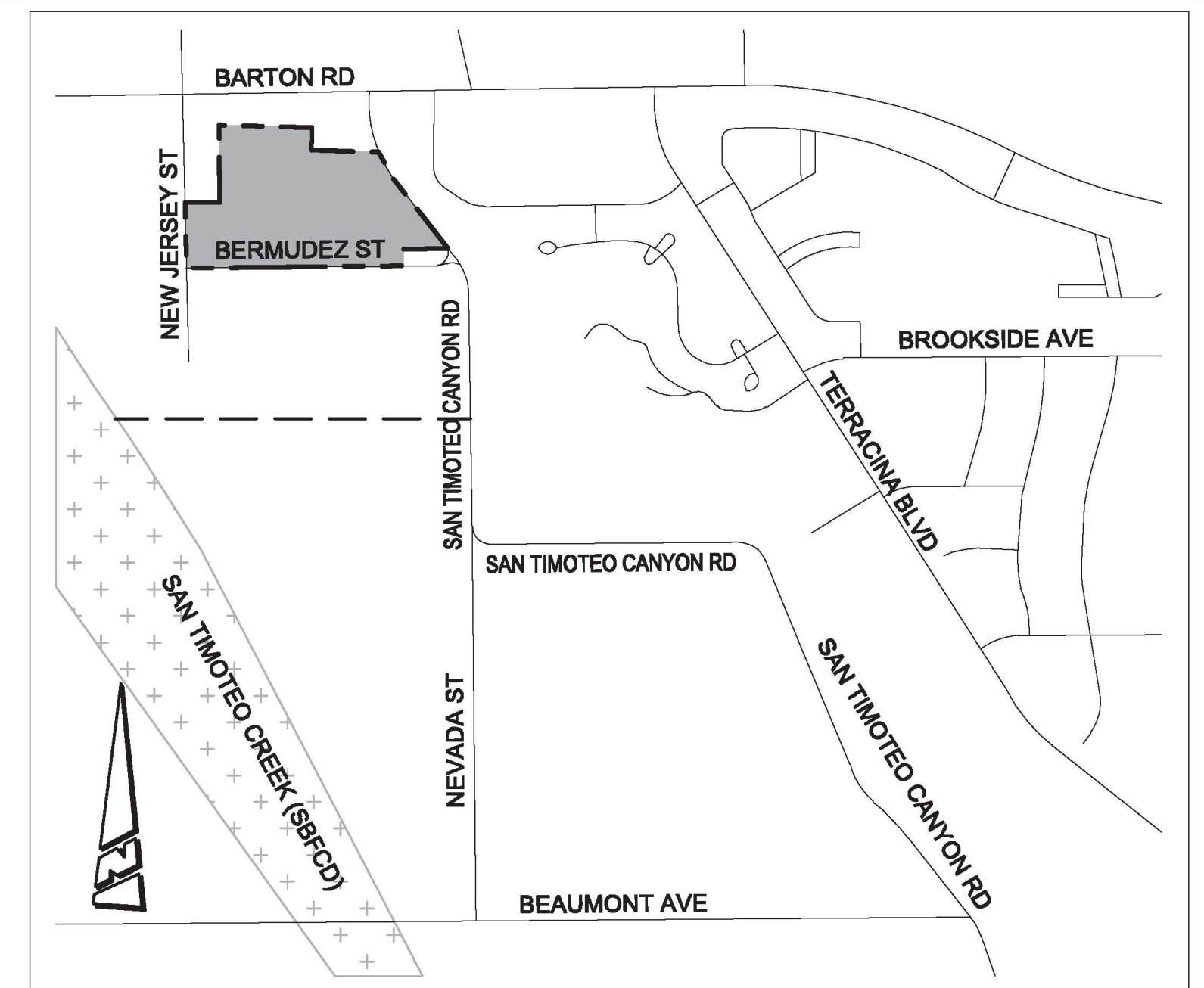
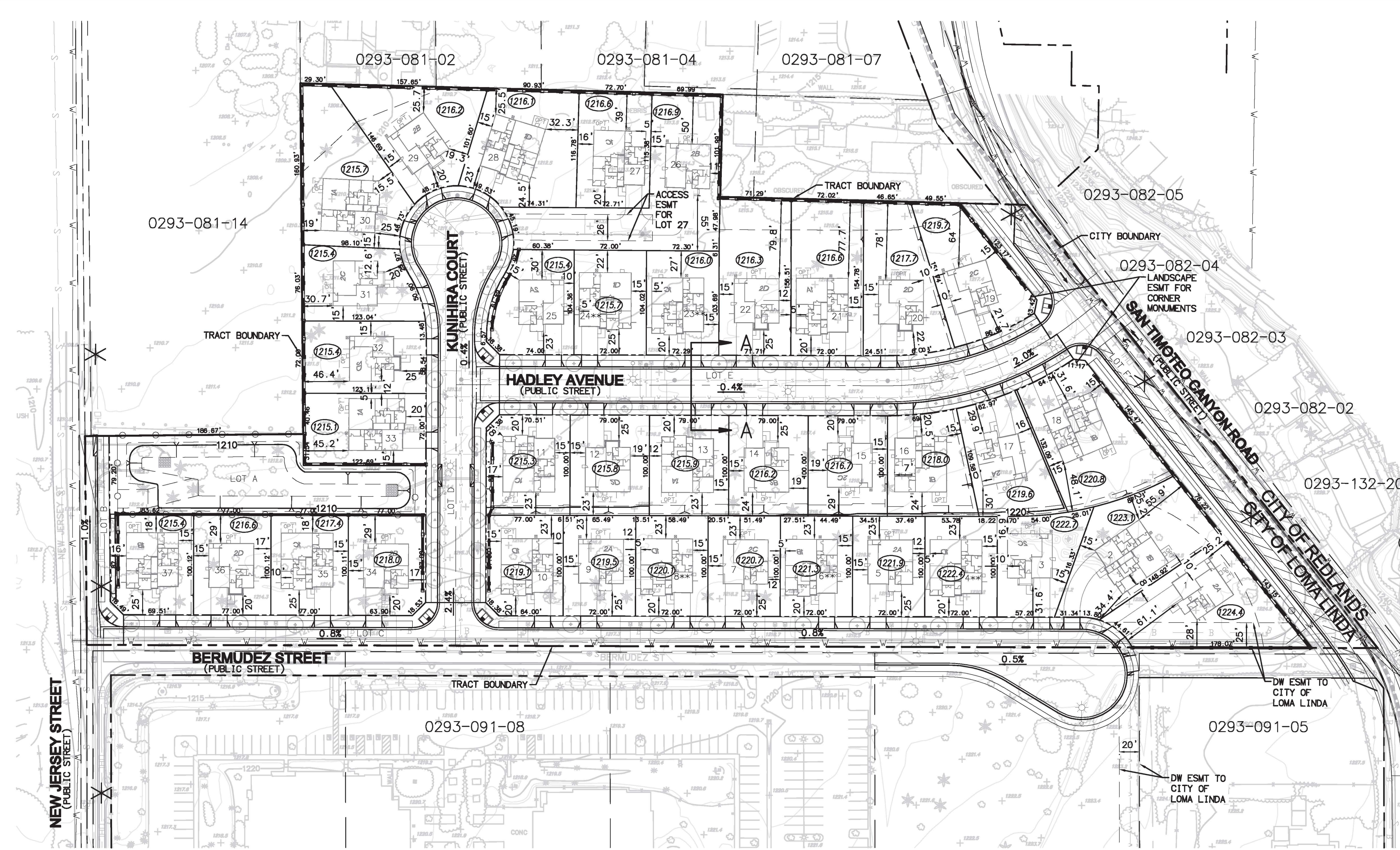
Kevin L. Crook

Architect Inc

PLANNING + ARCHITECTURE

COLOR BOARDS - "D" CRAFTSMAN





VICINITY MAP

SOILS ENGINEER

LGC GEOTECHNICAL  
131 CALLE IGLESIA, SUITE 200  
SAN CLEMENTE, CA 92672  
949-369-6141

OWNER/DEVELOPER

TRUMARK HOMES  
450 NEWPORT CENTER DR, SUITE 300  
NEWPORT BEACH, CA 92660  
949-999-9800

PROPOSED SITE INFORMATION

NUMBER OF LOTS	37
SITE ACREAGE	11.22 AC
PROPOSED DENSITY:	3.6 DU/AC
RESIDENTIAL & STREET ACREAGE:	10.73 AC (95.6%)
DETENTION BASIN ACREAGE (LOT A):	0.49 AC (4.4%)
LOT SIZES:	7,200 SF MIN
LOT DIMENSIONS:	75 FT X 96 FT MIN
LANDSCAPE ACREAGE:	0.77 AC (6.8%)*
* PERCENTAGE OF TOTAL SITE ACREAGE	

EXISTING SITE INFORMATION

CURRENT LAND USE:	AGRICULTURAL
APN #:	0293-081-09 0293-081-12 0293-081-11 0293-081-19
EXISTING ZONING:	LOW DENSITY RESIDENTIAL (R-1)
GENERAL PLAN:	GENERAL COMMERCIAL
EX ADJACENT LAND USE:	GENERAL COMMERCIAL LOW DENSITY RESIDENTIAL

LEGAL DESCRIPTION

TRACT MAP NO. 20403 BEING A SUBDIVISION OF A PORTION OF THE 19 ACRE TRACT OF LAND AS SHOWN ON THE PLAT SHOWING MRS. BURMUDEZ SURVEY, RECORDED IN BOOK 13, PAGE 35, OF MAPS, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

**BENCHMARK**

LLBM 81-11  
DESCRIPTION: BRASS CAP IN TOP OF CURB 1.5' NORTH OF NORTH CURB RET., 3' EAST OF PP NO. 1980432E AT NW CORNER OF BARTON ROAD AND CALIFORNIA ST.  
ELEVATION: 1200.079

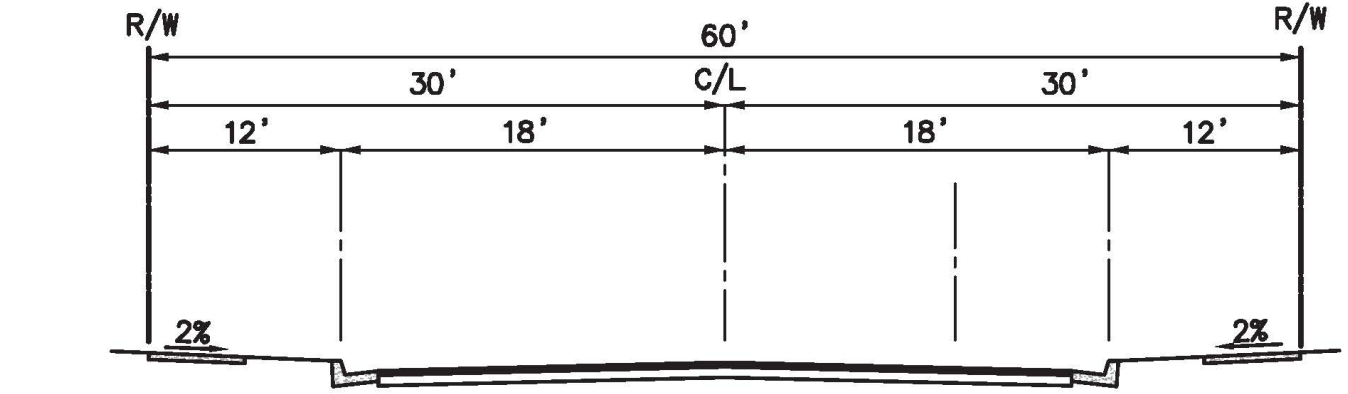
PUBLIC UTILITY COMPANIES

SEWER: CITY OF LOMA LINDA PUBLIC WORKS 26000 BARTON RD LOMA LINDA, CA 92354 PHONE: 1 (909) 799-4400	GAS: THE SOUTHERN CALIFORNIA GAS CO. 196 E 3RD ST. POMONA, CA 91766 PHONE: 1 (800) 427-2200
WATER: CITY OF LOMA LINDA PUBLIC WORKS 26000 BARTON RD LOMA LINDA, CA 92354 PHONE: 1 (909) 799-4400	CABLE: SPECTRUM 400 ATLANTIC ST. FL 10. STAMFORD, CT 06901 PHONE: 1 (855) 470-3572
ELECTRIC: SOUTHERN CALIFORNIA EDISON 2244 WALNUT GROVE AVENUE ROSEMEAD, CA 91770 PHONE: 1 (800) 655-4555	TELEPHONE: FRONTIER COMMUNICATIONS 401 MERRITT 7 NORWALK, CT 06851 PHONE: 1 (855) 237-5355

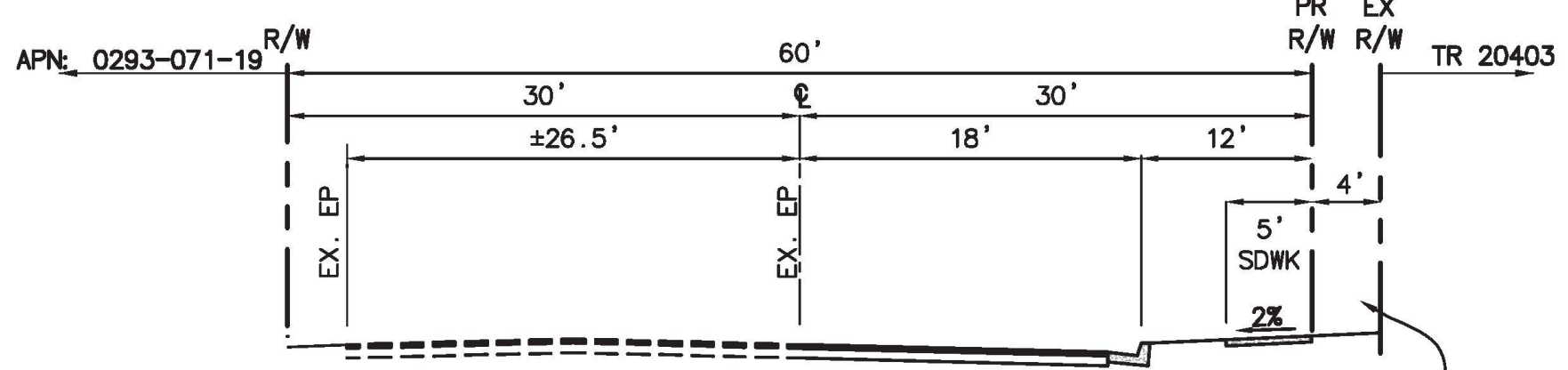
NTS					
LOT#	LOT AREA	TYPE	BLDG AREA	% COVERED	% COVERED (INCL. PATIO)
1	12988	2A	2097	16.14%	17.57%
2	12623	1B	2880	22.82%	23.97%
3	7727	2CR	2104	27.23%	29.63%
4**	7203	1DR	2881	39.99%	N/A
5	7204	2A	2097	29.11%	31.67%
6**	7204	1BR	2880	39.98%	NA
7	7205	2C	2104	29.21%	31.77%
8**	7205	1DR	2881	39.98%	NA
9	7206	2A	2097	29.10%	31.66%
10	7621	1DR	2881	37.80%	39.70%
11	8286	1C	2879	34.83%	36.59%
12	7900	2DR	2104	26.64%	28.98%
13	7900	1A	2879	36.44%	38.28%
14	7900	2BR	2104	26.64%	28.98%
15	7900	2C	2104	26.64%	28.98%
16	8235	1BR	2880	34.98%	36.74%
17	8994	2A	2097	23.31%	25.37%
18	13151	1BR	2880	21.90%	23.01%
19	9998	2C	2104	21.05%	22.90%
20	10579	2D	2104	19.89%	21.64%
21	11174	1AR	2879	25.76%	27.06%
22	11230	2D	2104	18.74%	20.39%
23**	7508	1CR	2879	38.35%	NA
24**	7502	1D	2881	38.40%	NA
25	8093	2AR	2097	25.91%	28.19%
26	16852	2B	2104	12.49%	13.58%
27	8421	1CR	2879	34.19%	35.91%
28	11922	1D	2881	24.16%	25.38%
29	10905	2B	2104	19.30%	20.96%
30	12819	1A	2879	22.46%	23.59%
31	8177	2C	2104	25.73%	28.00%
32	8883	2DR	2104	23.74%	25.83%
33	8814	1A	2879	32.66%	34.31%
34	7622	2B	2104	27.61%	30.04%
35	7709	1CR	2879	37.35%	39.23%
36	7709	2D	2104	27.30%	29.70%
37	8233	1BR	2880	34.99%	36.75%
SUBTOTAL	338562			91782	
LOTA	21265			N/A	
LOTB	5463			N/A	
LOTC	30655			N/A	
LOTD	29732			N/A	
LOTE	33652			N/A	
LOTF	23389			N/A	
SUBTOTAL	150196				
TOTAL	488758				

\*\* - PATIO RESTRICTION DUE TO LOT COVERAGE

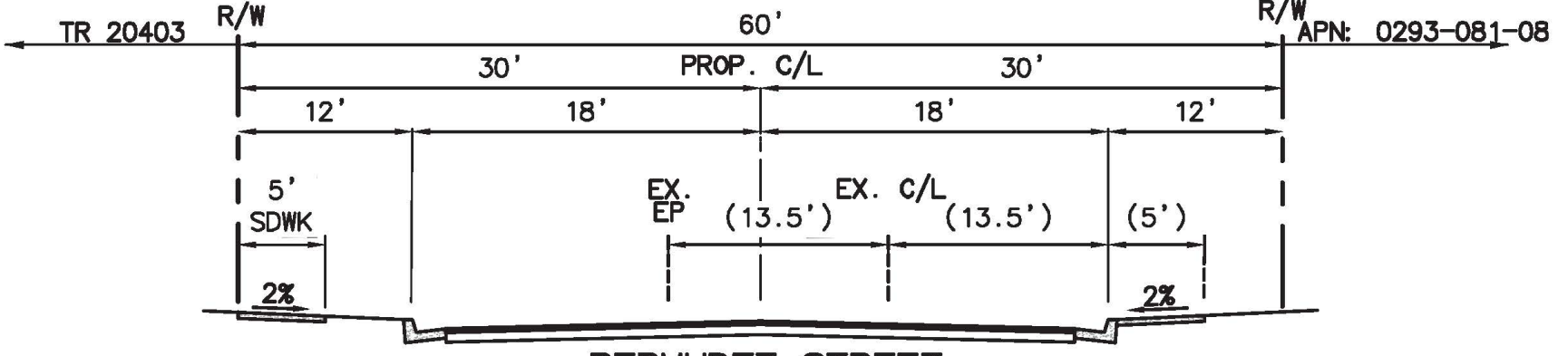
LEGEND	
---	TRACT BOUNDARY
----	PR. RIGHT-OF-WAY
----	PR. LOT LINE
-----	CITY BOUNDARY
*	EX. POWER POLE (APPROXIMATE LOCATION)
---	PR. TUBE STEEL FENCE
---	PR. BLOCK WALL
+	PR. STREET LIGHT
+	OPTIONAL BACKYARD PATIO
+	MARCH 2025



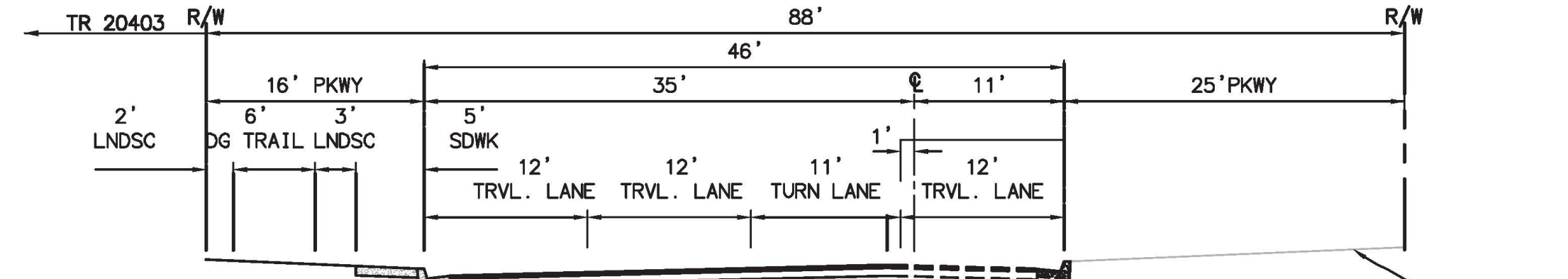
SECTION 'A-A'  
LOCAL STREET (STANDARD)  
KUNIHIRA COURT AND HADLEY AVENUE  
N.T.S.



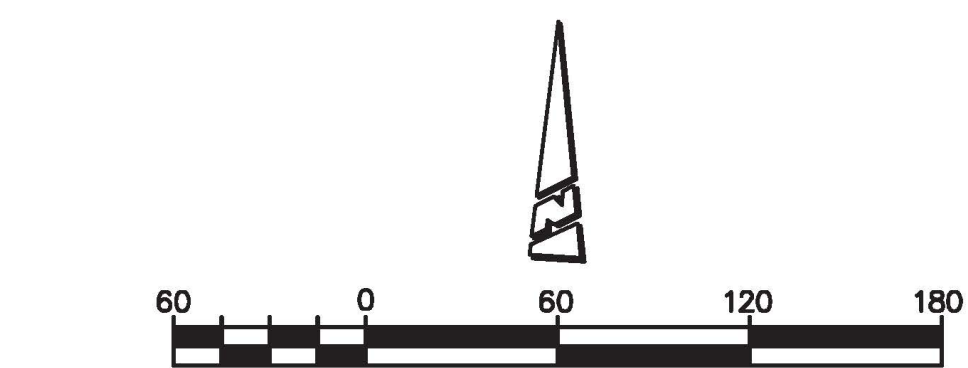
NEW JERSEY STREET  
EXISTING AND PROPOSED CONDITIONS  
N.T.S.



BERMUDEZ STREET  
EXISTING AND PROPOSED CONDITIONS  
N.T.S.



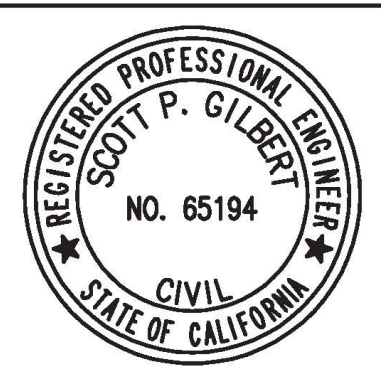
RURAL ARTERIAL - SAN TIMOTEO CANYON ROAD  
MODIFIED LOMA LINDA STANDARD (R-1)  
N.T.S.



PLANS PREPARED UNDER THE SUPERVISION OF:

SCOTT P. GILBERT  
R.C.E. #65194

DATE



PREPARED BY:

**PROACTIVE**  
ENGINEERING CONSULTANTS  
WWW.PROACTIVEENGINEERING.NET  
200 South Main Street, Corona, CA 92682 Suite 300  
951-280-3300

SCALE: 1"=60'

DESIGN:	AMG
DRAWN:	AMG
CHECKED:	SG
APPROVED:	



CITY OF LOMA LINDA

TR 20403 COVENANT POINT SITE PLAN  
7,200 SQ FT MIN LOTS

SHEET NO.

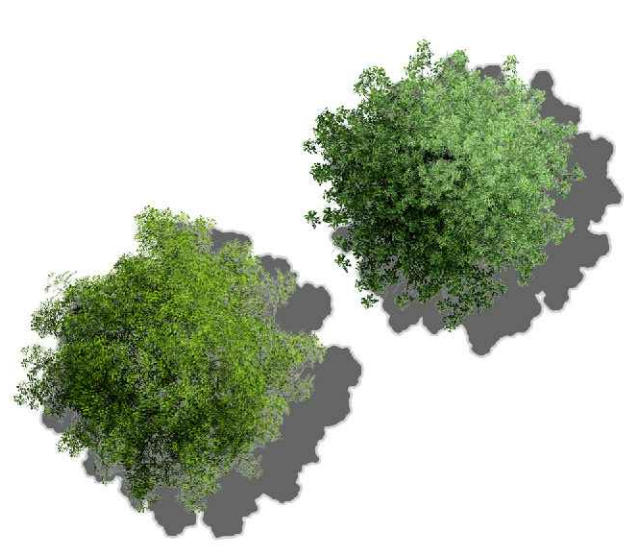
1 OF 1

PROJECT NO.



# Canyon Ranch

## Tract 20403



### FRONT YARD TREE PALETTE - 24" BOX

BOTANICAL NAME	COMMON NAME	WUCOLS
TREES		
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	MED
LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	MED
LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	LOW
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	MED
PHOTINIA FRASERII	PHOTINIA	MED



### FRONT YARD SHRUB PALETTE - 1 GAL / 5 GAL

BOTANICAL NAME	COMMON NAME	WUCOLS
SHRUBS		
CALLISTEMON C. 'LITTLE JOHN'	CALLISTEMON	LOW
DIANELLA LITTLE REV	LITTLE REV FLAX LILY	MED
DIANELLA TASMANICA 'VARIEGATA'	VAR. FLAX LILY	MED
DIETES BICOLOR	FORTNIGHT LILY	MED
FEJOA SELLOWIANA	PINEAPPLE GUAVA	LOW
LEYMUS C. 'CANYON PRINCE'	CAN. PRINCE WILD RYE	LOW
LIGUSTRUM JAPONICUM TEXANUM	WAXLEAF PRIVET	MED
PHOTINIA F. 'LITTLE RED ROBIN'	PHOTINIA	MED
PITTOSPORUM TOBIRA 'VARIEGATA'	VAR. TOBIRA	MED
RHAPHIOLEPIS INDICA 'BALLERINA'	INDIA HAWTHORN	MED
WESTRINGIA WYNYABBIE GEM	COASTAL ROSEMARY	LOW



### PARKWAY TREE PALETTE - 24" BOX

BOTANICAL NAME	COMMON NAME	WUCOLS
TREES		
ARBUTUS MARINA	STRAWBERRY TREE	MED
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	MED



### PARKWAY SHRUB PALETTE - 1 GAL

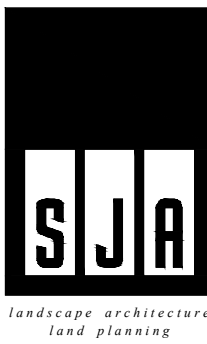
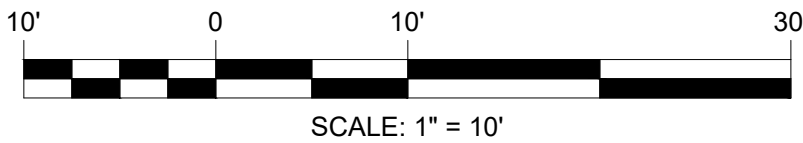
BOTANICAL NAME	COMMON NAME	WUCOLS
SHRUBS		
DIETES BICOLOR	FORTNIGHT LILY	MED
MYPPORUM PAR. 'PINK'	MYOPORUM	LOW
TRACHELOPERMUM ASIATICUM	ASIAN JASMINE	MED



- NOTES:
- ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE CITY OF LOMA LINDA LANDSCAPE ORDINANCE AND ALL OTHER LANDSCAPE RELATED REGIONAL STANDARDS.
  - ALL PLANTED AREAS LESS THAN 3:1 SLOPE SHALL RECEIVE 3" DEEP LAYER OF MULCH - FOREST FLOOR BARK. AVAILABLE THRU: AGUINAGA FERTILIZER COMPANY (949) 786-9558, OR APPROVED EQUAL.
  - FOR SOILS LESS THAN SIX-PERCENT (6%) ORGANIC MATTER IN THE TOP SIX (6) INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR (4) CUBIC YARDS PER ONE-THOUSAND (1,000) SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX (6) INCHES INTO THE SOIL.

TRUMARKHOMES

Front Yard Typicals  
Landscape Concept

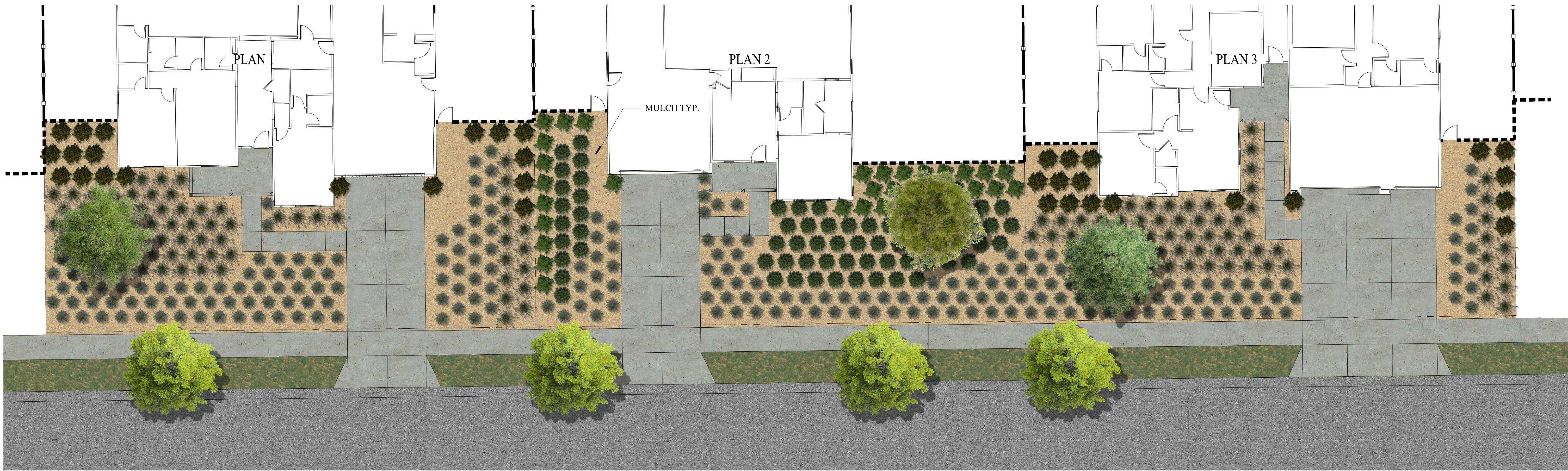


December 7, 2024



# Canyon Ranch

## Tract 20404



### FRONT YARD TREE PALETTE - 24" BOX

BOTANICAL NAME	COMMON NAME	WUCOLS
TREES		
ARBUTUS MARINA	STRAWBERRY TREE	MED
CHITALPA TASHKENTENSIS	CHITALPA	LOW
GEIDERA PARVIFLORA	AUSTRALIAN WILLOW	MED
LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPPE MYRTLE	MED
LAGERSTROEMIA INDICA 'RED'	CRAPPE MYRTLE	MED
LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	LOW
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	MED
PHOTINIA FRASERII	PHOTINIA	MED

### FRONT YARD SHRUB PALETTE - 1 GAL / 5 GAL

BOTANICAL NAME	COMMON NAME	WUCOLS
SHRUBS		
CALLISTEMON C. 'LITTLE JOHN'	CALLISTEMON	LOW
DIANELLA LITTLE REV	LITTLE REV FLAX LILY	MED
DIANELLA TASMANICA 'VAREGATA'	VAR. FLAX LILY	MED
DIETES BICOLOR	FORTNIGHT LILY	MED
FEDOA SELLOWIANA	PINEAPPLE GUAVA	LOW
LEYMUS C. 'CANYON PRINCE'	CAN. PRINCE WILD RYE	LOW
LIGUSTRUM JAPONICUM TEXANUM	WAXLEAF PRIVET	MED
PHOTINIA F. 'LITTLE RED ROBIN'	PHOTINIA	MED
PITTOSPORUM TOBIRA 'VAREGATA'	VAR. TOBIRA	MED
RHAPHIOLEPIS INDICA 'BALLERINA'	INDIA HAWTHORN	MED
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	MED
SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	LOW
WESTRINGIA WYNYABBIE GEM	COASTAL ROSEMARY	LOW

### PARKWAY TREE PALETTE - 24" BOX

BOTANICAL NAME	COMMON NAME	WUCOLS
TREES		
ARBUTUS MARINA	STRAWBERRY TREE	MED
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	MED

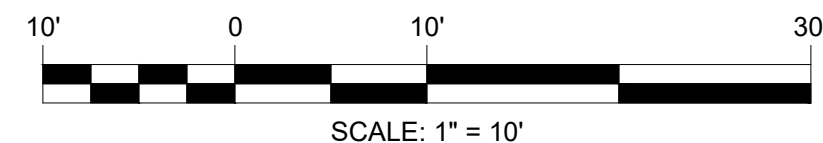
### PARKWAY SHRUB PALETTE - 1 GAL

BOTANICAL NAME	COMMON NAME	WUCOLS
SHRUBS		
DIETES BICOLOR	FORTNIGHT LILY	MED
MYPPORUM PAR. 'PINK'	MYOPORUM	LOW
TRACHELOPERMUM ASIATICUM	ASIAN JASMINE	MED

- NOTES:
- ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE CITY OF LOMA LINDA LANDSCAPE ORDINANCE AND ALL OTHER LANDSCAPE RELATED REGIONAL STANDARDS.
  - ALL PLANTED AREAS LESS THAN 3:1 SLOPE SHALL RECEIVE 3" DEEP LAYER OF MULCH - FOREST FLOOR BARK. AVAILABLE THRU: AGUINAGA FERTILIZER COMPANY (949) 786-9558, OR APPROVED EQUAL.
  - FOR SOILS LESS THAN SIX-PERCENT (6%) ORGANIC MATTER IN THE TOP SIX (6) INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR (4) CUBIC YARDS PER ONE-THOUSAND (1,000) SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX (6) INCHES INTO THE SOIL.

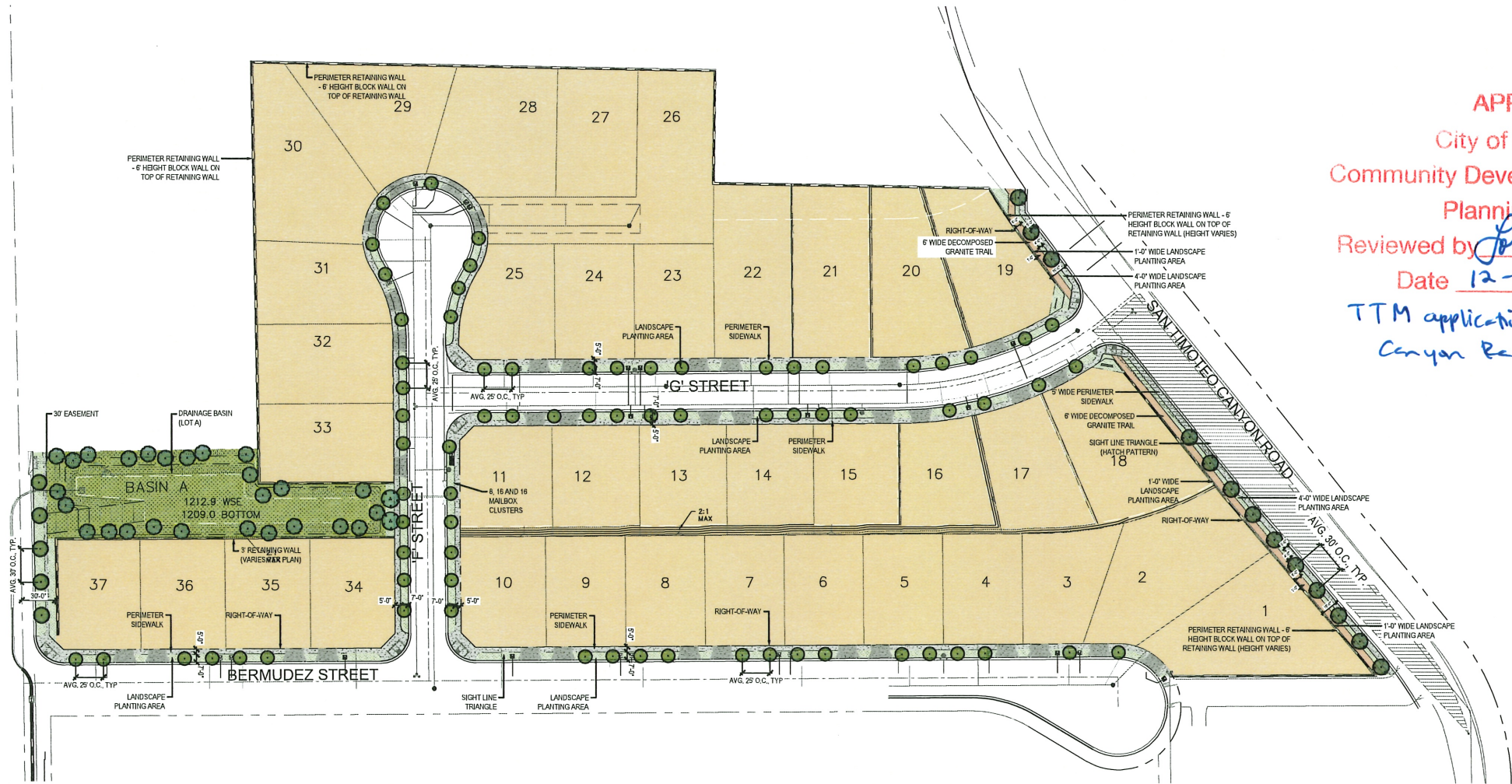
TRUMARKHOMES

Front Yard Typicals  
Landscape Concept



December 7, 2024





PROPOSED SITE ACREAGE AND S.F. (TTM 20403)

SITE ACREAGE: 19 ACRES  
BASIN LETTERED LOTS: 20,155 SF / 0.462 ACRES  
PARKWAY LANDSCAPE: 19,885 S.F. / 0.456 ACRES  
TOTAL LANDSCAPE OPEN SPACE: 40,040 S.F. / 0.92 ACRES (105% OF SITE)

GENERAL NOTE

THE IMAGES, ILLUSTRATIONS, DRAWINGS, AND STATEMENTS ("INFORMATION") CONTAINED HEREIN ARE CONCEPTUAL ONLY AND BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS; THIS ARE SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS. THE INFORMATION IS PROVIDED MERELY TO ASSIST IN EXPLORING HOW THE SITE MAY EVENTUALLY BE DEVELOPED. CONSEQUENTLY, THERE IS NO GUARANTEE THAT THE IMPROVEMENTS DEPICTED WILL BE BUILT, OR IF BUILT, WILL BE OF THE SAME TYPE, MATERIAL, SIZE, DENSITY, APPEARANCE, OR USE AS PRESENTED.

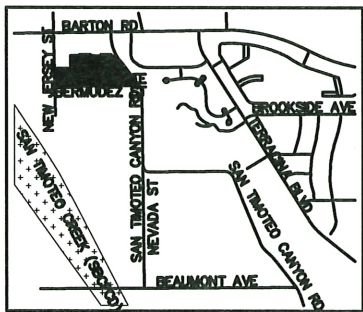
IRRIGATION NOTES

- ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW WATER EFFICIENCY ORDINANCE AB 1881 AND THE CITY OF LOMA LINDA GUIDELINES.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY AUTOMATIC CONTROL VALVES, CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS.
- THE IRRIGATION SYSTEM SHALL UTILIZE DRIP IRRIGATION, HIGH EFFICIENCY SPRAY HEADS, AND/OR BUBBLERS. THE SYSTEM CONTROLS SHALL BE SELF ADJUSTING VIA ON SITE WEATHER DATA AND HISTORICAL WEATHER DATA. THE SYSTEM SHALL BE DESIGNED FOR DEDICATED HYDROZONES BASED ON PLANT WATER REQUIREMENTS AND IRRIGATION EFFICIENCY.
- THE DESIGN OF THE IRRIGATION SYSTEM SHALL INCLUDE A WATER BUDGET, A DEDICATED WATER METER, A WEATHER BASED CONTROLLER, AND BE DESIGNED BY AN EPA WATER SENSE PARTNER.
- THE IRRIGATION PRODUCTS SELECTED SHALL COME FROM COMMERCIAL GRADE IRRIGATION MANUFACTURING COMPANIES WITH OUTSTANDING TECHNICAL SUPPORT, INCLUDING RAINBIRD AND HUNTER.
- THE IRRIGATION COMPONENTS TOGETHER SHALL PROVIDE AN IRRIGATION EFFICIENCY RATING EQUAL TO OR GREATER THAN 80%.
- ESTIMATED WATER USAGE CALCULATIONS, SCHEDULES, AND POINT OF CONNECTION WATER PRESSURE CALCULATIONS SHALL BE MADE AVAILABLE AT THE PERMIT SUBMITTAL PHASE. ALL CALCULATIONS AND FACTORS SHALL BE DERIVED FROM CALIFORNIA ASSEMBLY BILL 1881.

PLANTING NOTES

- ALL LANDSCAPE PLANTING IMPROVEMENTS SHALL FOLLOW THE CITY OF LOMA LINDA GUIDELINES
- THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, WATER EFFICIENCY, AND MAINTENANCE CONSIDERATIONS.
- ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM A SAMPLE TAKEN FROM THE PROJECT SITE.
- GROUNDCOVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUNOFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE, AND REDUCE WEED GROWTH.
- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
- ALL REQUIRED LANDSCAPE PLANTING AREAS SHALL BE MAINTAINED BY OWNER PER THE CITY'S REQUIREMENTS.
- THE LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, AND STORM DRAIN EASEMENTS AND PLACE PLANTINGS ACCORDINGLY.
- ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL-STAKED. ALL TREES WITHIN 5'-0" OF ANY HARDSCAPE SHALL RECEIVE 36" DEEP, BY 20" LONG (CENTERED ON TREE) LINEAR ROOT BARRIER.
- SLOPE BANKS THREE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUND COVER, ONE 15 - GALLON OR LARGER SIZE TREE PER 800 SQUARE FEET OF SLOPE AREA, AND ONE 1 - GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. SLOPE BANKS IN EXCESS OF EIGHT FEET IN VERTICAL HEIGHT WITH SLOPE GREATER OR EQUAL TO 2:1 SHALL ALSO BE PROVIDED WITH ONE 5 - GALLON OR LARGER TREE PER 1,000 SQUARE FEET OF SLOPE AREA IN ADDITION TO THE ABOVE REQUIREMENTS.
- ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH.
- ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL.
- ALL PARKWAY, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER UNTIL TURNED OVER TO H.O.A OR CITY.
- NATIVE AND DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE AND ENSURE WATER USE MEETS STATE AND LOCAL WATER REQUIREMENTS.
- THE APPLICANT INSURES THAT MATURE PLANTINGS (TREES, SHRUBS AND GROUNDCOVERS) WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.

KEY MAP



APPROVED  
City of Loma Linda  
Community Development Department  
Planning Division  
Reviewed by *Joselyn Naturnia*  
Date 12-21-2023  
TTM application # P21-075  
*Canyon Ranch*

PLANTING LEGEND (TTM 20403)

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	H x W MATURE	WATER USE	REMARKS
PROPOSED STREET TREES - A, B, C, D, E, F, G, BERMUDEZ STREETS (PROPOSED QTY: 71)					
	ARBUTUS MARINA MARINA ARBUTUS	24" BOX	40' x 25'	M	LOCATION PER PLAN
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	35' x 20'	M	LOCATION PER PLAN
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	25' x 25'	VL	LOCATION PER PLAN STANDARD TRUNK
	PRUNUS CERASIFERA 'ATROPURPUREA' PURPLE LEAF PLUM	24" BOX	25' x 20'	M	LOCATION PER PLAN STANDARD TRUNK
	PYRUS CALLERYANA 'BRADFORD' BRADFORD PEAR	24" BOX	50' x 35'	M	LOCATION PER PLAN

PROPOSED STREET TREES - SAN TIMOTEO CANYON ROAD AND NEVADA STREET (PROPOSED QTY: 11)					
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	35' x 20'	M	AVG. 30' O.C.
	PINUS ELADARICA AFGHAN PINE	24" BOX	80' x 25'	L	AVG. 30' O.C.
	PINUS HALEPENSIS ALEPPO PINE	24" BOX	60' x 40'	M	AVG. 30' O.C.
	PODOCARPUS GRACILIOR YEWE PINE	24" BOX	65' x 40'	M	AVG. 30' O.C.

PROPOSED STREET TREES - NEW JERSEY STREET (PROPOSED QTY: 9)					
	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	60' x 50'	M	AVG. 30' O.C.
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	25' x 25'	VL	AVG. 30' O.C. STANDARD TRUNK
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	40' x 25'	M	AVG. 30' O.C.

PROPOSED SPECIMEN TREES (PROPOSED QTY: 2)					
	KOELREUTERIA BIPINNATA CHINESE TREE	36" BOX	40' x 30'	M	LOCATION PER PLAN
	MAGNOLIA 'SAMUEL SOMMERS' SOUTHERN MAGNOLIA	36" BOX	40' x 30'	M	LOCATION PER PLAN
	PINUS ELADARICA AFGHAN PINE	36" BOX	80' x 25'	L	LOCATION PER PLAN

- TREE REQUIREMENTS
- MINIMUM OF TWO (2) TREES PER LOT, TO BE LOCATED IN THE PARKWAY AND/OR ON PRIVATE LOTS
  - MINIMUM OF THREE (3) TREES PER CORNER LOTS
  - PROVIDE 1 EVERGREEN AND 1 DECIDUOUS TREE FOR RESIDENTIAL COLLECTOR STREETS
  - ALL TREES TO HAVE ROOT BARRIER AND DEEP ROOT WATERING
  - TREES IN LAWN AREAS TO BE PROTECTED WITH TRUNK GUARD
  - REFER TO LOMA LINDA PLANTING DESIGN GUIDELINES AND PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION

PROPOSED SHRUBS

	ABELIA GRANDIFLORA 'EDWARD GOUCHER' ABELIA	1 OR 5 GAL.	6' x 6'	L	4'-0" O.C. MAX.
	BOUGAINVILLEA SPECIES BOUGAINVILLEA	5 GAL.	4' x 6'	M	3'-0" O.C. MAX.
	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLEBRUSH	1 OR 5 GAL.	3' x 5'	L	4'-0" O.C. MAX.
	DIETES BICOLOR FORTNIGHT LILY	1 OR 5 GAL.	3' x 3'	M	2'-0" O.C. MAX.
	DODONAEA VISCOSA HOPSEED BUSH	5 GAL.	16' x 12'	L	5'-0" O.C. MAX.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	5' x 5'	L	3'-0" O.C. MAX.
	LAVANDULA SPECIES LAVENDER	1 OR 5 GAL.	3' x 6'	L	2'-0" O.C. MAX.
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET	5 GAL.	6' x 6'	M	3'-0" O.C. MAX.
	PHOTINIA X FRASERI RED LEAF PHOTINIA	5 GAL.	12' x 10'	M	4'-0" O.C. MAX.
	PITTOSPORUM TOBIRA TOBIRA	5 GAL.	16' x 12'	L	4'-0" O.C. MAX.
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' WHEELER'S DWARF	5 GAL.	4' x 5'	M	2'-0" O.C. MAX.
	RHAPHIDOLEPSIS INDICA 'BALLERINA' INDIAN HAWTHORN	5 GAL.	3' x 4'	L	2'-0" O.C. MAX.
	RHAPHIDOLEPSIS INDICA 'CLARA' INDIAN HAWTHORN	5 GAL.	5' x 5'	L	3'-0" O.C. MAX.
	RHAPHIDOLEPSIS INDICA 'JACK EVANS' INDIAN HAWTHORN	5 GAL.	7' x 6'	L	3'-0" O.C. MAX.
	ROSMARINUS OFFICINALIS SPECIES ROSEMARY	1 OR 5 GAL.	VARIES	L	2'-0" O.C. MAX.
	SALVIA GREGGII AUTUMN SAGE	1 OR 5 GAL.	3' x 3'	L	2'-0" O.C. MAX.
	XYLOSMA CONGESTUM SHINY XYLOSMA	5 GAL.	12' x 12'	M	4'-0" O.C. MAX.
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	5 GAL.	6' x 6'	M	3'-0" O.C. MAX.

PROPOSED GROUNDCOVERS

	APTEMIA CORDIFOLIA RED APPLE	1 GAL.	<1' x 3'	L	12" O.C. MAX.
	LANTANA MONTEVIDEENSIS LANTANA 'NEW GOLD'	1 GAL.	2' x 10'	L	3'-0" O.C. MAX.
	LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE	1 GAL.	2' x 25'	M	6'-0" O.C. MAX.
	MYOPORUM 'PACIFICUM' PACIFIC MYOPORUM	1 GAL.	2' x 10'	L	4'-0" O.C. MAX.
	MYOPORUM PARVIFOLIUM 'SOUTH COAST' N.C.N.	1 GAL.	<1' x 12'	L	4'-0" O.C. MAX.
	ROSMARINUS OFFICINALIS 'KEN TAYLOR' DWARF ROSEMARY	1 GAL.	4' x 5'	L	2'-0" O.C. MAX.
	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	1 GAL.	2' x 12'	M	4'-0" O.C. MAX.

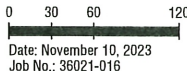
PROPOSED VINES					
	BOUGAINVILLEA SPECIES BOUGAINVILLEA	5 GAL.	+20'	M	10' O.C. MAX.
	CAMPISIS RADICANS TRUMPET VINE	5 GAL.	+30'	L	20' O.C. MAX.
	FICUS PUMILA CREEPING FICUS	1 GAL.	+25'	L	15' O.C. MAX.
	ROSA BANKSIAE LADY BANK'S ROSE	5 GAL.	+20'	M	10' O.C. MAX.

CANYON RANCH - TTM 20403

LOMA LINDA, CA

OVERALL LANDSCAPE MASTER PLAN

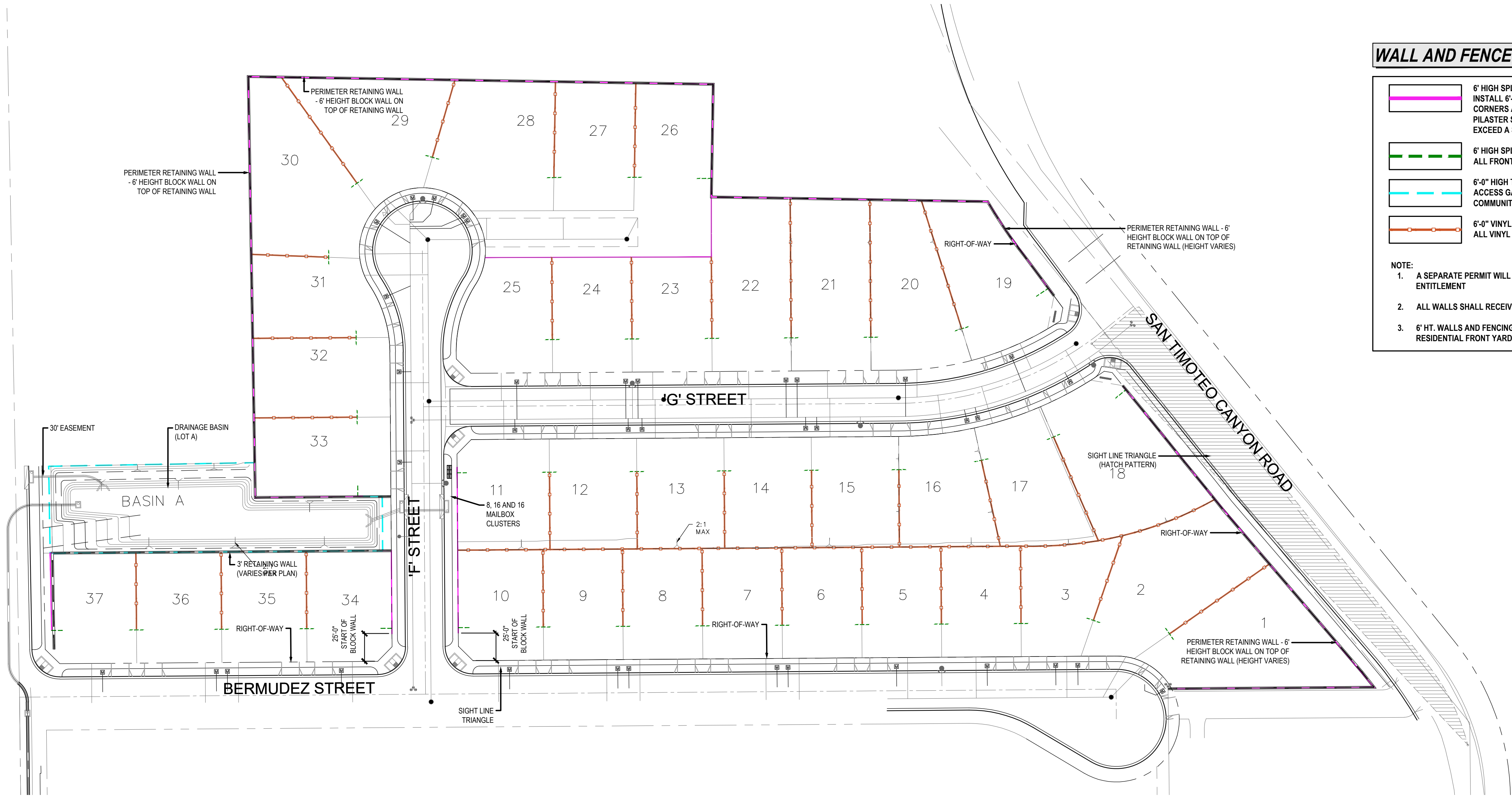
Highpointe Canyon Ranch LLC  
530 Technology Drive, Suite 100  
Irvine, CA 92618



Date: November 10, 2023  
Job No.: 36021-016

LandStudio360  
LandscapeArchitecture

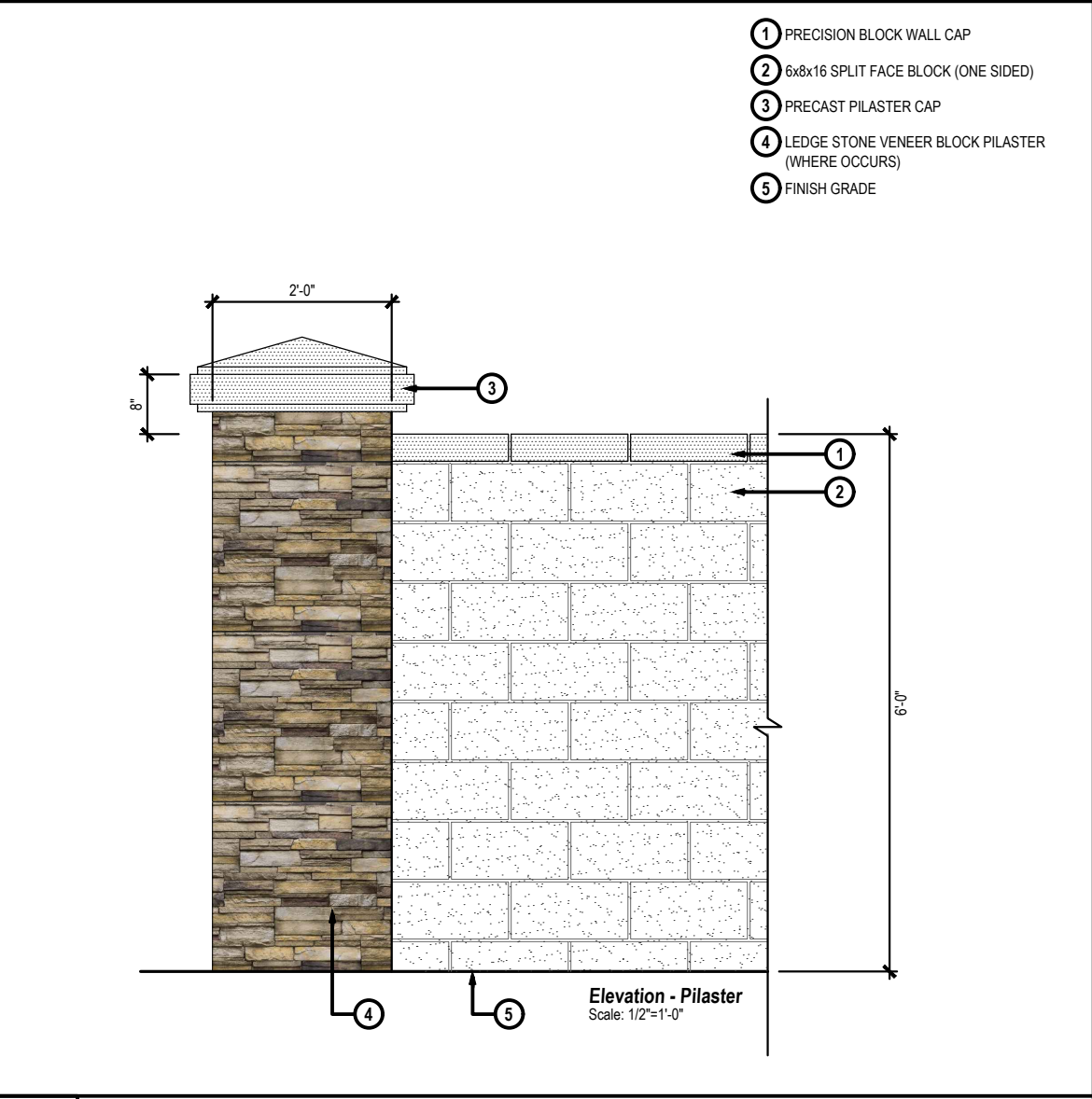




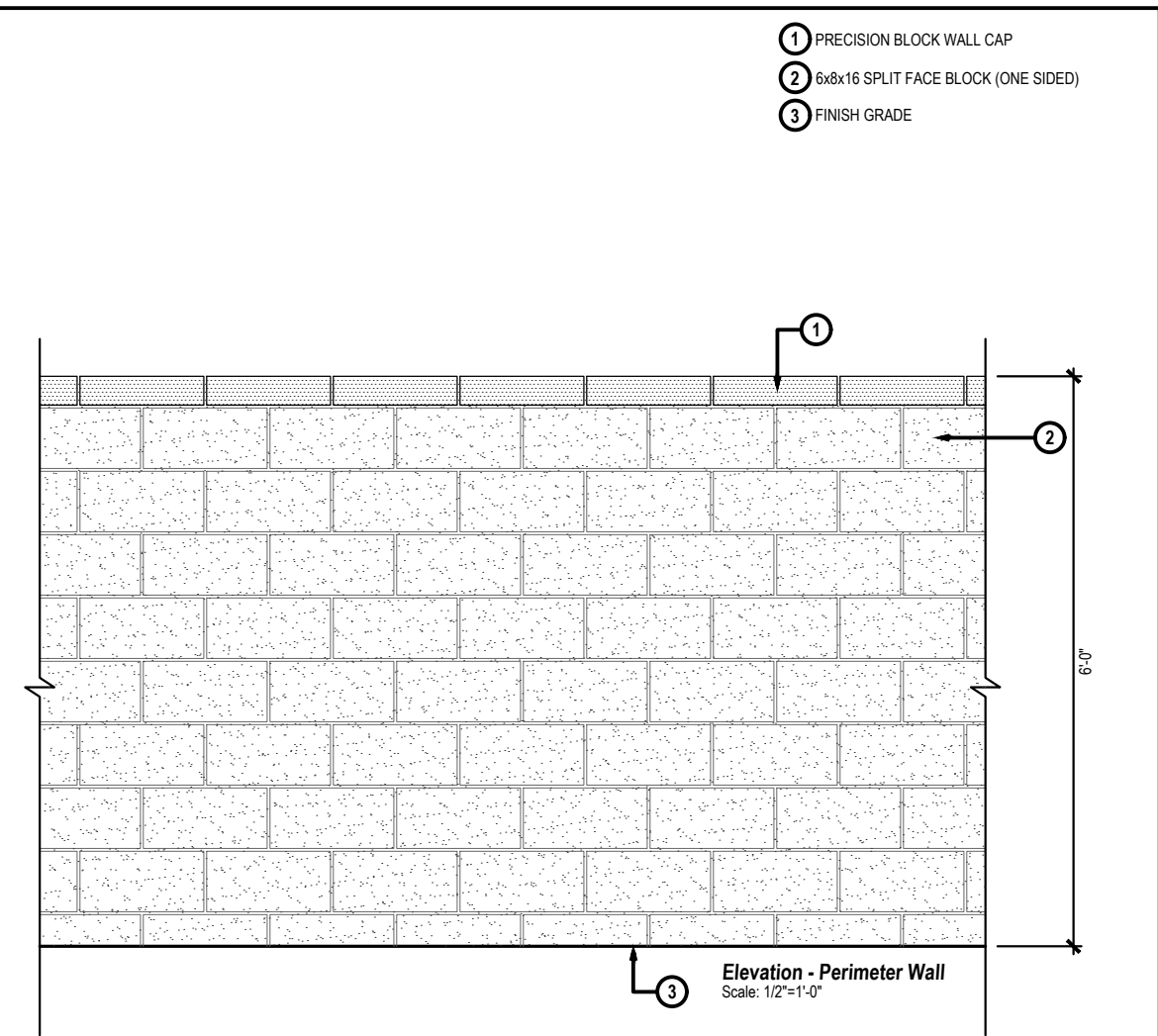
### WALL AND FENCE LEGEND

	6' HIGH SPLITFACE BLOCK, WITH CAP INSTALL 6'-6" HIGH BLOCK PILASTER WITH STONE VENEER AT CORNERS AND CHANGE OF DIRECTION OR MATERIAL (NOTE: PILASTER SPACING SHALL BE EQUALLY SPACED AND NOT TO EXCEED A SPACING OF 20 FT.)	REFER TO THIS DETAIL - A / B
	6' HIGH SPLITFACE BLOCK, WITH CAP ALL FRONT YARD WALLS SHALL INCLUDE A 3'-6" WIDE VINYL GATE	REFER TO THIS DETAIL - B / A
	6'-0" TUBULAR STEEL FENCE WITH 3'-6" WIDE MAINTENANCE ACCESS GATE. PAINT AND FINISH OF FENCE TO MATCH COMMUNITY DEVELOPMENT STANDARDS	REFER TO THIS DETAIL - C
	6'-0" VINYL FENCE - COLOR "WHITE" OR "TAN" ALL VINYL FENCING SHALL BE NON-PUBLIC VIEW	REFER TO THIS DETAIL - D

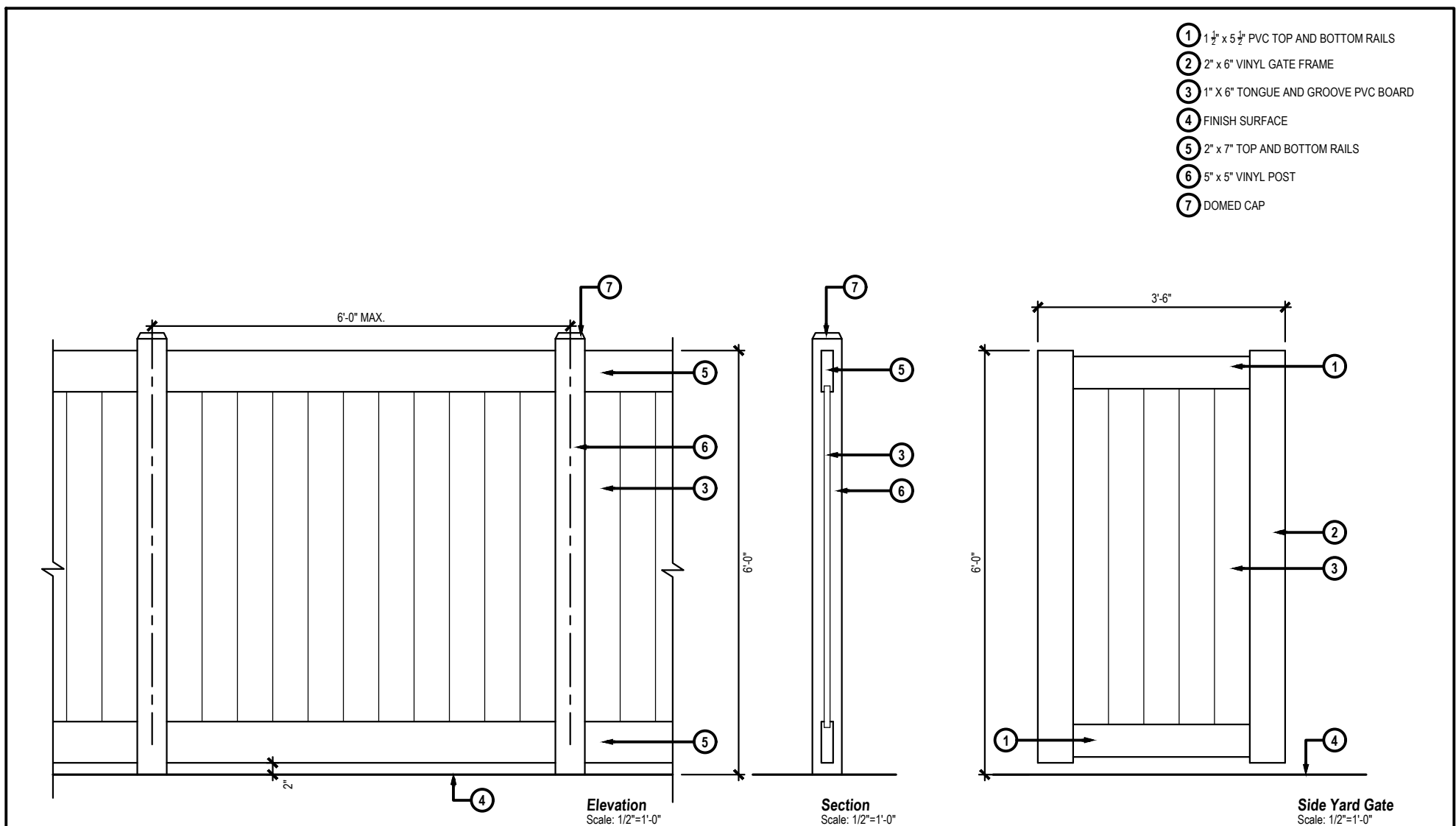
- NOTE:
- A SEPARATE PERMIT WILL BE REQUIRED FOR ALL WALLS AND FENCES AFTER ENTITLEMENT
  - ALL WALLS SHALL RECEIVE ANTI-GRAFFITI COATING ON PUBLIC VIEW SIDE
  - 6' HT. WALLS AND FENCING WILL NOT ENCR OACH INTO THE REQUIRED RESIDENTIAL FRONT YARD SETBACKS



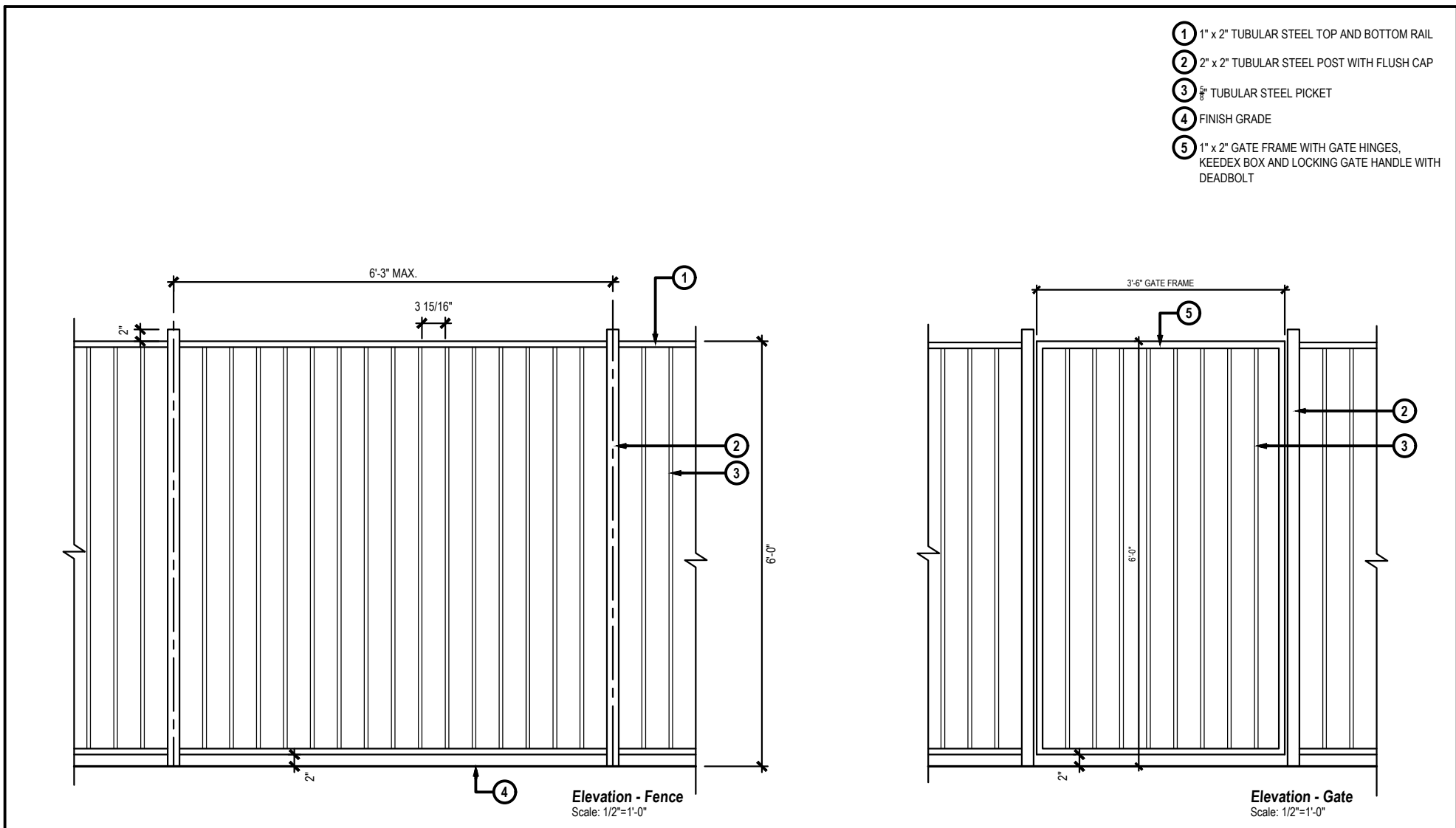
A PILASTERS, TYP. D PILASTERS, TYP. SCALE: 1/2"=1'-0"



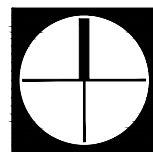
B PERIMETER WALL D 6' HT. PERIMETER BLOCK WALL SCALE: 1/2"=1'-0"



D VINYL SIDE YARD FENCE AND GATE D VINYL FENCE AND GATE SCALE: 1/2"=1'-0"



C TUBULAR STEEL FENCE AND GATE D TUBULAR STEEL FENCE AND GATE SCALE: 1/2"=1'-0"







# City of Loma Linda

25541 Barton Rd, Loma Linda, CA 92354 ☎ 909-799-2830 ✉ [commdev@lomalinda-ca.gov](mailto:commdev@lomalinda-ca.gov)

## Community Development Department

### CONDITIONS OF APPROVAL

**PROJECT DESCRIPTION:** Architectural elevations and site configuration for the Covenant Point residential development within Tract Map 20403. The application includes a design review for 37 residential lots (minimum 7,200 sq. ft.) on a 10.96-acre site in the Low-Density Residential Zone (R-1), with a detention basin and associated improvements.

#### COMMUNITY DEVELOPMENT/PLANNING DIVISION (909) 799-2839

#### General

1. The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials and plans provided to the Planning Commission.
2. Within 24 months (two years) of the entitlement approval date, the project shall be exercised by substantial construction or the approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the approval shall become null and void.

#### PLANNING CASE NUMBERS

**MDA-2024-0031; PPD-2025-0010**

#### EXPIRATION DATE

**TBD**

3. The review authority may, upon application being filed 30 days prior to the expiration date and for 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. The applicant shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein, including without limitation the Conditions of Approval. Furthermore, the applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which the applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity.
5. 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.

6. During the lifetime of the permit, the applicant must comply with all applicable laws and regulations of every local, state, and federal entity; and all such requirements and enactments will be incorporated by reference as conditions of this permit. The duty of inquiry as to such requirements and any amendments thereto will be upon the applicant and his or her transferees or successor in interest.
7. The applicant, including successors, shall be responsible for compliance with all the Conditions of Approval, mitigation measures, and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval of the City of Loma Linda.
8. Violation of any term, condition, or project description associated with this approval, or any applicable law, statute, or ordinance, shall constitute a violation of the Loma Linda Municipal Code and is strictly prohibited. The City reserves the right to initiate civil and/or criminal enforcement and abatement proceedings or, after notice and public hearing, to modify or revoke this approval if such violations occur or if the project operates as or causes a public nuisance. Additionally, the Community Development Department may revoke this permit if the applicant fails to correct a violation within 30 days of receiving written notice. Nothing in this condition shall limit the City's authority to take immediate enforcement action as deemed necessary.
9. A copy of the Action (approval) letter and Conditions of Approval shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City department for the project, and made available at the project job site at all times.
10. Construction shall be in conformance with the plan(s) approved by the Planning Commission and/or City Council. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application(s) and a subsequent hearing by the appropriate hearing review authority. Modifications may include:
  - a. On-site circulation and parking, loading and landscaping;
  - b. Placement and/or height of walls, fences and structures;
  - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
  - d. A reduction in density or intensity of a development project.
11. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.
12. Any future construction or application submitted for development shall meet the requirements of the California Building Code and the California Fire Code as adopted and



amended from time to time by the City of Loma Linda and legally in effect at the time of issuance of building permits.

13. Any future grading, construction or submittal of a development application shall comply with all provisions and requirements of the applicable development standards found in the Loma Linda Municipal Code as amended from time to time.
14. This approval, along with future grading and construction, is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17, which includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
15. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall apply, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and a building permit for construction of the signs from the Building Division, as applicable.
16. Any proposed walls, fence, and/or patios, including the proposed 6-foot perimeter wall and interior lot fencing, will require a separate review and permit from the Planning and Building and Safety Divisions. Submit the applications, along with plans, during the Plan Check process.
17. If it is determined that hazardous wastes are, or will be generated by the proposed operation of the facility, all hazardous waste shall be managed in accordance with the California Hazardous Waste Control Law and the Hazardous Waste Control Regulations.
18. The 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.
19. The applicant may be required to cover the full costs of independent third-party technical review as may be undertaken by City and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan check review or construction, and inspections of potential violations of the Conditions of Approval. The applicant shall establish a deposit with the Community Development Department, if directed by the Director or designee, prior to the issuance of a construction-related permit and an on-going as-needed basis.
20. Prior to issuance of building permits, the applicant shall submit to the Community Development Department (Building and Safety Division) proof of payment or waiver from the City of San Bernardino for sewer capacity fees and the Redlands Unified School District for school fees.
21. Prior to the issuance of building permits, the Development Impact Fees shall be paid to the City of Loma Linda. The fees shall cover 100 percent of the established amount at the time it is due. The impact fees cover public infrastructure, facilities, services, park, traffic fair share,



etc. Additionally, the applicant shall either pay the in-lieu fee for the Art in Public Places program or install a public art feature in compliance with Chapter 17.26 of the Loma Linda Municipal Code.

### **Landscaping**

22. During the Plan Check process, the applicant shall submit three (3) sets of Final Landscape Plan prepared by a state licensed Landscape Architect, for review and approval by the Planning and Building Divisions and the Public Works Department. Plans shall cover front yards, parkways, and public right-of-way areas.
23. The Final Landscape Plan shall comply to the City's landscape regulation and the State Model Water Efficient Landscape Ordinance, as adopted by the City (LLMC, Ch. 8.12 and Ch. 17.74).
24. The Final Landscape Plan shall be in substantial conformance with the approved Preliminary Landscape Plan on file for Map 20403.
25. All fencing or walls shall be illustrated on the Final Landscape Plan.
26. Separate Landscape and Irrigation Plans for the required Landscape Maintenance District shall be submitted to the Public Works Department during Plan Check. These plans shall include landscaping and irrigation in the public right-of-way, as well as utility laterals, concrete improvements, and tree locations.
27. Any modifications to the Final Landscape Plan or Irrigation Plan shall be reviewed and approved by the Public Works Department and the Planning and Building Divisions prior to issuance of permits.
28. The applicant shall maintain the property and landscaping in a clean, orderly manner and ensure a 14-foot vertical clearance for emergency access at all times.
29. For the lifetime of this permit, the applicant shall replace all dead or missing plants and trees in parkways and public right-of-way areas per the approved Landscape Plan, using similar or equivalent vegetation.

### **MITIGATION MONITORING REPORTING PROGRAM (MMRP)**

30. The applicant shall review and adhere to the adopted Mitigation Monitoring and Reporting Program (MMRP), as approved on May 9, 2023, for the project site. Compliance with all applicable mitigation measures is required, including but not limited to those addressing aesthetics, biological resources, cultural resource investigations, geology and soils, hazards and hazardous materials, noise, tribal cultural resources, and transportation/traffic impacts. The applicant shall ensure that all mitigation measures are properly implemented throughout the project's duration and shall provide necessary documentation or reports as required by the City.



31. Upon approval, applicant shall submit professionally prepared plans to the Building and Safety Division's online portal for Plan Check. Plans must comply with the adopted California Building and Fire Code as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
32. The applicant shall also submit the structural calculations and Title 24 documentation.
33. The applicant shall comply with the LLMC, Chapter 17.24.310 and the California Green Building Standard Code, Section 5.106 to reduce light pollution.
34. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) which limit construction activities to the hours between 7:00 a.m. to 8:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from construction noise would be less than significant.
35. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
  - a. Water active grading areas and staging areas at least twice daily as needed;
  - b. Ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion;
  - c. Suspend grading activities when wind gusts exceed 25 mph;
  - d. Sweep public paved roads if visible soil material is carried off-site;
  - e. Enforce on-site speed limits on unpaved surface to 15 mph; and
  - f. Discontinue construction activities during Stage 1 smog episodes.
36. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
37. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
38. The applicant shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
39. The applicant shall ensure that construction personnel are informed of ride sharing and transit opportunities.
40. The applicant shall provide infrastructure for the Loma Linda Connected Community Program (LLCCP), which includes providing a technologically enabled development for each future unit in the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and approved by the city's Technology Services Department prior to issuance of grading permits. LLCCP info: <http://www.lomalinda-ca.gov/asp/Site/LLCCP/AboutLLCCP/Introduction/index.asp>
41. The applicant shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.



42. Separate permits, not part of this approval, are required for all accessory structures such as but not limited to block walls and storage buildings.
43. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warnings, signage, gates, lifts and walking surface material. Accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site. California Building Code 11A and 11B.
44. Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer.

<b>FIRE DEPARTMENT (909) 799-2853</b>
---------------------------------------

45. All construction shall meet the requirements of the 2022 California Building Code (CBC) and the California Fire Code (CFC)/International Fire Code (IFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
46. On-site civil engineering improvement plans shall be submitted to Fire Prevention for review and approval prior to construction.
47. All driveways over 150' shall be engineered to withstand fire trucks.
48. Deferred submittals for a NFPA 13D sprinkler system. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building(s) shall be equipped with automatic fire sprinkler system(s). Pursuant to CFC Section 901.2, plans and specifications for the fire sprinkler system(s) shall be submitted to Fire Prevention for review and approval prior to installation. Fire flow test data for fire sprinkler calculations must be current within the last 6 months. Request flow test data from Loma Linda Fire Prevention.
49. Builder must submit the fire safety and prevention plan to AHJ for authorization prior to starting work.
50. NASFM Construction Fire Safety training for PM and site supervisors.
51. No lumber drops until fire underground is installed and tested, and fire department access points and road have been established.
52. CFC Chapter 33 shall be maintained at all times during construction/demolition.
53. Street name signs must be installed in conjunction with road improvements and the sign must be in accordance with the City's standards.
54. Illuminated address for each structure per LLMC 15.28.190 section 505.1.
55. Comply with Section 503.2.4 Turning Radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
56. Provide hydrants for fire flow requirements per CFC Annex B and BB.
57. All fire hydrants shall be installed and tested for review and approval by the Fire Department.



58. Fire lines and signage, as indicated on the approved FD access plan, shall be maintained at all times.
59. Structures under construction shall be provided with not less than one approved portable fire extinguisher in accordance with §906 of the CFC.
60. Combustible waste material shall be removed from buildings at the end of each shift of work.
61. Builder must have an all-weather driving surface, and the fire loop and hydrants must be installed, inspected, and tested prior to any lumber drop.
62. Builder and employees must take the National Association State Fire Marshals construction fire safety training prior to the start of the project.
63. For all notes, guidelines and FD apparatus specifications for plan submittal:  
[http://www.lomalindaca.gov/our\\_city/departments/fire/fire\\_prevention/fire\\_plan\\_check\\_application](http://www.lomalindaca.gov/our_city/departments/fire/fire_prevention/fire_plan_check_application)

<b>PUBLIC WORKS DEPARTMENT (909) 799-4407</b>
---

64. Project shall comply with the conditions outlined in the adopted Final Map for Map 20403.
65. Prior to issuance of a grading permit, 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. The 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. This package must include all supporting studies.
66. Prior to the issuance of building permits, the precise grading plan with hydrology study, hydraulic calculations, and soils report for the project shall be approved by the Public Works Department.
67. The applicant shall install or bond for all off-site improvements prior to recording the Final Map.
68. Easements of record not shown on the Final Map shall be relinquished or relocated. Lots affected by proposed easements or easement of records, which cannot be relinquished or relocated, shall be redesigned.
69. The applicant shall submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.
70. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
71. NPDES requirements apply, including SWPPP and WQMP. All drainage due to development shall be mitigated on-site, no cross-lot drainage will be allowed unless suitable easements are provided. A Water Quality Management Plan is required to address on-site drainage construction and operation.
72. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the



Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.

73. The project shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.
74. Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of all light fixtures to prevent glare onto existing and potential future development surrounding the Project Site.
75. LED Street light locations shall be approved by the City of Loma Linda. Streetlights shall be installed and energized prior to release for occupancy for any houses.
76. "Record Revisions" or "As-Builts" shall be made to all plans to reflect the changes to the improvements as constructed.
77. The applicant shall design public improvements including sidewalk, drive approaches and handicap ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.
78. The applicant must provide utilities and design improvements such that all existing and proposed utilities are underground and meeting city specifications, including location, distance and separation requirements, and away from driveways and trees.
79. The applicant shall pay for the relocation of any power poles or other existing public utilities as necessary.
80. All fire hydrants and their distribution mains shall be made part of the Public System.
81. Water mains, fire hydrants, services and meters shall be sized and installed to City of Loma Linda standards and as shown on the approved utility plans for the development. These utilities shall be public and constructed within public right-of-way or public utility easements. Submit plans for review and approval.
82. Improvement plans shall include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices. A non-potable irrigation system shall be installed for all separate right-of-way landscaping.
83. The applicant shall provide a storm drain system prior to issuance of Certificate of Occupancy.
84. Any abandoned wells on the property or similar structures shall be destroyed in a manner approved by the Public Works Department in accordance with the State of California Department of Health Services or other appropriate oversight agency.
85. All underground structures, except those desired to be retained, shall be broken in, backfilled, and inspected before covering.
86. Should future/subsequent project construction require soil excavation or filling in certain areas, soil sampling may be required. If soil is contaminated, it must be properly disposed. Land Disposal Restrictions (LDRs) may be applicable to such soils. Soil sampling shall also be conducted on any imported soil.
87. The applicant shall comply with the prevailing City standards and requirements at the time of construction.



88. Construct street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, aggregate base, sidewalk, one drive approach per lot, and street lights) on all interior streets.
89. Provide adequate corner sight distance per Caltrans standards at intersection and submit verification of same to the Public Works Department as required in conjunction with plan checking of the street improvement plans.
90. Install street name signs and traffic control signs with locations and types approved by the Public Works Department.
91. The applicant shall install improvements (including off-site) to transition traffic and drainage flows from proposed to existing.
92. Comply with state law regarding waste management and the City's Refuse Collection, Recycling and Disposal Ordinance.
93. The C&D ordinance applies to the project, including a required solid waste management plan. Coordinate with Public Works.
94. The project shall form and join the Landscape Maintenance District (LMD). The developer develops scope of service and submits to Public Works for approval. The formation of an LMD involves the annexation of the subdivision territories benefiting from the LMD improvements.
95. All areas to be landscaped in front of project boundary walls, within traffic medians, along project street frontages and on major slopes annexed to the City's Landscape Maintenance District in accordance with City policy.
96. Pay appropriate fees for plan check, inspection, GIS map plan update, and microfilming and storage of maps and plans, and other required fees.
97. Submit the City form for the agreement for construction of improvements with the City of Loma Linda.
98. All studies required within these conditions require a deposit to cover the cost of the review of the studies. Additional deposits may be required or a refund issued when the costs do not match the deposits.
99. Prior to requesting a final inspection for release of securities, applicant must submit record drawings, certifications, final soils report, and a digital file of record drawings to the Department.
100. Prior to occupancy, applicant must complete all improvements per the accepted plans and approved conditions, and obtain acceptance for the improvements from the City.
101. The applicant must install root barriers, adjacent to back side of sidewalk, when planting on-site tree(s) within 10 feet from the public rights-of-way and public sidewalk.
102. If Home Owner's Association (HOA) is proposed, prior to the issuance of a Certificate of Occupancy, applicant must prepare a Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and submit them to the City for the Planning and Public Works Department review and approval. The applicant must have the approved CC&Rs recorded with the County Recorder's Office. Any future revision of the CC&Rs, as they pertain to the requirements set forth below, will require the approval of the City.
  - a. The CC&Rs shall specify which residential lots have reached the maximum allowable lot coverage of 40% and explicitly disclose this limitation to future



property owners. The disclosure shall clearly state whether additional structures, including but not limited to accessory buildings, room additions, or covered patios, may be constructed on the property.

103. The applicant must install and maintain the street trees, parkway landscaping, and irrigation system within the public right of way areas. Once installed, the property owner and/or the HOA, must maintain these improvements in perpetuity. This requirement shall be outlined in the CC&R's for the development.

### **END OF CONDITIONS**

#### **Applicant Statement**

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as the mitigations listed in the adopted Mitigation Monitoring Reporting Program and the provisions of the Loma Linda Municipal Code pertaining to the project.

---

Printed Name of Project Applicant

---

Signature of Project Applicant

---

Date





# City of Loma Linda

---

## City Council Action Minutes

### Regular Meeting of May 9, 2023

A regular meeting of the City Council was called to order by Mayor Dupper at 7:07 pm Tuesday, May 9, 2023.

Councilmen Present: Mayor Phill Dupper  
Mayor pro tempore Ron Dailey  
Bhavin Jindal  
John Lenart  
Rhodes Rigsby

Councilman Absent: None

Others Present: City Manager T. Jarb Thaipejr  
City Attorney Diane Robbins

The Pledge of Allegiance and invocation were led by Councilman Lenart.

#### **Items To Be Added Or Deleted**

City Manager Thaipejr removed item No. 20 to appoint new delegates to replace Councilman Rhodes Rigsby's position with the three listed agencies.

#### **Oral Reports/Public Participation - Non-Agenda Items (Limited to 30 minutes; 3 minutes allotted for each speaker)**

Cheryl Lucas asked City Council to consider proposing rent control in Loma Linda. She recently had 10% increase in rent and will have another 10% rent increase in 2024. She asked City Council to consider her request.

Dr. Gabriella Odudu, a resident physician at Loma Linda University, spoke on behalf of her colleagues, stating that earlier this year they filed a petition to unionize. Since then, they have received a lot of pushback and hostility from Loma Linda University. She noted that the goal is to provide patient safety as well as safety for healthcare workers. She noted that healthcare workers routinely work long shifts for several days straight. They work to exhaustion. Studies show that a sleep-deprived human in a 24-hour period is the same as having a blood alcohol content of 0.1%, which is above the limit. She stated that colleagues have fallen asleep during shifts, passed out in the OR, and have been in auto accidents. They do not have a call room. It is a huge safety hazard. She noted that many struggle financially. They are asking for fair compensation and better working conditions. They wanted to make the Council aware of this serious issue. She noted that May is National Mental Health awareness month. They invite Council to attend an event they are holding.

Mayor Dupper thanked the speakers and explained that, due to the Brown Act guidelines, the City Council cannot discuss any non-agenda items.



### **Scheduled and Related Items**

#### **CC-2023-27 - Public Hearing – Fee Study Update for the City of Loma Linda establishing the proposed fees and amounts**

- a. **Council Bill #R-2023-10 – Adopt a resolution of the Fee Study Update for the City of Loma Linda along with the proposed fees outlined in the study (Attachment A); and**
- b. **Council Bill #R-2023-11 – Adopt an Urgency Resolution of the Fee Study Update for the City of Loma Linda and establish the proposed fees immediately. These fees shall become effective immediately and for 30 days unless extended by the City Council for an additional 30 days.**

Eric Johnson, Revenue Cost Specialist, presented the report into evidence reviewing the results of the User Fee Study. He gave a brief background of his company. He discussed what they have done for the preparation of the study; described the thorough process; described the methodology of establishing service and time spent, the calculation of overhead, allocated hourly rate of staff, and the cost for services; discussed the community support tax services versus fees; discussed the annual subsidy; and the possible cost recovery. The report provides fee comparisons, fee details, and the final tax subsidy decision.

City Manager Thaipejr explained that the City normally does the study every 5 years; however, due to Covid, the study got delayed and had not been done since 2015. The City is, therefore, requesting City Council to adopt the Urgency Resolution so the fees can go into effect immediately.

Mayor pro tempore Dailey asked if there is an assessment of how Loma Linda's fees compare with adjacent communities.

Mr. Johnson explained that they do not do that type of comparison. He noted that every city defines things differently and the processing varies due to city codes and regulations.

Community Development Director Mataritta stated that they conducted a Planning fee survey with several cities to obtain permit fees for new processes, such as ADU's. In their review, they did discover cities do handle permit processes differently.

In response to a comment, Mr. Johnson stated that some fees decreased because of more efficient processes or because the process was handled by a lower-paid individual.

Discussion ensued.

Mayor pro tempore Dailey left the Chambers at 7:35 pm

Mr. Johnson commented that Loma Linda has been the best city he has worked in and enjoyed working with the City Manager.

The public hearing was open and closed with no public participation.

**Motion by Jindal, seconded by Rigsby to 1) adopt Council Bill #R-2023-10, approving the Fee Study Update for the City of Loma Linda along with the proposed fees outlined in the Study (Attachment A); and**

#### **RESOLUTION NO. 3170**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, ADOPTING THE FEE STUDY UPDATE, DATED APRIL 2023, AND THE ASSOCIATED NEW FEES FOR CITY SERVICES WITHIN LOMA LINDA**



**2) adopt Council Bill #R-2023-11, an Urgency Resolution of the Fee Study Update for the City of Loma Linda and establish the proposed fees immediately. These fees shall become effective immediately and for 30 days unless extended by the City for an additional 90 days.**

**RESOLUTION NO. 3171**

AN URGENCY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, ADOPTING THE FEE STUDY UPDATE, DATED APRIL 2023, AND THE ASSOCIATED NEW FEES FOR CITY SERVICES WITHIN LOMA LINDA

**The City Clerk called roll and motion carried by a vote of 4 ayes, 0 noes, and 1 absent; Dailey absent.**

Mayor pro tempore returned to the chamber at 7:39 pm.

**CC-2023-28 - Public Hearing - Consideration of the Canyon Ranch Annexation and Subdivision project applications and supporting CEQA documents [Continued from April 11, 2023] [Community Development]**

- a. **ADOPT the Mitigated Negative Declaration for Canyon Ranch annexation and subdivision request;**
- b. **ADOPT the Mitigation Monitoring Reporting Program;**
- c. **ADOPT Council Bill #R-2023-06 a Resolution to approve a General Plan Amendment (GPA No. P21-073) to change the current land use designation of four (4) Commercial designated lots to Low-Density Residential (R-1, 0 to 4 du/ac) lots within the 141-acre annexation area;**
- d. **ADOPT Council Bill #O-2023-01 (First Reading/Set Second Reading for June 13, 2023) the Ordinance to approve a Zone Change (ZC No. P21-074) to change the current pre-zone of four (4) General Commercial zoned lots to Low-Density Residential (R-1, 0 to 4 du/ac) lots within the 141-acre annexation area; and ;**
- e. **APPROVE an Annexation Application (ANX No. P21-072) to annex the entire 141-acre Project area into the City of Loma Linda, including service for water and sewer; and**
- f. **APPROVE Tentative Tract Map 20403 (TTM No. P21-075), a 10.96-acre subdivision for the construction of 37 single-family residential units and one (1) lettered lot, and Tentative Tract Map 20404, a 55.72-acre subdivision for the construction of 89 residential units and two (2) lettered lots. Both maps will include lettered lots for drainage as well as site and infrastructure improvements. The request also includes the vacation of the extension of Bermudez Street to San Timoteo Canyon Road and will end Bermudez Street as a cul-de-sac; and**
- g. **APPROVE Variance Request No. P23-038, seeking relief from Sections 17.14.100 and 17.14.110 of the Municipal Code, to the block wall at all indicated corner lots to encroach 15' into the street-side setback and be located on the property line, and to allow the vinyl fencing to exceed the reverse corner lot height limit of 5' to 5'-6"**

Community Development Director Mataritta presented the report into evidence, stating that the project request includes requested approvals of a General Plan Amendment, Zone Change, Annexation, Tentative Tract Map, and Variance Request. She explained the existing setting of the site, provided the background for the Annexation request; noted the existing and proposed public services at the project site; and described the proposed tentative tract maps, landscape designs; and noted that an environmental review and traffic studies were completed with the findings within the report. She explained the project was reviewed by Planning Commission and noted the added recommended conditions.

City Manager Thaipejr explained that the Staff Review Committee reviewed and responded to the



recommendations of the Planning Commission, noting that they did not support the two pocket parks on Items 1 & 2, because the parks would not be functional and attract homeless individuals; that they recommended the art element should be reviewed by the Parks Recreation and Beautification Committee on Item 3; and that they did not support the recommendation to widening the landscape right of way. They recommended a one-foot landscape right-of-way area with planted vines and widening the parkway to 4 feet versus 3 feet for trees.

Councilman Jindal reviewed the comments from citizens that were included in the report. He noted and Mayor pro tempore Dailey concurred that the project needed an open space/park area for the residents to congregate.

Mayor pro tempore Dailey supported a more useful and functional park with possible playground equipment and picnic tables.

Steve Bliss, Highpointe Communities, 16501 Scientific Way, Irvine, stated that they discussed the recommendation of the pocket parks and offered to merge two lots and create a park, approximately one acre if that is the desire of the Council.

Mayor Dupper stated that when his residential development was constructed, development impact fees were negotiated for public parks within the community. He noted that most residents in the development are frustrated that the parks are not just for the community. They are open to all and don't always attract the appropriate visitors. He pointed out that public parks come with increased costs to the City. He would prefer to see what the developers and market dictate.

Mr. Bliss pointed out of an informal meeting they held in Loma Lina with residents living in the hillside to discuss this development. He noted that the feedback they received was larger lot sizes and no parks.

The public hearing was opened and closed with no public comments.

Mayor pro tempore Dailey stated that he supports the project, but expressed concerns with the Traffic Study and the traffic impact this project will have. He noted that there are many lots in the newer developments where the landscape areas are not properly maintained. He said, as a city, should look at ways to address this issue at an early stage.

**Motion by Rigsby, seconded by Dailey to adopt the Mitigated Negative Declaration for Canyon Ranch annexation and subdivision request; to adopt the Mitigation Monitoring Reporting Program; to adopt Council Bill #R-2023-06, adopting a General Plan Amendment (GPA No. P21-073) to change the current land use designation of four Commercial designated lots to Low-Density Residential (R-1, 0 to 4 du/ac) lots within the 141-acre annexation area;**

#### **RESOLUTION NO. 3172**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY LOMA AMENDING THE LAND USE MAP OF THE ADOPTED GENERAL PLAN MODIFYING THE LAND USE DESIGNATION OF FOUR PARCELS FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL AT AN APPROXIMATE 10.96 ACRE SITE IDENTIFIED BY ASSESSOR PARCEL NUMBERS 0293-081-09, -11, -12 and -19 (GENERAL PLAN AMENDMENT NO. P21-073)

**to introduce Council Bill #O-2023-01 on the first reading and set the second reading to June 13, 2023, an ordinance to approve a Zone Change (ZC No. P21-074) to change**



**the current pre-zone of four General Commercial zoned lots to Low-Density Residential (R-1, 0 to 4 du/ac) lots within the 141-acre annexation area; to approve an Annexation Application No. P21-072 to annex the entire 141-acre Project area into the City of Loma Linda, including service for water and sewer; to approve Tentative Tract Map 20403 (TTM No. P21-075), a 10.96-acre subdivision for the construction of 37 single-family residential units and one lettered lot, and Tentative Tract Map 20404, a 55.72-acre subdivision for the construction of 89 residential units and two lettered lots. Both maps will include lettered lots for drainage as well as site and infrastructure improvements and include the vacation of the extension of Bermudez Street to San Timoteo Canyon Road and will end Bermudez Street as a cul-de-sac; and to approve Variance Request No. P23-038, seeking relief from Sections 17.14.100 and 17.14.110 of the Municipal Code to the block wall at all indicated corner lots to encroach 15' into the street-side setback and be located on the property line, and to allow the vinyl fencing to exceed the reverse corner lot height limit of 5' to 5'-6"; and with the added conditions as recommended by the City Staff Review Committee.**

Councilman Jindal asked to amend the motion to consider Lots 77 & 78 to green space.

Councilman Rigsby concurred with comments made by the Mayor regarding the parks. He also expressed concern about the homeless populating the small parks.

Mayor pro tempore Dailey stated that he lives by Hulda Crooks Park and is not aware of homeless issues.

Mayor Dupper stated that the City receives several complaints of homeless individuals around the City.

City Manager Thaipejr noted that the Code Enforcement has to remove homeless people at the parks regularly.

Lt. Smith stated that there is a constant problem with vandalism at the parks, especially the new park. She has deputies do extra patrolling at night at the parks.

**The City Clerk called roll and motion carried unanimously.**

#### **CC-2023-29 - Consent Calendar**

**Motion by Rigsby, seconded by Dailey to approve the Consent Calendar items as presented except for the Minutes of April 11, 2023;**

Mayor pro tempore Dailey inquired about Items No. 7 and 11. Community Development Director Mataritta clarified the purpose of the item. City Manager Thaipejr clarified the repair work for Item No. 11.

CD provided clarification to Item 7.

**the City Clerk called roll and motion carried unanimously.**

Approved the demands registers dated:

- April 25, 2023, with commercial demands totaling \$2,311,774.50 and payroll demands dated April 13, 2023, in the amount of \$373,304.48; and
- May 9, 2023, with commercial demands totaling \$538,918.25 and payroll demands dated April 27, 2023, \$347,614.22;

Accepted for filing the April 2023 Treasurer's Reports;



Accepted for filing the April 2023 Fire Department's Activity Report;

Adopted Council Bill #R-2023-12 to extend the urgency of Resolution #3169 to establish the Development Impact Fees listed in Appendix G immediately upon its approval to be effective immediately for an additional 30 days;

**RESOLUTION NO. 3173**

AN EXTENSION OF AN ADOPTED URGENCY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, IMMEDIATELY ESTABLISHING THE FEES PERTAINING TO THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY CIRCULATION-RELATED PROJECTS (APPENDIX G) WITHIN THE DEVELOPMENT IMPACT FEE CALCULATION UPDATE AND NEXUS REPORT

Approved an amendment to the Agreement to extend the contract for consultant services between the City of Loma Linda and Planning PLUS/P+ in an amount not-to-exceed of \$3,000 (pass-through fee) for additional review of a project application within the Planning Area 3-3 of the Groves at Loma Linda Specific Plan;

Awarded a contract to Sierra Pacific for the purchase and installation of four (4) street light poles in an amount of \$23,458.00;

Awarded a contract to Golden Bell Products, Inc. for cockroach management services to in an amount of \$13,671.00;

Approved a supplemental appropriation in the amount of \$17,900 from General Fund Balance, and Awarded a contract to Neuroth Construction to modify shower stall at Fire Station No. 1 in an amount of \$16,243.50;

Adopted Council Bill #R-2023-08 to approve the 2023-24 Budget for projects funded by for the Road Repair and Accountability Act (SB1) and repeal Resolution No. 3136

**RESOLUTION 3174**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO APPROVING THE 2023-24 BUDGET TO INCORPORATE A LIST OF PROJECTS FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT AND REPEALING RESOLUTION NO. 3116

Adopted Council Bill #R-2023-13 to order the preparation of the Annual Report for the Landscape Maintenance District No. 1 Annual Report – Fiscal Year 2023-2024

**RESOLUTION NO 3175**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA, INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2023/2024



Adopted Council Bill #R-2023-14 for preliminary approval of the Annual Report for the Landscape Maintenance District No. 1 Annual Report – Fiscal Year 2023-2024

**RESOLUTION NO. 3176**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, PRELIMINARILY APPROVING ENGINEER'S REPORT FOR FISCAL YEAR 2023/2024 FOR LANDSCAPE MAINTENANCE DISTRICT NO. 1

Adopted Council Bill #R-2023-15 to set the public hearing for June 13, 2023, for the Landscape Maintenance District No. 1 Annual Report – Fiscal Year 2023-2024

**RESOLUTION NO. 3177**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023/2024 IN LANDSCAPE MAINTENANCE DISTRICT NO. 1, AN ASSESSMENT DISTRICT; DECLARING THE WORK TO BE OF MORE SPECIAL THAN GENERAL PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREAS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 1 TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID DISTRICT AS LANDSCAPE MAINTENANCE DISTRICT NO. 1, DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR THE PUBLIC HEARING

Adopted Council Bill #R-2023-16 to order the preparation of the Annual Report for the Street Light Benefit Assessment District Annual Report – Fiscal Year 2023-2024

**RESOLUTION NO. 3178**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2023/2024

Adopted Council Bill #R-2023-17 for preliminary approval of the Annual Report for the Street Light Benefit Assessment District Annual Report – Fiscal Year 2023-2024

**RESOLUTION NO. 3179**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, PRELIMINARILY APPROVING ENGINEER'S REPORT FOR FISCAL YEAR 2023/2024 FOR STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1



Adopted Council Bill #R-2023-18 to set the public hearing for June 13, 2023, for the Street Light Benefit Assessment District Annual Report – Fiscal Year 2023-2024

**RESOLUTION NO. 3180**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023/2024 IN STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1, AN ASSESSMENT DISTRICT; DECLARING THE WORK TO BE OF MORE SPECIAL THAN GENERAL PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREAS WITHIN STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID DISTRICT AS STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1, DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO

Accepted as complete and authorized recordation of Notice of Completion for fabrication and installation of the ceramic tile mural at the City Library for \$22,400.00; Contractor: Michel Angela Petersen;

Accepted as complete and authorized recordation of Notice of Completion for Pavement Rehabilitation by Re-Play Method at Lawton Ave., Gower St., Saint David St., San Juan Dr., Loma Vista Dr., and Barton Frontage Rd. (CIP 23-113) in an amount of \$45,000.00; Contractor: Mike Roquet Construction Inc.;

Approved the purchase and installation of seven (7) Traffic Signal Battery Backup Systems from St. Francis Electric for \$34,645.00;

Approved the purchase of the MSA Evolution 6000 Xtreme Thermal Imaging Camera (TIC) for Medic Truck 252 from LN Curtis in an amount not to exceed \$11,000;

**Old Business** - None

**New Business**

**CC-2023-30 - Council Bill #R-2023-09 – Adopt a Resolution for the Measure I Five-Year Capital Improvement Plan for FY 2023/24 through FY 2027/28**

City Manager Thaiperpjr presented the report into evidence, discussing the capital projects planned for the next five years.

**Motion by Rigsby, seconded by Dailey to adopt Council Bill #R-2023-09 approving the Measure I Five-Year Capital Improvement Plan for FY 2023/24 through 2027/28 as presented; the City Clerk called roll and motion carried unanimously.**

**RESOLUTION NO. 3181**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, STATE OF CALIFORNIA, ADOPTING THE MEASURE I FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FY 2023/2024 THROUGH FY2027 /2028



### **Reports of Councilmen**

Mayor pro tempore Dailey complimented staff on the repaving of Mt. View Ave. He noted that the hardscape at the ramps at Mt. View Ave. requires clean-up. City Manager Thaiperrj would follow up with the contractor.

### **Reports of Officers**

City Manager Thaiperrj announced that on May 23, 2023, from 9 am to 11 am the City will have a re-grand opening of the Senior Center. He invited the Council to attend.

Discussion ensued about the Council's attendance for the upcoming meetings. It was determined that there would not be a quorum on June 13 but would have a quorum on May 23 for the budget review. He announced that there would be a second meeting in June to discuss the trash rate increase.

The meeting adjourned at 9:06 pm to May 23, 2023.

Approved at the meeting of June 27, 2023.



---

City Clerk





## Planning Commission Staff Report

---

### A. Approval of Minutes for February 19, 2025

Meeting	Agenda Group
Wednesday, March 19, 2025, 7:00 PM	Approval of Minutes Item: 4A.
From	
Tiffany Colwell, Administrative Specialist II	

Minutes are attached.

### Attachments

[Planning-Commission-02-19-2025-minutesdraft.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

February 19, 2025, 7:01 PM - February 19, 2025, 7:40 PM

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

- **Ryan Gallant**, Vice-Chairman
- **Larry Karpenko**, Commissioner
- **Doree Morgan**, Commissioner
- **Jay Nelson**, Commissioner
- **John Nichols**, Chairman

### **1. Call to Order**

---

**1A. Call to Order-** 7:01 PM

**1B. Roll Call-** 7:01 PM

**1C. Pledge of Allegiance-** 7:02 PM

**1D. Items to be Added or Deleted-** 7:02 PM

No items to be removed or added

**1E. Conflict of Interest Disclosure-** 7:02 PM

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

---

**2A. Public Comments-** 7:02 PM

No public comments for non-agenda items

### **3. Scheduled Items**

---

**3A. Public Hearing - Request to operate a wholesale nursery on a 4.2 acre developed site, with improvements, located at 26660 Citrus Avenue, within the High Density Residential (R-3) Land Use Designation and Zoning District-** 7:02 PM

Director Matarrita introduced Associate Planner Gabriel Rivera, who presented the proposed development for a Wholesale Nursery at 26660 Citrus Ave.

Associate Planner Rivera presented the project which includes an amendment to incorporate Landscape Nurseries – wholesale, as a conditionally permitted use, with a note that would restrict the use to only areas within the FEMA-designated flood hazard areas. He also discussed the site parking, landscape improvements, split rail fencing around the perimeter and the proposed conversion of an existing residence into an office. He confirmed the additional residence and garage on the lot would remain unchanged and not be integrated into the nursery operations.



The commissioners asked and David Mlynarski answered questions in regards to vehicle access to the site. Mlynarski confirmed a majority of their traffic will use California Street.

Commissioner Gallant inquired about the effects on housing requirements and Director Matarrita provided clarification that the project will not affect the housing element or density in the R3 zone, as the site is not listed within the sites housing inventory, the zoning remains residential, and the existing tenants at the site will continue to reside at the site.

Commissioner Morgan motioned for approval and Commissioner Jay Nelson seconded, with unanimous approval.

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

#### **4. Approval of Minutes**

---

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

##### **4A. Approval of Minutes 10-03-2024- 7:33 PM**

Minutes approved for Minutes of October 3, 2024.

Commissioner Morgan moved to approve, Commissioner Jay Nelson 2nd. Approved unanimously

#### **5. Reports**

---

##### **5A. Commissioners' Reports- 7:35 PM**

Commissioner Morgan wanted to express gratitude to the city for new streetlight on Bancroft Street.

##### **5B. Director's Reports- 7:35 PM**

Director Matarrita introduced Andy Ramirez as the new Assistant City Manager (ACM). Ramirez previously served as the Public Works Director for La Palma and brings extensive experience in Economic Development, and Associate Planner Gabriel Rivera, who began in January 2025.

Director Matarrita presented the monthly activity report to the commission. She notified the commission that staff will be bringing the architectural elevations for the Canyon Ranch subdivision site at the next scheduled meeting.

#### **6. Adjournment**

---

##### **6A. Adjournment- 7:39 PM**

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.