

Agenda

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION

REGULAR MEETING OF

JANUARY 15, 2014

7:00 p.m.

CITY COUNCIL CHAMBERS

A. CALL TO ORDER - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. ITEMS TO BE DELETED OR ADDED

E. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER) - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

F. NEW BUSINESS

None.

G. AGENDA (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER AGENDA ITEM)

1. Presentation by Walsh Construction relating to the proposed Veteran's Administration clinic on Redlands Boulevard and Bryn Mawr Avenue.

PUBLIC HEARINGS

2. TIME EXTENSION FOR PRECISE PLAN OF DESIGN NO. PPD 11-58 – (PUBLIC HEARING – LIMITED TO 30 MINUTES) – A time extension request for the proposed expansion of an existing 83-bed skilled nursing facility. The project includes the construction of a 46 unit (53-bed) assisted living residence with a secured memory care unit for up to 28 residents. The Parcel Map would merge the existing project site with the adjacent site to the west to create one parcel totaling three acres. The project site is located at 25383 Cole Street in the Institutional (I) Zone.

Staff Recommendation: Recommend approval to City Council.

3. **GENERAL PLAN AMENDMENT NO. GPA 13-097 – (PUBLIC HEARING – LIMITED TO 30 MINUTES) – Consideration of General Plan Amendment No. GPA 13-097, an update of the Housing Element for the 2014 through 2021 Planning Period.**

Staff Recommendation: Recommend approval to City Council.

4. **DEVELOPMENT CODE AMENDMENT NO. DCA 13-138 – (PUBLIC HEARING – LIMITED TO 30 MINUTES) – A City initiated ordinance to amend Chapter 17.48 – Commercial Manufacturing Zone, Chapter 17.60 – Institutional Zone, and Chapter 17.02 – Introduction and Definitions, of Title 17 (Zoning), and to define and add specific provisions and regulations relating to emergency shelters in the City of Loma Linda.**

STAFF RECOMMENDATION: Recommend approval to City Council

H. APPROVAL OF MINUTES – (LIMITED TO 5 MINUTES)

1. December 4, 2013

I. REPORTS BY THE PLANNING COMMISSIONERS

J. COMMUNITY DEVELOPMENT DIRECTOR REPORT

- K. 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. The Loma Linda Branch Library can also provide an agenda packet for your convenience.

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JANUARY 15, 2014

TO: PLANNING COMMISSION 

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: A Time Extension of Tentative Parcel Map No. 11-92 and Precise Plan of Design PPD No. 11-09

SUMMARY

The Applicant is requesting a one year time extension for the previously approved Precise Plan of Design to construct a new skilled nursing facility, which includes the construction of 46-unit (53-bed) which includes a secured memory care unit for up to 28 residents. The tentative parcel map would merge the existing project site with the adjacent parcel to the west to create one parcel totaling three acres. The project site is located at 25383 Cole Street in the Institutional Zone. These two applications were approved in conjunction with General Plan Amendment (GPA) No. 11-07 and Zone Change (ZC) No. 11-08.

BACKGROUND

On October 5, 2011, the Planning Commission recommended approval of GPA No.11-07, ZC 11-08, PPD No. 11-09 and TPM No. 11-92 for the above mentioned project.

On October 25, 2011, the City Council approved GPA No.11-07, ZC 11-08, PPD No. 11-09 and TPM No. 11-92 for the above mentioned project.

On September 17, 2012, the Applicant submitted a one-year time extension request.

On October 3, 2012, the Planning Commission continued the public hearing to the November 7, 2012 Commission to allow the applicant to address some outstanding issues.

On November 7, 2012, the Planning Commission recommended approval of a one year time extension request to the City Council.

On January 8, 2013, the City Council approved a one year time extension for PPD No. 11-09 and TPM No. 11-92.

On December 10, 2013, the City Council approved Final Parcel Map No. 19503.

On December 5, 2013, the Applicant submitted a one-year extension application for Precise Plan of Design No. PPD 11-09 and Tentative Parcel Map No. TPM 11-92.

ANALYSIS

The Applicant is requesting a one-year extension in order to obtain building permits for the above mentioned project. The Applicant has indicated that due to the economic downturn, they need additional time to complete the project. The Applicant has taken steps to move forward with the project, as Parcel Map No. 19503 was approved by the City Council on December 10, 2013. The Applicant is not proposing to change the scope of the project. The approved Conditions of Approval allow the applicant to submit a request for a one-time extension not to exceed 12 months. Staff has included a copy of the Applicant's one-year time extension request (Exhibit B).

ENVIRONMENTAL

On December 13, 2011, the City Council adopted a Mitigated Negative Declaration (MND) for the project and approved PPD No. 11-09, TPM No. 11-92, GPA No. 11-07, and ZC No. 11-08. The request for a one-year time extension for PPD No. 11-09 and TPM No. 11-92 falls within the scope of the project MND and as such, no additional environmental review is required.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of a one year time extension for Precise Plan of Design No. PPD 11-09 and Tentative Parcel Map No. TPM 11-92 based on the analysis and original staff report and project findings and subject to the Revised Conditions of Approval (Exhibit A).

Report prepared by:

Guillermo Arreola
Associate Planner

EXHIBITS

- A – Revised Conditions of Approval
- B – Applicant's Time Extension Request

CONDITIONS OF APPROVAL

(GPA NO. 11-07, ZC NO. 11-08, TPM NO. 11-92 AND PPD NO. 11-09)

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year of this approval, the Precise Plan of Design shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:

TPM 11-92 AND PPD 11-09

EXPIRATION DATE:

_____, 2015

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. 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, Redevelopment Agency (RDA), 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 and RDA of any costs and attorneys fees, which the City or RDA 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.
4. Construction 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/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.

EXHIBIT – A

5. 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.
6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and 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.
7. All construction shall meet the requirements of the latest adopted California Building Code (CBC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of any Building Permit(s).
8. 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 (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.
9. Mitigation Measure. Prior to issuance of a Certificate of Occupancy, the applicant shall submit a photometric plan and final lighting plan to the City showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent light and/or glare to existing residences to the east and north.
10. The developer shall require that all construction equipment activities be restricted to occur only between the hours of 7:00 a.m. to 6:00 p.m. weekdays and Sundays. Construction activities shall not occur on Saturdays or Holidays.
11. The developer shall locate construction staging areas as far from existing noise-sensitive land uses as feasible.
12. Mitigation Measure. The construction schedule shall include a three-week (at a minimum) coating schedule.

13. Mitigation Measure. 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:
- The project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
- (a) The project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
- (b) The project proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
- (c) The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.
14. Mitigation Measure. The operator 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.
15. Mitigation Measure. 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.
16. Mitigation Measure. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
17. Mitigation Measure. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
18. Mitigation Measure. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits.
19. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from

both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.

20. The applicant to pay all required development impact fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.
21. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.
22. The project shall comply with the City Art in Public Places Ordinance (LLMC Chapter 17.26), which establishes grounds for compliance for new enterprises to facilitate public art. The establishment of artistic assets will be financed and/or constructed by the development community as part of the development requirements.
23. Mitigation Measure. Should paleontological resources be uncovered during grading, a qualified vertebrate paleontologist shall be contracted to perform a field survey to determine and record any nonrenewable, paleontological resources found on site. The professional will be able to find, determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.
24. Mitigation Measure If human remains of any kind are found during excavation and construction activities, all activities must cease immediately and the San Bernardino County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission. The Native American Heritage Commission will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. If a most likely descendant cannot be identified, or the most likely descendant fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the contractor shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
25. Mitigation Measure. A qualified archaeological monitor will be retained during grading of the site if remains of prehistoric, historic, or paleontological origin are unearthed. They shall be handled in accordance with current standards and

guidelines to ensure adequate identification, recordation, and/or recovery of potentially significant human remains.

26. Mitigation Measure. At a minimum of 30 days prior to any grading, the City shall notify the tribal councils of the San Manuel and Morongo Bands of Mission Indians of proposed grading activities, and arrange for Native American participation if requested by the tribal councils.
27. The project shall comply with all non-exempt provisions of Measure V and shall pay the full amount or any recalculated development impact fees, including traffic impact fees, prior to occupancy.

Landscaping

28. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.
29. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.
30. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.
31. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.
32. Mitigation Measure. Should the relocation or removal of any tree be required, the applicant shall submit an Arborist Report prior to site disturbance. Any removal or replacement of trees shall be in accordance with the City's Tree Preservation Ordinance.

FIRE DEPARTMENT

33. All construction shall meet the requirements of the editions of the 2010 California Building Code (CBC) and the 2010 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.

34. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building 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 at (909) 799-2859.
35. Fire Department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City manager's Executive Order.
36. The applicant shall meet the Fire Departments requirements regarding emergency access to the site. The site circulation shall meet the performance requirements of all emergency vehicles.
37. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Fire Department.

PUBLIC WORKS DEPARTMENT

38. The developer shall submit an engineered grading plan for proposed project.
39. All utilities shall be underground. The City of Loma Linda shall be the sewer purveyor.
40. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.
41. All public improvement plans shall be submitted to the Public Works Department for review and approval.
42. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
43. An approved parcel map is required for the consolidation of the associated parcels. This process shall be completed prior to the issuance of the construction/building permit.
44. 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.

45. Mitigation Measure. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.
46. Mitigation Measure. The project proponent shall design an on-site retention/detention basin to accommodate on-site storm water. The retention/detention basin may be temporary so that at the time the City's storm water system is extended the basin can be removed.

Applicant signature

Date

Owner signature

End of Conditions

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RECEIVED

December 04, 2013

DEC 05 2013

City of Loma Linda
Comm. Dev. Dept.

City of Loma Linda
Community Development Department
Planning Department
25541 Barton Road
Loma Linda, CA 92354
909.799.2830

Mr. Konrad Bolowich, Director
Mr. Guillermo Arreola, Associate Planner

Re: Linda Valley – Residential Care Facility
25383 Cole Street
Loma Linda, CA 92354
Job #: 08019.00

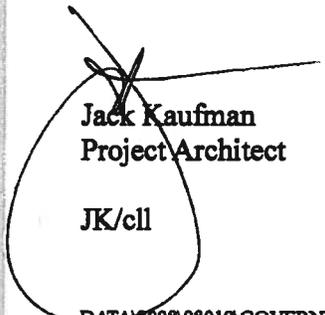
GPA # 11-07, ZC # 11-08, TPM # 11-92, & PPD # 11-09

Mr. Bolowich & Mr. Arreola:

On behalf of the Owners, we would like to make a request for an extension to this project and its approvals. Due to the economic times this need for an extension is necessary, as the Owner begins his final process of gathering funding and plans to proceed with this project (construction documents & plan check submission) before the end of the year.

Respectfully,

IRWIN PARTNERS ARCHITECTS


Jack Kaufman
Project Architect

JK/cll

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EXHIBIT - B

Staff Report

City of Loma Linda

From the Community Development Department

PLANNING COMMISSION MEETING OF JANUARY 15, 2014

TO: Planning Commission

FROM: Konrad Bolowich, Assistant City Manager 

SUBJECT: General Plan Amendment (GPA) 13-097 – Consideration of a Mitigated Negative Declaration and General Plan Amendment 13-097, an Amendment to the General Plan Housing Element for the 2014 through 2021 Planning Period

RECOMMENDATION

It is recommended that the Planning Commission recommend approval of General Plan Amendment (GPA) 13-097 to the City Council.

BACKGROUND

The Housing Element is one of seven mandatory elements, or chapters, of a General Plan, as required by the State of California. The Housing Element assesses the housing needs of all economic segments of the community and defines the goals and policies that will guide the approach to resolving housing needs through a number of recommended programs. As required by law, the Housing Element must be updated periodically to ensure that it contains the latest available data, addresses any new statutory requirements, and accommodates the Regional Housing Needs Assessment (RHNA). The update also allows the City to evaluate and adjust its housing-related programs to reflect changing community needs and available resources.

City staff and MIG-Hogle-Ireland, have prepared an update to the City's General Plan Housing Element for the 2014-2021 planning period. State law requires that Housing Elements be updated on a prescribed schedule. The consultant held a public meeting with the City Council, the Planning Commission, and housing stakeholders on September 10, 2013, and incorporated their comments into the final draft. To avoid potential penalties, the City needs to adopt the Housing Element by February 13, 2014, so it is intended that the City Council will consider the updated Housing Element at the February 11, 2014 meeting for final adoption. The Housing Element will be forwarded to HCD for final certification contingent upon City Council approval.

ANALYSIS

The City of Loma Linda continues to grow, and with that growth comes the need for more housing—not only more units, but a broader array of housing types to meet evolving household types and sizes, and a greater variety of housing price points that

people at all income levels can afford. The City's General Plan lays out the strategy to meet this challenge by directing growth to future mixed-use neighborhoods strategically located to provide opportunities for housing, jobs, transit, and basic amenities in cohesive districts. By integrating the City's housing strategy, with its growth strategy the City can promote economic development, put strategies in place to reduce housing costs, minimize environmental impacts, and enhance the quality of life.

The 2014-2021 Housing Element of the General Plan is the City's blueprint for meeting its housing and growth challenges. It identifies housing conditions and needs; reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy; and provides programs the City has committed to implement to provide an appropriate range of housing opportunities.

Overview and Purpose of the Housing Element

The Housing Element identifies housing needs in Loma Linda, the sites that can accommodate these needs, and the policies and programs to assure that the housing units necessary to meet these needs can be provided. The primary goal of the Housing Element is to provide a range of housing opportunities for all income groups.

The Housing Element covers the planning period of October 15, 2013 to October 15, 2021, and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities, 2) provide housing opportunities for persons of lower and moderate incomes, 3) preserve the quality of the existing housing stock in Loma Linda, 4) minimize governmental constraints, and 5) promote equal housing opportunities for all residents.

By law, the Housing Element must contain these following major components:

- An analysis of demographic and housing characteristics and trends
- A review of potential market, governmental, and environmental constraints to meeting identified housing needs
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of past accomplishments under the previous Housing Element
- A housing plan to address the identified housing needs, including housing goals, policies, and programs

The California Government Code also requires that General Plans contain integrated, consistent sets of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element and Circulation Element. The Housing Element is internally consistent with the balance of the General Plan. As portions of the General Plan are amended in the future, each of the elements of the General Plan, including the Housing Element, will be reviewed to ensure internal consistency is maintained.

Demographic Overview

The Housing Needs Assessment (Appendix A) provides a comprehensive overview of Loma Linda's population, household, and housing stock characteristics, and an analysis of these factors in order to identify housing needs of the variety of household types and special needs across the City. The Needs Assessment indicates that while local households earn higher incomes than households countywide, issues with affordability of housing persist. Specifically:

- The median household income in Loma Linda is \$61,116 according to 2011 Census data, higher than the median household income for San Bernardino County (\$55,583). Overall, Loma Linda has a larger proportion of residents earning over \$75,000 than the County, and a smaller proportion of residents earning between \$35,000 and \$74,999 per year.
- Due to the large student population, over 60 percent of households live in rental housing.
- Forty percent of households are considered low- or moderate-income households, meaning these households earn 80 percent or less of the area median income (AMI) for the County (\$65,000).
- Close to half (47 percent) of renters pay over 30 percent of their income for housing (compared to 30 percent of owners).
- Median home sale prices in Loma Linda were higher than in neighboring and surrounding jurisdiction.
- Single-family home ownership is beyond the reach of low- and moderate-income households. For home ownership, some of these households may be able to afford a condominium, but the unit may not be adequately sized for them. In the rental market, generally only moderate-income households cannot afford the market rents in Loma Linda without experience cost burden (paying over 30 percent of their income for housing).

Like other cities, Loma Linda has a special needs population that has more difficulty finding decent, affordable housing due to their special circumstances. In particular:

Federal Department of Housing and Urban Development (HUD)

- The 2009 Comprehensive Housing Affordability Strategy (CHAS) report revealed that 72 percent of renting seniors in Loma Linda paid more than 30 percent of their income on housing, experiencing a housing cost burden, compared with only 26 percent of elderly owner-occupied households.
- In 2010, 43.7 of the elderly population were disabled.
- 2011 Census data indicate that Loma Linda has 2,546 (11 percent of the total population) civilian, non-institutionalized residents aged 5 or over with disabilities. Approximately half of disabled residents are over the age of 65.
- 2011 Census data indicate that 3,461 Loma Linda residents were enrolled in undergraduate or graduate studies.

Therefore, there is a need within the City for affordable housing for the elderly, disabled, and students. For the elderly and disabled, housing equipped with handicapped access and facilities is important.

Housing Constraints

Governmental, infrastructure, environmental, and market factors may constrain the provision of adequate and affordable housing in a city. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance and improvement of housing for all persons of all income levels and disabilities.

While governmental regulations are established to protect the health and safety of residents, they also set limits on residential development; these regulations include zoning, land use entitlement processing, and growth limits. Specific constraints to housing development in Loma Linda include:

- Development guidelines that are inconsistent with state laws addressing second units and density bonuses)
- Lack of zoning provisions related to housing for persons with disabilities, including provisions facilitating or constraining the production of housing that is designed for persons with disabilities
- The City's zoning code does not address the requirement under Senate Bill 2 (SB2, in effect since 2008). SB 2 strengthens existing housing element requirements to provide the opportunity for the development of emergency shelters and transitional and supportive housing. SB 2 ensures that zoning, development, and management standards and permit procedures limit the denial of emergency shelters.
- Market conditions also pose significant constraints, including high land, construction, and financing costs. Also, restricted financing availability is of concern, although the City has little ability to reduce these constraints.

Meeting the Regional Housing Needs Assessment (RHNA)

A core component of the Housing Element is the Regional Housing Needs Assessment, or RHNA. The RHNA, developed through a process directed by the Southern California Association of Governments, represents the number of housing units—divided into various household income categories—that have been calculated to represent Loma Linda's "fair share" of the regional housing need during the Housing Element planning period. By law, the City is required to show in the Housing Element that adequate sites are available in Loma Linda to accommodate the construction of new housing units consistent with the RHNA. Recognizing that development is often constrained by the market and environmental and other factors, the law makes no mandate that these units actually be built. Rather, housing law merely requires that the City do its part to facilitate housing construction by identifying "adequate sites."

Loma Linda's RHNA for the 2014-2021 planning period has been determined by SCAG to be 1,095 housing units, including 254 units for extremely/very low-income households, 177 units for low-income households, 202 units for moderate-income households, and 462 units for above moderate-income households. Because the City of Loma Linda adopted a Housing Element for the 2008-2014 Housing Element planning period that was not found in compliance by the California Department of Housing and Community Development (HCD), state law requires the City's current (2013-2021) Housing Element to analyze any very low and low income unaccommodated housing needs for the previous planning period (2008-2014), in addition to the current needs. That is, any deficit in very low and low income housing units from the 2008 RHNA must be accommodated in this Housing Element. With credit for the 463 units developed, under construction, or approved, the remaining unaccommodated RHNA (2008) of 701 very low and low income units, in addition to the current RHNA of 1,095 units, yields a RHNA of 1,796 units that must be accommodated during the 2013 to 2021 planning period. These units are distributed as follows: 671 extremely low/very low-income units, 461 low-income units, 202 moderate-income units and 462 above moderate-income units.

Many residential development opportunities are available to address the RHNA. The opportunities shown in this Element consist predominantly of vacant residential sites and vacant and underutilized land within Special Planning Areas. The site inventory has identified capacity for 2,390 units, 1,538 of which are on sites suitable for development of lower-income housing. The sites and RHNA comparison indicates that there are adequate sites to accommodate the total RHNA (2014 RHNA and 2008 unaccommodated RHNA).

Policies and Programs

Housing policies and eight implementing programs (with multiple action items each) have been developed in response to the analysis. A summary of actions—including identification of funding sources, responsible entities, and time frames for implementation—is also presented. They are organized under the following goals:

1. Provide adequate sites to meet the 2014-2021 RHNA.
2. Assist in the development of housing to meet the needs of lower income households.
3. Address and where appropriate, and legally possible, remove governmental constraints to housing development.
4. Conserve, preserve, and improve the condition of the existing affordable housing stock.
5. Promote equal housing opportunity.

The goals and corresponding policies and programs address the objectives required by and delineated in state law (California Code Section 65583 [c][1]).

On November 20, 2013, staff submitted a draft of the Housing Element to HCD for review. On December 19, 2013, staff participated in a conference call with HCD staff and the consultant team; HCD provided direction and recommended revisions to the Draft Element. The following table includes the comment/topic raised by HCD Staff, and the City's response:

City of Loma Linda HE HCD Review and Revisions January 2014	
HCD Comment or Topic	Revision
Unaccommodated RHNA – Moderate and Above Moderate RHNA units from 2008 are not required to rollover.	Document has been edited to reflect State law which does not require rollover of the moderate and above moderate income unaccommodated RHNA from 2008 (Table 5.B). This resulted in a surplus of units to meet the RHNA. As such, SPA G was removed from the sites inventory, and no rezoning program is included.
Table 5-B (RHNA credits) – clarify affordability mechanism for the affordable housing developments in the City	Affordability mechanism added to affordable housing developments in Table 5.B
When were the Special Planning Areas (SPAs) created?	The SPAs were created in 2006. Detailed development guidance was included in the 2009 General Plan update.
Emergency Shelter Ordinance (Senate Bill 2) – The way the proposed ordinance is worded places the burden on the applicant to determine the level of homeless shelter need and number of shelter beds available in the City. Will the proposed ordinance have a sunset clause?	<p>Wording has been changed to remove burden on applicant– shelters will be permitted by right, unless the City determines that the number and type of beds exceeds the need for emergency shelters, then it will require a CUP. No sunset clause will be included in ordinance</p> <p>Emergency Shelter Ordinance will be adopted prior to adoption of the Housing Element</p> <p>Edits reflected in the Constraints Section 5.B.1.2 And Program 5.5</p>
Transitional/supportive housing – When amending the development code, transitional and supportive housing should not be treated differently than other similar uses. So if these development function as a residential use, they should be treated as such.	Consistent with State law, Program 5.5 has been edited to read: <u>“Transitional and supportive housing will be permitted by right in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.”</u>

City of Loma Linda HE HCD Review and Revisions January 2014	
HCD Comment or Topic	Revision
Employee Housing Act – Does the City comply with the Employee Housing Act?	<p>Yes, the City complies with the State Employee Housing Act.</p> <p>Constraints section 5.B.1.2 is edited to read: “The City complies with the State Employee Housing Act (Section 17000 of the Health and Safety Code) and will allow employee/farmworker housing in zones allowing agricultural uses. <u>In accordance with Health and Safety Code Section 17021.5 and 17021.6 employee housing occupied by six (6) or fewer employees in a single family structure, are treated the same as any other single family dwelling in the same zone.</u>”</p>
<p>Second unit</p> <ol style="list-style-type: none"> 1. Required covered parking space may be a constraint to development of second units 2. Will new ordinance be consistent with State law? 	<ol style="list-style-type: none"> 1. Table 5.B.C. indicated that a second unit required a COVERED parking space. This was a mistake. LLMC 17.34.020 indicates that the space can be open. Text has been edited. 2. Consistent with State law, the City will remove the rental prohibition and age requirements currently in place for second units. Program 5.5 edited to include “Bring the Second Unit Ordinance into compliance with state law. <u>Remove the rental prohibition and age requirements currently in place for second units</u>”
<p>Land Use Controls (Parking)</p> <ol style="list-style-type: none"> 1. Parking requirements for senior housing (covered spaces required) and Multi Family Guest parking may be a constraint to development of second units 2. Required covered parking space may be a constraint to development of second units 	<ol style="list-style-type: none"> 1. To address issue 1, Program 5.5 has been edited to include the following action item <u>“Evaluate, and modify if necessary, parking standards to ensure that they do not constrain the development of housing, specifically senior housing and multi-family housing.”</u> 2. Table 5.B.C. indicated that a second unit required a COVERED parking space. This was a mistake. LLMC 17.34.020 indicates that the space can be open. Text has been edited

City of Loma Linda HE HCD Review and Revisions January 2014	
HCD Comment or Topic	Revision
Development Fees – Development fee table is missing school impact fees and sewer capacity fees	Although the fees are collected by the school district and the City of San Bernardino, school impact fees and sewer capacity fees have been added to Table 5.B.E and subsequent text.
Permit Process – Explain the difference between a PPD and CUP when permitting multifamily development. Does program 5.5 apply to all multifamily developments (any size)?	The HE indicates that developments with 4 or more units required a CUP. That was incorrect. A CUP is required if a developments intends to exceed the established development standards. Section 5.B.1.8 has been edited to reflect this correction. To address the potential constraint related to requiring a PPD for multifamily development, Program 5.5 includes an action item to “Modify permit procedures for <u>all</u> multifamily development within multifamily zones to permit these developments ministerially rather than administratively.” This will apply to all multifamily developments.
The Non-Governmental Constraints section should construction cost estimates for residential development.	Constraints Section 5.B.3.1 updated to include information for SF and MF unit construction costs based on International Code Council Building Valuation Data.
Senate Bill 375 requires specific timing information for programs– for Program 5.1 please add timeframe for crafting of land use regulations for Special Planning Area C	The revised Housing Element shows a surplus of units to meet the RHNA requirements. Therefore, no rezone program is included, and action items related to SPA C have been removed.
Housing Plan: Housing Element programs should include actions to facilitate development of extremely low income housing. The City of Artesia has a good program example.	To reduce redundancy, portions of the example HCD provided (Artesia) was folded into a policy and 2 programs that contained similar language already. Specifically, Policy 2.1 and Programs 5.2 and 5.3 have been edited.
The residential rehabilitation program from the previous Housing Element should probably be included even though there is no funding for it.	Program 5.9 was added to the Housing Plan with the intent of searching for potential funding and reinstating the housing rehabilitation program if funding was found.

City of Loma Linda HE HCD Review and Revisions January 2014	
HCD Comment or Topic	Revision
Senate Bill 812 requires addressing the housing needs of persons with developmental disabilities.	An action item for persons with developmental disabilities is already included in first action item of Program 5.3 The Element has been edited to add additional reference to the housing needs of developmentally disabled persons in Policy 1.2 and Program 5.2
Although the City has no affordable housing units with expiring affordability covenants, the City should include a program to address potential affordable units that could be at-risk for conversion to market rate housing during the next ten years.	Program 5.10 was added to the Housing Plan with the intention of monitoring affordable developments in case affordability is threatened (no developments are currently at risk of converting in the next 10 years).
Senate Bill 1087 requires that the City provide a copy of the Housing Element within 30 days from adoption of the Element to all Water and Sewer service providers.	Program 5.7 has been added stating that the City will forward the Housing Element to all water and sewer service providers within 30 days of HE adoption.
<p>Special Planning Area (SPA) Issues</p> <ol style="list-style-type: none"> 1. How will affordability in these areas be assured? 2. Is there an interpretation of the expected SPA land uses in writing? 3. The Element Indicates that LLUMC expects development in the SPA areas near the University. What is this based on? 4. Will SPA B include dormitories? 	<ol style="list-style-type: none"> 1. Government Code Section 65583.2(c)(3)(B) HCD is obligated to accept sites with density standards (20 du/acre or higher in Loma Linda) appropriate to encourage affordable housing The SPAs allow up to 20 du/acre for very high density development and mixed use development. 2. Yes, specific interpretation of the expected land uses is included in the Land Use Element of the General Plan 3. LLUMC is committed to expanding housing opportunities to address the high demands of the LLUMC community. 4. SPA B may potentially have dormitories but the Sites inventory accounts for this by scaling back the development scenarios to account for non-residential development and dormitories and the realistic capacity calculations do not include dormitories. Because of the large graduate students and faculty and staff population, the demand is for traditional multi-family – rental and ownership- units.

City of Loma Linda HE HCD Review and Revisions January 2014	
HCD Comment or Topic	Revision
	Supporting information for this topic has been added to Sections 5.2.3.1 and 5.2.3.5.
Because of the mix of smaller and very large parcels in the Sites Inventory, the City should consider adding a program to assist with development of small lots, lot consolidation and lot subdivision for large lots.	Program 5.6 has been added <i>to encourage lot consolidation and subdivision.</i>
Realistic Capacity for potential mixed use development – What factors are used to support the expected development levels? What trends or development history support this?	Section 5.2.3.1 is edited to expand on housing demand from University and Medical Center community and includes development example adjacent to UC Riverside.

ENVIRONMENTAL

Pursuant to the California Environmental Quality Act (CEQA), the proposed update/amendments to the Housing Element has been determined to be exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3). A notice of exemption will be filed upon adoption of the Housing Element.

CONCLUSION

It is the responsibility of each city to identify the housing needs of the community and to adopt policies and prepare programs aimed at meeting those needs. To this end, the updated Housing Element has been prepared. The proposed updated Housing Element was revised to thoroughly address and meet all the statutory requirements of State planning law. The information and policies included in the Housing Element will serve as background and direction for all subsequent housing-related decisions and activities in the City for the 2014-2021 planning period.

The City will satisfy its RHNA obligations by encouraging and facilitating the development of vacant and underutilized sites with residential uses in the low- and moderate-income categories commensurate with the City’s housing need.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

FISCAL IMPACT

The City will incur costs to implement Housing Element programs and action plans during the 2014-2021 planning period. Implementation costs will be budgeted for each fiscal year in accordance with program/action plan timeframes.

EXHIBIT

A – Housing Element

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City of Loma Linda

2014-2021 Housing Element

City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354

HCD Review Draft
January 2014



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Executive Summary

The City of Loma Linda continues to grow, and with that growth comes the need for more housing—not only more units, but a broader array of housing types to meet evolving household types and sizes, and a greater variety of housing price points that people at all income levels can afford. The City's General Plan lays out the strategy to meet this challenge by directing growth to future mixed-use neighborhoods strategically located to provide opportunities for housing, jobs, transit, and basic amenities in cohesive districts. By integrating the City's housing strategy, with its growth strategy the City can promote economic development, put strategies in place to reduce housing costs, minimize environmental impacts, and enhance the quality of life.

The 2014-2021 Housing Element of the General Plan is the City's blueprint for meeting its housing and growth challenges. It identifies housing conditions and needs; reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy; and provides programs the City has committed to implement to provide an appropriate range of housing opportunities.

Overview and Purpose of the Housing Element

The Housing Element identifies housing needs in Loma Linda, the sites that can accommodate these needs, and the policies and programs to assure that the housing units necessary to meet these needs can be provided. The primary goal of the Housing Element is to provide a range of housing opportunities for all income groups.

The Housing Element covers the planning period of October 15, 2013 to October 15, 2021, and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities, 2) provide housing opportunities for persons of lower and moderate incomes, 3) preserve the quality of the existing housing stock in Loma Linda, 4) minimize governmental constraints, and 5) promote equal housing opportunities for all residents.

By law, the Housing Element must contain these following major components:

- An analysis of demographic and housing characteristics and trends
- A review of potential market, governmental, and environmental constraints to meeting identified housing needs
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of past accomplishments under the previous Housing Element
- A housing plan to address the identified housing needs, including housing goals, policies, and programs

The California Government Code also requires that General Plans contain integrated, consistent sets of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element and Circulation Element. The Housing Element is internally consistent with the

¹ The Housing Element planning period is different from the RHNA planning period. While the Housing Element covers the period of October 15, 2013 to October 15, 2021, the RHNA covers the period of January 1, 2014 to October 31, 2021.

balance of the General Plan. As portions of the General Plan are amended in the future, each of the elements of the General Plan, including the Housing Element, will be reviewed to ensure internal consistency is maintained.

Demographic Overview

The Housing Needs Assessment (Appendix A) provides a comprehensive overview of Loma Linda's population, household, and housing stock characteristics, and an analysis of these factors in order to identify housing needs of the variety of household types and special needs across the City. The Needs Assessment indicates that while local households earn higher incomes than households countywide, issues with affordability of housing persist. Specifically:

- The median household income in Loma Linda is \$61,116 according to 2011 Census data, higher than the median household income for San Bernardino County (\$55,583). Overall, Loma Linda has a larger proportion of residents earning over \$75,000 than the County, and a smaller proportion of residents earning between \$35,000 and \$74,999 per year.
- Due to the large student population, over 60 percent of households live in rental housing.
- Forty percent of households are considered low- or moderate-income households, meaning these households earn 80 percent or less of the area median income (AMI) for the County (\$65,000).
- Close to half (47 percent) of renters pay over 30 percent of their income for housing (compared to 30 percent of owners).
- Median home sale prices in Loma Linda were higher than in neighboring and surrounding jurisdiction.
- Single-family home ownership is beyond the reach of low- and moderate-income households. For home ownership, some of these households may be able to afford a condominium, but the unit may not be adequately sized for them. In the rental market, generally only moderate-income households cannot afford the market rents in Loma Linda without experience cost burden (paying over 30 percent of their income for housing).

Like other cities, Loma Linda has a special needs population that has more difficulty finding decent, affordable housing due to their special circumstances. In particular:

Federal Department of Housing and Urban Development (HUD)

- The 2009 Comprehensive Housing Affordability Strategy (CHAS) report revealed that 72 percent of renting seniors in Loma Linda paid more than 30 percent of their income on housing, experiencing a housing cost burden, compared with only 26 percent of elderly owner-occupied households.
- In 2010, 43.7 of the elderly population were disabled.
- 2011 Census data indicate that Loma Linda has 2,546 (11 percent of the total population) civilian, non-institutionalized residents aged 5 or over with disabilities. Approximately half of disabled residents are over the age of 65.
- 2011 Census data indicate that 3,461 Loma Linda residents were enrolled in undergraduate or graduate studies.

Therefore, there is a need within the City for affordable housing for the elderly, disabled, and students. For the elderly and disabled, housing equipped with handicapped access and facilities is important.

Housing Constraints

Governmental, infrastructure, environmental, and market factors may constrain the provision of adequate and affordable housing in a city. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance and improvement of housing for all persons of all income levels and disabilities.

While governmental regulations are established to protect the health and safety of residents, they also set limits on residential development; these regulations include zoning, land use entitlement processing, and growth limits. Specific constraints to housing development in Loma Linda include:

- Development guidelines that are inconsistent with state laws addressing second units and density bonuses)
- Lack of zoning provisions related to housing for persons with disabilities, including provisions facilitating or constraining the production of housing that is designed for persons with disabilities
- The City's zoning code does not address the requirement under Senate Bill 2 (SB2, in effect since 2008). SB 2 strengthens existing housing element requirements to provide the opportunity for the development of emergency shelters and transitional and supportive housing. SB 2 ensures that zoning, development, and management standards and permit procedures limit the denial of emergency shelters.
- Market conditions also pose significant constraints, including high land, construction, and financing costs. Also, restricted financing availability is of concern, although the City has little ability to reduce these constraints.

Meeting the Regional Housing Needs Assessment (RHNA)

A core component of the Housing Element is the Regional Housing Needs Assessment, or RHNA. The RHNA, developed through a process directed by the Southern California Association of Governments, represents the number of housing units—divided into various household income categories—that have been calculated to represent Loma Linda's "fair share" of the regional housing need during the Housing Element planning period. By law, the City is required to show in the Housing Element that adequate sites are available in Loma Linda to accommodate the construction of new housing units consistent with the RHNA. Recognizing that development is often constrained by the market and environmental and other factors, the law makes no mandate that these units actually be built. Rather, housing law merely requires that the City do its part to facilitate housing construction by identifying "adequate sites."

Loma Linda's RHNA for the 2014-2021 planning period has been determined by SCAG to be 1,095 housing units, including 254 units for extremely/very low-income households, 177 units for low-income households, 202 units for moderate-income households, and 462 units for above moderate-income households. Because the City of Loma Linda adopted a Housing Element for the 2008-2014 Housing Element planning period that was not found in compliance by the California Department of Housing and Community Development (HCD), state law requires the City's current (2013-2021) Housing Element to analyze any very low and low income unaccommodated housing needs for the previous planning period (2008-2014), in addition to the current needs. That is, any deficit in very low and low income housing units from the 2008 RHNA must be accommodated in this Housing Element. With credit for the 463 units developed, under construction, or approved, the remaining unaccommodated RHNA (2008) of 701 very low and low income units, in addition to the current RHNA of 1,095 units, yields a RHNA of 1,796 units that must be accommodated during the 2013 to 2021 planning period. These units are distributed as follows: 671 extremely low/very low-income units, 461 low-income units, 202 moderate-income units and 462 above moderate-income units.

Many residential development opportunities are available to address the RHNA. The opportunities shown in this Element consist predominantly of vacant residential sites and vacant and underutilized land within Special Planning Areas. The site inventory has identified capacity for 2,390 units, 1,538 of which are on sites suitable for development of lower-income housing. The sites and RHNA comparison indicates that there are adequate sites to accommodate the total RHNA (2014 RHNA and 2008 unaccommodated RHNA).

Policies and Programs

Housing policies and eight implementing programs (with multiple action items each) have been developed in response to the analysis. A summary of actions—including identification of funding sources, responsible entities, and time frames for implementation—is also presented. They are organized under the following goals:

1. Provide adequate sites to meet the 2014-2021 RHNA.
2. Assist in the development of housing to meet the needs of lower income households.
3. Address and where appropriate, and legally possible, remove governmental constraints to housing development.
4. Conserve, preserve, and improve the condition of the existing affordable housing stock.
5. Promote equal housing opportunity.

The goals and corresponding policies and programs address the objectives required by and delineated in state law (California Code Section 65583 [c][1]).



HOUSING ELEMENT

5.1 Introduction

Housing has been and will continue to be one of the basic needs that must be accommodated within the City of Loma Linda. The Housing Element describes the existing housing available, as well as the goals and supporting policies the City will follow to ensure that adequate provisions are made to meet the housing needs of all segments of the community.

5.1.1 Regional Location

The City of Loma Linda is located within western San Bernardino County approximately 60 miles east of the City of Los Angeles, California. Jurisdictions that border Loma Linda include the cities of Redlands and San Bernardino to the north; the city of Redlands and unincorporated San Bernardino County to the east; unincorporated Riverside and San Bernardino Counties to the south; and unincorporated San Bernardino County and the cities of Colton and San Bernardino to the west.

The Planning Area for the Housing Element includes the existing City limits, which encompass eight square miles. The City is approximately 40 percent developed, with the remainder comprising agricultural areas, open space, and vacant lands. Much of the remaining land is located in hillside areas that provide an important scenic backdrop to the City. According to the California Department of Finance, the 2013 population of the City of Loma Linda is 23,476.

5.1.2 Purpose of the Housing Element

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. This Housing Element responds to those requirements, and responds specifically to conditions and policy directives unique to Loma Linda.

5.1.3 Scope and Content of the Housing Element

The Housing Element covers the planning period of October 15, 2013 to October 15, 2021 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes, 3) preserve the quality of the existing housing stock in Loma Linda, 4) minimize governmental constraints, and 5) promote equal housing opportunities for all residents.

Toward these ends, the Housing Element consists of:

- An introduction of the scope and purpose of the Housing Element
- An evaluation of land, administrative, and financial resources available to address the housing goals

- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs
- Appendices that include an analysis of the City's demographic and housing characteristics and trends; a review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs; and a review of past accomplishments under the previous Housing Element

In response to updated Housing Element law, this Housing Element addresses SB 812 that requires an assessment of the housing needs of developmentally disabled persons. SB 244 requires cities and counties, prior to adoption of the Housing Element, to address the infrastructure needs of disadvantaged unincorporated communities outside the city's limits but within the city's planning area. According to the maps from the California Department of Water Resources, Loma Linda contains no disadvantaged communities within its sphere of influence.

5.1.4 Consistency with Other General Plan Elements

The California Government Code requires that General Plans contain integrated, consistent sets of goals and policies. The Housing Element is, therefore, affected by policies in the Land Use Element and Circulation Element. The Housing Element is internally consistent with the balance of the General Plan. As portions of the General Plan are amended in the future, each of the elements of the General Plan, including the Housing Element, will be reviewed to ensure internal consistency is maintained.

State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. The City of Loma Linda completed a comprehensive General Plan update in 2009. As such, information on flood hazard and management is up to date. Moving forward, the City will ensure compliance with this requirement by reviewing its Safety and Conservation Elements upon future Housing Element revisions.

5.1.5 Citizen Participation

The legislature requires that local Housing Elements be prepared with the participation of all economic segments of the community. All segments of the Loma Linda community were encouraged by the City to participate in the preparation of the Housing Element through a combination of public notices and direct contacts with organizations serving low-income and special needs groups. They were invited to a joint City Council and Planning Commission Housing Element study session at City Hall on September 10, 2013. The focus of the study session was to provide information on the Housing Element update and to identify potential issues and topics for inclusion into the Housing Element. To reach all economic segments of the community, the following non-profit and community services organizations were contacted during the preparation of the Housing Element and invited to attend the Housing Element study session to provide input and during the hearing process. In addition, invitations to the study session were sent to a variety of non-profit and for-profit developers.

- Adventist Community Team Services
- American Pacific Homes
- Catholic Charities San Bernardino/Riverside
- Community Action Partnership of San Bernardino County
- Corporation for Better Housing
- Department of Aging and Adult Services
- Frazee Community Center
- Granite Homes
- Habitat for Humanity - San Bernardino
- Housing Authority County of San Bernardino
- Housing Authority County of San Bernardino
- Inland Empire United Way
- Inland Fair Housing and Mediation Board
- Inland Regional Center
- Inland Temporary Homes
- KB Home
- Loma Linda Senior Center
- Loma Linda University
- Loma Linda University Foundation - Housing
- Loma Linda University Student Affairs
- Mary Erickson Community Housing
- Mary's Mercy Center
- Neighborhood Housing Services of the Inland Empire
- Obershaw Transitional Housing Program
- Option House
- Richmond American Homes
- Ryland Homes
- S.B. County Office of Homeless Services
- Salvation Army Redlands Corps Community Center
- San Bernardino County Homeless Partnership
- Senior and Disabled Fund of San Bernardino County
- The Spanos Corporation
- VA Loma Linda Health Care System

The draft Housing Element was made available to the public at the following locations:

- Loma Linda City Hall
- City of Loma Linda website
- Loma Linda Senior Center
- Loma Linda Public Library

The study session elicited questions and comments from City Council and Planning Commission members, including questions regarding the statutory requirements regarding the default density provision allowed under Government Code Section 65583.2(c)(3)(B) and the requirements of Senate Bill 2. The Council and Commission also expressed a desire to focus new housing development at higher densities within specific areas adjacent to Loma Linda University. A representative from Inland Temporary Home commented that at the time of the 2013 San Bernardino Homeless Partnership homeless census, there was no unsheltered homeless need in the City.

5.1.6 Definition of Terms

Several terms are used throughout this Housing Element that have particular meanings under California law. The following presents definitions of key terms to facilitate understanding of the Housing Element. Words appearing in italics in a definition are defined elsewhere in this section.

At-risk Units

Existing assisted housing developments that are eligible to change from income-restricted low-income housing to market rate housing during the next 10 years due to termination of funding contracts, mortgage prepayment, or expiration of restrictions on use

Dwelling Unit

A room or group of rooms occupied or intended for occupancy as separate living quarters

Emergency Shelter

Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No

individual or household may be denied emergency shelter because of an inability to pay (as defined in subdivision (e) of Section 50801 of the Health and Safety Code).

Existing (Housing) Need	The unmet potential demand for affordable housing in a community; assumed to be the number of very low- and low- income households that are overpaying for housing (spending more than 30 percent of their gross income on housing costs)
Family	A household consisting of two or more persons who are related by blood or marriage or who constitute a single bona fide housekeeping unit
Future (Housing) Need	New construction needed to provide housing for all income groups that will accommodate new households (growth), replace housing inventory lost to demolition or other causes, and achieve a vacancy rate that will allow the housing market to operate efficiently and provide mobility opportunities
Goal	A statement describing the desired condition that should exist in the housing environment. A goal is typically not stated in quantitative terms, in contrast to an objective.
Household Unit	All the persons who occupy a single dwelling unit, such as a detached house, townhouse, or apartment. A household may consist of one person, unrelated individuals, or a family.
Household, Extremely Low	A household with an income of less than 30 percent of the San Bernardino County median income (\$65,000 ²). For Loma Linda, a very income-low household of four persons is one having an income of less than \$20,100 (2013). "Extremely low income" is defined as a subset of "very low income."
Household, Very Low Income	A household with an income of between 30 and 50 percent of the San Bernardino County median income (\$65,000). For Loma Linda, a very low-income household of four persons is having an income between \$20,100 and \$33,500 (2013).
Household, Low Income	A household with an income between 50 and 80 percent of the San Bernardino County median income (\$65,000). For Loma Linda, a low-income household of four persons is one having an income between \$33,500 and \$53,600 (2013).
Household, Moderate Income	A household with an income between 80 and 120 percent of the San Bernardino County median income (\$65,000). For Loma Linda, a moderate-income household of four persons is one having an income between \$53,600 and \$78,000 (2013).
Household, Above Moderate Income	A household with an income more than 120 percent of the County median income (\$65,000). For Loma Linda, an above moderate-income household of four persons is one having an income more than \$78,000 (2013).
Housing Production Needs	See existing need and future need.

² California Department of Housing and Community Development, *Income Limits*, 2013, family of four.

Live/Work Housing	Dwelling units that are designed to accommodate both residential and business use
Manufactured Housing	A home built entirely in the factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD). The Federal Manufactured Home Construction and Safety Standards (the HUD Code) went into effect June 15, 1976. Manufactured homes may be single- or multi-section and are transported to the site and installed.
Mobile Home	A home built entirely in the factory and transported to the site and installed. Manufactured homes may be single- or multi-section. Mobile Home is the term used for homes built prior to June 15, 1976, which is when Federal Manufactured Home Construction and Safety Standards went into effect.
Objective	The numerical target for some measurable outcome to be achieved by the end of the planning period (2021). Objectives must be stated for the rehabilitation, conservation, and development of housing.
Overcrowding	As defined by the U.S. Census, a household with more than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with more than 1.51 persons per room.
Overpayment	A household that is paying more for housing than it can reasonably afford, given other life necessities such as food, transportation, health care, and child care. The rate of overpayment is measured by the proportion of households that are spending more than 30 percent of their gross income on housing costs. The problem of overpayment by very low- and low-income is often cited as an indicator of housing assistance needs.
Policy	A broad statement, consistent with a goal, that guides and shapes actions in order to achieve an objective under that goal
Program, Implementing	Specific actions that will be taken in order to achieve an objective
Supportive Housing	Housing with no limit on length of stay that is occupied by the target population (persons, including persons with disabilities, and families who are homeless) and is linked to onsite or offsite services that assist the supportive housing resident in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (as defined in subdivision (e) of Section 50675.14 of the Health and Safety Code)
Transitional Housing	Transitional housing is a type of supportive housing used to facilitate the passage of individuals and families from homelessness to permanent housing. Under Senate Bill 2 (see Health and Safety Code Section 50675.2), "transitional housing and transitional housing development mean buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than

six months.” Transitional housing may occur in any housing type, subject to the regulations adopted for other residential uses.

REF



5.2 Housing Resources

The resources available for the development, rehabilitation, and preservation of housing in Loma Linda are addressed here. This section provides an overview of available land resources and residential sites for future housing development, and evaluates how these resources can work toward satisfying future housing needs. Also discussed are the financial and administrative resources available to support affordable housing and energy conservation opportunities.

5.2.1 Regional Housing Needs Assessment (RHNA)

A core component of the Housing Element is the Regional Housing Needs Assessment, or RHNA. The RHNA, developed through a process directed by the Southern California Association of Governments (SCAG), represents the number of housing units—divided into various household income categories—that have been calculated to represent Loma Linda’s “fair share” of the regional housing need during the Housing Element planning period. By law, the City is required to show in the Housing Element that adequate sites are available in Loma Linda to accommodate the construction of new housing units consistent with the RHNA. Recognizing that development is often constrained by the market and environmental and other factors, the law makes no mandate that these units actually be built. Rather, housing law merely requires that the City do its part to facilitate housing construction by identifying “adequate sites.” Under state law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Loma Linda’s RHNA for the 2014-2021 planning period has been determined by SCAG to be 1,095 housing units, including 254 units for extremely/very low-income households, 177 units for low-income households, 202 units for moderate-income households, and 462 units for above moderate-income households.

Table 5.A: 2014-2021 RHNA

Income Group	% of County MFI	2014 RHNA Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	0-50%	254	23.2%
Low	51-80%	177	16.2%
Moderate	81-120%	202	18.4%
Above Moderate	120% +	462	42.2%
Total		1,095	100%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. There are 1,950 extremely low- and very low-income households, with extremely low-income households comprising 48.5% of the total. Therefore, the City’s very low-income RHNA of 254 units can be split into 123 extremely low-income and 131 very low-income units.

5.2.2 Unaccommodated RHNA

The City of Loma Linda adopted a Housing Element for the 2008-2014 Housing Element planning period that the California Department of Housing and Community Development (HCD) found did not fully comply with state law. As such, Government Code Section 65584.09 requires Loma Linda’s 2014-2021 Housing Element to analyze any unaccommodated housing needs for the previous planning period, in addition to

the current needs. That is, any deficit in the very low and low income housing units from the 2008 RHNA must be accommodated in this Housing Element. The 2008 RHNA for the City of Loma Linda is 2,646 units divided into the following affordability levels: 610 extremely low/very low-income units, 432 low-income units, 501 moderate-income units, and 1,103 above moderate-income units.

The 2008 RHNA used January 1, 2006 as the baseline date. As a result, housing units constructed, permitted, or entitled since this baseline date can be credited toward the RHNA for the 2008-2014 Housing Element cycle. Based on City records, since the beginning of 2006, 463 units have been developed, under construction, or approved (Table 5.B). With credit for the 463 units developed, under construction, or approved, the remaining unaccommodated RHNA (2008) of 701 very low and low income units, in addition to the current RHNA of 1,095 units, yields a RHNA of 1,796 units that must be accommodated during the 2013 to 2021 planning period. These units are distributed as follows: 671 extremely low/very low-income units, 461 low-income units, 202 moderate-income units and 462 above moderate-income units.

Table 5.B: RHNA and RHNA Credits

	Funding Mechanism	Extremely/ Very Low Income (0- 50%)	Low Income (51-80%)	Moderate Income (80- 120%)	Above Moderate Income (120% +)	Total
2008-2014 RHNA		610	432	501	1,103	2,646
<i>Units Constructed/Under Construction/Permits Issued:</i>						
11053 San Juan Street Apartments	NA	--	--	--	4	4
24940 Mound Street Multi Family	NA	--	--	--	2	2
11240 San Mateo Drive Multi Family	NA	--	--	--	2	2
Loma Linda Commons 10799 Poplar Street	RDA Housing Fund, HOME Funds, Tax Credits	72	47	1		120
Cole Street Condos	NA	--	--	--	5	5
Loma Linda Terrace Senior Housing 10846 Poplar Street	HOME Funds, State Bonds	63	86	--	3	152
Poplar Street Apartments 10777 Poplar Street	RDA Housing Fund, Tax Credits-MHP Loan	37	6	1	--	44
Loma Sierra Apartments 25421 Cole Street	RDA Housing Fund	17	3	4		24
Inland Temporary Homes 10875 Poplar Street	RDA Housing Fund	4	--	--	--	4
Single Family 10599 Lind Avenue	RDA Housing Fund	--	1	--	--	1
Single Family 24966 Court Street	RDA Housing Fund	--	1	--	--	1
Single Family 10605 Lind Avenue	RDA Housing Fund	--	1	--	--	1
Single Family 10655 Lind Avenue	RDA Housing Fund	--	1	--	--	1
Single Family 25564 Van Leuven Street	RDA Housing Fund	--	1	--	--	1
25259 Van Leuven Street Apartments	City Assistance Agreement	--	1	--	86	87
Daniells Hall East Student Apartments	NA	--	--	--	14	14
TOTAL Units Constructed/Under Construction/Permits Issued		193	148	6	116	463
2008-2014 Remaining RHNA		417	284	NA*	NA*	701*

2013-2021 RHNA		254	177	202	462	1,095
Total RHNA 2008 and 2013		671	461	202	462	1,796

*Note: The unaccommodated RHNA units in the Moderate and Above Moderate Income category are not required be accommodated in this Housing Element. Only the 1,196 unaccommodated units in the very low and low income categories must be accommodated in this Housing Element.

5.2.3 Sites Inventory

Many residential development opportunities exist in the City with sufficient capacity to meet and exceed the identified housing need (Figure 5.1). The opportunities consist predominantly of vacant residential sites and vacant and underutilized land within two Special Planning Areas. Altogether, these sites ensure that adequate sites beyond the remaining RHNA are provided for in the planning period.

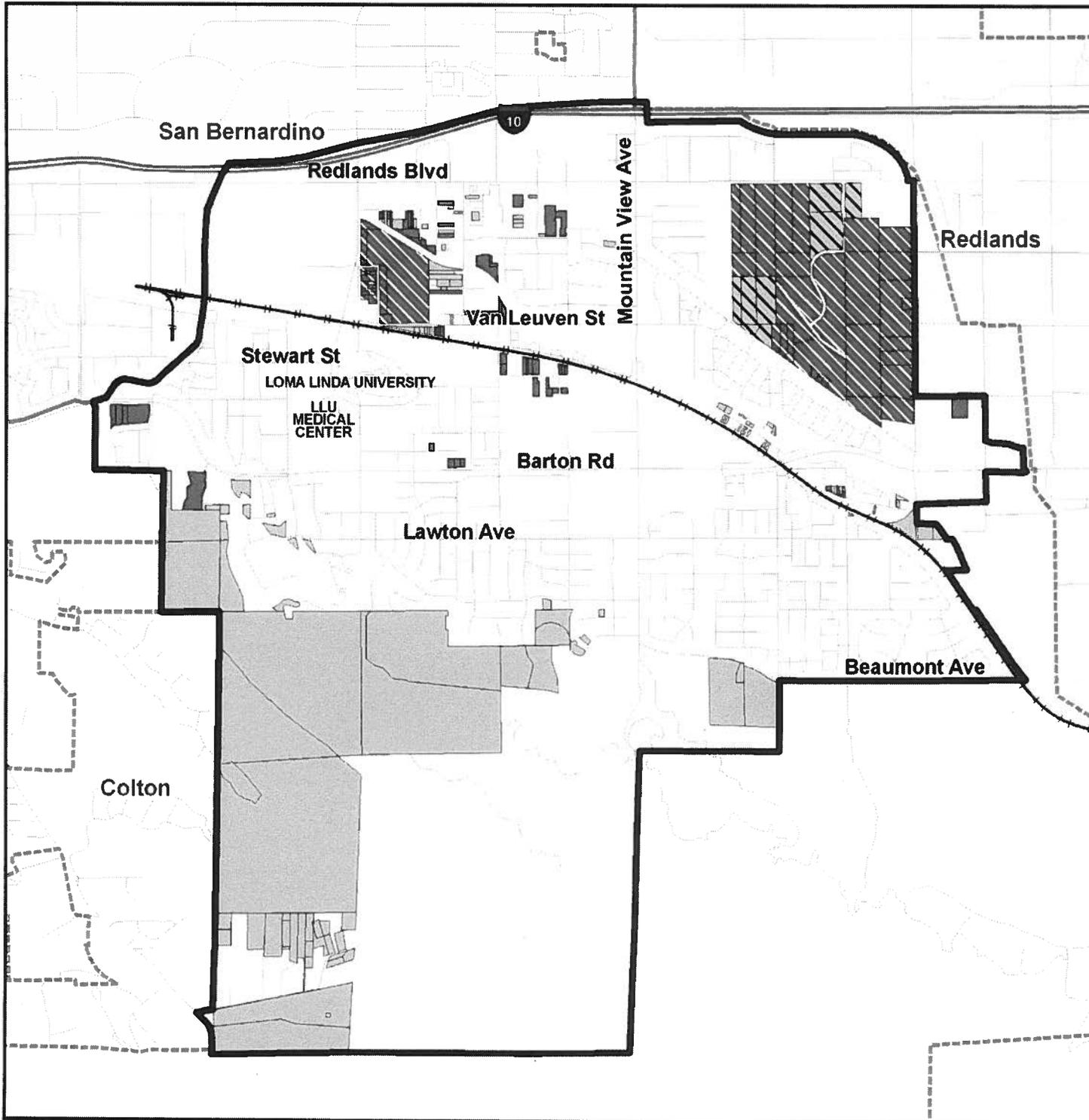
5.2.3.1 Sites Inventory Considerations: Realistic Capacity

Consistent with HCD Guidelines, methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. A realistic density calculation of 80 percent of the maximum density has been applied to the residentially zoned sites and Special Planning Areas. The 80 percent realistic capacity figure is also consistent with development standards in areas such as Loma Linda where required site improvements and standards are conducive to achieving higher densities. Achievable density on a property is often influenced by how much a developer is willing to spend on a development, which is beyond the discretion of the local agency. In a tight housing market, achieving maximum density is financially feasible because the developer is able to recoup the investment even at high density products that do not usually command the highest market value. On sites zoned for lower densities (from 0.1 units per acre to 1 unit per acre), realistic capacity is calculated at the maximum allowed. In these areas (such as the Hillside Conservation areas, South Hills, and Residential Estate), it is reasonable to estimate that developing housing below the maximum allowed densities would not be practical.

Sites located in two Special Planning Areas (SPAs) are included in the sites inventory. Each SPA is intended to provide a different variety of uses at varied densities according to each area's location, access, size, and adjacent land use designations. Future mixed used development in SPAs is estimated to occur at densities of at least 20 units per acre. Since 2008, four multi-family housing developments (with a total of 238 affordable units) have been approved or built in Loma Linda at densities ranging from 18.5 to 27.8 units per acre. These developments have an average density of 22.7 units per acre. Given that residential uses in future mixed use development will have a multi-family character, the assumption that new mixed use development may occur at residential densities of at least 20 units per acre represents a realistic and reasonable assumption.

Higher densities for mixed use developments are also supported by the high demand for housing from the Loma Linda University and Medical Center community. With student enrollment of over 4,000 and over 13,000 employees, the University and Medical Center are seeking to expand housing opportunities in the City. Because of the large staff at the University and Medical Center and the large proportion of graduate and professional school students (over 70 percent of all students), there is a high demand for non-

Figure 5.1
Sites Inventory



Legend

-  Residential Vacant Sites
-  SPA Vacant Sites
-  Residential Underutilized Sites
-  SPA Underutilized Sites
-  City Boundary
-  Neighboring Cities
-  Freeway
-  Local Streets
-  Railroad

Sources:
 City of Loma Linda GIS, 2013;
 U.S. Census Bureau TIGER Data, 2013



dormitory housing units in Loma Linda. The types of units in demand are multifamily housing—both rental and ownership—at higher densities that make the units affordable. As a nearby examples in the city of Riverside (10 miles south of Loma Linda) demonstrate, mixed use projects adjacent to universities can be very successful and yield high densities. Near the University of California, Riverside (UCR), the recent University Village Towers development, a 166-unit mixed use development with a density of 100 units per acre, is fully occupied.

The Loma Linda University Medical Center (LLUMC) recently initiated a major campus transformation planning program. The master plan calls for multi-phased development of new facilities and improvements to the existing campus to accommodate growing demand for the services provided and to meet regulatory requirements regarding seismic retrofit of hospitals. The master plan provides for the construction of new facilities, modernization of existing facilities, and replacement of a portion of the main hospital. The plan includes a new 13-story hospital and seven-story parking structure directly across from SPA C. This significant intensification of uses on the LLUMC, as well as University ownership of large portions of properties within the SPAs, will serve as a catalyst for redevelopment of the SPA areas, and specifically SPA B, located across the street from the Medical Center. This area currently is developed with older and small-scale residential and office uses, many of which show signs of deferred maintenance and deterioration.

5.2.3.2 Sites Inventory Considerations: Zoning Appropriate to Accommodate Housing Affordable to Lower-Income Households

The capacity of sites that allow development densities of at least 20 units per acre has been credited toward the lower-income RHNA based on state law. The California Government Code states that if a local government has adopted density standards consistent with the population based criteria set by state law (at least 20 units per acre for Loma Linda), HCD is obligated to accept sites with those density standards (20 units per acre or higher) as appropriate for accommodating the jurisdictions share of regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), the City's Very High Density designation and the estimated density in the mixed use areas of the SPAs are consistent with the default density standard (20 units per acre) for suburban jurisdictions such as Loma Linda, and therefore considered appropriate to accommodate housing for lower-income households.

Additionally in Loma Linda the moderate-income need can be met by private market construction of non-subsidized rental units and entry-level condominiums. As indicated in the Housing Needs Assessment of this Housing Element, based on 2013 housing prices and rental rates and the housing affordability thresholds presented in Appendix A (Tables 5.A.L and 5.A.M), townhomes, condominiums, and apartment units are considered affordable to moderate-income households. The High Density Residential designations allows up to 13 units per acre and is intended to accommodate development of multifamily uses consisting of townhouse, condominiums, and low-rise apartment style developments. As such, sites identified in zones allowing at least 13 units per acre are considered appropriate to accommodate housing affordable to moderate-income households.

5.2.3.3 Vacant Residential Land

The inventory of vacant residential land (exclusive of those in Special Planning Areas) in Loma Linda totals 756 acres. The majority of these vacant parcels are designated for lower-density development. These vacant properties, identified in Table 5.C, have the potential to yield 583 units, 173 of which can facilitate lower-income housing, as defined by state law. A detailed listing of these sites is included in Appendix D, Table 5.D.A.

Table 5.C: Summary of Residential Capacity on Vacant Residential Sites

General Plan	Zoning	Max. Density	Acres	Realistic Capacity (units)	Affordability Level
South Hills	Hillside/R-1	1 du/10 ac	333.0	51	Above Moderate

Hillside Conservation Area	Hillside/R-1	1 du/10 ac	290.0	31	Above Moderate
Rural Estate	R-1	1 du/ac	34.2	34	Above Moderate
Low Density Residential	R-1	4 du/ac	82.0	264	Above Moderate
Medium Density Residential	R-3/R-1	9 du/ac	4.1	30	Above Moderate
High Density Residential	R-3/R-1	13 du/ac	5.5	58	Moderate
Very High Density Residential	R-3	20 du/ac	7.2	115	Very Low/Low
Total			756.0	583	

Notes:

1) Potential Units do not reflect straight application of maximum density to vacant land. A realistic density calculation of 80 percent of the maximum density has been applied to most residentially zoned sites outside of Special Planning Areas. Due to the very low densities allowed, for sites zoned for lower densities (from 0.1 units per acre to 1 unit per acre) a realistic capacity is calculated at the maximum allowed.

5.2.3.4 Underutilized Residential Land

In addition to vacant sites, future housing units can be accommodated on underutilized lots currently developed at less than the maximum permitted density. Many of the identified sites are located in areas intended for high density development yet the sites are developed with single-family homes. The analysis of residentially zoned land reveals that underutilized residential properties in Loma Linda have the potential for development of at least 352 dwelling units (198 units on properties with appropriate densities to facilitate lower-income housing). The City acknowledges that small lot development may be more difficult; thus, the City has included only those properties that have the potential for sufficient added capacity to make recycling of land economically feasible. As further evidence of the recycling potential in the City, since 2006 higher density units built or approved have involved recycling of land to achieve additional units. This trend demonstrates that the City facilitates and encourages recycling, and that there is a demand and market for recycling of land to higher densities. Table 5.D presents a summary of residential capacity on underutilized residential land. A detailed listing of the underutilized properties is included in Appendix D, Table 5.D.A.

Table 5.D: Summary of Residential Capacity on Underutilized Residential Sites

General Plan	Zoning	Max. Density	Acres	Realistic Capacity (units)	Affordability Level
Low Density Residential	R-1	4 du/ac	9.6	31	Above Moderate
Medium Density Residential	R-3/R-1	9 du/ac	17.1	123	Above Moderate
High Density Residential	R-3/R-1	13 du/ac	9.1	95	Moderate
Very High Density Residential	R-3	20 du/ac	6.4	103	Very Low/Low
Total			42.2	352	

Notes:

1) Potential Units do not reflect straight application of maximum density to vacant land. A realistic density calculation of 80 percent of the maximum density has been applied to most residentially zoned sites outside of Special Planning Areas.

5.2.3.5 Vacant and Underutilized Land in Special Planning Areas

Two Special Planning Areas (SPAs) in Loma Linda offer residential development opportunities in a higher-density, mixed use environment. In addition to vacant land intended for residential and mixed use, underutilized land that is developed at lower densities than allowed by the General Plan and Zoning Code are also included. In establishing SPAs, the City intended to create areas in which a mix of uses can come together to meet the commercial, employment, institutional, and residential needs of the neighborhood and community through efficient patterns of land use. As established in the Land Use Element, each SPA has its own purpose and intent. To those ends, specific parameters for future developments have been established. The intent for developments within the SPAs and detailed development parameters are included in the General Plan Land Use Element. These parameters include the type and density of residential uses to be developed as well as the total number of housing units expected to be developed. In this respect, the City's approach to development within the SPAs is more focused than a traditional zoning approach. The zoning designations do not include a description of expected land uses in the SPA; instead the zoning code defers to the detailed land use scenarios in the General Plan. The land use scenarios reflect the City's plans for future development in these

undeveloped areas. Similar to a more traditional zoning approach, to deviate from the established development scenario would require a General Plan amendment, a more complex and costly process than a zone change.

The City's land use planning approach is intended to provide flexibility for development of the large many acres of underutilized and vacant land within the SPAs while maintaining a specific intent and vision for the SPAs. Future development is intended to occur in the context of a coordinated so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the SPA. For this reason, a development scenario as adopted in the General Plan is presented for each area, and capacity is not calculated on a parcel basis since the exact type of development on each parcel is not established. This provides flexibility in design for future development. A list of the parcels with corresponding land use and existing use information is included in Appendix D, Table 5.D.A.

Future mixed used development within the SPAs included in this sites inventory is projected to occur at densities of at least 20 units per acre. This assumption is included in the General Plan where residential densities in Mixed Use developments are indicted as having the same character as the Very High Density Residential land use category which allows densities of 20 units per acre. The high demand for moderately priced housing, especially from the Loma Linda University community (students, faculty, and staff) will catalyze development of the higher density component for each SPA, as presented in the General Plan. The University has indicated that it is committed to expanding housing opportunities for the University and Medical Center students, faculty and staff. LLUMC and the Children's Hospital (LLUCH) together operate one of the largest and most prestigious academic teaching and clinical programs in the United States. In addition to the large staff at the University and Medical Center and the large proportion of graduate and professional school students (over 70 percent of all students), there is a high demand for non-dormitory housing units in Loma Linda which will support higher density development in the City. As noted above, high demand for housing in the city of Riverside near UCR has resulted in construction of successful mixed use projects at densities approaching 100 units per acre. Furthermore, as residential uses in future mixed use development are expected to have a multifamily character, recent multifamily housing development trends have shown that residential mixed use densities of at least 20 units per acre represent a realistic and reasonable assumption. Given that the SPAs included in this sites inventory represent the last large tracts of developable land, property owners have a strong financial incentive to develop these areas to the capacity allowed under the City's land use regulations. The SPA capacity calculations also take into account the development of non-residential uses and are detailed below.

The parcels included in the following two SPAs have the capacity to accommodate 1,455 units.

Special Planning Area B

This Special Planning Area is located east of Anderson Street, north of Van Leuven Street, south of San Timoteo Creek, and west of residential uses and vacant parcels along Poplar Street. This area is currently characterized by low-scale single-family residential uses located along Anderson Street and Parkland Street (which splits off from and runs roughly parallel to Anderson Street). Elmer Digneo Park, which is not included in the sites inventory, is located on the east side of Anderson Street, north of the rail line. Agricultural uses occupy the remainder of the area, with a small telephone utility use at the corner of Van Leuven and Orange Grove Streets. The current agricultural uses are marginal and development of the site for a mixed use village is expected. On the east side and outside of SPA boundaries, three large multifamily developments—Loma Linda Commons, Loma Linda Terrace and Poplar Street Apartments—have been built in the last five years. These developments have a total of 316 units, 313 of which are affordable.

The intent is for this area to develop into a mixed use village with residential, office, retail, cultural, medical/health care, educational, and park and recreation uses. Implementing policies for the SPA include encouraging mixed use as well as medium high (0–13 du/ac) to very high (0–20 du/ac) density residential, as well as senior housing (0–25 du/ac).

Within SPA B, there are currently 0.47 acres of vacant land, 5.6 acres of underutilized land developed with residential, and 38.3 acres of agricultural and utility uses. The majority of the 42.5 acres of SPA B parcels included in the sites inventory are owned by Loma Linda University, with the exception of one parcel 0.96-acre parcel owned by Verizon Communications. Loma Linda University anticipates development of the area in the near future based on high demand for housing from the Loma Linda University and Medical Center community. Recent high density developments in the area just to the east of SPA B have resulted in densities of at least 19 units per acre and upwards of 27 units per acre.



Special Planning Area B

The SPA B parcels identified in this site inventory have the potential to yield approximately 499 units at densities appropriate to encourage affordable housing. The realistic capacity calculations for SPA B have been scaled back 25 percent to account for non-residential development and any potential dormitory development. The units presented in Table 5.E do not include dormitory units.

Table 5.E: Special Planning Area B: Estimated Development Scenario

Type of Development	Acres	Capacity (units)	Affordability Level
Mixed Use (expected 20 du/ac)	7.98	128	Very Low/Low
High Density Residential (0 to 13 du/ac)	7.98	83	Moderate
Very High Density Residential (0 to 20 du/ac)	7.98	128	Very Low/Low
Senior Housing (0 to 25 du/ac)	7.98	160	Very Low/Low
Non Residential Uses	10.6	—	NA
Total	42.54	499	

Notes: Reflecting the development intent established in the General Plan for SPA B as a mixed use village, only 75 percent of land included in the sites inventory is used to calculate residential capacity (including mixed use).

Special Planning Area D

SPA D is bordered by Redlands Boulevard on the north, California Street on the east, Mission Road on the south, and the Southern California Edison transmission towers to the west. This area currently consists of scattered residential uses, primarily along Mission Road and Redlands Boulevard. The majority of the site consists of marginal agricultural uses and vacant land. A school facility and mobile home park located at the corner of Redlands Boulevard and California Street and residential and recreational uses located on the west side of the SPA are not included in this inventory. The agricultural uses (orange groves) in the site are expected to be redeveloped. 58 acres of the groves in SPA D are owned by a real estate investment company, and 52 acres are owned by the City of Loma Linda.



Special Planning Area D

The General Plan envisions future development in this area to be characterized by a horizontal and vertical mixed uses developed along the frontages of Redlands Boulevard and California Street, including commercial, office, structured parking, and very high-density residential dwelling units within a mixed use context.

Implementation of development within Special Planning Area D shall be through a coordinated process so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned and implemented in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area

Currently, orange groves comprise 218 acres of the site, 43 acres are considered vacant, and seven acres are developed with low-scale residential uses. A large portion of the site (63 acres of the site which are either vacant or have agricultural uses) are owned by the City of Loma Linda. The SPA D parcels identified in this site inventory have the potential to yield approximately 966 units, a majority of which will be at densities appropriate to encourage affordable housing.

Table 5.F: Special Planning Area D: Estimated Development Scenario

Type of Development	Acres	Capacity (units)	Affordability Level
Low Density Residential (0 to 4 du/ac)	268.73*	288	Above Moderate
High Density Residential (0 to 13 du/ac)		119	Moderate
Mixed Use (expected 20 du/ac)		358	Very Low/Low
Senior Housing (0 to 25 du/ac)		191	Very Low/Low
Total	268.73	956	

Notes: Close to 87 percent of the land in SPA D is included in the sites inventory. The capacity represented reflects 87 percent of the specific development parameters established in the General Plan for each land use type. As mentioned previously, capacity is not calculated on a parcel basis – as the exact type of development on each parcel is not established. This provides flexibility in design for future development. A list of the parcels with corresponding land use and existing use information is included in Appendix D.

5.2.4 Adequacy of Sites for RHNA

The site inventory has identified capacity for 2,390 units, 1,538 of which are on sites suitable for development of lower-income housing. The sites and RHNA comparison indicates that there are adequate sites to accommodate the total RHNA (2014 RHNA and 2008 unaccommodated RHNA).

Table 5.G Comparison of Sites Inventory and RHNA

Unit Capacity	Income Category				Total
	Extremely/ Very Low	Low	Moderate	Above Moderate	
Vacant Residential Sites	115	--	58	410	583
Underutilized Residential Sites	103	--	95	154	352
Vacant/Underutilized SPA B Sites	416	--	83	--	499
Vacant/Underutilized SPA D Sites	549	--	119	288	956
Total	1,183	--	355	852	2,390
RHNA (2014–2021 and unaccommodated 2008 RHNA)	671	461	202	462	1,796
Redistributed Surplus/Shortfall (+/-)		+51	+153	+390	+594

5.2.5 Environmental and Infrastructure Constraints

The capacity on identified sites is not constrained by any environmental conditions. The sites inventory analysis reflects land use designations and densities established in the Land Use Element of the General Plan. Thus, any environmental constraints that would lower the potential yield (e.g., steep slopes) have already been accounted for. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. Full urban-level services are available throughout the City and specifically to each site in the inventory. Site development potential analyzed indicated in the sites inventory is consistent with the development capacity reported in the Land Use Element. Such services are more than adequate for the potential unit yield on each site. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory.

5.2.6 Financial Resources

In light of the elimination of redevelopment agencies in the State of California, the City of Loma Linda has limited access to funding sources for affordable housing activities. This section describes two housing funding sources currently used in Loma Linda.

Housing Choice Voucher

The Housing Authority of the County of San Bernardino (HACSB) administers the Housing Choice Voucher Program (formerly the Section 8 Rental Assistance Program) that extends rental subsidies to very low-income households in Loma Linda. The subsidy represents the difference between the excess of 30 percent of the recipient's monthly income and the federally approved fair market rents. In 2012, the HACSB provided rental assistance to 127 households.

Department of Housing and Urban Development (HUD) Grants

In the 2011-2012 program year, the City of Loma Linda received just under \$113,000 of federal funding for the Community Development Block Grant (CDBG) program through the County of San Bernardino Consortium. Funds were directed at street improvements, homeless services through Inland Temporary Homes, and literacy education.

Successor Agency to the Loma Linda Redevelopment Agency

The elimination of redevelopment agencies in the State of California prompted the creation of the Successor Housing Agency to the Loma Linda Redevelopment Agency to administer Recognized Obligation Payment Schedule (ROPS), liquidate the Redevelopment Agency's (RDA) assets, and pay off debts. The ROPS, as well as other activities of the Successor Agency, are subject to review by an oversight board and by the State Department of Finance. The loss of redevelopment funding will significantly impair the production of affordable housing in the future unless the City can identify an alternate funding source.

5.2.7 Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Loma Linda, other public agencies, and local and national non-profit private developers.

City of Loma Linda Community Development Department

The City of Loma Linda Community Development Department is the lead department implementing a number of the programs outlined in this Housing Element. The department is comprised of the Planning Division and the Building and Safety Division. The Planning Division implements the Loma Linda Municipal Code and the City's General Plan. This ensures that new development is attractive, compatible with its surroundings, and meets the City's standards for development. The Building and Safety Division implements the Uniform Building Code and other applicable rules and guidelines. This ensures the proper construction of buildings within Loma Linda, protects the public's health and safety, and protects and improves property values by enforcing standards for high-quality construction.

Public Safety Department

The Public Safety Department provides for fire protection/suppression, emergency medical services, and other programs to reduce the risk of fire and other hazards. This department also provides animal control, code enforcement, and parking control.

Non-Profit Developers

The City collaborates with a number of affordable housing developers. The following are housing developers active in the City. Mary Erickson Community Housing is included in the state's list of entities with the legal and managerial capacity to acquire and manage affordable projects at risk of converting to market-rate housing.

- Mary Erickson Community Housing

- Corporation for Better Housing
- Inland Temporary Homes

5.2.8 Opportunities for Energy Conservation

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses. Policies addressing climate change and energy conservation are integrated throughout the Loma Linda General Plan. The primary avenues to address climate change in Loma Linda are through lowering of transportation emissions (through better use of transit and walkable residential and commercial environments) and encouraging energy conservation and efficiency (through energy efficient appliance, green building, and sustainable water policies).

Implementing policies in the General Plan related to climate change and energy conservation include:

- Facilitate employment opportunities that offer low vehicle use and minimize the need for automobile trips, such as live/work, telecommuting, satellite work centers, and home occupations, in addition to implementation of mixed-use development strategies.
- Encourage patterns of commercial development that support use of public transit, including modifying development regulations to facilitate commercial and/or mixed use projects at sites near transit stops
- Encourage energy-efficient landscaping for resource conservation by developing guidelines that emphasize proper irrigation techniques and sustainable landscaping.
- As part of the development review process, work with builders to maximize energy conservation benefits in the placement of buildings on a site with regard to sun and natural breezes.
- Incorporate measures to protect solar access from shading by neighboring structures and trees, thereby facilitating the use of passive or active solar systems.
- Provide incentives such as expedited processing for facilities that use renewable energy sources. Work with State and Federal agencies to secure tax exemptions, tax rebates, or other financial incentives for such facilities.
- Preserve and encourage planting trees in neighborhoods to provide shade in summer and reduce heat loss in winter.
- Require new development to incorporate features that reduce energy used for transportation, including pedestrian and bicycle pathways, and access to transit (where available).
- Reduce the waste of potable water through efficient technologies, conservation efforts, and design and management practices, and by better matching the source and quality of water to the user's needs.

Presently, Southern California Edison offers various energy conservation programs. The Energy Savings Assistance Program helps income-qualified customers with free appliances and installation of energy-efficient refrigerators, air conditioners and more, as well as home efficiency solutions like weatherization. The Energy Upgrade California program offers financial incentives for installing approved energy upgrades. The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. These improvements are to be used to retrofit existing multifamily properties of two or more units. Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances and makes available to residents energy efficient kits at no cost. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers.

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5.3 Housing Plan

The intent of the Housing Element is to ensure that the City makes a good effort and commits available resources to meeting the housing needs of all economic segments of the community. The Housing Element sets forth long-term goals and policies, as do other General Plan Elements, but also provides specific program to meet those needs, as specified in state law. The housing goals and policies included in the Loma Linda Housing Element, as well as the actions that the City will undertake to meet its housing needs, are discussed in this Chapter. A summary of actions—including identification of funding sources, responsible entities, and time frames for implementation—is also presented.

The Housing Element objectives, policies, and programs aim to:

- Provide adequate sites to meet the 2014-2021 RHNA;
- Assist in the development of housing to meet the needs of lower-income households
- Address and where appropriate, and legally possible, remove governmental constraints to housing development;
- Conserve, preserve, and improve the condition of the existing affordable housing stock; and
- Promote equal housing opportunity.

These objectives are required by and delineated in state law (California Code Section 65583 [c][1]).

5.3.1 Housing Opportunities

Goal 1: Enhance housing opportunities for all Loma Linda residents.

- Policy 1.1 Provide a range of different housing types and unit sizes for varying income ranges and lifestyles.
- Policy 1.2 Encourage the provision for housing which meets the needs of residents with special housing needs, including the elderly, disabled, developmentally disabled, large families, the homeless, and students.
- Policy 1.3 Encourage mixed use development and student and workforce housing in appropriate locations to allow for increased housing opportunities.
- Policy 1.4 Work closely with the Loma Linda University and Medical Center to encourage the provision of housing that meets the needs of its students, faculty, and staff.

Program 5.1: Adequate Sites

The City of Loma Linda has an unaccommodated RHNA from 2008 of 701 units in addition to the current RHNA (2013) of 1,095 units, which yields a total RHNA of 1,796 units that must be accommodated during the 2013 to 2021 planning period. The residential sites inventory consists of vacant residential land, underutilized residential land, and vacant and underutilized land in Special Planning Areas with capacity to yield at least 2,390 new units. The sites and RHNA comparison indicates that there are adequate sites to accommodate the total RHNA (2014 RHNA and 2008 unaccommodated RHNA). The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

Actions:

- Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.
- Provide technical assistance and information on available City-owned parcels for lower-income developments to private or non-profit housing providers.
- Maintain a database of available housing sites, and conduct targeted outreach to multifamily housing developers to promote private development and redevelopment efforts.
- Conduct a biennial update of the inventory of available sites, and ensure an ongoing supply of sites at appropriate densities.

Timeframe: Complete rezoning within one year from Housing Element adoption. Implementation and annual reporting throughout the planning period; developer incentives and technical assistance to occur on a case-by-case basis and in pre-application conferences; biennial review of sites inventory

Responsible Agency: Community Development Department

Funding Sources: General Fund

Program 5.2: Housing Opportunities for Special Needs Groups

Provide housing opportunities to meet the special housing needs of special needs residents (including the elderly, disabled, developmentally disabled, large families, the homeless, extremely low income households, and students) by giving priority to development projects that include a component for special needs groups in addition to other lower-income households. The City will implement priority based on community needs to ensure adequate housing for all residents within special needs groups.

Timeframe: Implementation throughout the planning period

Responsible Agency: Community Development Department

Funding Sources: General Fund

5.3.2 Housing to Meet the Needs of All Income Levels

Goal 2: Assist in the provision of adequate housing to meet the needs of the community.

- Policy 2.1 Facilitate the development of extremely low, very low, low and moderate income housing by offering developers incentives such as density bonuses, City participation in on and off-site public improvements, and flexibility in zoning and development standards.
- Policy 2.2 Work with the Loma Linda University and Medical Center to facilitate the development of workforce and student housing.
- Policy 2.3 Assist and cooperate with nonprofit, private, and public entities to maximize opportunities to develop affordable housing.
- Policy 2.4 Encourage sustainable building practices for new construction and rehabilitation of residential and mixed-use developments.

Program 5.3: Affordable Housing Development

For-profit and non-profit developers can play a significant role in providing affordable housing in Loma Linda. On a case-by-case basis, the City will assess the incentives needed to facilitate the development of affordable housing.

Actions:

- Encourage the development of rental projects that meet the needs of lower-income renters, seniors, and persons with disabilities, including developmental disabilities.
- Encourage the development of housing units for extremely low income households.
- Assist developers in identifying available sites for residential and mixed-use developments.
- Offer local non-profit developers and agencies technical assistance and information on City funding sources.

- Encourage use of the Density Bonus provisions through technical assistance and information dissemination.
- Alert housing developers with known interest in developing within the City when opportunities are available (e.g. sites, partnerships, City-owned land, availability of funding).
- Continue buying resale properties that are not being sold at market value due to restrictive covenants. These units can be sold at affordable housing prices with covenants placed on future resale prices.
- Continue using CDBG funds for infrastructure improvements in low- and moderate-income neighborhoods.

Timeframe: Implementation throughout the planning period; meet with developers at least once a year with technical assistance and information dissemination as well as in pre-application conferences and on a case-by-case basis

Responsible Agency: Community Development Department

Funding Sources: General Fund

Program 5.4: Housing Choice Voucher Program

The Housing Choice Voucher (formerly known as Section 8) program, administered by the County of San Bernardino Housing Authority, extends rental subsidies to very low-income (up to 50 percent of AMI) and special needs households that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in the area, provided the tenants pay the extra rent increment. As of September 2013, the Housing Authority provides Housing Choice Voucher rental assistance to 137 households in Loma Linda, and there are 31 applicants on the waiting list residing in Loma Linda.

Actions:

- Continue to work closely with the County of San Bernardino Housing Authority to administer the Housing Choice Vouchers Program; support the County Housing Authority's applications for additional allocations.
- Assist the Housing Authority in marketing the program to home seekers and property owners.

Timeframe: Implementation throughout the planning period

Responsible Agencies: Community Development Department, County of San Bernardino Housing Authority

Funding Source: HUD Housing Choice Vouchers

5.3.3 Removal of Government Constraints

Goal 3: Mitigate potential governmental constraints to housing production and affordability.

Policy 3.1 Periodically review City regulations, ordinances, permitting processes, and residential fees to ensure that they do not constrain housing development and are consistent with state law.

Policy 3.2 Accommodate housing needs for extremely low-income households and special needs persons in the City's development regulations.

Program 5.5: Comprehensive Development Code Update

Undertake a comprehensive update of the City's zoning and subdivisions ordinances to achieve consistency with the General Plan, encourage affordable and special needs housing, and conform to state law.

Actions:

Amend the Zoning Ordinance to:

- Bring the Second Unit Ordinance into compliance with state law. Remove the rental prohibition and age requirements currently in place for second units.
- Bring the Density Bonus Ordinance into compliance with state law.
- Modify permit procedures for all multifamily development within multifamily zones to permit these developments ministerially rather than administratively.
- Explicitly address emergency shelters. The City will permit homeless shelters by-right in the Commercial Manufacturing zone. If the City determines (based on the most recent publically available homeless census and in consultation with local homeless service providers) that the number and type of emergency shelter beds available within the City of Loma Linda exceeds the City's unsheltered homeless need, a conditional use permit will be required.. The adopted ordinance related to emergency shelters will not include a sunset clause. Coordinate with agencies serving the homeless regarding the emergency shelter ordinance.
- Define transitional/supportive housing. Transitional and supportive housing will be permitted by right in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
- Facilitate the provision of single-room occupancy (SRO) units consistent with state law.
- Facilitate the development of student and employee housing within lands designated Institutional and Health Care.
- Evaluate, and modify if necessary, development standards in the R-2 and R-3 zone to facilitate higher density and affordable housing.
- Evaluate, and modify if necessary, parking standards to ensure that they do not constrain the development of housing, specifically senior housing and multi-family housing.
- Remove or modify the definition of "Family."
- Explicitly address the siting of residential care facilities.

Timeframe: 2014
Responsible Agency: Community Development Department
Funding Sources: General Fund

Program 5.6: Lot Consolidation and Subdivision

The residential sites inventory includes Special Planning Areas that contain a mix of very large and small parcels. In addition, higher density areas of the City contain many smaller sized lots. Assistance with lot consolidation and subdivision can encourage residential development.

Actions:

- Continue offering higher lot coverage for small lot development. Consider establishing alternative development standards for small lot development.
- Continue to encourage the consolidation of lots in order to encourage the development of residential and mixed-use projects. Work with developers to explore lot consolidation opportunities and site designs to maximize lot use. Offer technical assistance and consider offering regulatory incentives for lot consolidation. Communicate opportunities for lot consolidation to interested developers.
- Work with developers and property owners to assist in lot subdivision in areas with large parcels. Offer technical assistance.

Timeframe: Implementation of currently available incentives: throughout the planning period. Evaluation and establishment of new incentives: concurrent with the Comprehensive Land Use Code update (2014)

Responsible Agency: Community Development Department
Funding Sources: General Fund

Program 5.7: Water and Sewer Service Providers

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within the City of Loma Linda a copy of the 2014-2021 Housing Element.

Actions:

- Within 30 days of adoption of the Housing Element, deliver the Loma Linda Housing Element to all providers of sewer and water service within the City of Loma Linda.

Timeframe: Within 30 days of adoption of the Housing Element
Responsible Agency: Community Development Department
Funding Sources: General Fund

5.3.4 Conserve, Preserve, and Improve the Housing Stock

Goal 4: Maintain and improve the quality of existing housing and residential neighborhoods in Loma Linda.

- Policy 4.1 Encourage the maintenance, enhancement, and rehabilitation of the existing housing stock.
- Policy 4.2 Continue to utilize the City's code enforcement program to improve overall housing conditions in Loma Linda.
- Policy 4.3 Promote increased awareness among property owners and residents of the importance of property maintenance.

Program 5.8: Code Enforcement

Code enforcement is an important tool for maintaining the quality of residential neighborhoods. Loma Linda building officials provide inspection services on a complaint basis. Examples of code violations include families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, and water conservation violations.

Action:

- Provide ongoing inspection services to review code violations on a survey and complaint basis.

Timeframe: Implementation throughout the planning period
Responsible Agency: Public Safety Department
Funding Sources: General Fund

Program 5.9: Housing Rehabilitation Program

The City's Housing Rehabilitation Program was active up until the elimination of the redevelopment agency as it relied solely on redevelopment funds. In addition, the County of San Bernardino has also discontinued its rehabilitation and repair programs which were available to Loma Linda residents. Alternative funding to continue the City of Loma Linda Housing Rehabilitation Program has not yet been identified.

Action:

- Identify and pursue alternative sources of funding for the City's Housing Rehabilitation Program.

- Reinstatement of the City's Housing Rehabilitation Program when funding becomes available.

Timeframe: Implementation throughout the planning period
Responsible Agency: Community Development Department
Funding Sources: General Fund

Program 5.10: Housing At-Risk of Conversion to Market Rate Housing

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next 10 years. Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2014-2024) no assisted housing developments in Loma Linda are at risk of losing their affordability status.

Action:

- Although the City has not identified any housing units at risk of converting to market rate during the 2014-2024 period, City staff will monitor the status of existing and future affordable housing. Should any of the properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to conserve the affordable housing stock.

Timeframe: Implementation throughout the planning period
Responsible Agency: Community Development Department
Funding Sources: General Fund

5.3.5 Promote Equal Housing Opportunity

Goal 5: Promote equal housing opportunity for all residents.

Policy 5.1 Continue to enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of race, ethnicity, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

Policy 5.2 Encourage and facilitate the development of residential units that are accessible to handicapped persons or are adaptable for conversion to housing for handicapped persons.

Program 5.11: Fair Housing

The City of Loma Linda takes affirmative steps to promote fair housing practices by contracting the services of a non-profit organization to provide fair housing services in the City. The City works with the Inland Fair Housing and Mediation Board to provide fair housing services for residents and housing professionals.

Actions:

- Continue to refer cases and questions to the Inland Fair Housing and Mediation Board for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing.
- Continue to provide information to help increase awareness of fair housing protections through fair housing workshops.

- Advertise the availability of fair housing services through flyers at public counters and City mailers. Post available fair housing services on the City's website and other community locations.

Timeframe: Implementation throughout the planning period. Website and public counter posting of fair housing resources to occur within one year of Housing Element adoption. Fair housing workshops to occur at least twice per year.

Responsible Agency: Community Development Department

Funding Sources: General Fund

Program 5.12: Reasonable Accommodation

The federal Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend for all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and case law interpreting the statutes.

Actions:

- Create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development, and use of housing for people with disabilities.
- Provide information to residents on reasonable accommodation procedures via public counters and the City website.

Timeframe: 2014

Responsible Agency: Community Development Department

Funding Sources: General Fund

5.3.6 Quantified Objectives

Table 5.H summarizes the City's quantified objectives for the 2014-2021 planning period by income group.

- The Construction Objective represents the City's unaccommodated 2008 RHNA and the 2014 RHNA for a total of 1,796 units.
- No quantified objectives are provided for rehabilitation since no funds for rehabilitation programs or funding are currently available at the City or County level. However, policies are in place to encourage maintenance and rehabilitation of housing in the City in the event funding sources become available during the planning period.
- The Conservation objective refers to maintenance of existing affordable housing through rental subsidies (Housing Choice Voucher)

Table 5.H: 2014-2021 Quantified Objectives

Objectives	Income Levels				Total
	Extremely/ Very Low	Low	Moderate	Above Moderate	

Construction Objectives (a)	671	461	202	462	1,796
Rehabilitation Objectives (b)	--	--	--	--	--
Conservation/Preservation Objectives (c)	137		--	--	137

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APPENDICES

REF



Appendix 5.A: Housing Needs Assessment

The Housing Needs Assessment presents information that forms the basis for the objectives, policies, and programs to address housing needs. This assessment addresses population characteristics, employment patterns, and income levels. The information illustrates how Loma Linda has grown and changed, and identifies patterns and trends that serve as the basis for defining the City's housing policies and programs. Projections are also provided to show how the community is expected to change over the next two decades.

The data used in this needs assessment have been collected from a variety of sources, including the U.S. Census Bureau (1990 and 2000 Census, 2010 Census, 2006-2010 American Community Survey Estimates), California Department of Finance, and Southern California Association of Governments (SCAG). In comparison to the 2000 the Census, the data provided by 2010 the Census are limited and in most instances, instead of providing 100 percent population data for demographic factors, provide estimates. Many of these estimates (such as the 2006-2010 American Community Survey and California Department of Finance data) are shown solely as percentages, as the raw numbers carry a significant margin of error, especially for smaller geographies such as cities and Census-designated places. Nonetheless, the percentages give a general indication of population and employment trends. The information contained in the City's 2012 Comprehensive Housing Affordability Strategy (CHAS) data is drawn from Census 2010 data. CHAS data are based on special tabulations from sample Census data. Thus, the number of households in each category often deviates slightly from 100 percent due to extrapolations to the total household level. Because of this, interpretations of CHAS data should focus on proportions and percentages, rather than on precise numbers.

5.A.1 Population Trends

Population Growth

Between 1990 and 2000, the population of Loma Linda increased from 17,400 to 18,681, according to the U.S. Census. Table 5.A.A shows population growth in Loma Linda from 1990 to 2020. SCAG growth forecasts predict a steady increase in population through 2020, reflective of projections for Southern California in general. From 2010 to 2020, SCAG estimates that the City's population will grow by 15 percent, while countywide population is expected to increase by 11 percent.

Table 5.A.A: Population Trends and Projections

Year	Loma Linda	San Bernardino County
1990	17,400	895,016
2000	18,681	1,418,380
2010	23,261	1,709,434
2020	26,700	2,035,210
% Change 2000-2010	25%	19%
% Change 2010-2020	15%	11%

Source: 1990 ,2000, 2010 Census, SCAG 2012 Adopted Growth Forecast

Age

Understanding age distribution in the community is important because it affects the housing market. A declining number of young children can result in a change in the types of housing units being sought within a community. Childless adults tend to have a higher combined income and prefer certain

amenities, increasing the demand for condominiums or units in planned unit developments. An elderly population creates a demand for units with common recreation facilities and easy access to commercial, medical, and transportation facilities.

It is typical that small communities, such as Loma Linda, experience a particular demographic cycle. As the community matures, school age children grow up and begin forming their own households. As can be seen from Table 5.A.B, Loma Linda currently is in this phase. Almost 68 percent of all residents are over the age of 25, compared to 60 percent countywide. In 2010, 23 percent of Loma Linda's population was under the age of 20, compared to 33 percent countywide. Seniors comprised 14 percent of the City population compared to 9 percent countywide. Reasons for this include that the City of Loma Linda is a university- and education-oriented community; therefore, there are more college-age and young adult students than would typically reside in suburban communities. Also, many seniors reside in the community to be close to the various medical facilities.

Table 5.A.B: Age Distribution

Age	City of Loma Linda		San Bernardino County	
	2000	2010	2000	2010
Under 5 years	6.6%	6.6%	7.8%	7.8%
5-19 years	16.6%	16.6%	24.9%	24.9%
20-24 years	9.0%	9.0%	7.9%	7.9%
25-44 years	32.1%	32.1%	27.3%	27.3%
45-64 years	21.7%	21.7%	23.3%	23.3%
65 years and over	13.9%	13.9%	8.9%	8.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: 2010 Census

Race and Ethnicity

Table 5.A.C shows the racial/ethnic distribution of population in Loma Linda. The City has become more racially and ethnically diverse since 2000, a trend seen throughout California. In 2010, Whites were the most prevalent group in the City at 47 percent, followed by Asian/Pacific Islanders at 25 percent and Hispanics at 22 percent. The City has a significantly lower Hispanic population and higher Asian population compared to the County as a whole.

Table 5.A.C: Race and Ethnicity

Race and/or Ethnicity	City of Loma Linda		San Bernardino County	
	2000	2010	2000	2010
White	47.1%	37.0%	44.0%	33.3%
Hispanic	16.3%	22.2%	39.2%	49.2%
Black (African American)	7.0%	8.3%	8.8%	8.4%
American Indian and Alaska Native	0.3%	0.2%	0.6%	0.4%
Asian, Pacific Islander	24.5%	28.6%	4.8%	6.4%
Other (Other Alone, Two or More Races)	4.8%	3.7%	2.6%	2.3%
Total	100.0%	100.0%	100.0%	100.0%

Source: 2000, 2010 Census

5.A.2 Household Characteristics

Household Type and Size

Household characteristics and types can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. The U.S. Census Bureau defines a household as all of the people who occupy a housing unit. A household is different than a housing unit, as a housing units are living quarters (homes, apartments, mobile homes, etc.). A household refers to the group of persons living in a housing unit.

The 2010 Census reported 8,764 households in the City of Loma Linda, with an average household size of 2.56. Of these households, the Census reports that 63 percent were family households while 37 percent were non-family households (75 percent of which were individuals living alone). This is dramatically different from the County as a whole, where 77 percent of households are family households and 23 percent are nonfamily households (mostly individuals living alone). Over 60 percent of households live in rental housing. These trends are indicative of Loma Linda's large student population. It also indicates that many university students live off campus.

Loma Linda's population average household size in 2010 was 2.56, smaller than San Bernardino County (3.26) and the state (2.90). SCAG estimates (through its 2012 Adopted Growth Forecast) that the average household size will remain stable through 2020.

Table 5.A.D: Household Characteristics

Household Type	2000		2010	
	Number	Percent of Total	Number	Percent of Total
Total Households	7,480	100.0%	8,764	100.0%
Families	2,103	28.1%	5,483	62.6%
with children	867	11.6%	2,392	27.3%
Non-Families	768	10.3%	3,281	37.4%
Average Household Size	2.42	--	2.56	--
Average Family Size	3.09	--	3.18	--
Living in Renter-Occupied Units	2,871	38.4%	5,332	60.8%
Living in Owner-Occupied Units	4,609	61.6%	3,432	39.2%

Source: U.S. Census 2000, 2010

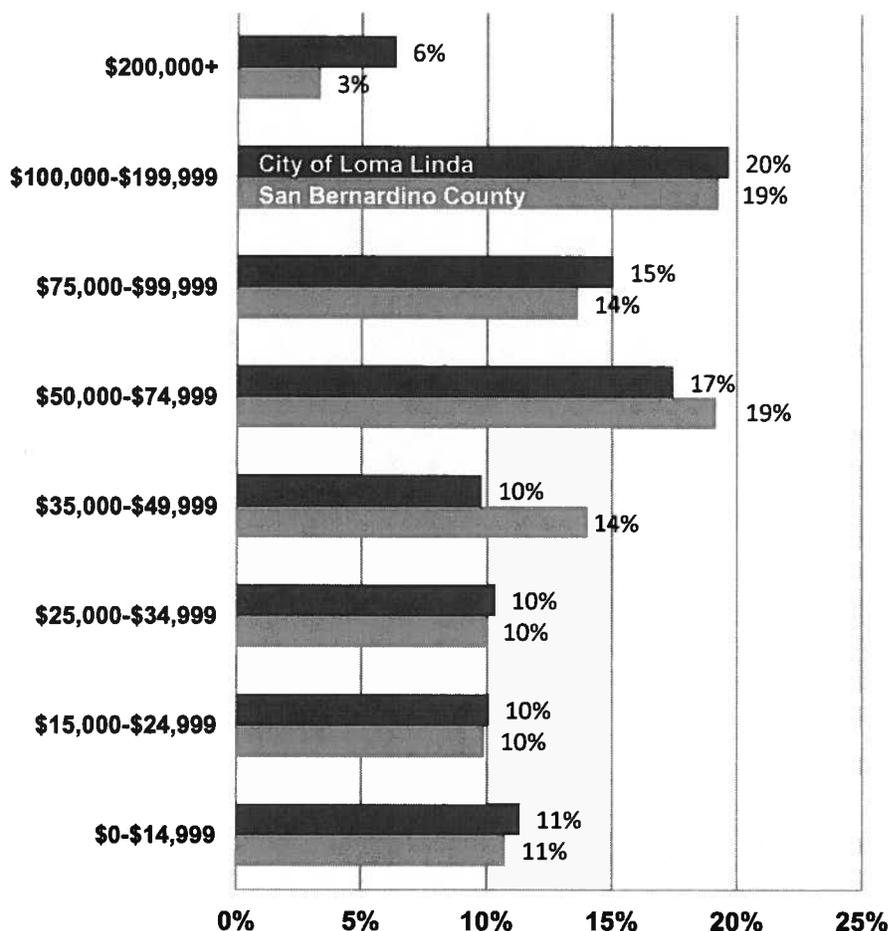
5.A.3 Income and Employment

Income

Household income is the most important, although not the only factor, affecting housing access and opportunity because it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

The median household income in Loma Linda is \$61,116 according to 2011 Census data, higher than the median household income for San Bernardino County (\$55,583). Figure 5.A.1 shows that overall, Loma Linda has a larger proportion of residents earning over \$75,000 than the County, and a smaller proportion of residents earning between \$35,000 and \$74,999 per year.

Figure 5.A.1: Income Distribution



Source: U.S. Census American Community Survey, 2011

For housing planning and funding purposes, HCD uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the metropolitan area:

- Extremely Low-Income Households earn between 0 and 30% of AMI
- Very Low-Income Households earn between 31 and 50% of AMI
- Low-Income Households earn between 51 and 80% of AMI
- Moderate-Income Households earn between 81 and 120% of AMI
- Above Moderate-Income Households earn over 120% of AMI

The CHAS special Census tabulations developed for HUD provide a specific breakdown of household income adjusted for family size. As shown in Table 5.A.E, moderate- and above moderate-income households comprise the largest share of all households, and the low-income households comprise the second largest category. According to the 2005-2009 CHAS, more than 11 percent of the total households in Loma Linda are classified as extremely low income (0-30% of AMI), 12 percent are classified as very low income (31-50% of AMI), and approximately 17 percent are classified as low income (51-80% AMI). Nearly 60 percent of the households had incomes above 80 percent of the median household income in 2009.

Table 5.A.E: Households by Income Category

	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate Income (81% +)	Total
Loma Linda	11.3% (945 HHS)	12.0% (1,005 HHS)	17.3% (1,450 HHS)	59.4% (4,970 HHS)	100.0% (8,370 HHS)

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.
HHS: Households

Tenure is closely correlated with income, as households with lower incomes usually cannot afford to buy a home. Consistent with this fact, renters in Loma Linda earned lower incomes overall, with half earning less than 80 percent of the median income for the County. There was a difference between renter and owner households, as the proportion of owners earning less than 80 percent of the median income was only 40 percent. The large University student population in Loma Linda is reflected in these data. Elderly renters are shown to be in a precarious financial situation, with almost half earning less than half (50 percent) of the median income for the County.

Table 5.A.F: Tenure By Income Category by Household Type

Household Type	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate income (81% +)
Renter-Occupied Households				
Elderly (62+ years)	31%	18%	18%	34%
Small Families (2-4 persons)	10%	21%	18%	51%
Large Families (5+ persons)	7%	18%	39%	36%
Total Renters	16%	15%	19%	50%
Owner-Occupied Households				
Elderly (62+ years)	8%	6%	29%	57%
Small Families (2-4 persons)	1%	4%	7%	88%
Large Families (5+ persons)	4%	9%	9%	77%
Total Owners	4%	8%	15%	73%
Total Households	11%	12%	17%	59%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

Employment

A useful indicator of economic activity in an area is the pattern of existing and projected employment. The City of Loma Linda's economy is centered on healthcare and education. Loma Linda Medical Center, Loma Linda University, and the Loma Linda VA Health Care System are the largest employers in the community. In addition, Loma Linda University and the VA Loma Linda health care system are included in the list of top 20 major employers in the San Bernardino County.

In June 2013, San Bernardino County had an unemployment rate of 10.3 percent, higher than the statewide unemployment rate (8.8 percent)³. High employment has been a result of the recession that affected the entire world economy, from late 2007 to 2009. In contrast, the unemployment rate in Loma Linda is only 6.2 percent. In 2013, the State Employment Development Department estimates that Loma Linda has a labor force of approximately 10,200 persons, or one percent of the County's total labor force.

In 2011, the civilian employed population (16 years and over) numbered 10,553. Table 5.A.G shows the distribution of employment among different industries and median earnings. Census data confirm that Loma Linda's economy is centered on healthcare and education. Loma Linda residents held twice the proportion of jobs in the education, health care, and social assistance industry as compared to the County

³ Labor Force Data for Cities and Census Designated Places, June 2013 – Preliminary, California Employment Development Department.

(44 percent compared to 22 percent). This is an important trend, as this is the second highest paid industry in the City, and earnings in this industry are significantly higher in Loma Linda than at the County level.

Table 5.A.G: Industry Employment and Earnings

Industry	City of Loma Linda		San Bernardino County	
	Percent of Total Employment	Median Earnings (2011)	Percent of Total Employment	Median Earnings (2011)
Agriculture, forestry, fishing and hunting, and mining	0%	NA	1%	\$27,012
Construction	3%	\$51,333	8%	\$36,827
Manufacturing	5%	\$31,295	10%	\$35,376
Wholesale trade	2%	\$36,581	4%	\$34,831
Retail trade	13%	\$25,943	13%	\$22,288
Transportation and warehousing, and utilities	6%	\$49,954	8%	\$42,585
Information	3%	\$63,578	2%	\$44,575
Finance and insurance, and real estate and rental and leasing	4%	\$31,250	6%	\$39,299
Professional, scientific, and management, and administrative and waste management services	7%	\$32,472	8%	\$31,457
Educational services, and health care and social assistance	44%	\$53,951	22%	\$36,674
Arts, entertainment, and recreation, and accommodation and food services	7%	\$16,411	8%	\$14,927
Other services, except public administration	3%	\$26,971	5%	\$22,474
Public administration	3%	\$50,938	6%	\$58,321
Total	100%		100%	

Source: Source: U.S. Census American Community Survey, 2007-2011

The 2012 SCAG Growth Forecast⁴ estimates that between 2008 and 2020, there will be a 32 percent increase in employment opportunities within Loma Linda compared to a 15 percent increase countywide. By 2020, SCAG estimates a total of 23,300 employment opportunities in the City. In the same time period (2008-2020), a 21 percent increase in households is also estimated. These figures indicate that the City will continue to have a more robust employment environment compared to the County, and that employment growth will outpace household growth.

5.A.4 Special Needs Groups

Certain groups have more difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income earning potential, family characteristics, the presence of physical or mental disabilities, or age-related health issues. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or overcrowding. A central goal of the Housing Element is to identify persons with special needs in meeting their housing needs. Housing Element law specifically requires quantification of the housing need for the elderly, the disabled, female-headed households, large families, farmworkers and homeless persons and families. Due to the large student population in the Loma Linda, students are included in the special needs section.

Elderly

Housing costs are particularly critical for the elderly, as many are on fixed incomes. Housing designed specifically for the elderly is typically made up of apartments, condominiums, and small detached units

⁴ SCAG RTP Growth Forecast, 2012

with one or two and sometimes three bedrooms. Housing projects for the elderly are often constructed at higher densities than other types of housing, and often include some units designed for handicapped residents. The primary considerations in evaluating sites for elderly housing are proximity to shopping, social services, public transportation, and health care; compatibility with adjacent land uses; and cost. Secondary considerations involve proximity to recreation and churches, special amenities such as trees and views, and the absence of detrimental conditions such as traffic, noise, and industrial land use.

As of 2010, 13.9 percent of Loma Linda's residents (or 3,241 persons) were age 65 or older. The percentage of older residents in Loma Linda is higher than that of San Bernardino County (8.9 percent). In addition, 1,792, or 20 percent, of the City's households had a head of household over 65 years old. Most of these households are living in owner-occupied housing units (53.6 percent), with 46.4 percent are in renter-occupied housing units.

The 2009 HUD CHAS report revealed that 72 percent of renting seniors in Loma Linda paid more than 30 percent of their income on housing, experiencing a housing cost burden, compared with only 26 percent of elderly owner-occupied households. In 2010, 43.7 of the elderly population were disabled.

Therefore, there is a need within the City for affordable housing for the elderly which is equipped with handicapped access and facilities.

Disabled

Both mentally and physically disabled residents face housing access and safety challenges. Disabled people, generally speaking, have limited incomes, often receiving Social Security income only, with housing costs taking the majority of their monthly income. Because people with disabilities spend a higher percentage of income on housing, overcrowding is frequent as housing expenses are shared with others, oftentimes live-in caretakers. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.).

The 2011 Census data indicate that 2,546 (11 percent of total population) civilian, non-institutionalized residents aged 5 or over with disabilities live in Loma Linda. Approximately half of disabled residents are over the age of 65.

Table 5.A.H: Disability by Age

Age Group	Total Persons	Persons with a Disability	% of Total Age Group
5-17 Years	4,541	83	1.8%
18-34 Years	7,056	288	4.1%
35-64 Years	8,472	912	10.8%
65-74 Years	1,312	221	16.8%
Over 75 Years	1,574	1,042	66.2%
Total	22,955	2,546	11.1%

Source U.S. Census American Community Survey, 2009-2011

A subgroup of disabled residents is the developmentally disabled. Housing Elements must include an analysis of the special housing needs of the disabled, including persons with developmental disabilities. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The Census does not record developmental disabilities. The California State Council on Developmental Disabilities estimates that nationwide, 1.8 percent of the population meet the federal definition of a developmental disability. This equates to 419 persons in the City of Loma Linda with developmental disabilities, based on the 2010 Census population.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center (IRC) is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities and serves the Riverside and San Bernardino County community. The largest of the regional centers in the State of California, IRC is a nonprofit, private community-based agency and provides services to more than 25,000 people with developmental disabilities and their families.

According to the California Department of Development Services, in Loma Linda approximately 197 persons are reported as consumers of the services provided at the local Regional Center. The largest age groups of Loma Linda residents being served are the 23-54 year group (83 clients), 0-14 year group (63 clients), and the 15-22 year group (32 clients). State data also show that 42 percent of Loma Linda clients using the Regional Center live in private residences.

Female Headed Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. In addition, these households have a greater need for accessible daycare and other supportive services. In 2010, 1,190 female-headed households lived in Loma Linda, representing close to 14 percent of all households. Among female-headed households, almost half (47.5 percent or 566 households) had children under 18 years of age.

Large Households

In general, large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in time, accelerating unit deterioration.

The 2010 Census reported 988 large households with five or more members in Loma Linda, or 11.3 percent of all households. Among large households, 55 percent were renters and 45 percent were owners. The share of large households is considerably lower in Loma Linda than the San Bernardino County average of 22.8 percent. These households are usually families with more than two children or families with extended family members such as in-laws or grandparents living in the same housing unit. According to CHAS data, 43 percent of large-family owners and 77 percent of large-family renters experienced one or more housing problems. Housing problems include overcrowding, cost burden, and substandard conditions.

Homeless Persons

Due to the transient nature of the homeless, the precise number of homeless individuals in Loma Linda is difficult to determine. The 2013 San Bernardino County Homeless Count and Subpopulation Survey reported approximately 2,321 adults and children who are homeless on a given day in San Bernardino County. For the City of Loma Linda, the study identified seven unsheltered homeless persons and 112 homeless persons in transitional housing. Representatives from Inland Temporary Homes (ITH), a

homeless service provider, identified the seven unsheltered homeless persons who were reported to be a family staying at a motel, ITH indicated having available capacity at shelters on the night of the homeless count, and offered the family a unit in the ITH two-step program (detailed below). The family declined and indicated they were not residents of the region and were in transition. Based on this information, at the time of the homeless count, the City's had no unsheltered homeless need.

Homelessness is a regional problem that is most effectively addressed within a cooperative, inter-jurisdictional effort. Several different services and programs in the Loma Linda area are designed to support the homeless.

Located in Loma Linda, Inland Temporary Homes is a two-step non-profit agency that offers a 90-day shelter program and 21 to 24-month transitional housing program for homeless families with children under 18 years of age. ITH is assisted with City/County CDBG funds and currently serves 17 families (60 persons) countywide. Within the City of Loma Linda, ITH has 26 units available for families with children. The Community Services Department of the County of San Bernardino implements a Family Development Program which addresses the needs of low-income families by providing emergency assistance, case management and transitional housing. There are also programs in the area specifically designed to assist homeless veterans. The Frazee Community Center in San Bernardino works closely with and is supervised by the VA Medical Center in Loma Linda to provide sober living transitional homes. The VA Medical Center provides assistance to homeless veterans through emergency housing, physical and mental health, and employment programs.

Farmworkers

According to 2011 Census data, only 16 Loma Linda residents work in the "agriculture, forestry, fishing and hunting" industry. As such, the City has no need for farmworker housing, and affordable housing needs of those who held the "Farming, Forestry, and Fishing" occupations would be accommodated under programs designed for lower-income households.

Students

The need for student housing is a significant factor affecting housing demand in Loma Linda. Although students may produce only a temporary housing need, the impact upon housing demand is critical in areas that surround universities and colleges. Typically, students have limited incomes and are, therefore, competing for the same limited amount of affordable housing in the community, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expenses, and can be assisted through roommate referral services offered on and off campus. College graduates provide a specialized pool of skilled labor that is vital to the economy; however, the lack of affordable housing often leads to their departure from the region.

2011 Census data indicate that 3,461 Loma Linda residents were enrolled in undergraduate or graduate studies. The main higher educational institution is Loma Linda University (LLU). LLU is a Seventh-Day Adventist coeducational health sciences university consisting of eight schools and the Faculty of Graduate Studies. More than 100 certificate and degree programs are offered by the schools of allied health professions, dentistry, medicine, nursing, pharmacy, public health, religion, and science and technology. Curricula offered range from certificates of completion and associate in science degrees to doctor of philosophy and professional doctoral degrees. LLU also offers distance education. In Fall 2011, LLU enrolled 4,521 students and had 1,484 full-time faculty. Since 2002, student enrollment has increased by 32 percent. Students under the age of 21 years who are in undergraduate programs, such as nursing, dental hygiene, or allied health professional curricula, are required to live on campus, unless they are married or living with their parents. LLU offers on-campus residential housing for students in two complexes. Kate Lindsay Hall for Undergraduate and Graduate Women houses 240 students in double, single, or modified double occupancy rooms. The A.G. Daniells Residence for Men and Women houses 200 students in 87 0- to 4-bedroom units. LLU also provides off-campus housing for students through 12 LLU foundation homes and apartment complexes located within just a few blocks of campus.

5.A.5 Housing Characteristics

This section addresses characteristics of the housing supply in Loma Linda, including type, age, condition, costs, and availability.

Housing Inventory, Tenure, and Vacancy

As shown in Table 5.A.I, the California Department of Finance identifies 9,649 housing units within the City of Loma Linda. This is an increase of 2,191 households (29 percent) over the 7,458 households reported by the 2000 Census. Close to 47 percent of these dwelling units are detached single-family homes, and over 26 percent are located in structures of five or more units. The percentage of single-family units in the County is higher and the percentage of five or more unit structures is lower than the City.

Census 2010 data indicate that 39 percent of occupied housing units are owner occupied and 61 percent are renter occupied. As of 2010, the owner vacancy rate in Loma Linda was 2.5 percent and the renter vacancy rate was 9.9 percent.

Table 5.A.I: Composition of the Housing Stock, 2010

Housing Type	City of Loma Linda		San Bernardino County	
	Number of Units	Percentage	Number of Units	Percentage
Single Family, Detached	4,497	46.6%	498,965	71.3%
Single Family, Attached	714	7.4%	24,640	3.5%
2 to 4 Unit Structure	1,235	12.8%	45,123	6.4%
5 or More Unit Structure	2,546	26.4%	87,405	12.5%
Mobile Home	657	6.8%	43,504	6.2%
Total	9,649	100%	699,637	100%

Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2010*.

Housing Conditions

The age and condition of housing stock can be an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. The age of the housing stock in Loma Linda, as defined by the year the units were built, is shown in Table 5.A.J. As of 2011, approximately 41 percent of all housing units in the City were built prior to 1979, making many of these close to or over 30 years old. Only about 17 percent of the units were built in 2000 or later. It should be noted that older homes are not necessarily indicative of substantial housing rehabilitation needs in a community. Where household incomes are high, homeowners generally have the wherewithal to maintain older homes in good condition.

The City uses a code enforcement program to help maintain the quality of residential neighborhoods. City code enforcement staff estimates that only about 20 units are considered substandard and indicate that the only about 5 units that are considered to be in need of demolition.

Table 5.A.J: Age of Housing Stock, 2011

Age	Year Built	% of All Housing Units
7 years or less	2005 or later	6.5%
8-17 years	2000 to 2004	10.3%
18-27 years	1990 to 1999	11.0%
28-47 years	1980 to 1989	31.0%
48-67 years	1960 to 1979	29.7%
68-72 years	1940 to 1959	9.2%
73 years or more	1939 or earlier	2.2%
Median Year All Structures Built	1983	--

Source: American Community Survey, 2011

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). Occupancy by more than 1.5 persons per room constitutes "severe" overcrowding. In 2011, just over four percent of households lived in overcrowded conditions. This rate is significantly less than the San Bernardino County average of 8.8 percent of households living in overcrowded housing units. Overcrowding is typically more prevalent among renters than among owners. Close to six percent of renter households experienced overcrowding in 2011, compared to only 2.5 percent of owner households.

Table 5.A.K: Overcrowding by Tenure

	2010			
	Housing Units		Percent of All Units	
	No.	%	Renter-Occupied	Owner-Occupied
Overcrowded (1-1.5 persons/room)	301	3.6%	4.9%	1.7%
Severely Overcrowded (>1.5 persons/room)	66	0.8%	0.8%	0.8%
Total Overcrowded (>1 persons/room)	367	4.4%	5.7%	2.5%

Source U.S. Census American Community Survey, 2009-2011

Housing Cost and Rents

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause cost burdens, or force households into overcrowded conditions

Housing costs in Loma Linda are about the same as the San Bernardino and Riverside County average. According to DQNews, the median price of homes sold in June 2013 was \$358,000. While no data are available for condominium sales in June 2013, DQNews 2012 Home Sales activity Report indicates that there were seven condominium sales in 2012 with an average price of \$95,000. A review of condominiums for sale in July 2013 indicated that prices range from \$80,000 for a one-bedroom condominium to \$200,000 for a two-bedroom condominium. Median home sale prices in Loma Linda were higher than in neighboring and surrounding jurisdiction, but still substantially lower than prices prior to the 2007 recession.

Table 5.A.L: Loma Linda Area Home Prices, 2012 and 2013

Jurisdiction	Median Price June 2013	% Change from 2012
Loma Linda	\$358,000	+37.8%
Fontana	\$272,045	+30.0%
Grand Terrace	\$254,000	+30.3
Highland	\$219,000	+15.6%
Redlands	\$330,000	+34.0%
Riverside	\$265,000	+25.7%
San Bernardino County	\$195,000	+25.8%

Source: DQNews, June 2013

Rental housing is often a lower-cost alternative for lower-income households. Based on a review of several internet rental sites, a two-bedroom apartment in Loma Linda can be rented for \$820 to \$1,206 per month. During the search of rental units for rent, many single-family houses were identified. Rents for homes were in a higher range, and rental costs as of August 7, 2013 ranged from \$1,150 to \$1,495 for two-bedroom homes and from \$1,650 to \$1,780 for three- and four-bedroom homes.

Table 5.A.M: Rental Costs

Type	Minimum	Maximum	Average
Efficiency	--	--	--
One-Bedroom	\$725	\$1,015	\$851
Two-Bedrooms	\$820	\$1,206	\$992
Three-Bedrooms	\$885	\$885	\$885

Source: Craigslist, Apartmentfinder.com, August 2013.

5.A.6 Housing Affordability and Overpayment

In assessing housing affordability, the California Health and Safety Code Section 50052.5 establishes thresholds for affordable housing cost based on the area median income level (AMI) adjusted by family size and income level. Using these affordability thresholds, current housing affordability, at the County level, can be estimated for the various income groups (Table 5.A.N).

Given the median home prices presented in Table 5.A.L, single-family home ownership is beyond the reach of lower-income households. For home ownership, some lower-income households may be able to afford a condominium, but the unit may not be adequately sized for them. In the rental market, generally only moderate-income households can afford the market rents in Loma Linda.

Table 5.A.N: Housing Affordability

Income Group and Household Type	Maximum Affordable Price	
	Home Purchase	Rental Rate
Extremely Low (0-30% AMI)		
One Person (Studio)	\$49,165	\$291
Two Person (1 bedroom)	\$60,511	\$340
Three Person (2 bedrooms)	\$57,893	\$339
Four Person (3 bedrooms)	\$62,257	\$363
Five Person (4 bedrooms)	\$58,533	\$352
Very Low (30-50% AMI)		
One Person (Studio)	\$93,967	\$519
Two Person (1 bedroom)	\$112,876	\$600
Three Person (2 bedrooms)	\$116,658	\$631
Four Person (3 bedrooms)	\$127,422	\$688
Five Person (4 bedrooms)	\$129,750	\$703
Lower (50-80% AMI)		
One Person (Studio)	\$139,350	\$635
Two Person (1 bedroom)	\$153,605	\$695
Three Person (2 bedrooms)	\$164,951	\$753
Four Person (3 bedrooms)	\$175,133	\$800
Five Person (4 bedrooms)	\$188,166	\$853
Moderate Income (81-120% AMI)		
One Person (Studio)	\$214,067	\$1,116
Two Person (1 bedroom)	\$262,602	\$1,295
Three Person (2 bedrooms)	\$289,726	\$1,452
Four Person (3 bedrooms)	\$303,350	\$1,577
Five Person (4 bedrooms)	\$322,628	\$1,693

Source: MIG | Hogle-Ireland, 2013

Notations:

1. Small Family = 3 persons; Large Families = 5 persons
 4. Property taxes and insurance based on averages for the region
 5. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 4%, 30-yr mortgage, and monthly payment 30% of gross household income
 6. Based on San Bernardino County AMI \$65,000 and 2013 HCD State Income Limits
 3. Monthly affordable rent based on payments of no more than 30% of household income
- Definition of affordable housing cost per Health and Safety Code Sections 50052.5 and 50053

Calculation of Affordable Housing Cost	<i>Owner</i>	<i>Rental</i>
Extremely Low (0-30% AMI)	30% of 30% AMI	30% of 30% AMI
Very Low (0-50% AMI)	30% of 50% AMI	30% of 50% AMI
Lower (51-80% AMI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% AMI)	35% of 110% AMI	30% of 110% AMI

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as food and health care. In the event of unexpected circumstances such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or double up with other households. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Table 5.A.O shows the connection between income, household type, and cost burden. The proportion of households experiencing cost burden declined significantly as income increased. Overall, cost burden was more prevalent among renter households in all income categories. In particular, extremely low-income elderly renters (100 percent), very low-income elderly renters and owners (100 percent), and very low-income large renter households (100 percent) had the highest proportion of cost burden compared with the proportion experiencing cost burden citywide (40 percent).

Table 5.A.O: Households Experiencing Cost Burden

Household Type	Extremely Low-income (0-30%)	Very Low-income (31-50%)	Low-income (51-80%)	Moderate/Above Moderate-income (81% +)	All Income Categories
Renter-Occupied Households					
Elderly (62+ years)	86%	100%	85%	39%	72%
Large Families (5+ persons)	100%	100%	71%	19%	59%
Total Renters	69%	95%	72%	15%	47%
Owner-Occupied Households					
Elderly (62+ years)	47%	100%	35%	10%	26%
Large Families (5+ persons)	0%	40%	16%	22%	22%
Total Owners	48%	66%	49%	22%	30%
Total Households	66%	88%	64%	18%	40%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

5.A.7 Affordable Housing

The Housing Authority of the County of San Bernardino Housing Choice Voucher Program (formerly known as Section 8) serves Loma Linda. The Housing Choice Voucher Program provides rental subsidies to very low-income families that spend more than 30 percent of their gross income on housing costs. As of September 2013, the Housing Authority provided Housing Choice Voucher rental assistance to 137 households in Loma Linda, with 31 applicants on the waiting list residing in Loma Linda.

Assisted Housing

In the past, the City has used various funding sources, including Redevelopment Housing Set-Aside Funds and tax credits, to increase the supply of affordable housing in Loma Linda. Table 5.A.P presents the inventory of affordable housing developments in Loma Linda. In 2013, 379 affordable units were located in Loma Linda. In addition, in 2013, the City approved the 152-unit Loma Linda Terrace development.

Table 5.A.P: Assisted Housing Developments

Development	Year	Funding Source	Unit Types	Affordable Units	Total Units	Covenant Expiration
Poplar Street Apartments 10777 Poplar St.	2009-2010	RDA Housing Fund, Tax Credits-MHP Loan	MF	44	44	2064
Loma Linda Commons 10799 Poplar St.	2010-2011	RDA Housing Fund, HOME Funds, Tax Credits	MF	120	120	2074
Loma Sierra Apartments 25421 Cole St.	2008	RDA Housing Fund	MF	24	24	2063
Inland Temporary Homes 10875 Poplar St.	2009	RDA Housing Fund	MF	4	4	2064
Parkside Homes	2001-2002	RDA Housing Fund	SF	35	58	2031-2056
University Community Townhomes	2001-2002	RDA Housing Fund	SF	7	42	2031-2054
Loma Linda Springs 11171 Oakwood Dr.	1991	Bond	SR	89	444	2046
25256 Van Leuven St.	2001	RDA Housing Fund	SF	1	1	2038
10599 Lind Ave.	2006	RDA Housing Fund	SF	1	1	2052
24966 Court St.	2006	RDA Housing Fund	SF	1	1	2057
10605 Lind Ave.	2006	RDA Housing Fund	SF	1	1	2052
10655 Lind Ave.	2008	RDA Housing Fund	SF	1	1	2053
25564 Van Leuven St.	2008	RDA Housing Fund	SF	1	1	2053
Loma Linda Terrace Senior Housing 10846 Poplar Street	2013	HOME Funds, State Bonds	Senior	50	50	2068
Total				379	788	

At-Risk Units

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next 10 years. As many of the City's affordable units were built in the early 2000s, the affordability covenants do not expire within the next 10 years. Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2014-2024) no assisted housing developments in Loma Linda are at risk of losing their affordability status.

5.A.8 Estimates of Housing Need

Several factors influence the degree of demand, or "need," for housing in Loma Linda. The four major needs categories considered in this element include:

- Housing needs resulting from population growth, both in the City and the surrounding region
- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farmworkers, and the homeless

Table 5.A.Q: Summary of Existing Housing Need

Summary of Households/Persons with Identified Housing Need	Percent of Total City Population/ Households
Households Overpaying for Housing:	
% of Renter Households Overpaying	47%
% of Owner Households Overpaying	30%
% of Extremely Low Income Households (0-30% AMI) Overpaying	66%
% of Very Low Income Households (31-50% AMI) Overpaying	88%
% of Low Income Households (51-80% AMI) Overpaying	64%

Table 5.A.Q: Summary of Existing Housing Need

Summary of Households/Persons with Identified Housing Need	Percent of Total City Population/ Households
Overcrowded Households:	
% of Overcrowded Renter Households	6%
% of Overcrowded Owner Households	3%
% of All Overcrowded Households	4%
Special Needs Groups:	
Elderly Households	14% of Population 20% of Households
Disabled Persons	11% of Population
Developmentally Disabled Persons	1.8% of Population
Large Households	11% of Households
Female Headed Households	14% of Households
Farmworkers	0.2% of Labor Force
Homeless	7 persons unsheltered/ 112 persons sheltered
Students	3,461 student residents
Affordable Housing Units At-Risk of Conversion to Market Rate Costs	0

Source: 2011 Census ACS Estimates, HUD Comprehensive Housing Affordability Strategy (CHAS), 2009

Projected Housing Need

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need or the RHNA, as described previously. HCD determined that the projected housing need for the Southern California region (including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) is 412,716 new housing units for the 2013-2021 planning period. SCAG allocated this projected growth to the various cities and unincorporated county areas within the SCAG region, creating the RHNA. The RHNA is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Loma Linda's fair share allocation is 1,095 units during this planning cycle, with the units distributed among the four income categories as shown in Table 5.A.R.

Table 5.A.R: City of Loma Linda RHNA 2014 to 2021

Income Group	% of County AMI	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	0-50%	254	23.2%
Low	51-80%	177	16.2%
Moderate	81-120%	202	18.4%
Above Moderate	120% +	462	42.2%
Total		1,095	100.0%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. There are 1,950 extremely low- and very low-income households, with extremely low-income households comprising 48.5% of the total. Therefore, the City's very low-income RHNA of 254 units can be split into 123 extremely low-income and 131 very low-income units.

Appendix 5.B: Housing Constraints

Governmental, infrastructure, environmental, and market factors may constrain the provision of adequate and affordable housing in a city. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance and improvement of housing for all persons of all income levels and disabilities. Should constraints preclude the achievement of housing goals, Housing Element law requires jurisdictions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. This section addresses these potential constraints that affect the supply of housing in Loma Linda.

5.B.1 Government Constraints

Local government housing regulations are necessary to assure: 1) that housing is constructed and maintained in a safe manner, 2) that the density and design of housing are consistent with community standards, and 3) that adequate infrastructure to support new housing is provided. Local policies and regulations can also impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors may constrain the maintenance, development and improvement of housing.

5.B.1.1 Land Use Controls

The City of Loma Linda exercises a number of land use controls that directly affect the development of housing. Some of these programs place restrictions on housing development, while others encourage housing production. This section evaluates the extent to which these regulations may facilitate or hinder the development of housing for all economic segments of the community.

General Plan Designations

The Land Use Element sets forth the policies that guide development, and the zoning regulations implement these policies. Residential land use designations in Loma Linda are divided into 12 categories, with allowable densities ranging from one unit per 10 acres to 25 units per acre, as described below. In addition, Special Planning Areas (SPA) address unique conditions. While the General Plan, by vote of the people, established minimum densities of zero for residential land use categories, the Zoning Code is more specific and establishes minimum densities for multifamily areas.

Table 5.B.A: Residential Land Use Designations and Zoning Districts

General Plan Designation	Zoning District	Permitted Densities	Typical Residential Types
Hillside Conservation	A-1	0 to 1 dwelling unit per 10 acres	Very low density single-family residential homes in the Hillside Conservation Area. Designation allows bonus of up to one dwelling unit per 5 acres when specific criteria are met
Low Density Hillside Preservation	A-1	0 to 1 dwelling unit per 10 acres	Low density single-family residential homes in the Hillside Preservation Area (only in use in the City's sphere of influence)
Medium Density Hillside Preservation	A-1	0 to 1 dwelling unit per 5 acres	Low density single-family residential homes in the Hillside Preservation Area (only in use in the City's sphere of influence)
South Hills	A-1	0 to 1 dwelling unit per 10 acres (non-clustered development)/ 1 dwelling unit per 2 acres (clustered development)	Low density single-family residential homes in the southwestern hillside area
Rural Estates	A-1	0 to 1 dwelling unit per acre	Single-family homes in a rural setting
Very Low Density	R-1	0 to 2 dwelling units per acre	Single-family residential homes in a large lot, suburban setting
Low Density Residential	R-1	0 to 4 dwelling units per acre	traditional single-family subdivisions
Medium Density Residential	R-2	0 to 9 dwelling units per acre	Single-family residential, duplexes, townhouses, and condominium types of development
Medium High Density Residential	R-3	0 to 13 dwelling units per acre	Multifamily uses consisting of townhouse, condominium, and low-rise apartment style development
High Density Residential	R-3	0 to 13 dwelling units per acre	Multifamily uses consisting of low-rise (one to three stories) condominium and apartment style development
Very High Density Residential	R-3	0 to 20 dwelling units per acre	Multifamily uses consisting of low-rise (one to three stories) condominium and apartment style development
Senior Citizen Housing	R-SH	0 to 25 dwelling units per acre	Multifamily uses consisting of condominium and apartment style development within age-restricted developments
San Timoteo Creek Area	PC	0 to 2 dwelling units per acre	Single family residential
Special Planning Areas	Various	Various	Varies by Planning Area

Source: Loma Linda General Plan, 2009

Special Planning Areas

Seven areas within the City have the designation of "Special Planning Area," or SPA. Each SPA is intended to provide a different variety of uses at varied densities according to each area's location, access, size, and adjacent land use designations. The intent is to create areas for mixed use development to meet the commercial, employment, institutional, and residential needs of the neighborhood and community at large through efficient patterns of land use. Implementation of development within SPAs is intended to occur through specific plans, planned developments, or similar procedures, providing potential developers with the ability to customize development regulations. The General Plan anticipates a housing buildout of 3,485 units within the 553 acres designated SPA.

Development Standards

The City of Loma Linda regulates the type, location, density, and scale of residential development to protect and promote the health, safety, and general welfare of residents, as well as implement General Plan policies. The Zoning Ordinance establishes restrictions on lot size and area, setbacks, lot coverage, building height, parking, and minimum unit size. The development standards summarized in Table 5.B.B include the most pertinent development standards in Loma Linda.

There are six basic residential zoning districts in Loma Linda:

- A-1 Agricultural Estates Zone
- R-1 Single Family Residence Zone
- R-2 Two-Family Residence Zone
- R-3 Multiple Family Residence Zone
- R, M-H Mobile Home Subdivision Zone
- R-SH Senior Housing Residence Zone

Residential uses are also allowed as part of mixed-use developments within the Planned Community (PC) District. The PC district provides flexibility in development for the creative and imaginative design of parcels of land as coordinated projects involving a mixture of residential densities and housing types, community facilities, and commercial areas. This zoning designation allows for Specific Plans and Master Plans that set zoning densities pursuant to General Plan guidelines. All areas within the PC district are subject to specific development standards such as lot size, setbacks, yards, and parking requirements that are contained within the Specific Plans or Master Plans and approved by the City Council.

Loma Linda's development standards are typical of California communities, and are not considered to be unusually restrictive as a constraint on the development of housing.

Table 5.B.B: Zoning District Development Standards

Land Use Activity	A-1	R-1	R-2	R-3	R, M-H	R-SH
Maximum Units Net/Acre	1	6	12	20	-	-
Minimum Lot Area (sq. ft.)	1.0 ac	7,200	7,200	7,200	3,500	3.0 ac
Lot Area per Dwelling Unit	1.0 ac	7,200	3,600	2,200	-	-
Lot Width (feet)	150	65	65	65	44	
Front Setback, Main Structure (feet)	25	25	25	20	10	35
Front Setback, Street Facing Garage (feet)	-	-	-	-	10 for side entry, 20 for front entry	25
Rear Setback (feet)	15	15	15	15 with additional 5 for each story above a one-story structure	10	25
Side Setback (each)	15	5	5	10% of lot width	5	35
Side Setback (street side)	15	15	15	10	10	25
Structural Parcel Coverage (maximum)	-	40%	50%	60%	50%	35%
Distance Between Main Structures (feet)	-	-	-	10 with additional 5 for each story above a one-story structure	-	20

Table 5.B.B: Zoning District Development Standards

Land Use Activity	A-1	R-1	R-2	R-3	R, M-H	R-SH
Distance Between Accessory Structures (feet)	20	-	-	-	-	
Common Useable Open Space (sq. ft.)	-	-	0-1bedroom: 600 sq ft 2bedroom: 700 sq ft 3+ bedroom: 800 sq ft	0-1bedroom: 600 sq ft 2bedroom: 700 sq ft 3+ bedroom: 800 sq ft	-	1,000 sq. ft. / unit
Private Outdoor Living Space (sq. ft.)	-	1,200			-	-
Main Bldg./Structure Height (maximum)	35 feet				20 feet	-
Accessory Bldg./Structure Height (maximum)	35 feet or 2 stories					-

Within the R-3 zoning district, Table 5.B.B shows that one dwelling unit is permitted for each 2,200 square feet of lot area. This identification of lot area per dwelling unit is simply showing how many units per acre the lot area standards allow. For example, zones R-1, R-2, and R-3 all require a minimum lot area of 7,200 square feet. Within the R-3 zone, this would allow a maximum of 20 dwelling units per acre. The development standards for parking, the minimum unit size, and the standard of 7,200 square feet for the minimum lot size for the R-3 zone are designed to facilitate the development of larger multifamily housing complexes. Within these complexes, the parking requirement and the minimum unit size requirement would accommodate maximum allowable densities. The R-3 zone smaller lots, such as lots that are 7,200 square feet, can still be used for multifamily residential units; however, the maximum allowable density would not be achieved due to the development standards. The same development standards that apply to the R-1, R-2, and R-3 zones will remain in effect if these zones are within the SPA General Plan Land Use Designation.

The Zoning Code specifies minimum size requirements for multifamily dwelling units. The minimum size is measured on the outside of walls, and excludes basements, garages, carports, exterior courtyards, and porches. These are modest requirements and are substantially smaller than what is currently being produced in market rate housing. Minimum dwelling unit sizes are as follows.

Studio and 1 Bedroom	675 sq. ft.
2 Bedrooms.....	850 sq. ft.
3 Bedrooms.....	1,025 sq. ft.
Per each additional bedroom.....	175 sq. ft.

Overall, development standards do not unreasonably add to the cost of housing since they are comparable to regional regulations.

- Lot Width – The lot width standards for residential development is consistent with other jurisdictions in the surrounding area and are not considered to be unusually restrictive as a constraint, and will not impede the ability to achieve maximum densities. The lot width standards will not potentially impact the cost and supply of housing.
- Front Setbacks – The front setback in the multifamily zones is 20 feet. The setback is reduced five feet from other residential zones, allowing the development of multifamily housing to increase the building footprint to achieve maximum densities. Ultimately, this can increase the supply of multifamily housing in the City.
- Rear Setback – The rear setback for the R-3 zone is 15 feet, with an additional five feet for each additional story above ground. Development that builds up to the maximum height limit of 35 feet will usually achieve maximum density. If the building is developed to the maximum height limit of 35 feet, the rear setback is 30 feet. This space may be provided for common open space and parking purposes.

- **Side Setbacks** – The side setbacks for R-3 zoned properties are consistent with other jurisdictions in the area and are not viewed as a constraint to achieving maximum densities or having a potential impact on the cost and supply of housing.
- **Lot Coverage** – The lot coverage for R-3 zoned properties is 60 percent. This allows for orderly and efficient development and should not impede the ability to achieve maximum densities.
- **Distance between Main Structures** – The distance between main structures is to provide for safe access and walkability throughout the development. With lot coverage at 60 percent, the required distance between buildings should have no effect on the ability to achieve maximum density. This development standard will not significantly affect the cost and supply of housing.
- **Common Usable Open Space** – This refers to the usable open space within the development that may contain “common amenities.” Amenities that are provided within multifamily housing (pools, barbeque areas, playgrounds, tennis and basketball courts, etc.) may increase the overall costs of the units but contribute to an enhanced living environment. The more amenities provided within the development, the more costly each of the units. By providing additional common areas in excess of the requirement, this may impede upon the ability to achieve maximum densities.
- **Private Outdoor Living Space** – Private patio or balcony areas may be utilized to fulfill not more than 50 percent of the open space requirement, provided such areas have direct access from the unit they are designed to serve, have a minimum dimension of seven feet, and have a minimum area of 70 square feet. Although multifamily units are not required to have private outdoor living space, units that do have private balconies or patios typically rent or sell for a higher price. Providing private outdoor living space should not impede the ability to achieve maximum densities if good site planning principles are applied.
- **Main Building Structure Height** – The height limit for residential properties is consistent among different zoning designations. The cost of units in dense, multifamily housing is relatively lower than large-lot single-family homes. The height limit of 35 feet would accommodate approximately three story structures and would not impede the ability to achieve maximum densities, given the appropriate lot size.

Although Measure V (discussed later in this chapter) may have resulted in a reduction of the potential buildout of Low Density Residential lands, an increased opportunity has risen for the development of multifamily housing more suitable and affordable to moderate-, low- and very low-income households, such as duplexes, condominiums, and other forms of attached multiple-unit housing.

To facilitate and encourage development of housing for very low- or low-income households, the City, as part of a comprehensive zoning ordinance update, will modify development standards for affordable housing as follows:

- In the R-2 zone, setbacks will be modified as follows: front 15, rear 5, side 5; and parcel coverage shall be increased to a maximum of 60 percent.
- In the R-3 zone, setbacks will be modified as follows: front 15, rear 5, side 5; and parcel coverage shall be increased to a maximum of 70 percent; the maximum building height will be increased to 50 feet.

Second Dwelling Units

In the Single Family Residence Zone (R-1), the City permits an additional dwelling unit for senior citizens to be sited on a parcel subject to site plan review and the following standards:

- Lot coverage shall not exceed 40 percent.
- The minimum square footage for a detached second unit shall be 500 square feet and the maximum shall be 640 square feet. The maximum attached unit shall be 640 square feet.
- Detached second units shall be placed on lots that have a minimum lot area of 10,000 square feet. Attached second units shall be placed on lots that have a minimum lot area of 7,200 square feet.
- One additional open parking space shall be required for a second unit.
- A covenant shall be required on all second units that prohibits property owners from renting the units.

- Adequate water and waste disposal shall be available for the second unit at the time of the application.
- Sprinklers shall be required for all units (detached and attached).
- The second unit shall not encroach into any front, side or rear yard setbacks, and shall be subject to architectural and site review.
- The second unit permit shall be considered by the planning commission as a conditional use permit.

While the second unit provisions in the zoning code are outdated, it is the City's policy to permit second units consistent with State law. As part of a comprehensive update of the zoning code, the City will modify the requirements for second units to comply with state law. First, the City will eliminate requirements for a conditional use permit. The City will also lift the restricting covenant only allowing second units for senior citizens.

Density Bonus Provisions

The City adopted density bonus provisions, but the regulations need to be modified to reflect existing provisions of state law. Section 17.30.380 of the Loma Linda zoning ordinance states that the City will enter into an agreement with a developer to provide a density bonus or "other alternative incentives" for the development of projects that provide a specified percentage of affordable housing. To qualify for a density bonus, the zoning ordinance requires that a project provide one of the following.

- 25 percent of the proposed units be for low- or moderate-income housing, as defined in Section 50093 of the California Health and Safety Code (up to 120 percent of the area median income, adjusted for household size), or
- 10 percent of the units are for lower income households, as defined in Section 50079.5 of the California Health and Safety Code (up to 80 percent of the area median income, adjusted for household size)

The existing density bonus provisions are inconsistent with current law. Government Code Section 65915 requires that cities and counties provide development incentives, such as a density bonus, for projects providing the following affordable housing.

Group	Minimum % of Units	Bonus Granted	Additional Bonus for Each 1% Increase in Target Units	% Target Units Required For Maximum 35% Bonus
Very Low Income	5%	20%	2.5%	11%
Low Income	10%	20%	1.5%	20%
Moderate Income (Condo or PUD Only)	10%	5%	1%	40%
Senior Citizen Housing Development	100%	20%	--	--

Developers may seek a waiver or modification of development standards. The developer must show that the waiver or modification is necessary to make the housing units economically feasible. State density bonus regulations also include requirements for incentives and concessions. To better facilitate the application of the state's density bonus regulations, the City will amend its density bonus requirements to meet the requirements of current law (Program 5.5).

Parking

City parking standards for residential developments are tailored to vehicle ownership patterns associated with different residential uses. While these standards may affect development costs, they are considered necessary to assure certain quality standards for multifamily housing. As part of a comprehensive development code update, the City will evaluate, and modify if necessary, parking standards to ensure that they do not constrain the development of housing, specifically senior housing and multi-family housing.

Table 5.B.C: Residential Off-Street Parking Standards

Residential Type	Off-Street Parking Standard
Single family detached	2 spaces within a garage
Single family attached and multifamily residential:	All units must have a minimum of one garage parking space and a minimum of 0.25 spaces per bedroom for guest parking.
Studio	One parking space per unit
One-bedroom	1.5 parking spaces per unit
Each additional bedroom	0.5 additional parking spaces per bedroom
Mobile homes	2 spaces for each unit
Senior Housing Projects	1 parking space per unit with a minimum of 0.5 spaces per unit being covered and 20 percent of the covered spaces being enclosed garages
Second Dwelling Units	1 open parking space for the additional unit
Congregate Care Facility	0.5 parking spaces per unit

5.B.1.2 Planning for a Variety of Housing Types

The Land Use Element and zoning code contain the basic standards that allow for the development of a variety of housing types.

Multifamily Housing

Multifamily developments are permitted in the R-3 zone. If a development consists of more than one dwelling unit (single-family, duplex, or multifamily), a Precise Plan of Design (PPD) or a Conditional Use Permit (CUP) must be submitted to the Planning Department, reviewed by the Architectural Review Committee, and approved by the Planning Commission, and City Council on appeal. As part of the update to the zoning code, the permit procedures for multifamily development within multifamily zones will be amended to permit multifamily developments ministerially rather than administratively in the R-3 zone although a design review process will be included.

Manufactured and Mobile Homes

Manufactured homes may be placed on individual lots that allow residential uses, provided that the mobile homes are attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the Health and Safety Code, and occupied only as a residential use. Manufactured homes are subject to all zoning ordinance provisions applicable to residential structures. Mobile home parks are conditionally permitted in the R-4 zone.

Housing for Agricultural Employees

As stated previously, the 2011 Census data identified only 16 Loma Linda residents working in the “agriculture, forestry, fishing and hunting” industry. Since agricultural employment continues to be a very small economic activity, there is no farm worker housing in Loma Linda, and it is anticipated that the housing needs of farm workers will be accommodated as part of meeting the needs of lower income households. The City complies with the State Employee Housing Act (Section 17000 of the Health and Safety Code) and will allow employee/farmworker housing in zones allowing agricultural uses. In accordance with Health and Safety Code Section 17021.5 and 17021.6 employee housing occupied by

six (6) or fewer employees in a single family structure, are treated the same as any other single family dwelling in the same zone.

Single Room Occupancy (SRO)

Single-room occupancy (SRO) buildings house people in single rooms with tenants often sharing bathrooms and kitchens. SROs are permitted in the R-3 zone. However, the zoning ordinance does not specifically define SROs.

Emergency Shelters and Transitional and Supportive Housing

In Loma Linda, homeless shelters can be treated as a boarding house, a use that is conditionally permitted in the R-3 zone. The zoning code does not currently reference transitional or supportive housing directly. Siting for transitional and supportive housing is based on the character of development (residential, commercial, etc.), not the population these developments serve. Consistent with state law, small transitional housing serving six or fewer people is considered a regular residential use and permitted in all zones where residential uses are permitted. Transitional housing that functions as a regular residential use (such as a single family home or an apartment complex) is permitted in the same manner those uses are permitted.

Currently, the zoning ordinance does not address transitional and supportive housing, SROs, and emergency shelters. To address this constraint, the City will amend the zoning ordinance to facilitate housing opportunities for extremely low-income persons by addressing provisions for transitional housing, supportive housing, SRO housing, and emergency shelters (Program 5.5). The City will permit homeless shelters by right in the Commercial Manufacturing (CM) zone. If the City determines (based on the most recent publically available homeless census and in consultation with local homeless service providers) that the number and type of emergency shelter beds available within the City of Loma Linda exceeds the City's unsheltered homeless need, a conditional use permit will be required.. The adopted ordinance related to emergency shelters will not include a sunset clause. The CM zone encompasses 27.9 acres and applies to properties in the northern part of the City, in close proximity to San Timoteo Creek and the Union Pacific Railroad alignment. Over 14 acres of land in the CM zone are vacant, and adjacent uses are lighter industrial and commercial industrial in nature. No heavy manufacturing uses are close to the CM zoned parcels.

5.B.1.3 Housing for Persons with Disabilities

The current zoning ordinance does not contain specific provisions related to housing for persons with disabilities, including provisions facilitating or constraining the production of housing that is designed for persons with disabilities. While the City allows for reasonable accommodations for persons with disabilities, it does not have a formal procedure for making reasonable accommodation exceptions in the development review process.

In addition, the zoning ordinance does not formally address residential care facilities or facilities for persons with disabilities. Consistent with state law, residential care facilities serving six or fewer people are considered a regular residential use and permitted in all zones where residential uses are permitted. There are no spacing requirements for residential care facilities.

The zoning ordinance contains a definition of "family," which is defined as:

"an individual living alone, or two or more persons living together, related by blood or marriage, and shall include stepchildren and children by adoption, or a group of not more than three persons who are not related by blood or marriage, or as stepparents or stepchildren, or as adopted parents and adopted children, and excluding there from domestic help, provided the group of persons are living together as a single housekeeping unit in a dwelling unit with one kitchen."

The City requires that all development comply with the Uniform Building Code, and does not maintain additional building requirements that would hinder the development of housing for disabled residents. The

City facilitates the development of housing for persons with disabilities by being able to waive development standards for ADA retrofit projects.

As part of a comprehensive zoning ordinance update, the City will revise or remove the definition of family, directly address residential care facilities, and enact provisions to make reasonable accommodation exceptions for persons with disabilities in the land use and zoning application, review, and approval process (Program 5.5).

5.B.1.4 Residential Growth Management

On November 7, 2006, the voters of the City of Loma Linda passed Ballot Measure V. The purpose and intent of Measure V was to establish principles of managed growth, including the protection of hillside areas. Voter approval of Measure V added Chapter 2A, Growth Management, to the General Plan. As noted in Measure V, "...all of the elements of the General Plan are intricately woven together and a significant change in one could affect them all." Thus, maintaining the internal consistency of the General Plan, as required by state law, requires each of the elements of the General Plan to be consistent with the provisions of Measure V, as approved by the voters of Loma Linda. Any changes to provisions set forth in Measure V require a citywide vote.

Provisions

Measure V set forth policies specifically to preserve the hillside and open space areas of the City. Some provisions of Measure V also established policies affecting all residential development, such as establishing allowable density for residential land use designations as set forth in Table 5.B.A (Residential Land Use Designations and Zoning Districts). Measure V also modified all land use designations to have a minimum density of zero units per acre and established a 7,200 square foot minimum lot size for single-family development citywide. Measure V also defines "Gross Land Area" in residential projects as developable land remaining after deducting the area of any floodway easement, utility easement, and the area of the right-of-way of any bordering street.

Measure V established traffic mitigation standards to ensure that traffic levels of service (LOS) at the time of a development application are maintained. Exempted from this requirement are infill construction of individual single-family homes on existing lots smaller than five acres and bounded on three sides by developed property (at the effective date of Measure V). Rehabilitation, remodeling or additions to existing single-family residential structures are also exempt. Developments associated with the Loma Linda University Adventist Health Sciences Center are exempt if projects provide student and/or staff housing for Loma Linda University Adventist Health Sciences Center or associated entities.

Measure V Constraints

While Measure V reduced the development potential in many areas of the City, it did not remove all opportunities for development of housing to meet the City's identified need (as established by the RHNA).

While Measure V reduced the development densities allowed in some residential land use designations, it does not preclude the ability of the City Council to change land use designations outside of those areas designated by Measure V as the San Timoteo Creek Area, Hillside Preservation Areas (including Low Density Hillside Preservation, Medium Density Hillside Preservation, and Rural Estates), Hillside Conservation Area and Expanded Hillside Area (collectively referred to as "Hillside areas"). The land use designations for all other areas were not changed by Measure V, and may be amended without voter approval.

Measure V does not affect density limitations on mixed-use projects (residential and commercial, or residential and other) allowed in SPAs or within other non-residential land use designations, or maximum residential densities permitted in the Institutional land use designations. Buildout potential in these areas is regulated by FAR specifications that are not affected by Measure V.

By modifying the maximum allowable density within the Low Density Residential land use designation, Measure V reduced the maximum allowable density of lands designated Low Density Residential from

five units per acres to four units per acre. By itself, this revision did not affect housing production since traditional single-family neighborhoods within the Low Density Residential designation and R-1 zone were being built out at 3.5 to 4.0 units per acre. Further, both the Very High and High Density Residential land use designations clearly state that the intent of these categories is to provide for multifamily development; single-family development is not identified as an appropriate housing type within these categories. While Measure V, by the vote of the people establishes minimum density of zero units per acre in residential designations, the zoning ordinance is more specific and does establish minimum densities in the R-3 zone. Varying by locations, allowed densities in the R-3 zone range from 5.1 to 9 units per acre to 20 units per acre.

The City has determined that the 7,200-square-foot minimum lot size requirements of Measure V apply only to detached single-family homes. The minimum lot size requirement does not apply to development of attached housing units that may prove more affordable to moderate-, low- and very low-income households such as duplexes, condominiums and other forms of attached multiple-unit housing.

Reducing the intensity of potential development within Loma Linda's hillside areas was one of Measure V's major objectives. Because of the environmental constraints that any hillside development would have to address, the overall density of potential development within the South Hills area would have been low even prior to Measure V. The reduction in the allowable density of hillside development in Measure V is intended to recognize the substantial environmental constraints present within the hillside areas.

5.B.1.5 Building Codes and Enforcement

The City adopted the 2010 California Building Code with minor administrative amendments. The code establishes minimum construction standards for residential construction while not unduly constraining the development of housing. No local amendment to the code has either been initiated or approved that directly impacts the production of housing.

Code enforcement is conducted by the City and is based upon systematic enforcement in areas of concern and on a complaint basis. The Code Enforcement division of the Public Safety Department works with property owners and renters to assist in meeting state health and safety codes.

5.B.1.6 On- and Off-Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. Off-site improvements within and adjacent to housing tracts include standard street widths, curbs, gutters, and sidewalks, and are in compliance with standards as defined in the General Plan Circulation update and the Municipal Code. Water and sewer lines from the development are required to be connected to the nearest water and sewer main lines. In Loma Linda, site improvements vary depending on the existing condition of each project. Typically, site improvements are requested during the plan check process or as conditions of approval during the public hearing process. New subdivisions typically require a certain level of public improvements and circulation improvement for the orderly and efficient development of the community. Loma Linda's requirements for off-site improvements are standard for small communities within San Bernardino County.

As stated in the Municipal Code (Section 16.04.120), site improvements for residential subdivisions include:

- Grading, drainage, and drainage structures necessary to proper use and to the public safety
- Portland cement concrete curbs, gutters, sidewalks and drive approaches
- Storm drains, conduits and channels
- Asphalt concrete street paving
- Aggregate base
- Adequate domestic water supply, including the relocation or replacement of all water mains, irrigation lines, and appurtenances as required by the City Engineer

- Sanitary sewer facilities and connections for each lot
- Underground utilities providing services to each lot
- Services from public utilities, where provided, and from sanitary sewers shall be made available for each lot in such manner as will obviate the necessity for disturbing the street pavement, gutter, curb and sidewalk when service connections are made
- Street trees
- Fire hydrants
- Street name signs, and traffic regulatory devices
- Street lights, including ornamental light standards
- The relocation or replacement of all utility lines and poles as required by the City Engineer
- Permanent subdivision survey monuments
- Connecting to the City's fiber optic network

5.B.1.7 Development Fees

The City charges fees to process plans submitted for residential projects and to finance the provision of important services needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. The fees have not been found to act as a constraint to the development of housing in Loma Linda.

Two types of fees are charged and discussed below: planning processing fees and development impact fees. A summary of the City's permit processing and development impact fee schedules is included in Tables 5.B.D and 5.B.E, as updated in 2011.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. A comparison of Loma Linda's typical residential planning fees in relation to nearby communities is shown in Table 5.B.D. Loma Linda, the City of Redlands, and the County of San Bernardino permit residential development. It can be seen from Table 5.B.D that Loma Linda's planning fees are generally comparable to other cities in its vicinity.

Table 5.B.D Comparison of Planning Fees

Fee Type	Loma Linda (12/12/11)	City of Redlands	County of San Bernardino
Annexation	\$15,000 deposit against actual cost + LAFCO fee	\$6,366 (includes Service Plan) Service Plan- \$1,236 Pre-Annexation Agreement-Hourly Charge with \$2,309 deposit	N/A
Application Fee	SF Residence - \$1,360 Small Project- \$1,360	N/A	N/A
Conditional Use Permit	Up to a residential 4-plex - \$4,220 Project < 20,000 sq. ft. - \$4,220 Project > 20,000 sq. ft. - \$5,560 Existing unit - \$4,120	New Construction \$6,044 No New Construction \$2,011 Time Extension \$243	0 - .99 acres \$6,705 1 - 4.99 acres \$7,450 5 or more acres \$8,940
Environmental Fees	\$355 for projects exempt from CEQA \$3,475 for projects requiring an initial Study and \$170 per technical study. \$15,080 deposit for an EIR	Negative Declaration-\$5,133 Environmental Assessment \$727 EIR/IS -- Hourly Rate	Environmental Review (Non Land Use Application) - actual cost with Initial Deposit. \$2,980. Mitigation Monitoring - actual cost with Initial Deposit \$2,980
General Plan Amendment	Text - \$4,835 Map - \$4,575	\$5,464	Actual Cost with Initial Deposit \$8,046

Table 5.B.D Comparison of Planning Fees

Fee Type	Loma Linda (12/12/11)	City of Redlands	County of San Bernardino
Specific Plan	\$15,000 deposit against actual cost - hourly	Specific Plan \$8,757 Amendment \$3,986	Actual cost., with Initial Deposit \$20,000.00
Tentative Parcel Map	\$4,585 per application and \$10 per lot for every lot over 9 lots.	\$4,543	<5 Parcels - \$3,725 >5 Parcels - \$8,940, \$45 per lot
Tentative Tract Map	\$4,965 per application plus \$20 per lot	\$11,249	Actual cost., with Initial Deposit \$8,920, \$45 per lot
Variance	\$2,015 per application \$200 for owner occupied SFR	Fence \$569 Single-Family Res. \$2,024 Multi-Family or Commercial \$2,790 Parking \$1,681	Actual Cost with Initial Deposit Major \$3,576 Minor \$1,515
Zone Change	\$2,625	Zone Change \$3, 420 Text amt. \$2,658 Commission Determination \$2,111	Actual Cost with Initial Deposit \$3,725

Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by state law and must demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable.

Table 5.B.E: Residential Development Impact Fees

1. General Government Facilities:		
a. Detached dwelling unit		\$2,150/du
b. Attached dwelling unit		\$2,150/du
2. Parkland Acquisition and Development		
a. Detached dwelling unit		\$5,354/du
b. Attached dwelling unit		\$3,955/du
3. Public Meeting Facilities		
a. Detached dwelling unit		\$343/du
b. Attached dwelling unit		\$253/du
4. Art in Public Places		
Residential Valuation		\$0.0025 percent of value
6. Public Library Facilities		
a. Detached dwelling unit		\$260/du
b. Attached dwelling unit		\$192/du
7. Fire Suppression Facilities, et. al.		
a. Detached dwelling unit		\$570/du
b. Attached dwelling unit		\$377/du
8. Local Circulation Systems		
a. Detached dwelling unit		\$1,467.04/du
b. Attached dwelling unit		\$979.44/du
9. Regional Circulation Systems		
a. Detached dwelling unit		\$5,147.44/du
b. Attached dwelling unit		\$3,435.59/du
10. Storm Drainage Facilities		
a. Detached dwelling unit		\$702/du
b. Attached dwelling unit		\$141/du
11. Water Generation, Storage, and Distribution		

Table 5.B.E: Residential Development Impact Fees

a. Detached dwelling unit	\$3,500/du
b. Attached dwelling unit	\$2,586/du
12. Wastewater Collection System	
a. Detached dwelling unit	\$539/du
b. Attached dwelling unit	\$398/du
13. School Impact Fees (Redlands Unified School District)	
a. Single family dwelling unit	\$5,523/du
b. Attached dwelling unit	\$2,893/du
14. Sewer Capacity Fee (Collected by the City of San Bernardino)	
a. Single family dwelling unit (0-3 units)	\$3,500/du
b. Attached dwelling unit (4+ units)	\$2,625/du

In addition, a Sewer Capacity Fee, paid to and collected by the City of San Bernardino, is \$3,500 per dwelling unit for each single family unit and each unit in a duplex or triplex. For multifamily uses in excess of three units, the City of San Bernardino charges three-quarters of the single unit equivalent (\$2,625) per unit.

School fees collected by the Redlands Unified School District (RUSD) are \$5,523 for a single family unit and \$2,893 for each multi-family unit⁵.

Altogether, developer fees for a prototypical single-family subdivision are approximately \$39,023 (\$30,000 per unit in addition to the \$5,523 fee charged by the school district and the \$3,500 fee charged by the City of San Bernardino). Fees for a prototypical multifamily project are lower on a per-unit basis at \$21,448 (\$16,000 per unit in addition to the \$2,893 fee charged by the school district and the \$2,625 fee charged by the City of San Bernardino). (Single-family prototype is a single family unit within a 20-lot subdivision, approximately 2,500 square foot units. Multifamily prototype is a 12-unit apartment complex with approximately 1,000-square-foot units).

5.B.1.8 Development Review Process

The City reviews all applications for development to ensure that construction of projects contribute in a positive manner to the community and improve quality of life. In the City of Loma Linda, an application for a residential project containing about 20 units typically requires a processing time (from filing of the initial application to final map approval) of approximately four months. However, actual processing time varies according to the size and scope of the project, as well as the time taken by the developer to prepare the final map, improvement plans, and other project-related documents. While the City attempts to process development applications in a timely and efficient manner, some delays are outside the control of the City. Delays in processing can occur if environmental review, pursuant to California Environmental Quality Act (CEQA), requires an EIR to be prepared. At times, approval from state or other agencies may also be required for certain types of projects.

Typically, processing and permitting procedures for residential dwelling units in the City of Loma Linda are as follows.

If a development consists of one single-family residence and has obtained the correct development permits, the Planning Department Staff can approve the project and send it to review before the Administrative Review Committee (ARC). After approval by the ARC, the project will go to an Administrative Public Hearing for final approval. In the majority of instances, applications for single-family residences are exempt from CEQA. Timeline as follows:

⁵ Comparative Survey of Development Impact Fees: Cities in San Bernardino County and Unincorporated Riverside County. County of San Bernardino, September 2012

- Approval by ARC – approximately 2 weeks
- Administrative Public Hearing – approximately 2 weeks

If a development consists of more than one dwelling unit (single-family, duplex, or multifamily) a Precise Plan of Design (PPD) must be submitted to the Planning Department, reviewed by the ARC, and approved by the Planning Commission and City Council. Developments that exceed development standards such as the maximum building height, are required to submit a Conditional Use Permit (CUP). The CEQA process runs concurrently with the application process. Requirements and timeline are as follows:

- A Precise Plan of Design is the entitlements required for multifamily housing.
- Approval by ARC – approximately 2 weeks
- Approval by Planning Commission – public hearing – 4 to 8 weeks

As part of a comprehensive development code update, the City will modify permit procedures for all multifamily development within multifamily zones to permit these developments ministerially rather than administratively.

If the development consists of a subdivision, a Tentative Tract Map must be approved by the Planning Commission and the City Council at public hearings. However, a housing project may accompany the tract map through the process as long as the subdivision approval occurs first. Once the final tract map is prepared, the project can be approved by the City Council. The CEQA process runs concurrently with the application process. Timelines are as follows:

- Tentative Tract Map
Approval by Planning Commission – public hearing – approximately 4 to 8 weeks
Approval by City Council – public hearing – approximately 4 weeks
- Final Tract Map
Approved by City Council by consent – approximately 4 weeks

It is the intent of the permit process to provide for all multifamily residential developments that are compatible and harmonious with the immediate neighborhood and in conformance with the General Plan. These decision-making standards ensure that adequate light, air, ventilation, open space, parking facilities, and other amenities are provided and maintained for residents of multifamily residential developments.

5.B.2 Environmental and Infrastructure Constraints

5.B.2.1 Environmental

Flooding

Portions of Loma Linda have historically been vulnerable to flooding associated with Mission Channel and the Santa Ana River, as well as small-scale floods originating on hillsides in the southern portion of the City. Major roadways that cross over water courses/channels include Anderson Street and Barton Road (San Timoteo Creek), Redlands Boulevard (Mission Channel), and Beaumont Avenue (San Timoteo Creek). In addition, the northern portion of the City is within the inundation area of the Seven Oaks Dam, the failure of which would impact the City. Improvements to San Timoteo Creek have removed most areas of the City from flooding hazards. The areas adjacent to the Mission Channel are mostly business park areas and a medium high-density residential area that is already built out. Additionally, the areas in the southern portion of the City are designated at a very low density, which will allow development to avoid hazards such as flooding. Therefore, flooding hazards will not hinder the development of new residential units.

Steep Slopes

The southern portion of the City (commonly known as the South Hills) has steep natural slopes which are susceptible to instability in certain areas. The type of instability anticipated in this area includes deep-

seated landslides, surficial soil slips, wet debris flows, and surficial creep. Most of the mapped landslides appear to be relatively recent (less than 11,000 years). Other deep-seated landslides smaller in size and not as geomorphically pronounced are suspected to exist in the steep terrain of the southern portion of the City. These areas in the southern portion of the City are designated for very low density to avoid hazards related to steep slopes and unstable ground, and to protect natural resources within the hillside area. The need to avoid hazards and protect resources is the basis for allowable densities within this area.

Fault Zones

Four faults traverse Loma Linda. The San Jacinto Fault zone crosses the southwest portion and has been the most historically active fault zone in Southern California. There are numerous offset gullies, linear ridges, and other fault-related features that indicate active faulting along the Claremont branch of the San Jacinto Fault. The Loma Linda Fault has been mapped as crossing the northern portion of the City. This fault was originally identified from groundwater data and lacks topographic evidence. No evidence of active faulting has been identified. The Banning Fault is a trace of the San Andreas Fault, extending westward from the San Geronio Pass. The fault has been mapped crossing the northeast corner of Loma Linda. This fault is not generally thought to be active. The Live Oak Canyon Fault, with many branches nearby, has been mapped in eastern portion of the south hills. This fault is not generally thought to be active.

The Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo) was passed in 1972 to mitigate the hazard of surface faulting to structures built for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The San Jacinto Fault, considered to be active, has been mapped in the southern portion of Loma Linda. An earthquake hazard zone has been established along the trace of this fault. Investigations of the San Jacinto Fault have recommended building setbacks varying from 50 to 100 feet. The southern portion of the City is designated at a very low density, which will allow development to avoid hazards related to this fault. Also, the units that will be developed within this area will be required to meet safety standards related to earthquake hazards.

5.B.2.2 Infrastructure

The provision of public services (especially water, sewers, and flood control) does not constrain the production of new housing. Currently, state laws governing municipal funding limit the ability of cities to provide infrastructure from ongoing revenues. As a result, new development is generally required to "pay its own way" with regard to public facilities such as water, sewer, drainage, parks, and roadway facilities. In accordance with AB 1600, the City has enacted a development impact fee program to ensure new development pays only for its impacts and not for existing deficiencies caused by prior development. The Loma Linda Municipal Services Review (2004) states that potable water is available to serve the development of all vacant parcels in the City to their maximum potential. It also states that the capacity of the sewer system and wastewater treatment plant is such that all vacant parcels in the City could be developed to their maximum potential without causing a strain on the system.

Water service is provided by the City of Loma Linda. Potable water is extracted from the Bunker Hill groundwater basin. The estimated safe yield of this basin is many times greater than current water extraction. Thus, groundwater from Bunker Hill Basin, due to its abundance and good quality, is expected to be the long-term water source. As development occurs, it will be necessary to bring new wells online, construct distribution systems, and provide additional water storage capacity. New distribution lines are generally the responsibility of new development.

Wastewater (sewer) facilities within the City of Loma Linda are operated and maintained by the City's Department of Public Works, Utilities Division. Sewer line maintenance programs are administered by the City, while the wastewater treatment services are provided under provisions outlined in a Joint Powers Agreement (JPA) with the City of San Bernardino. Expansion of the sewer system to accommodate new development is paid for exclusively by development fees levied on new construction. The operation and

maintenance of existing sewer facilities is funded through monthly user fees levied on residential, commercial, and institutional users.

Storm drain systems have been constructed throughout the City to accommodate both the increased runoff resulting from development and to protect developed areas from potential localized flooding. The City (along with the City of Redlands) is located within the area addressed in San Bernardino County Comprehensive Storm Drain Master Plan No. 4. Because County drainage facilities receive upstream drainage from the City's drainage system, the City storm drain system must be consistent with the County's Master Plan. Future improvements to the City's storm drain system will follow the improvements outlined in Master Plan No. 4. Many storm drains and open channels drain into the San Timoteo Creek channel, which is a County facility. At least one longer storm drain (66 inches) and smaller lines drain to Mission Channel.

5.B.3 Market Constraints

Many factors that relate to housing costs are related to the larger housing market in general. Land costs, construction costs, and labor costs all contribute to the cost of housing, and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households. Market-related constraints are part of regional trends related to housing and local jurisdictions seldom have any control over these

5.B.3.1 Land and Construction Costs

The price of land is a significant factor in the total cost of housing. Developed land costs typically account for about one-quarter of the total cost of a home. Land costs in Southern California and San Bernardino County have consistently been increasing since World War II as a result of inflation, increased demand due to population immigration, and decreasing land supply. This increase has an adverse effect on the ability of households—particularly low- and moderate-income households—to pay for housing.

Raw land costs of residential lots in Loma Linda depend on the size and location of the parcel and the extent of improvements contained on the lot. In July 2013, there were two lots for sale ranging from \$350,000 for a 1.93-acre lot to \$750,000 for a 9.78-acre lot. Both lots are zoned for lower-density residential development.

Construction costs for housing can vary significantly, depending on the type of housing, such as single-family, townhomes, and apartments. However, even within a particular building type, construction costs vary by unit size and amenities. Furthermore, neighborhood resistance to some developments lengthens development time, driving up the holding costs. The difficulty of developing awkward infill sites can also add to costs. Another factor related to construction costs is the number of units built at one time. As the number increase, overall costs generally decrease as builders can benefit from the economies of scale. Construction costs in Loma Linda are about the same as in other parts of Southern California. For standard housing construction, costs may average \$110 to \$129 per square foot for single-family residences depending on the level of amenities provided, and \$100 to \$132 per square foot for multi-family residential structure, depending on construction type and excluding parking⁶.

5.B.3.2 Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and the supply of housing. There are two types of capital involved in the housing market: 1) capital used by developers for initial site preparation and construction, and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5 percent can make a dramatic difference in the annual income needed to qualify for a loan. In general, financing for new residential development in Loma Linda at the present time (2013) is available at reasonable rates. However, the

⁶ <http://www.iccsafe.org/cs/Documents/BVD/BVD-0813.pdf>, accessed December 30, 2013

recent high foreclosure rates on home loans have caused caution among lenders. Although interest rates are low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates.

The City in the past offered homebuyer programs funded through redevelopment agency funds. With the demise of redevelopment agencies, City residents must rely on state and federal mortgage programs such as the Mortgage Credit Certificate Program (MCC), California Homebuyer's Downpayment Assistance Program (CHDAP), and FHA and VA home loans.

The entire nation, and the Southern California region in particular, experienced a large number of foreclosures during the 2007-2012 housing crisis. In many cases, financing for these homes was made through the sub-prime credit market. Sub-prime loans are characterized by higher interest rates and fees than prime loans, and are more likely to include prepayment penalties. Beginning in 2006, foreclosures were on a dramatic rise, indicative of the housing and larger economic crisis of the recession. In 2012, the nation and region began to see a decrease in new Notices of Default throughout California. In San Bernardino County, distressed home sales as a percent of total home sales dropped from 59 percent in May 2012 to 32 percent in May 2013. In 2012, there were 65 short sales in Loma Linda, as well as sale of 48 lender-owned homes (Multiple Listing Service, 2013). As of July 2013, there have only been 28 short sales and sales of nine lender-owned homes.



Appendix 5.C: Evaluation of Previous Accomplishments

The goals, policies, and programs in the Plan build upon identified housing needs, constraints, and resources to address housing needs in the community, and will guide City housing policy through the 2013-2021 planning period. Prior to presenting the goals, policies, and programs, an evaluation of the programs in the previous Housing Element (2008-2014) is presented as a foundation for 2013-2021 Housing Element Plan.

State law (California Government Code Section 65588[a]) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives
- The progress in implementation of the Housing Element

The evaluation provides valuable information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Loma Linda. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

Table 5.C.A shows the progress the City made toward implementing the 2008-2014 housing programs. Based on this information, an analysis of the effectiveness and continued appropriateness of these programs is provided, and the goals, policies, and programs of this Housing Element have been updated to reflect this evaluation.

Table 5.C.A: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
1.1.1 Biennial Evaluation	Conduct a biennial update of the inventory of available sites, and ensure an ongoing supply of sites at appropriate densities. Timeframe: September 2011, and every two years thereafter	Continued site availability is important to meeting the community's identified housing need. The program is included in the 2013-2021 Housing Element as part of a general adequate sites program.
1.1.2 Modify Requirements for Second Unit/Accessory Units	Modify requirements for Second Units. Eliminate requirements for a conditional use permit. Reduce lot size and unit size requirements. Lift the requirement allowing Second Units for only senior citizens. Timeframe: Mid 2011	While the second unit provisions in the zoning code are outdated, it is the City's policy to permits second units consistent with state law. A program is included in the Housing Plan to bring the City's second unit ordinance into compliance. As part of a comprehensive update of the zoning code, expected to be completed in 2014, the City will modify its requirements for Second Units. This program will remain in the 2014 Housing Plan.
1.1.3 Encourage Development of Second Unit/Accessory Units	Actively encourage the development of second units in single-family residential areas where appropriate. Provide	Information and assistance to property owners interested in constructing second units is provided as a routine function of the

Table 5.C.A: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
	information and forms to facilitate the approval process. Timeframe: Ongoing	City. To expedite second unit development, the City offers a fast-track process for all residential projects. This program is no longer necessary and is removed from the 2014 Housing Element.
1.1.4 Identify the Intended Residential Buildout of Lands Designated "Special Planning Area"	Amend the General Plan Land Use Element to identify the intended residential buildout (including both densities and acreage) of Special Planning Areas. Timeframe: May 2009	Program was completed and incorporated into the General Plan (May 2009). This program has been implemented and is not included in the 2013-2021 Housing Element.
1.1.5 Permit Residential Development for Students and Employees within Lands Designated Institutional and Health Care	Amend the adopted General Plan Land Use Element and zoning ordinance to permit the development of residential dwelling units for student and employee housing within lands designated Institutional and Health Care. Facilitate development of 300 dwelling units for university students and employees of large institutions within Loma Linda by 2014. Timeframe: General Plan (2009), Development Code (Mid 2011)	Provisions were incorporated into the adopted General Plan (May 2009). The City will incorporate provisions into the zoning code as part of a comprehensive zoning code update. This program is folded into a program related to a comprehensive update of the City's zoning code to achieve consistency with the General Plan. Completed tasks will be removed.
1.2.1 Monitor At-Risk Projects	Where assisted housing projects are "at-risk" of conversion to market rate housing, develop strategies to preserve their affordability. Timeframe: June 2013	Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2014-2024) there are no assisted housing developments in Loma Linda at risk of losing affordability. This program is included the 2014 Housing Element with the intent of continually monitoring the status of affordable housing developments.
1.2.2 Housing Rehabilitation Program	Assist applicants in accessing home rehabilitation loans for low and moderate-income housing, and self-help housing projects. Create brochures that identify and provide information on available loan programs Provide technical review of applicant forms prior to submission. Timeframe: Ongoing	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. This program was active up until the elimination of the redevelopment agency as it relied solely on redevelopment funds. In addition, the County of San Bernardino has also discontinued its rehabilitation and repair programs that were available to Loma Linda residents. This program is included in the 2014 Housing Element with the intent to pursue alternative funding sources that would allow the City to reinstate the program.
1.2.3 Community Education Regarding the Availability of Rehabilitation Programs	Provide information to very low- and low-income households and other special needs groups regarding the availability of rehabilitation programs through neighborhood and community organizations, and through the media. Timeframe: Ongoing	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. This program relied solely on redevelopment funds. In addition, the County of San Bernardino has also discontinued its rehabilitation and repair programs that were available to Loma Linda residents. Due to loss of Redevelopment funding and the lack of an alternative funding source, this program is removed from the 2014 Housing Element.
1.2.4 Housing Condition Survey	Maintain a current housing condition survey of all housing units within the City	This program was tied to the RDA-funded rehabilitation programs. Due to loss of

Table 5.C.A: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
	to assist in targeting rehabilitation programs. Timeframe: Ongoing	redevelopment funding and the lack of an alternative funding source, this program is removed from the 2014 Housing Element.
1.2.5 Rental Rehabilitation Program	Provide financial assistance to owners of existing rental property to rehabilitate substandard units Apply for CDBG funds and allocate redevelopment funds for rental rehabilitation. Provide financial assistance to owners of 5 rental properties .Timeframe: Ongoing	This program is no longer active. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. This program relied solely on redevelopment funds. In addition, the County of San Bernardino has also discontinued its rehabilitation and repair programs that were available to Loma Linda residents. A Housing Rehabilitation Program is included in the 2014 Housing Element with the intent to pursue alternative funding sources that would allow the City to reinstate the program.
1.2.6 Code Enforcement	Provide ongoing inspection services to review code violations on a survey and complaint basis. Timeframe: Ongoing	Code enforcement is an important tool in maintaining a high quality of life in residential neighborhoods. The City of Loma Linda building officials have been providing ongoing inspection services on a complaint basis. This program will remain in the 2014 Housing Element.
1.2.7 Housing Replacement	Replace 15 dwelling units that would have otherwise undergone costly rehabilitation by 2014. Timeframe: Ongoing	This program is no longer active. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. This program relied solely on redevelopment funds. Due to loss of Redevelopment funding and the lack of an alternative funding source, this program is removed from the 2014 Housing Element.
1.2.8 Universal Design	Encourage the use of Universal Design Guidelines to be offered by developers to prospective purchasers, in all new construction of single family and multi-family for sale housing, except for custom built homes. Timeframe: Ongoing	New building construction is typically regulated by state building codes that include standards for accessibility. These standards often match the ADA Guidelines. State law (Health and Safety Code Section 17959.6) also requires developers of any new for-sale residential housing development, including, but not limited to, a single family dwelling, duplex, triplex, townhouse, condominium, or other homes, to provide to a buyer a list of universal accessibility features that would make the home entrance, interior routes of travel, the kitchen, and the bathrooms fully accessible to persons with disabilities. While this program is not included in the 2014 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to encourage the use of accessible design in residential development.
1.3.1 Energy Conservation Ordinance	Codify the objectives and strategies of the 2007 Energy Action Program and the City's Climate Action Plan following their adoption. Timeframe: One year from adoption	The Loma Linda Energy Action Plan was adopted by the City Council on November 13, 2007. This program has been implemented and is not included in the 2013-2021 Housing Element. Aspects of

Table 5.C.A: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
		the program are included in a policy related to encouraging sustainable building practices.
1.3.2 Incentives Program	Establish incentives for participation in energy conservation program. Timeframe: Ongoing	This program was discontinued due to lack of funding. This program is not included in the 2014 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to encourage sustainable building practices.
1.3.3 Strengthen the Energy Action Plan	Provide training, education, and strategies that will assist the City and general public to minimize energy and conserve natural resources. Timeframe: Ongoing	This program was discontinued due to lack of funding. This program is not included in the 2014 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to encourage sustainable building practices.
1.3.4 Streamline the Permit Process	Expedite the permit process for "green" buildings. Timeframe: Mid 2011	Because the City The City has a fast-track process for all residential development projects, expediting buildings with sustainable design elements is not necessary. This program is removed from the 2014 Housing Element.
2.1.1 Partnership Program	Meet regularly with nonprofit, private and other public entities to examine on-going opportunities for cooperative efforts to expand the City's supply of affordable housing. Timeframe: Annual Meeting	The City of Loma Linda is currently working with a non-profit developer with development experience in the City regarding the potential for affordable housing development on City owned properties. This program will remain in the 2014 Housing Element but will be combined into a general program related to encouraging affordable housing development.
2.1.2 Facilitate Development of Affordable Housing Projects	Designate publicly owned sites for affordable housing projects. Distribute Requests for Proposals to housing developers for construction of the affordable housing project, or negotiate directly with individual qualified developers. Timeframe: within one year of Housing Element adoption	In 2011, the Loma Linda Housing Authority negotiated directly with non-profit regarding affordable housing on its scattered sites. The City will continue to work with affordable housing developer as opportunities arise for development of affordable housing on City-owned land. This program will remain in the 2014 Housing Element but will be combined into a general program related to encouraging affordable housing development.
2.1.3 Subsidize the Purchase of Privately Owned Multi-Family Buildings	Survey all owners of large multi-family buildings to determine the feasibility of the current owners selling the buildings to a non-profit manager. Subsidize the purchase of the buildings in exchange for income restriction covenants. Timeframe: Initiate survey months after Housing Element adoption	This program is no longer active. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. This program relied solely on redevelopment funds. Due to loss of Redevelopment funding (and the lack of an alternative funding source), this program is removed from the 2014 Housing Element.
2.1.4 Multi-family Housing Bonds	Consider issuing a bond to fund the construction of multi-family housing units. Timeframe: Determine feasibility of using bonds within six months of Housing Element adoption	Due to lack of funding, the City cannot issue/repay bonds to fund the construction of multi-family housing units. This program is removed from the 2014 Housing Element.
2.1.5 Enforce Guarantees Made By Other Agencies	Work with outside agencies to ensure that guarantees for affordable units on	The City encourages the development of affordable housing but does not have

Table 5.C.A: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
	specific parcels are made when properties are declared surplus by these agencies. Timeframe: Ongoing	jurisdiction or authority to enforce development agreements made by private parties. This program is removed from the 2014 Housing Element. Policies and programs are included in the Housing Element related to encouraging affordable housing developments.
2.1.6 Actively Seek Assistance from the County HOME Program	Apply for grant money from the County HOME program to implement Housing Element programs. Timeframe: Ongoing	HOME funds have been used for a 120-unit affordable housing development and for a 50-unit senior affordable housing development. Developers of these projects have applied for and received County HOME funds. As the City does not develop housing directly, it does not receive these funds directly. This program is removed from the 2014 Housing Element and replaced with a policy directing the City to alert housing developers with known interest in developing within the City when funding opportunities are available.
2.2.1 Undertake a Comprehensive Development Code Update	<p>Undertake a comprehensive update of the City's zoning and subdivisions ordinances to achieve consistency with the provisions of the General Plan (May 2009), Measure V, the provisions of the Housing Element, and state law. Allow for the development of emergency shelters, transitional housing, housing for farm workers, factory-built housing, single-room occupancy units and supportive housing by right.</p> <p>Modify Special Planning Area B zoning standards to provide for establishment of a facility/parcel within or adjacent to the University or Special Planning Area B to serve as an off-site parking facility for nearby residences.</p>	Due to lack of funding, this objective was not met. The City expects to complete a comprehensive update of the City's zoning and subdivisions ordinances by 2014. This program is continued in the 2012 Housing Element.
2.2.2 Amend Permit Procedures for Multifamily Developments	Amend the permit procedures for multifamily development within multifamily zones to permit these developments ministerially rather than administratively. Timeframe: Mid 2011	Due to lack of funding, this objective was not met. The City expects to complete a comprehensive update of the City's zoning and subdivisions ordinances by 2014. This program is continued in the 2012 Housing Element.
2.2.3 Maintain a Streamlined Application and Development Process	Conduct a review of the zoning ordinance, including permitting and review procedures and development standards within the R-3 zone annually. Timeframe: Ongoing	As part of the Housing Element update, review of zoning and development standards and procedures was conducted. The standards and procedures will again be review during the comprehensive update of the zoning ordinance expected to occur in 2014. This program is implemented and is removed from the 2014 Housing Element.
2.2.4 Density Bonus Ordinance	Amend density bonus requirements to meet the requirements of current state law. Timeframe: Mid 2011	Since 2008, two developments have included density bonus units consistent with state law. The City's existing density bonus provisions are inconsistent with state law. Nonetheless the City applies the density bonus provisions consistent with current

Table 5.C.A: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
		state law, Due to lack of funding, this objective of amending the City's density bonus provisions was not met. The City expects to complete a comprehensive zoning code by 2014. This program is removed from the 2012 Housing Element and folded into a general program related to completing a comprehensive update of the City's zoning code to achieve consistency with the provisions of the General Plan, Measure V, the provisions of the Housing Element, and state law.
2.2.5 Use of Density Bonuses	Grant density bonuses for the provision of affordable housing units as required by state law. Promote the use of density bonuses by providing information and brochures to developers and residents. Timeframe: Ongoing	Since 2008, two developments have included density bonus units consistent with state law. Granting density bonuses are allowed by state Law and represent a routine function of the City's planning and building departments. This program folded into a general program related to encouraging affordable housing development.
2.2.6 Priority Permit, Entitlement Processing and Building Inspections for Lower-Income Housing Projects	Give priority to low-, very low-income, and large rental unit housing projects for permitting, entitlement processing and for building inspections that are carried out during various stages of the construction process. Timeframe: Ongoing	This program was implemented when the city established a fast track process for all residential development projects. This program was implemented and is removed from the 2014 Housing Element.
2.2.7 Enforce Covenants Restricting Sale Values on Properties	Continue buying resale properties that are not being sold at market value due to restrictive covenants. These will then be sold at affordable housing prices with covenants placed on future resale prices. Timeframe: Ongoing	Since 2008, the City has purchased 19 resale properties. Purchasing residential projects with affordability covenants is an important tool in maintaining the affordable housing stock. This Program is continued in the 2014 Housing Element.
2.3.1 Meet with Potential Developers	Seek out and conduct meetings with potential developers for infill sites as a means of generating development interest. Timeframe: Annually, Ongoing	City staff has had ongoing discussions with non-profit developers regarding the development of scattered sites for affordable housing. This program is an important tool in expanding affordable housing opportunities and will be folded into a program regarding affordable housing development.
2.3.2 Housing for Existing Very Low- and Low-Income Residents	Utilize CDBG/Agency funds for infrastructure improvements and available programs to undertake development of housing projects for very low and low-income households living in dwellings that are in need of replacement. Provide housing assistance to 150 existing very low- and low-income residents. Timeframe: Ongoing	The City uses CDBG funds for infrastructure improvements. The housing assistance aspect of this program is removed due to loss of Redevelopment funding and the lack of an alternative funding source. In the 2014 Housing Element, this program is folded into a general program related to affordable housing development.
2.3.3 Modified Development Standards for Income-Restricted Housing Developments	For very low or low income-restricted developments modify the following development standards: In an R-2 zone, setbacks shall be modified as follows: front 15, rear 5, side 5; and parcel coverage shall be increased to a maximum of 60 percent. In	This program was intended to be implemented concurrently with a comprehensive zoning code update. Due to lack of funding, this objective was not met. The City expects to complete a comprehensive zoning code by 2014. This program is folded into a general program regarding the comprehensive zoning code

Table 5.C.A: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
	<p>an R-3 zone, setbacks shall be modified as follows: front 15, rear 5, side 5; and parcel coverage shall be increased to a maximum of 70 percent; and the maximum building height shall be increased to 50 feet.</p> <p>Timeframe: Ongoing</p>	<p>update.</p>
<p>2.3.4 Inclusionary Housing Program</p>	<p>Create an inclusionary housing program within redevelopment project areas.</p> <p>Timeframe: Mid 2011</p>	<p>Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. This program was tied to the redevelopment agency project areas. Due to loss of Redevelopment funding (and the lack of an alternative funding source), this program is removed from the 2014 Housing Element.</p>
<p>2.3.5 Extra Density Bonus Program</p>	<p>Within redevelopment project areas, prepare an ordinance providing for an extra density bonus for developments within redevelopment project areas that are required to establish affordability covenants in excess of those required under density bonus law in order to meet the requirements of state redevelopment law. Timeframe: Mid 2011</p>	<p>Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. This program was tied to the redevelopment agency project areas. Due to loss of Redevelopment funding (and the lack of an alternative funding source), this program is removed from the 2014 Housing Element.</p>
<p>2.3.6 Remove or Modify the Definition of a "Family"</p>	<p>In order to address the constraints on housing persons with special needs, the City will remove or modify the definition of a "Family" in the development Code. Timeframe: Mid 2011</p>	<p>This program was intended to be implemented concurrently with a comprehensive zoning code update. Due to lack of funding, this objective was not met. The City expects to complete a comprehensive zoning code by 2014. This program is folded into a general program regarding the comprehensive zoning code update.</p>
<p>2.3.7 Modify the Zoning Ordinance to Incorporate Residential Care Facilities</p>	<p>Explicitly address residential care facilities in the Zoning Ordinance. Timeframe: Mid 2011</p>	<p>This program was intended to be implemented concurrently with a comprehensive zoning code update. Due to lack of funding, this objective was not met. The City expects to complete a comprehensive zoning code by 2014. This program will remain in the 2014 Housing Element.</p>
<p>3.1.1 Fair Housing Program</p>	<p>Continue to refer cases and questions to the Fair Housing Council of San Bernardino County for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. Create and distribute a brochure in English and Spanish, explaining how complaints can be filed. Timeframe: Ongoing</p>	<p>The City continues to abide by and enforce fair housing law. Interested persons are also directed to additional information about fair housing and fair housing services through Inland Fair Housing and Mediation Board (IFHMB). The City also coordinates with IFHMB to conduct fair housing workshops. This program is continued in the 2014-2021 Housing Element.</p>
<p>3.2.1 Housing Opportunities for Special Needs Groups</p>	<p>Give priority funding to development projects that include a component for special needs groups in addition to other lower-income households. Timeframe: Ongoing</p>	<p>Furthering housing opportunities for persons with special needs is an important goal. As opportunities arise, priority will be given to developments providing special needs housing. The program will remain in the 2014 Housing Element.</p>

Table 5.C.A: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
3.2.2 Coordination with Agencies Serving the Homeless and Ensure that Development Standards Facilitate Emergency Shelters and Transitional Housing	The City shall cooperate with public and private agencies to develop housing (including transitional housing), family counseling, and employment programs for the homeless. Modify development policies and processing requirements to remove the constraints and provide reasonable means of facilitating accommodations intended for emergency shelters and transitional housing. Timeframe: Ongoing	The City uses CDBG funding to assist homeless service providers. This program will remain in the 2014 Housing Element but the objective related to emergency shelters and transitional housing will be folded into separate program related to the City's forthcoming zoning code update.
3.2.3 Remove Constraints on the Production of Housing for Disabled Residents	As part of a comprehensive update of the Development Code, enact provisions to make reasonable accommodation exceptions for persons with disabilities. Timeframe: Mid 2011	Due to lack of funding, this objective was not met. The City expects to complete a zoning code update by 2014. This program is continued in the 2012 Housing Element and renamed Reasonable Accommodation.

Table 5.C.B summarizes the quantified objectives contained in the City's 2008-2014 Housing Element, and compares the City's progress in fulfilling these objectives.

Table 5.C.B: Summary of 2008-2014 Quantified Objectives and Progress

Objectives	Income Levels				Total
	Very Low	Low	Moderate	Above Moderate	
Construction Objectives					
Goal(a)	610	432	501	1,103	2,646
Progress	193 (32%)	148 (34%)	6 (1%)	170 (15%)	517 (20%)
Rehabilitation Objectives					
Goal(b)	20	20	10	--	50
Progress	106 (530%)	106(530%)	51 (510%)	--	263
Conservation/Preservation Objectives					
Goal(c)	83		--	--	83
Progress	137 (165%)		--	--	137 (165%)

Notes:

- a. Represents the City's RHNA for the 2008-2014 planning period.
- b. Represents objectives for Housing Rehabilitation and Rental Rehabilitation programs: 87 rehabilitation loans and 176 households assisted with clean up assistance with garbage dumpsters
- c. Refers to maintenance of existing affordable housing through rental subsidies (Housing Choice Voucher)



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Appendix 5.D SITES INVENTORY TABLE



REF

Appendix 5.E PUBLIC OUTREACH

Staff Report

City of Loma Linda

From the Community Development Department

PLANNING COMMISSION MEETING OF JANUARY 15, 2014

PLANNING COMMISSION AGENDA:

TO: Planning Commission

FROM: Konrad Bolowich, Assistant City Manager

SUBJECT: Development Code Amendment (DCA) 13-138 – Definitions and Regulations Relating to Emergency Shelter

Approved/Continued/Denied By Planning Commission Date _____

RECOMMENDATION

It is recommended that the Planning Commission recommend approval of Development Code Amendment No. DCA 13-138 – Regulations Relating to Emergency Shelters to the City Council.

BACKGROUND

The City is in the process of updating the General Plan Housing Element as required by State Law for the 2014-2021 planning cycle. By adopting an emergency shelter ordinance, the Housing Element, once adopted, will be in compliance with State law and thus allow the Department of Housing and Community Development (HCD) to certify the Housing Element. On January 1, 2008, SB2 went into effect to facilitate the creation of emergency shelters and place limitations on how shelters can be regulated by local jurisdictions. In accordance with Government Code Section 65583, each city was mandated by the State to identify at least one zone where emergency shelters are permitted without discretionary approval. In order to demonstrate compliance with SB2, the City should have the new ordinance in place prior to the due date of our next Housing Element in February, 2014.

ANALYSIS

Under State of California Government Code Section 65583, the following standards and limitations may be applied to emergency shelters:

- At least one zone shall be identified to permit emergency shelters without a conditional use permit or other discretionary action;
- Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter;
- Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of or conversion to emergency shelters;
- Emergency shelters shall only be subject to development and management standards that apply to residential or commercial uses within the same zone;

- Written and objective standards may be applied as specified in statute, including maximum number of beds, provisions of on-site management, length of stay and security, proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart;
- Includes flexibility for jurisdiction to meet zoning requirements with existing ordinance or demonstrate the need for emergency shelters can be accommodated in existing shelter or through a multi-jurisdictional agreement.

Inland Temporary Homes (ITH), located in Loma Linda, is a two-step non-profit agency that offers a 90-day shelter program and a 21 to 24-month transitional housing program for homeless families with children under 18 years of age. ITH is assisted with City/County CDBG funds and currently serves 17 families (60 persons) countywide. Within the City of Loma Linda, ITH has 26 units available for families with children. The development standards proposed permit emergency shelters by right in the C-M and I zones, however if the number of beds exceeds the need/demand for shelter at the time of application, the City will require a conditional use permit. Staff will check with ITH at the time of application to verify the current need.

Section 17.02 – Introduction and Definitions shall include the following definitions:

Emergency Shelters shall be defined as:

Any establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12 month period, where no person is denied occupancy because of inability to pay. Emergency Shelters may also provide shelter residents with additional supportive services such as food, counseling, laundry, and access to other social programs. Emergency Shelters may have individual rooms and common areas for residents of the facility, but may not be developed with individual dwelling units, with the exception of a manager's unit.

An **Emergency Shelter Provider** shall be defined as:

Shall mean a government agency or non-profit organization that provides emergency or temporary shelter, and which may also provide meals, counseling, and access to other social programs.

The Commercial Manufacturing (C-M) and the Institutional (I) zones were identified as the zones to comply with SB 2. A survey provided by MIG-Hogle Ireland provided the standards for other cities. Staff used this information to help formulate the following development standards:

Emergency Shelters

1. **Applicability.** The requirements of this section apply to all emergency shelters as defined in Section 17.02.195.
2. **Capacity.** Emergency shelters may provide a maximum of 150 beds per establishment.

3. **Intake/Waiting Areas.** On-site intake areas shall be enclosed or screened from the public right-of-way and adjacent properties. Queuing within the public right-of-way or any parking area is not permitted.
4. **Lighting.** Lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity that is consistent with existing lighting in the neighborhood.
5. **Noise.** For the purposes of noise abatement, organized outdoor activities and intake of residents in non-enclosed areas may only be conducted between the hours of 7:00 am and 10:00 pm.
6. **On-Site Management.** Emergency shelter providers must submit a written management plan prior at the time of application submittal, including provisions for staff training, and counseling, treatment, and training programs for residents. The management plan shall be subject to approval by the Planning Commission.
7. **On-Site Supervision.** At minimum, one staff member shall be provided for every 15 beds.
8. **Parking.** Emergency shelters that do not accept walk-in clients must provide one parking space for every ten beds. Shelters that accept walk-in clients must provide one parking space for every five beds, and bike racks.
9. **Client Restriction.** Emergency shelter providers must screen for and refuse service to registered sex offenders as part of their client intake process.
10. **Security.** Emergency shelter providers must submit a written security plan prior to beginning operation that includes the hours of operation, intake/discharge procedures, screening of clients prior to admission to the shelter, and provisions for on-site security guards, if any. A site plan shall also be provided which clearly indicates parking areas, lighting, and the location of on-site walk-in and client intake areas. The security plan shall be subject to approval by the Chief of Police.
11. **Separation from Other Shelters.** No emergency shelter shall be located within a radius of 300 feet from the nearest shelter, as measured from property line to property line. This requirement does not apply to Temporary Aid Centers.
12. **Storage.** For emergency shelters that accept walk-in clients, an enclosed area must be provided for residents to store their belongings, such as bicycles, shopping carts, and other possessions.
13. **Maximum Stay.** 180 consecutive days, no more than 240 days in a calendar year.
14. **Facilities.**
 - i. One toilet/shower per 8 clients of each gender or for family areas.

- ii. Laundry, kitchen, dining room and storage permitted.
15. A conditional use permit shall be required should the City determine that the number of beds exceeds the need/demand for an emergency shelter. The determination of homeless need will be made at the time of the application.

Staff spoke to representatives from HCD and they had no issues with the City requiring a conditional use permit only if the proposed number of beds exceeded the need/demand for an emergency shelter, therefore staff added this regulation to be able to review applications on a case-by-case basis through the conditional use permit process. However, if there is a need, then emergency shelters will simply be required to comply with the development standards listed above.

The draft emergency shelter development standards are generally consistent with other cities standards. Staff asks for Commission review of these draft regulations and suggestions or modifications if necessary. These standards would be applied to any future homeless shelters in the C-M and I zones.

ENVIRONMENTAL

This ordinance is categorically exempt from environmental review pursuant to Sections 15060(c)(2) and 15061(b)(3) of the California Environmental Quality Act ("CEQA") because adding and amending sections of the existing Land Use Code to establish emergency homeless shelter regulations cannot result in direct or reasonably foreseeable indirect adverse physical changes in the environment. Furthermore, the enactment or amendment of a zoning ordinance undertaken by a public agency is not considered a project under Section 15378 (a)(1) of CEQA. A Notice of Exemption will be filed upon adoption of the development code amendment.

EXHIBITS

- A – Draft Ordinance
- B – Emergency Shelter Survey

ORDINANCE ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA AMENDING CHAPTERS 17.48 – COMMERCIAL MANUFACTURING ZONE AND 17.60 – INSTITUTIONAL ZONE, ADDING SECTIONS 17.02.195 AND 17.02.196 TO CHAPTER 17.02 – INTRODUCTION AND DEFINITIONS, TO TITLE 17 (ZONING), TO DEFINE AND ADD SPECIFIC PROVISIONS AND REGULATIONS RELATING TO EMERGENCY SHELTERS IN THE CITY OF LOMA LINDA

WHEREAS, the City of Loma Linda seeks to be in compliance with the State of California’s regulations for the allowance of emergency homeless shelters as required by State Senate Bill 2 (SB2);

WHEREAS, the State of California Legislature passed SB2 (effective January 1, 2008) modifying State Housing Element law to require local planning and zoning regulations to facilitate homeless shelters. Specially, SB2 requires all cities and counties to provide at least one zoning category in which emergency shelters can be located without discretionary approval from the local government. The zoning category must be identified in the locality’s housing element, and include sites with sufficient capacity to meet the local need for emergency shelters;

WHEREAS, the following standards have been developed in order to allow emergency homeless shelters as required, while maintaining those regulations necessary to provide for public health, safety and welfare;

WHEREAS, the Request for Council action for this ordinance dated _____, 2014 shall by reference be incorporated herein, and together with this ordinance, any amendments or supplements and the oral testimony before the City Council at this meeting, shall additionally constitute the necessary findings for this ordinance;

WHEREAS, the City Council finds that this ordinance is categorically exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (“CEQA”) because adding and amending sections of the existing Land Use Code to establish emergency homeless shelter regulations cannot result in direct or reasonably foreseeable indirect adverse physical changes in the environment, and a Notice of Exemption will be filed upon adoption of this ordinance.

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

SECTION 1. Section 17.02 (Introduction and Definitions), of the City of Loma Linda Land Use Code is amended to add and define Emergency Shelter and Emergency Shelter Provider as follows:

17.02.195 – Emergency Shelter. Shall mean any establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12 month period, where no person is

denied occupancy because of inability to pay. Emergency Shelters may also provide shelter residents with additional supportive services such as food, counseling, laundry, and access to other social programs. Emergency Shelters may have individual rooms and common areas for residents of the facility, but may not be developed with individual dwelling units, with the exception of a manager's unit.

17.02.196 – Emergency Shelter Provider. Shall mean a government agency or non-profit organization that provides emergency or temporary shelter, and which may also provide meals, counseling, and access to other social programs.

SECTION 2. Chapter 17.105 and Section 17.105.010, of the Loma Linda Municipal Code, are hereby added to read as follows:

Chapter 17.48 C-M COMMERCIAL MANUFACTURING ZONE

17.48.020 Permitted uses.

Permitted uses in the C-M zone shall be as follows:

- A. Any uses permitted in the C-1 and C-2 zones pursuant to the same regulations therein;
- B. Uses as listed as follows:
 - 1. Lumber and building material dealers,
 - 2. Fuel and ice dealers,
 - 3. Truck repair and maintenance,
 - 4. Bottling plants,
 - 5. Bakery plants,
 - 6. Production of dairy products,
 - 7. Businesses generally utilizing outdoor storage as part of their operations,
 - 8. General contractors' yards,
 - 9. Cabinet shops,
 - 10. Boat sales and services,
 - 11. Farm equipment sales and services,
 - 12. Food lockers,
 - 13. Parcel delivery services,
 - 14. Ceramic products, including the manufacturing thereof using only previously pulverized clay and kilns fired only by electricity or low-pressure gas,
 - 15. Carpet cleaning plants,
 - 16. Wholesale cleaning, laundry, and dyeing plants,
 - 17. Warehousing and wholesaling,
 - 18. Assembly or packaging of manufactured products,
 - 19. Massage parlors (in accordance to the provisions of Chapter 5.24),
 - 20. Fortunetelling (in accordance to the provisions of Chapter 5.23);

C. Emergency Shelters

- 1. Applicability.** The requirements of this section apply to all emergency shelters as defined in Section 17.02.195.
- 2. Capacity.** Emergency shelters may provide a maximum of 150 beds per establishment.
- 3. Intake/Waiting Areas.** On-site intake areas shall be enclosed or screened from the public right-of-way and adjacent properties. Queuing within the public right-of-way or any parking area is not permitted.
- 4. Lighting.** Lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity that is consistent with existing lighting in the neighborhood.
- 5. Noise.** For the purposes of noise abatement, organized outdoor activities and intake of residents in non-enclosed areas may only be conducted between the hours of 7:00 am and 10:00 pm.
- 6. On-Site Management.** Emergency shelter providers must submit a written management plan prior at the time of application submittal, including provisions for staff training, and counseling, treatment, and training programs for residents. The management plan shall be subject to approval by the Planning Commission.
- 7. On-Site Supervision.** At minimum, one staff member shall be provided for every 15 beds.
- 8. Parking.** Emergency shelters that do not accept walk-in clients must provide one parking space for every ten beds. Shelters that accept walk-in clients must provide one parking space for every five beds, and bike racks.
- 9. Client Restriction.** Emergency shelter providers must screen for and refuse service to registered sex offenders as part of their client intake process.
- 10. Security.** Emergency shelter providers must submit a written security plan prior to beginning operation that includes the hours of operation, intake/discharge procedures, screening of clients prior to admission to the shelter, and provisions for on-site security guards, if any. A site plan shall also be provided which clearly indicates parking areas, lighting, and the location of on-site walk-in and client intake areas. The security plan shall be subject to approval by the Chief of Police.
- 11. Separation from Other Shelters.** No emergency shelter shall be located within a radius of 300 feet from the nearest shelter, as measured from property line to property line.
- 12. Storage.** For emergency shelters that accept walk-in clients, an enclosed area must be provided for residents to store their belongings, such as bicycles, shopping carts, and other possessions.

- 13. Maximum Stay. 180 consecutive days, no more than 240 days in a calendar year.**
- 14. Facilities.**
 - i. One toilet/shower per 8 clients of each gender or for family areas.**
 - ii. Laundry, kitchen, dining room and storage permitted.**
- 15. A conditional use permit shall be required should the City determine that the number of beds exceeds the need/demand for an emergency shelter. The determination of homeless need will be made at the time of the application.**

D. Other uses and structures as may be determined by the planning director to be within the intent of this zone or upon determination of the planning commission that an unlisted use is appropriate for inclusion within the C-M zone. (Ord. 449 § 2, 1991; Ord. 98 § 44.02, 1974)

Chapter 17.60 I INSTITUTIONAL ZONE

17.60.020 Permitted uses.

All uses in this zone shall be subject to administrative review and approval by the authorized planning official of the city under a precise plan of design, and may be appealed in accordance with the provisions of Section 17.30.260 through 17.30.310. Uses permitted within this zone include:

- A. Colleges, universities, schools and other educational institutions;
- B. Convention and exhibition centers;
- C. Cultural centers, including auditoriums and theaters;
- D. Fire stations;
- E. Historical landmarks or monuments;
- F. Libraries;
- G. Medical facilities, health centers, clinics, hospitals, and similar uses;
- H. Museums;
- I. Police stations;
- J. Public governmental offices;
- K. Religious uses including churches, temples, or other places of religious worship and accessory facilities;
- L. Residences for institutional personnel, owned and operated by the institution involved;
- M. Trade or vocational schools if associated with a school, college, or university;
- N. Other retail uses by an institution and in close proximity thereto, which supply direct consumer goods or services to the personnel of that institution. (Ord. 168 § 1 (part), 1977; Ord. 128 § 1 (part), 1976; Ord. 98 § 56.02, 1974)

O. Emergency Shelters

- 1. Applicability.** The requirements of this section apply to all emergency shelters as defined in Section 17.02.195.
- 2. Capacity.** Emergency shelters may provide a maximum of 150 beds per establishment.
- 3. Intake/Waiting Areas.** On-site intake areas shall be enclosed or screened from the public right-of-way and adjacent properties. Queuing within the public right-of-way or any parking area is not permitted.
- 4. Lighting.** Lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity that is consistent with existing lighting in the neighborhood.
- 5. Noise.** For the purposes of noise abatement, organized outdoor activities and intake of residents in non-enclosed areas may only be conducted between the hours of 7:00 am and 10:00 pm.
- 6. On-Site Management.** Emergency shelter providers must submit a written management plan prior at the time of application submittal, including provisions for staff training, and counseling, treatment, and training programs for residents. The management plan shall be subject to approval by the Planning Commission.
- 7. On-Site Supervision.** At minimum, one staff member shall be provided for every 15 beds.
- 8. Parking.** Emergency shelters that do not accept walk-in clients must provide one parking space for every ten beds. Shelters that accept walk-in clients must provide one parking space for every five beds.
- 9. Client Restriction.** Emergency shelter providers must screen for and refuse service to registered sex offenders as part of their client intake process.
- 10. Security.** Emergency shelter providers must submit a written security plan prior to beginning operation that includes the hours of operation, intake/discharge procedures, screening of clients prior to admission to the shelter, and provisions for on-site security guards, if any. A site plan shall also be provided which clearly indicates parking areas, lighting, and the location of on-site walk-in and client intake areas. The security plan shall be subject to approval by the Chief of Police.
- 11. Separation from Other Shelters.** No emergency shelter shall be located within a radius of 300 feet from the nearest shelter, as measured from property line to property line.
- 12. Storage.** For emergency shelters that accept walk-in clients, an enclosed area must be provided for residents to store their belongings, such as bicycles, shopping carts, and other possessions.

- 13. Maximum Stay. 180 consecutive days, no more than 240 days in a calendar year.**
- 14. Facilities.**
 - i. One toilet/shower per 8 clients of each gender or for family areas.**
 - ii. Laundry, kitchen, dining room and storage permitted.**
- 15. A conditional use permit shall be required should the City determine that the number of beds exceeds the need/demand for an emergency shelter. The determination of homeless need will be made at the time of the application.**

SECTION 3. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

IT IS HEREBY CERTIFIED that the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Loma Linda on the ___th day of Month Year, and legally adopted on the ___ day of Month Year, by the following vote, to wit:

Council names, votes.

Summary of Emergency Shelter Ordinances Provisions in Orange County

	ANAHEIM	BREA	CYPRESS	DANA POINT	FOUNTAIN VALLEY	GARDEN GROVE	HUNTINGTON BEACH
Code Reference	18.38.125 (2/28/12)	20.252.020 (10/20/09)	3.17.240 (10/26/09)	9.19.040(b) (6/13/10)	21.10.050 (12/8/10)	9.04.060 (1/11/11)	230.52 (1/19/10)
Zone	I & SP 94-1 (Industrial & Northeast Area Specific Plan)	M-1 (Light Industrial)	PS (Public and Semi-Public Zone)	CFZ (Community Facility Zone) & as accessories as churches	C1 & C-2 (General Commercial)	M1 (Light Industrial, Emergency Shelter Overlay Zone)	IG & IL (General & Limited Industrial)
Maximum beds	50	30 (larger by CUP)	30	20 in CFZ, 10 at churches	30 (larger by CUP)	60	50
Parking	1 per 4 beds + 1 per staff	1 per 4 beds + 1 per staff*	1 per 4 beds + 1 per staff*	1 per 10 beds	1 per 4 beds+1 per staff*	1 per 4 beds + 1 per staff*	1 per 5 beds+1 per staff
Waiting/Intake	10 sf/bed	10 sf/bed	10 sf/bed	Intake from 5pm – 8pm or at dusk, whichever sooner	10 sf/bed	10 sf/bed	10 sf/bed
Management plan reqd?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
On-site supervision	1 staff per 15 beds	1 staff per 15 beds	1 staff per 15 beds		1 staff per 15 beds	1 staff per 15 beds	1 staff per 15 beds
Minimum separation (cannot be required to be more than 300 feet apart)	300 ft from another shelter & 1,000 ft from any residential zone, school, day care facility, or assisted living facility	500 ft from another shelter, residential district, or school facility	500 ft from another shelter	300 ft from another shelter	500 ft from another shelter	300 ft from another shelter	300 ft from another shelter
Maximum length of stay	180 days	120 days	120 days		120 days	120 days	120 days
Site Development Standards (subject to same standards as other uses)		Per M-1 zone		Per CFZ	Per C-2 zone	Per M1 Emergency Shelter Overlay Zone	Per IG/IL zones
Hours of Operation	Check out at 8am, may remain onsite for services	Residents must vacate shelter between 8am-5pm	Residents admitted 6pm-8am PDT, 5pm-8am PST	Discharge hours from 8am-10am	Residents must vacate shelter between 8am-5pm	Residents must vacate shelter between 8am-5pm/6pm	Residents must vacate shelter by 8am
Other requirements (may include lighting and security during hours of operation)	<ul style="list-style-type: none"> •Bike rack or locker required •Ext. lighting plan review reqd. •Screening of storage & waiting areas •1 toilet/shower per 8 beds per gender & for family areas •Kitchen & dining hall reqd. •Religious constitutions may be established for a max of 50 occupants 	<ul style="list-style-type: none"> •Shelter must be within ½ mile of bus stop •Bike rack required •Screening of storage & waiting areas •1 toilet & 1 shower/8 beds/gender 	<ul style="list-style-type: none"> • ½ mile from an OCTA bus stop •Bike rack parking •Exterior lighting for entire outdoor area •Waiting area visually separated from public view by min 6' tall decorative masonry wall •Shade/rain provisions •Min 1 toilet + shower per 8 beds per gender •Private shower + toilet for individual families 	<ul style="list-style-type: none"> •security during operational hours •External lighting for security purposes, lighting shall be stationary, directed away from adjacent properties and public rights-of-way, compatible with neighborhood •Laundry facilities •One or more services: Cooking/dining room, recreational room, or counseling center •Organized outdoor activities limited to 8am -10pm 	<ul style="list-style-type: none"> •Shelter must be within ½ mile of bus stop •Bike rack required •Screening of storage & waiting areas •On-site trash enclosure 	<ul style="list-style-type: none"> •Bike rack required •Client storage area must be separate from sleeping area 	<ul style="list-style-type: none"> •Considered "Community & Social Service Facilities" •Screening of storage & waiting areas

*and or ½ parking space per bedroom designated for family units with children

Summary of Emergency Shelter Ordinances Provisions in Orange County

	IRVINE	LAGUNA WOODS	MISSION VIEJO	NEWPORT BEACH	ORANGE	RANCHO SANTA MARGARITA	SAN JUAN CAPISTRANO	VILLA PARK
Code Reference		13.23 (10/15/10)	9.12.020(d) (9/8/09)	20.48.100 (pending)	17.20.050 (3/27/2010)	9.1.140 (1/5/11)	9.3.550 (5/1/12)	2012-567 (2/28/12)
Zone	IBC (Multi-Use, Gen. Industrial, Med/Science, Bus. Park, Institutional)	CC, CF-P/I, & CF-P by CUP (Community Commercial; Community Facility Public/Institutional, & Community Facility Private)	BP (Business Park/Industrial)	PI & OA (Private Institution & Office Airport)	M-1 & M-2 (Light Industrial & Industrial)	PQ (Public/ Quasi-Public)	P&I (Public and Institutional)	E-4, R-1 with CUP (Single-Family Residential Estate District; Single Family Residential Zone)
Maximum beds	tbd	20	10 (larger by CUP)	40	100	10	1 bed per 250 sq ft	
Parking	1 per 4 beds+1 per staff*		1/250 sf	1 per 4 beds + 1 per staff*	1 per 6 beds + 1 per staff	1 per 3 beds	1 per 3 beds	
Waiting/Intake	10 sf		500 sf	10 sf/bed		250 sf (waiting/client intake area)	2 sq ft/bed	
Management plan reqd?		Yes	Yes	Yes	Yes	Yes	Yes	
On-site supervision	Yes		Yes		1 staff per 25 beds	24-hour on-site supervision	At least 1 on-site manager during all hours of operation, accompanied by one supporting staff member; 1 staff per 20 beds	
Minimum separation (cannot be required to be more than 300 feet apart)	300 ft from another shelter	300 ft from another shelter, min 1,000 ft from public park, public/private K-12 school, indoor/outdoor rec facility designed to serve under 18 yr olds/child facility	250 ft from another shelter		300 ft from another shelter		200 ft from existing emergency shelter	
Maximum consecutive length of stay		180 days, min 28 days	180 days	14 days	180 days	180 days	180 consecutive days in a year or 240 overall days within any 12 month period of time	
Site Development Standards (subject to same standards as other uses)			Per Business Park/Industrial Zone		Per M-1/M-2 zone		Per Public and Institutional District	
Hours of Operation					Residents must vacate shelter between 9am-5pm		Hours of operation shall be limited, based on the scope of services to be provided	
Other requirements (may include lighting and security during hours of operation)	<ul style="list-style-type: none"> • ½ mile from transit stop 	<ul style="list-style-type: none"> • At least 1 room of 120 sf, other habitable rooms area not less than 70sf • No more than 2 persons occupy a room used for sleeping purposes 	<ul style="list-style-type: none"> • Shelter must be ½ within transit 	<ul style="list-style-type: none"> • Patrol area for 1hr after closing 	<ul style="list-style-type: none"> • Bike rack required • 1 bathroom & shower per 20 clients • Laundry, kitchen, dining room, storage permitted 		<ul style="list-style-type: none"> • Strategic plan for handling complaints or concerns from neighboring properties • No loitering of facility residents and other near housing units • Implementation of a security plan with appropriate security measures 	

*and or ½ parking space per bedroom designated for family units with children

Planning Commission

Regular Meeting of December 4, 2013

A regular meeting of the Planning Commission was called to order by Vice Chairman Rojas at 7:00 p.m., Wednesday, December 4, 2013, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Miguel Rojas, Vice Chairman
Nikan Khatibi
Ryan Gallant

Commissioners Present: John Nichols, Chairman
Carolyn Palmieri

Staff Present: Konrad Bolowich, Assistant City Manager
Richard Holdaway, City Attorney

Vice Chairman Rojas led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Vice Chairman.

PC 13-25 – Time Extension For Precise Plan Of Design No. PPD 11-58 – (Public Hearing) – The applicant is requesting a one year time extension for the previously approved Precise Plan of Design (PPD) No. 11-58 to construct a new 2,500 square-foot duplex with a 630 square-foot attached garage and an attached 360 square-foot carport area on a 0.32 acre lot. The lot contains an existing single-family residence that will remain as is. The project is located at 25004 Court Street within the Multiple-Family Residence (R-3) Zone

Vice Chairman Rojas opened the public hearing. Assistant City Manager Bolowich indicated the applicant was not able to attend and requested that if the Commission had questions for him that the item be continued. Bolowich stated the reason for the time extension request was primarily financial. No comments were offered from the public.

Vice Chairman Rojas closed the public hearing.

Motion by Khatibi, seconded by Gallant and carried to approve the one year time extension. Nichols and Palmieri absent.

PC-13-26 – Development Code Amendment No. 13-114 – (Public Hearing) A City initiated amendment to the Loma Linda Municipal Code (LLMC), Chapter 17.44 (C-1, Neighborhood Business Zone), Section 17.44.030 – Conditional Uses, and Chapter 17.46 (C-2, General Business Zone), Section 17.46.030 – Conditional Uses, Title 17 (Zoning), to amend the current regulations relating to the on-site sale and consumption of beer and wine in conjunction with a primary restaurant use, and for hotels with a minimum of 50 rooms, in the Neighborhood Business (C-1) and General Business (C-2) zones in the City of Loma Linda

Vice Chairman Rojas opened the public hearing and Assistant City Manager Bolowich presented the staff report into evidence, indicating that the Development Code Amendment related to the consumption of alcohol (beer and wine) in the C- and C-2 zones. Current City Code limited the sale for on-site consumption of beer and wine to restaurants that serve food as a matter of complete table service and had a 2,000 sq. ft. minimum. Currently evolving are restaurant models in the mid-range dining experience that do not offer a true complete table service environment, but do have the sale of on-site beer and wine as part of their business model. Removing the complete table service requirement from the code would allow the City to attract more diverse restaurants. In the C-2 zone, the code amendment would allow hotels with over 50 rooms to offer beer and wine for on-site

consumption such as lounge area, but not through room service. He also indicated that the proposed amendments could be considered independently one from the other, recommending approval of one or the other or both options.

City Attorney Holdaway provided some suggested language modifications – specifically to Section 17.44.030 C. 9.b. to add “Restaurant Service” to the beginning and c. to remove “and spirits”; and similar changes to 17.46.030 R. to add ...use of a restaurant “or hotel”, provided:..., R.b. add “Restaurant Service” to the beginning and R.c. delete “and spirits” and the addition of “no room service of beer and wine is permitted”.

Dick Wiley addressed the Commission and asked if there were any controls recommended regarding hotel meeting rooms and those patrons that were there only attending a meeting. Staff responded that the sale was limited by the number of rooms only.

Vice Chairman Rojas asked about controls regarding rental of banquet rooms and alcohol consumption. Bolowich responded that if the banquet room is part of the restaurant, there are no additional controls.

Discussion ensued regarding the original intent of the current alcohol restrictions and the modifications thereto over the years; that the current proposed amendments were not that alcohol sales made a restaurant more successful, rather that it was a part of their business model in choosing possible locations.

Vice Chairman Rojas indicated that what made the City unique was its health message, which was contradictory to the consumption of alcohol. He indicated he had difficulty accepting the eroding of the community standards; questioned why restaurants could not do well without serving alcohol; and if they did not want to build in Loma Linda because of alcohol restrictions, it was their prerogative. To allow alcohol consumption only for the increased revenue to the city was in his opinion the wrong reason and not in the best interest of the community.

Commissioner Khatibi asked specifically regarding Native Foods being satisfied with only beer and wine and, in regards to the health message, was caffeine ever an issue when Starbuck’s looked to locate in Loma Linda.

Assistant City Manager Bolowich indicated that yes, it was the business model for Native Foods, and that there are no regulations limiting caffeine.

Dick Wiley addressed the Commission, voicing his opinion regarding the freedom of choice and limiting the choices of others because of another’s beliefs, eluding it may be religious in nature.

Vice Chairman Rojas responded that his objections were not necessarily religious based, but were related to health and where one’s decisions may infringe upon another’s ability to live a healthy life.

Commissioner Gallant asked about guidance for a business to ensure consumption is on-site; that perhaps signage that limits the beer and wine to certain areas or prohibits the alcohol from going outside.

Assistant City Manager indicated that the amendment could dictate that consumption must be done indoors; typically presumed that it is part of the restaurant service, consumed on-site and not provided “to go”; and that it needs to be enforceable.

Motion by Khatibi, seconded by Gallant and carried to recommend approval to the City Council with corrections as recommended above by the City Attorney; Rojas opposed. Nichols and Palmieri absent.

Assistant City Manager Bolowich indicated that this item should go before the City Council at their January 2014 meeting.

PC-13-27 – Approval of Minutes of November 6, 2013

Motion by Khatibi, seconded by Rojas and carried to approve the minutes of November 6, 2013 as presented. Nichols and Palmieri absent.

REPORTS BY PLANNING COMMISSIONERS

Vice Chairman Rojas asked about the timing of traffic lights, specifically Anderson and Barton as he had a friend hit by a car, that perhaps the pedestrian crossing light should be longer or the crosswalk lighted. In addition, he noted the light at Benton and Barton was worse. City Attorney Holdaway indicated that the timing is typically based upon models and engineering studies and must be followed to minimize liability. Assistant City Manager Bolowich indicated it would be a matter for the Traffic Advisory Committee and he would forward to the appropriate City staff.

Commissioner Khatibi spoke about the Loma Linda Holiday Classic, that it was well organized, had a great turnout and was a good event.

REPORTS BY STAFF

Assistant City Manager Bolowich introduced and welcomed new Commissioner Ryan Gallant.

He updated the Commissioners on the following:

- VA project – contracted with consultant for environmental studies; should come before the Commission soon.
- The Campus Transformation project – going directly to City Council as the Planning Commission was conflicted; environmental should be on the January meeting; may be able to provide informational presentation with no discussion or comments from the Commissioners. City Attorney cautioned the Commission as to potential influence regarding a project on which they are conflicted.

Vice Chairman Rojas welcomed Ryan to the Planning Commission.

The meeting adjourned at 7:56 p.m.

Minutes approved at the meeting of _____.

Barbara Nicholson
Deputy City Clerk