

ORDINANCE NO. 776

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA MODIFYING THE ZONING DESIGNATION OF FOUR PARCELS FROM GENERAL COMMERCIAL (C-2) TO LOW-DENSITY RESIDENTIAL (R-1) AT AN APPROXIMATE 10.96 ACRE SITE IDENTIFIED BY ASSESSOR PARCEL NUMBERS 0293-081-09, -11, -12, AND -19 (ZONE CHANGE NO. P21-074)

WHEREAS, the Project Proponent, Highpointe Communities, filed an application for a Zone Change, Zone Change No. P21-074, requesting to change the zoning district of an approximately 10.96-acre site identified as APNs 0293-081-09, -11, -12, and -19 from General Commercial Zone (C-2) to Low-Density Residential Zone (R-1); and

WHEREAS, the Project Proponent also filed an application to amend the General Plan Land Use Map from Commercial to Low Density Residential Land Use; and

WHEREAS, the Project Proponent also filed an application for a Tentative Tract Map to develop the site with single-family homes, an allowed use in the R-1 zone; and

WHEREAS, staff has performed the necessary investigations, prepared a written report with conditions, and recommended all requests be approved; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 1, 2023, and considered testimony and materials in the staff report, and recommended that the City Council approve the proposed project; and

WHEREAS, City Council held a duly noticed public hearing on April 11, 2023, and considered testimony; however, the proposed request was continued to the May 9, 2023, meeting due to additional review of the Fire, Water, and Access Plan by the Fire Department; and

WHEREAS, City Council on May 9, 2023, considered testimony and materials in the staff report, and upon deliberation, concluded that the proposed request meets the applicable approval criteria; and

WHEREAS, the City Council reviewed and considered the environmental documentation for the project prior to taking action on the applications and determined the project could be mitigated to a level of insignificance, and a Mitigated Negative Declaration was prepared that complied with the California Environmental Quality Act (CEQA); and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Loma Linda, ordain as follows:

Section 1: The above recitals are all true and correct

Section 2: Adoption of the Ordinance. The City Council has adopted an Official Zoning Map establishing zoning districts of the City of Loma Linda.

Section 3. Purpose and Intent. It is the purpose of this Ordinance to adopt a revised Zoning Map. Changes to a zoning map are considered legislative acts. State law requires that zoning be consistent with the General Plan Land Use Designations.

Section 4. Findings.

- A. Pursuant to Government Code Section 65863, the proposed amendment will provide consistency with the adopted general plan, including the Housing Element, in that the general plan is being amended concurrently to be consistent with this project, as well as with the Land Use Map.
- B. The proposed zone change from General Commercial (C-2) to Low Density Residential (R-1) is consistent with General Plan Amendment No. P21-073 and with the General Plan objectives, policies and programs.
- C. The subject site is physically suitable for development, with street access, provision of utilities, and compatibility with adjoining land uses on properties affected by the proposed zone changes.
- D. The proposed Zone Change will not result in a significant adverse effect on the environment or be detrimental to the surrounding community, and instead, serve the public health, safety, and general welfare of the City and provide the economic and social advantages resulting from an orderly planned use of land resources.

Section 5. Amendment of Zoning Designations. The Official Zoning Map of the City of Loma Linda is hereby amended to change the zone of the described property, attached hereto as Exhibit A.


Section 6. Validity. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unlawful, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unlawful.

Section 7. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

Section 8. Effective Date. This ordinance shall become effective thirty (30) days after the date of its adoption.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 9th day of May 2023 and was adopted on the 27th day of June 2023 by the following vote to wit:

- AYES: Dupper, Dailey, Jindal
- NOES: None
- ABSTAIN: None
- ABSENT: Lenart, Rigsby



Phillip Dupper, Mayor

ATTEST:



Lynette Arreola, City Clerk



Existing Zoning District – General Commercial



Proposed Zoning District – Low Density Residential (R-1)

EXHIBIT A
ZONE CHANGE - ZONING MAP AMENDMENT