

## **ORDINANCE NO. 797**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, AMENDING IN PART, CHAPTER 17.44 (SPECIAL PURPOSE ZONES AND SPECIFIC PLANS), SECTION 17.44.020 (LAND USE REGULATIONS AND ALLOWABLE USES), INCLUDING TABLE 2-7 (ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONES), OF THE LOMA LINDA MUNICIPAL CODE TO ESTABLISH SHORT-TERM RENTALS AS A PERMITTED USE WITHIN THE PLANNED COMMUNITY ZONE SUBJECT TO CHAPTER 5.26 (SHORT-TERM RENTALS)**

**WHEREAS**, the City Council is concurrently considering adoption of Chapter 5.26 (Short-Term Rentals) to establish operational regulations for short-term rental uses within the City; and

**WHEREAS**, certain residentially developed properties are located within Planned Community zoning districts regulated under Chapter 17.44 of the Loma Linda Municipal Code; and

**WHEREAS**, in order to implement Chapter 5.26, amendments to Section 17.44.020 and Table 2-7 are necessary to establish short-term rentals as a permitted use within the Planned Community Zone (PC), subject to compliance with Chapter 5.26; and

**WHEREAS**, amendments, as set for in "Exhibit A" to this Ordinance, are proposed for Chapter 17.44 (Special Purpose Zones and Specific Plans), Section 17.44.020 (Land Use Regulations and Allowable Uses), Table 2-7 (allowed Uses and Permit Requirements for Special Purpose Zones), of the Loma Linda Municipal Code through the City-initiated Master Development Application (MDA-2026-0059) to allow for short-term rental units as a permitted use within the Planned Community (PC) zone; and,

**WHEREAS**, on June 17, 2026, the Planning Commission held a duly noticed public hearing on the proposed Ordinance, at which an oral and written presentation was made and comments received, and the Planning Commission made a recommendation to City Council to adopt the ordinance; and,

**WHEREAS**, on July 14, 2026, the City Council conducted the first reading of the code amendment and the second reading on August 11, 2026, where it adopted the Ordinance, approving Master Development Application (MDA-2026-0059); and,

**WHEREAS**, the Planning Commission and City Council have reviewed the proposed amendments and find that Master Development Application (MDA-2026-0059) is consistent with the Loma Linda General Plan, is not detrimental to the public health, safety, and general welfare, and is in conformity with good land use practice.

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

**Section 1.** The City Council hereby finds that all of the facts set forth in the recitals of this ordinance are true and correct.

**Section 2.** Environmental Determination. Pursuant to the General Rule Exemption (14 CCR § 15061(b)(3)), the City Council finds that Council Bill No. O-2026-11 and MDA-2026-0059 are not subject to the California Environmental Quality Act (CEQA) because the proposed Municipal Code

amendment is not a project under CEQA.

**Section 3. Approval.** The Planning Commission recommended adoption and City Council hereby adopts Council Bill No. O-2026-11, which amends, Chapter 17.44 (Special Purpose Zones and Specific Plans), Section 17.44.020 (Land Use Regulations and Allowable Uses), Table 2-7 (Allowed Uses and Permit Requirements for Residential Zones), of the Loma Linda Municipal Code, to allow for short-term rental units as a permitted use within all residential zones (MDA-2026-0059) as indicated in "Exhibit A" and as referenced herein.

**Section 4. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect this 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 sections, subsection, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

**Section 5. Certification.** The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be posted within fifteen (15) days from its passage pursuant to Government Code section 36933.

**Section 6. Effective Date.** This Ordinance shall be in full force and effective a minimum of thirty (30) days after passage.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 14<sup>th</sup> day of July 2026 and was adopted on the 11<sup>th</sup> day of August 2026 by the attached vote:

  
\_\_\_\_\_  
Amy Jones, Mayor

Attest:

  
\_\_\_\_\_  
Lynette Arreola, City Clerk

**CERTIFIED VOTE**

I, Lynette Arreola, City Clerk of the City of Loma Linda, State of California, do hereby certify that the foregoing Ordinance No. 797 was duly Introduced by the City Council at the meeting thereof held on the 14<sup>th</sup> day of July 2026 and adopted at a meeting thereof held on the 11<sup>th</sup> day of August 2026, by the following vote:

AYES: Dupper, Jones, Popescu

NOES: None

ABSENT: Rigsby, Spencer

ABSTAIN: None

IN WITNESS WHEREOF I have hereto set my hand or affixed the Seal of the City of Loma Linda this 12<sup>th</sup> day of August 2026.



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Lynette Arreola, City Clerk  
City of Loma Linda

**Exhibit A: Table 2-7 Amendment**

| Table 2-7<br>Allowed Uses and Permit Requirements for Special Purpose Zones                                                                                         |  | P<br>CUP<br>MUP<br>—   | Permitted by Right (Planning Permit May Be Required)<br>Conditional Use Permit<br>Minor Use Permit<br>Not Allowed |     |     |                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------|-------------------------------------------------------------------------------------------------------------------|-----|-----|--------------------------------------------------------------------|
|                                                                                                                                                                     |  | I-HC<br>OS<br>PF<br>PC | Institutional-Health Care<br>Open Space<br>Public Facility<br>Planned Community                                   |     |     |                                                                    |
| Land Use                                                                                                                                                            |  | I-HC                   | OS                                                                                                                | PF  | PC  | Specific Use Regulations                                           |
| <b>Other Uses</b>                                                                                                                                                   |  |                        |                                                                                                                   |     |     |                                                                    |
| Archeological and Paleontological Sites                                                                                                                             |  | —                      | P                                                                                                                 | P   | —   |                                                                    |
| Assembly Uses                                                                                                                                                       |  |                        |                                                                                                                   |     |     |                                                                    |
| Places of Public Assembly                                                                                                                                           |  | P                      | CUP                                                                                                               | CUP | CUP |                                                                    |
| Places of Religious Assembly                                                                                                                                        |  | P                      | CUP                                                                                                               | CUP | CUP |                                                                    |
| Cemeteries, Columbariums, Mausoleums, and Mortuaries                                                                                                                |  | CUP                    | CUP                                                                                                               | —   | CUP |                                                                    |
| Commercial Uses (incidental and accessory to allowed uses)                                                                                                          |  | —                      | CUP                                                                                                               | MUP | MUP |                                                                    |
| Correctional Institutions                                                                                                                                           |  | CUP                    | —                                                                                                                 | MUP | —   |                                                                    |
| Development of Natural Resources                                                                                                                                    |  | CUP                    | CUP                                                                                                               | CUP | CUP |                                                                    |
| Forest Maintenance Facilities and Ranger Stations                                                                                                                   |  | —                      | CUP                                                                                                               | P   | —   |                                                                    |
| Historical Preserve                                                                                                                                                 |  | —                      | P                                                                                                                 | P   | —   |                                                                    |
| Landfills                                                                                                                                                           |  | —                      | CUP                                                                                                               | —   | —   |                                                                    |
| Multiple Residences                                                                                                                                                 |  | CUP                    | —                                                                                                                 | —   | P   | Must meet development standards for the analogous residential zone |
| Planned Residential Development                                                                                                                                     |  | CUP                    | CUP                                                                                                               | —   | CUP |                                                                    |
| Residences for Institutional Personnel                                                                                                                              |  | P                      | —                                                                                                                 | P   | —   |                                                                    |
| Reclamation for open space purposes of mines, quarries, and pits resulting from the commercial extraction of rock, sand, gravel, earth, clay, and similar materials |  | —                      | CUP                                                                                                               | CUP | —   |                                                                    |
| Recycling – Small Collection Facility                                                                                                                               |  | —                      | —                                                                                                                 | —   | MUP |                                                                    |
| Recycling – Large Collection Facility                                                                                                                               |  | —                      | —                                                                                                                 | —   | CUP |                                                                    |
| Short-Term Rentals                                                                                                                                                  |  | —                      | —                                                                                                                 | —   | P   | Chapter 5.26 (Short-Term Rentals)                                  |
| Structures Incidental and Accessory to Allowed Uses                                                                                                                 |  | MUP                    | MUP                                                                                                               | P   | MUP | Section 17.56.030(J)                                               |