



## **2.0 LAND USE ELEMENT**

As required by State planning law, this Land Use Element designates the general distribution, location, and extent of land uses for housing, business, industry, open space, institutions, city facilities, and other categories of public and private uses of land. The emphasis of this Land Use Element is on the desired or intended use of land in the community, including future development of the City and its sphere of influence.

The Land Use Element includes a brief summary of existing types of land uses and contains a summary table of existing land use acreage. Discussion regarding the intended uses and allowable density within each land use category is a primary focus in this Land Use Element. The land use category text is accompanied by the General Plan Land Use Map, which illustrates the intended location and distribution of each of the land use categories.

A description of the general layout desired for each land use is provided in this Land Use Element; however, more extensive descriptions of appropriate design and photo examples of various commercial, office, business park, industrial, and pedestrian oriented development are contained within the Community Design Element.

In addition to the land use category descriptions, which reflect the community's policies regarding the types of allowable uses, density, and character, specific enumerated policies are outlined. These policy statements are organized into more general "guiding policies" and specific "implementing policies" that are intended to facilitate achievement of the guiding policies. Through the implementation of the Land Use Element, the city seeks to:

- Establish and maintain an orderly pattern of development in the city;
- Establish a land use classification system that implements land use policies;
- Identify acceptable land uses and their general location; and
- Establish standards for residential density and non-residential intensity for development.

This Land Use Element concludes with a table showing the estimated numbers for housing units, population, and jobs at the future build out of the planning area, which includes the city and its sphere of influence, according to the land uses and densities outlined in this Element.



## **2.1 EXISTING LAND USE**

The existing land uses within the city and its sphere of influence are shown in Table 2.A (Planning Area – Existing Land Uses). Residential land uses form the largest percentage of developed uses (24 percent). Of the residential uses, single-family residential development occurs within 14 percent of the planning area. These single-family uses are generally located in two areas: (1) the northern portion of the city just south of Redlands Boulevard, and (2) south of Barton Road along the base of the South Hills. Other types of residential uses within the planning area include rural residential (typically adjacent to orange groves or within the hillside), multifamily residential, and mobile homes.

Commercial uses make up a small percentage of the land use within Loma Linda, comprising about 3 percent of the city and its sphere of influence. Commercial uses consist of both general commercial and office commercial types of land use. Large commercial or office uses within the city include the auto dealerships south of the Interstate 10 freeway, the offices within the Corporate Business Center, and the Stater Bros. market.

Land uses that are categorized as Institutional make up 9 percent of the planning area. These uses include medical uses, university uses, schools, churches, public facilities, utilities, and utilities combined with agricultural uses. Of these sub-categories, utilities, university uses, and medical uses are the most well represented Institutional uses within the planning area. Loma Linda University (LLU) and the Loma Linda University Medical Center and Children's Hospital (LLUMC/CH) are significant institutional uses within the city.

Heavy and light industrial uses characterize approximately 31 acres or 0.5 percent of the planning area. Industrial uses include self-storage facilities and the Hallmark-Southwest Corporation, located on Redlands Boulevard, which manufactures mobile homes.

Land devoted to open space, agricultural use, recreational use, or vacant land that is not developed totals approximately 3,867 acres or 63 percent of the planning area. These areas include the hills located to the south and the remaining orange groves within the city and the sphere of influence.

## **2.2 GENERAL PLAN LAND USE CATEGORIES**

This section describes the intended land use for the city and its sphere of influence, according to each land use category. The General Plan Land Use Map (Figure 2.1) illustrates the location and distribution of the uses that will be discussed. The general types of desired land uses are given for each category, along with the maximum building density allowed.

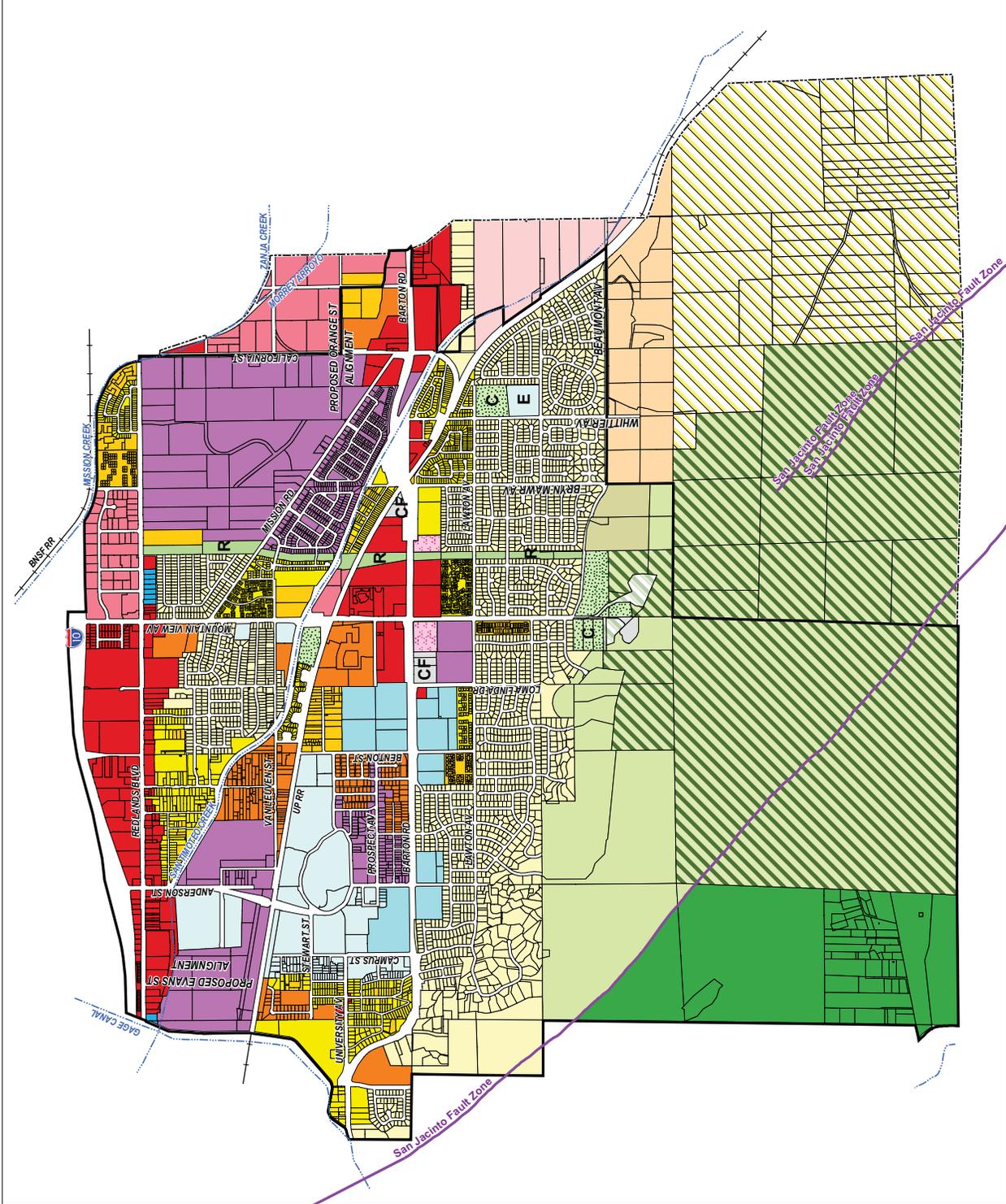
The following summary of general land use goals forms the basis for the specific land use policies contained within this Element:

- Increase the diversity and volume of land uses to help create an economically, socially, and culturally vital community.
- Achieve adequate levels of employment opportunities, tax-generating uses, shopping and service uses, leisure activities, and residential opportunities to enhance and preserve the desired character of the city; provide for the everyday needs of its residents, workers, and visitors; and ensure and increase the quality of life within the Loma Linda community.
- Maintain a pattern of land uses that minimizes conflicts between different land uses and that designates land based on conditions such as location, adjacent uses, access, and natural terrain.
- *Preserve and protect designated hillside areas in a portion of the south hills area of the City designated as "Hillside Conservation" on the General Plan Land Use Element Map.*



**Table 2.A: Planning Area – Existing Land Uses, 2003**

Land Use	Acres in City	Acres in Sphere of Influence	Total Acres	Percent of Planning Area (including City and Sphere of Influence)
<b>Residential</b>				
Single-Family Residential (SFR)	846.24	35.62	881.86	14.0%
Mobile Homes (MH)	59.66	0	59.66	0.97%
Multifamily Residential (MFR)	262.74	0	262.74	4.3%
Rural Residential (RR)	149.46	129.12	278.58	4.5%
<b>Subtotal</b>	<b>1318.10</b>	<b>164.74</b>	<b>1482.84</b>	<b>24.0%</b>
<b>Commercial</b>				
General Commercial (CG)	163.67	1.37	165.04	2.7%
Office Commercial (CO)	13.24	0	13.24	0.2%
<b>Subtotal</b>	<b>176.91</b>	<b>1.37</b>	<b>178.28</b>	<b>2.9%</b>
<b>Institutional</b>				
Medical (M)	103.85	0	103.85	1.7%
University (Un)	117.16	0	117.16	1.9%
Schools (S)	58.11	0	58.11	0.95%
Churches (C)	11.05	4.64	15.69	0.25%
Public Facilities (PF)	42.59	0	42.59	0.69%
Utilities (U)	120.55	83.90	204.45	3.4%
Utilities Agriculture (UA)	11.98	0	11.98	0.19%
<b>Subtotal</b>	<b>465.28</b>	<b>88.54</b>	<b>553.82</b>	<b>9.0%</b>
<b>Industrial</b>				
Heavy and Light Industrial (H-L/I)	17.68	0	17.68	0.29%
<b>Subtotal</b>	<b>17.68</b>	<b>0</b>	<b>17.68</b>	<b>0.29%</b>
<b>Open Space</b>				
Open Space (OS)	1494.81	1053.99	2548.80	41%
Vacant (V)	324.03	34.99	359.02	5.8%
Agriculture (AG)	386.05	503.24	889.29	14%
Recreation (R)	63.08	0	63.08	1.0%
<b>Subtotal</b>	<b>2267.97</b>	<b>1592.22</b>	<b>3860.19</b>	<b>63%</b>
<b>TOTAL</b>	<b>4245.94</b>	<b>1846.87</b>	<b>6092.81</b>	<b>100.0%</b>

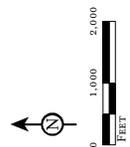


- Rural Estate (0 to 1 du/ac)
- Very Low Density Residential (0 to 2 du/ac)\*\*
- Low Density Residential (0 to 4 du/ac)
- Medium Density Residential (0 to 9 du/ac)
- High Density Residential (0 to 13 du/ac)
- Very High Density Residential (0 to 20 du/ac)
- Senior Citizen Housing (0 to 25 du/ac)\*\*
- South Hills
- South Hills Preserve
- Expanded Hillside Area
- Hillside Conservation Area (0 to 1 du/10 ac)\*
- Low Density Hillside Preservation (0 to 1 du/10 ac)\*\*
- Medium Density Hillside Preservation (0 to 1 du/5 ac)\*\*
- San Timoteo Creek Area
- Commercial
- Business Park
- Office
- Special Planning Area
- Health Care
- Industrial
- City Facilities
- Institutional
- Park
- Public Open Space

- Public and Quasi Public**
- E Elementary School
  - R Riding & Hiking Trails
  - C Community Park
  - CF Community Facilities

**Conditions Specified under Measure V**

- \* Potential bonus of up to 1 du/5 acres when criteria of Hillside Conservation designation are met.
- \*\* Potential bonus when specified criteria of Chapter 2A of the General Plan are met.
- \*\*\* Future residential land uses not specified on the map.



SOURCE: Parcel Base - City of Loma Linda, Thomas Bros. 2001, USGS 2003

L S A

Figure 2.1

City of Loma Linda General Plan  
**GENERAL PLAN**  
**LAND USE MAP**  
 Adopted May 26, 2009



The description and discussion of desired land use and the distribution of land uses as shown in the Land Use Map inherently reflect the community's policy preferences for addressing these land use issues. In conjunction, specific "guiding policies" and "implementing policies" are presented after each land use category. The former provide direction for decisions and actions, while the latter indicate detailed steps that should be taken in order to strive to meet the specified desires.

In designating land uses, this General Plan takes into account the existing land use patterns within the community and the market demand for various types of land uses. Also considered are which locations of vacant or underdeveloped lands are best for which types of land use and what infrastructure (such as roads) will be required to serve such lands uses. The General Plan provides opportunities, but does not cause development to happen. The General Plan recognizes that, ultimately, growth and development depend on the initiative of individual developers.

The overall pattern of land use desired for Loma Linda is to focus commercial uses in the northern portion of the community near I-10. Institutional uses are to be located in proximity to such existing uses, such as Loma Linda University (LLU) and Loma Linda Academy. Areas designated for health care uses are also located near to existing similar uses such as Loma Linda University Medical Center (LLUMC), the Jerry L. Pettis VA Medical Center, and the Community Medical Center. Areas for business park uses are designated both at the northern and eastern edges of the community, while industrial uses will largely be located in the eastern portion of the community, and separated from residential neighborhoods. Residential uses are intended to characterize the central portion of the community (roughly south of Redlands Boulevard), the base of the South Hills, and the flatter areas within the hillsides. A number of mixed-use-designated areas, especially in the eastern portion of the community, allow for a variety of different types of uses (e.g., commercial, office, institutional, and/or residential) to be located next to each other or within the same building.

Following are the types of land uses allowed within Loma Linda, descriptions of the desired character for such uses, and the relative guiding policies and implementing policies.

### **2.2.1 Residential Land Use Designations**

Residential land use designations within the city and its sphere of influence are divided into twelve categories, each with their own density ranges: Hillside Conservation, Low Density Hillside Conservation, Medium Density Hillside Conservation, South Hills, Rural Estates, Very Low Density, Low Density, Medium Density, Medium High Density, High Density, Very High Density, and Senior Citizen Housing. Residential development is also permitted within Special Planning Area land use designations. Permitted development within the South Hills and San Timoteo Creek area is also addressed in the Growth Management Element (Chapter 2A) of the General Plan. Included in Chapter 2A is the "San Timoteo Creek Designation."

Residential densities within residential land use designations include a maximum density per acre.<sup>1</sup> Achievement of this maximum is neither guaranteed nor implied by this General Plan. The final density of any particular residential development is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site or surrounding area; available infrastructure and services; and other factors. Development standards established in the Loma Linda zoning ordinance may also limit attainment of maximum allowable densities.

Within all residential designations, the following non-residential uses are allowed in order to provide functional, high-quality residential areas: infrastructure and utilities needed to serve the residential development; public schools and playgrounds; and parks and other passive open space areas. Home occupations and second dwelling units may be permitted according to the zoning ordinance.

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<sup>1</sup> For purposes of determining density, "acre" shall be defined as an acre of gross land area as set forth in Chapter 2A.



Provision of density bonuses as allowed by State law and the Loma Linda zoning ordinance may result in development densities in excess of the nominal General Plan maximum density for any land use designation.

The following subsections discuss the intended development types and allowable densities for each of the residential land use categories.

### **2.2.1.1 Hillside Conservation (0 to 1 dwelling unit per 10 acres)**

*This category is intended to provide for very low density single-family residential homes in the Hillside Conservation Area. The allowable density for this category ranges from zero to one dwelling units per 10 acres with a potential bonus up to one dwelling unit per 5 acres where all of the following criteria are met. The maximum anticipated population for this designation is 2.4 persons per ten acres with a potential increase up to 2.4 persons per 5 acres where all of the following criteria are met.*

- (1) *The project is clustered, provided that in no event shall a lot size less than 2.5 acres in size be permitted;*
- (2) *The City determines that, to the maximum extent feasible, all development, including roads and utility extensions, is kept off the north facing slopes of the hillsides, which comprise the prime view from Downtown Loma Linda;*
- (3) *The need for extensions of streets and other utilities and services is minimized;*
- (4) *Significant natural areas, view areas, and habitats are preserved and set aside as permanent open space and/or conservation areas; and*
- (5) *Provision is made for riding and hiking trails as called for by applicable City Plans.*

### **2.2.1.2 Low Density Hillside Preservation (0 to 1 dwelling unit per 10 acres)**

*This category is intended to provide for low density single-family residential homes in the Hillside Preservation Area. The allowable density for this category ranges from zero to one dwelling units per 10 acres. The maximum anticipated population for this designation is 2.4 persons per ten acres.*

### **2.2.1.3 Medium Density Hillside Preservation (0 to 1 dwelling unit per 5 acres)**

*This category is intended to provide for low density single-family residential homes in the Hillside Preservation Area. The allowable density for this category ranges from zero to one dwelling units per 5 acres. The maximum anticipated population for this designation is 2.4 persons per five acres.*

### **2.2.1.4 South Hills**

The South Hills land use category is intended to provide for management of the City's southwestern hillside area in order to balance appropriate levels of development and increased preservation efforts. Defining "appropriate levels of development" is accomplished in the General Plan through a combination of a maximum allowable development intensity and controlled development and hillside design policies, since reasonable limitations on single-family residential development density and character are needed for the protection of sensitive environmental features; public safety; efficient provision of infrastructure, utilities, and public services; and protection of the City's visual resources. The maximum allowable density for this category ranges from zero to one dwelling unit per 10 acres for non-clustered development and one dwelling unit per 2 acres for clustered development.



### **2.2.1.5 Rural Estates (0 to 1 dwelling unit per acre)**

This category is intended to provide for single-family homes in a rural setting. The allowable density for this category ranges from zero to one dwelling unit per acre. The maximum anticipated population for this designation is 2.4 persons per acre.

### **2.2.1.6 Very Low Density (0 to 2 dwelling units per acre)**

This category is intended to provide for single-family residential homes in a large lot, suburban setting. The allowable density for this category ranges from zero to two dwelling units per acre. The maximum anticipated population for this designation is 5 persons per acre.

### **2.2.1.7 Low Density Residential (0 to 4 dwelling units per acre)**

This category is intended to provide for traditional single-family subdivisions within the city and sphere of influence. The allowable density for this category ranges from *zero to four* dwelling units per acre. The maximum anticipated population for this designation is 12 persons per acre.

### **2.2.1.8 Medium Density Residential (0 to 9 dwelling units per acre)**

This category allows for single-family residential, duplexes, townhouses, and condominium types of development. It is intended that as the aging mobile home developments within the community need to be replaced, they are re-built with one of the above development types, so as to combine lower-cost housing with newer market trends for single-family development types (such as those allowing for landscaped open space and other amenities) to improve the quality of the living environment for residents. The allowable density for this category ranges from *0 to nine* dwelling units per acre. The maximum anticipated population for this designation is less than 22 persons per acre.

### **2.2.1.9 Medium High Density Residential (0 to 13 dwelling units per acre)**

The allowable uses in this category consist of multifamily uses consisting of townhouse, condominium, and low-rise apartment style development. The allowable density for this category ranges from *0 to 13* dwelling units per acre. The maximum anticipated population for this designation is less than 34 persons per acre.

### **2.2.1.10 High Density Residential (0 to 13 dwelling units per acre)**

This category is intended for multifamily uses consisting of low-rise (one to three stories) condominium and apartment style development. The allowable density for this use ranges from *0 to 13 dwelling units per acre*. The maximum anticipated population for this designation is 34 persons per acre.

### **2.2.1.11 Very High Density Residential (0 to 20 dwelling units per acre)**

This category is intended for multifamily uses consisting of low-rise (one to three stories) condominium and apartment style development. The allowable density for this use ranges from *0 to 20 dwelling units per acre*. The maximum anticipated population for this designation is 52 persons per acre.

### **2.2.1.12 Senior Citizen Housing (0 to 25 dwelling units per acre)**

This category is intended for multifamily uses consisting of condominium and apartment style development within age-restricted developments. The allowable density for this use ranges from *0 to 25* dwelling units per acre. The maximum anticipated population for this designation is 45 persons per acre.



## 2.2.2 Policies for Residential Land Use

Following are the policies applicable to residential land uses.

### 2.2.2.1 Guiding Policy for Residential Land Use

Ensure quality single-family and multifamily residential development in order to create and preserve residential neighborhoods that embody the strengths and accomplishments of the community and to preserve both the economic investment of new and existing individual property owners and the community's natural resources.

#### Implementing Policies

- a. Encourage a mixture of dwelling sizes, layouts, and ownership types (consistent with the corresponding land use designation, density range, and applicable General Plan requirements), especially within large-scale residential development projects, in order to provide housing opportunities for a range of incomes and households.
- b. Residential neighborhoods should exhibit a complementary variety of dwelling setbacks and placement on the lot, and lot patterns that reflect the existing topography.
- c. Where residential infill development is proposed, ensure that the density is compatible with the existing residential neighborhood.
- d. Provide every multifamily dwelling unit with a usable private garden area, yard, patio, or balcony.
- e. *Provide the citizens of Loma with a choice of areas of varying densities and housing with a range of costs*
- f. Require that new residential development provide for construction of infrastructure and provision of open space and/or construction of recreational facilities in order to reduce the public cost associated with such uses.
- g. Allow gated communities as long as infrastructure is built to typical City standards.
- h. Require that all new detached single-family residences shall have a minimum lot size of 7,200 s.f. regardless of the underlying land use designation or zone.

For purposes of this policy, a "single-family residence" means a detached residence which is intended to serve as the principal dwelling unit on the property, and does not include structures containing more than one dwelling unit, such as duplexes, triplexes or other multiple unit dwellings. In addition, detached condominium units that are part of a larger condominium project are not considered single-family residences for purposes of this policy, provided that (1) the unit adjoins common space shared by other units in the project; and (2) at least a majority of the condominium units in the project consist of attached residences. The 7,200 s.f. minimum lot size requirement is not intended to prohibit the approval of attached or detached guest structures or second residential units on a parcel occupied by a single detached single-family residence, where the guest unit or second residential unit is authorized in conformity with state law or City regulations, and the second units remain under the same ownership as the principal dwelling unit.

- i. Unless specifically exempted from the applicable provisions of Measure V, require that all residential structures, including the residential portion of any mixed-use structure containing residential dwelling units, be no greater than 35 feet in height.
- j. Conversion of existing single-family uses to multifamily development within the High Density Residential area along the north and south sides of Barton Road at Loma Linda's western City limits shall be contingent upon preparation of a plan for consolidation of access of existing



driveways. Prior to approval of multifamily development, the project sponsors shall demonstrate that:

- Access for proposed multifamily development will be provided in a safe and efficient manner; and
- There is sufficient agreement among property owners to implement such a plan.

### 2.2.3 Employment-Generating Land Use Designations

The General Plan identifies five employment-generating types of land use that provide a broad range of employment opportunities for the community: commercial including various types of hotels, office, business park, health care, and industrial. Permitted maximum land use intensities are given for each designation. These maximum intensities are stated as maximum floor area ratios (FAR). FAR is determined by dividing the total proposed building area (square feet) of a development project by the square footage of the development site prior to any new dedication requirements. Achievement of this maximum is neither guaranteed nor implied by this General Plan. The final density achieved by any particular development is dependent upon the development design/layout; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. Development standards established in the Loma Linda Municipal Code may also limit attainment of the stated maximum allowable densities.

#### 2.2.3.1 Commercial Land Use (Maximum 0.5 FAR)

The intent of the commercial designation is to provide for the shopping and commercial service needs of the residential community, the workers who are employed within Loma Linda, and those who visit the city, such as to receive health care. Examples of the intended nature of development within the commercial category include shopping centers, in-line shops, specialty shops, and stand-alone commercial uses. The Commercial land use designation also allows office uses and religious assembly uses to be incorporated into commercial development (e.g., offices in small storefronts, a cluster of office suites within a larger shopping center, or religious assembly uses in buildings originally designed for commercial uses) if the dominant character of the overall development remains commercial. The maximum allowable density for the Commercial designation is 0.5 FAR (0.75 for hotel uses as provided for in Implementing Policy 2.2.4.1 "c," below).



Auto sales are considered a commercial use

(See also the text descriptions, policies, and photo examples of appropriate commercial design for Loma Linda, which are contained in the Community Design Element of this General Plan. The Community Design Element addresses a variety of commercial types of development, including auto-oriented commercial, "big box" development, hospitality development [e.g., hotels and extended-stay suites], and "convenience" development [e.g., car washes, service stations].)



### **2.2.3.2 Office (Maximum 0.5 FAR)**

This land use category provides primarily for professional or medical office uses, but also allows for commercial uses that support the office uses or office workers (e.g., office supply stores, copy services, pharmacies, day care, restaurants, dry cleaners, sundry stores, etc.). Buildings may range from low to high-rise (one to five stories). (This designation is distinct from the Business Park category, since the latter may include a mix of office and light industrial uses.) The maximum allowable density for the Office designation is 0.5 FAR (Floor Area Ratio).

(See also the text descriptions, policies, and photo examples of appropriate Auto Oriented Commercial and Small Office Development design for Loma Linda, which are contained in the Community Design Element of this General Plan.)

### **2.2.3.3 Business Park (Maximum 0.5 FAR)**

The Business Park designation allows for professional offices, research and development activities, and light industrial uses in low to high-rise developments (one to five stories). Limited retail or service uses designed to meet the business needs of offices or the personal needs of office workers are also permitted. Buildings may be stand-alone or be a series of buildings that are coordinated in terms of site layout, architectural design, and landscaping to form a “campus.” The maximum allowable density for the Business Park designation is 0.5 FAR (Floor Area Ratio).

The community seeks to expand these types of uses by attracting firms that are related to the medical technology field or that would benefit from the medical advances of LLUMC/CH and the VA Medical Center. The Loma Linda community would also be a good location for the corporate headquarters of firms that are related to physical, mental, and spiritual health products or services, since the location of a firm’s headquarters can be important to company image and marketing.

(See also the text descriptions, policies, and photo examples of appropriate Business Park/ Research and Development design for Loma Linda, which are contained in the Community Design Element of this General Plan.)

### **2.2.3.4 Health Care (Maximum 1.0 FAR)**

The Health Care designation is intended for hospitals, medical clinics, medical research facilities, rehabilitation centers, and residential facilities that provide a high degree of medical care and supervision. Also permitted within this designation is employee housing as an accessory use. The maximum allowable density for the Health Care designation is 1.0 FAR (Floor Area Ratio).

(See also the text descriptions, policies, and photos addressing appropriate design of health care uses for the Loma Linda community (depending on the type of health care use) contained in the Community Design Element of this General Plan. For hospitals and similar large-scale medical facilities, see the text descriptions, policies, and photo examples of appropriate Large Office/Business Park design. For small medical office uses, see the text, policies, and photos addressing small office use. For residential facilities providing a high level of health care see the text, policies, and photos addressing hospitality use.)



*The Veterans Medical Center provides health care to the community and region*



### **2.2.3.5 Industrial (Maximum 0.6 FAR)**

The Industrial land use category is intended for light industrial uses such as manufacturing, assembly, warehousing, and distribution that have limited or no impact on or resulting from the following: air quality, electrical or electronic interference, hazardous materials, light and glare, liquid and solid wastes, noise, odors, ground vibration, or water quality. Warehousing and distribution uses should be limited to those uses that generate a relatively low number of vehicle trips in order to prevent impacts on traffic congestion from vehicular transportation of goods. Office use that is ancillary to the main industrial use is also allowed. All activities associated with industrial uses must be located within a fully enclosed building, or beneath a covered, semi-enclosed structure (see Industrial section within Community Design Element). The maximum allowable density for the Industrial designation is 0.5 FAR (Floor Area Ratio).

(See also the text descriptions, policies, and photo examples of appropriate Industrial design for Loma Linda, which are contained in the Community Design Element of this General Plan.)

## **2.2.4 Policies for Employment-Generating Land Use**

Following are policies regarding commercial, office, business park, health care, and industrial land uses.

### **2.2.4.1 Commercial/Office Guiding Policy**

Attract new, and maintain existing, commercial and office uses to better serve the retail and service needs of the community, to keep the sales tax revenues from purchases by the Loma Linda community from going elsewhere, to reduce the length of trips necessary to meet retail and service needs, and to expand employment opportunities within the community.

### **Commercial/Office Implementing Policies**

- a. Encourage commercial uses that are currently underrepresented within Loma Linda (e.g., membership bulk-merchandise stores, home improvement warehouses, discount general merchandisers, electronics, pet supplies, office supplies, sporting goods, linens, furniture, books, toys, family clothing, baby and children's clothing, discount designer clothing, etc.).
- b. Encourage pedestrian-oriented development and small-scale development that feature specialty stores and boutiques to create vibrant areas for people to gather and socialize and to better serve the community by providing a greater range of commercial uses (e.g., sit-down restaurants, upscale apparel, stores related to hobbies or collectibles, gifts, etc.).
- c. Encourage a greater variety of visitor/service commercial uses to better serve the community (e.g., hotels and extended-stay suites that include special event facilities to hold conventions, corporate events, weddings, etc., particularly along Redlands Boulevard, car wash/detailing facilities, service stations, etc.).

On sites where a proposed hotel facility cannot feasibly provide appropriate and desirable amenities and parking with an FAR of 0.50 or less, the City may permit an increase in the allowable floor area ratio up to a maximum FAR of 0.75, if the City determines that the resulting development would be compatible with surrounding existing and planned development.

- d. Encourage more commercial leisure activities (e.g., family-oriented commercial recreation facilities, kids' entertainment restaurants, day spas, sit-down restaurants that not only provide food but are oriented around family gatherings and appreciation of nature through their settings).



- e. Provide for retail and service uses that focus on physical, mental, and/or spiritual well being. By seeking out these uses, the community could attract businesses and services that want health-oriented customers (which the community of Loma Linda provides) and at the same time the community would receive a greater variety of wellness-oriented uses that it needs and values.
- f. Place commercial and office development so that it has a strong relationship with the street, such as by siting the buildings so that they are close to the street, or for buildings that need to be set back from the street with a large parking lot, locate pad buildings along the street to maintain an attractive street edge and visually buffer the parking lot.
- g. Ensure that new commercial/office developments are designed to provide for reciprocal access, where feasible, along commercial corridors to minimize the number of driveway entries necessary, limit the need to use the street to gain access to nearby uses, and provide a unified street edge.

#### **2.2.4.2 Business Park Guiding Policy**

Develop attractive business park uses to expand the employment opportunities within the community and help build the diversity of uses required to create an economically, socially, and culturally vital community.

#### **Business Park Implementing Policies**

- a. Create a cohesive visual character within all business parks (i.e., through complementary architecture, landscaping, signage, etc.).
- b. Provide abundant landscaping to create a high caliber, professional character in all business parks.
- c. Require the provision of outdoor amenities (e.g., plazas, outside seating, fountains, public art) to enhance the working environment.
- d. Provide a network of public pathways around the perimeter and between buildings to enhance the connectivity within each business park.

#### **2.2.4.3 Health Care Guiding Policy**

Promote health care facilities that are conveniently located and well designed to aid patients and to make a positive visual contribution to the community in general.

#### **Health Care Implementing Policies**

- a. Encourage LLU in the implementation of its master plan process for its diverse health care facilities and future facilities to ensure consistency with the General Plan, zoning, and other City requirements.
- b. Encourage associated health care facilities and services to locate within close proximity of each other and require pedestrian connections (and bicycle paths, where appropriate) between such uses in order to limit necessary vehicle trips for patients, visitors, health care workers, and health care students.
- c. Ensure that health care uses are designed so that site layout, architectural elements, and signage clearly direct visitors to parking areas, appropriate buildings, and building entries. Encourage health care uses to employ similar clarity of design and signage on the interior of buildings to ease visitors' stress through a well-designed wayfinding approach.



- d. Require that any residential uses be clearly ancillary to the primary health care use and restricted to housing for employees of the onsite health care facility.

#### **2.2.4.4 Industrial Guiding Policy**

Ensure that new industrial development will not impact nearby residential uses and other sensitive uses.

#### **Industrial Implementing Policies**

- a. Require all industrial uses to be adequately screened to reduce glare, noise, dust, and vibrations.
- b. Ensure that all industrial uses adjacent to residential land uses (either existing residential uses or residentially designated land) include a buffer zone or noise attenuation wall to reduce outside noise levels at the property line to an acceptable level.

#### **2.2.5 Community and Public Land Use Designations**

Included within this heading are institutional and public categories of uses as well as recreational open space. The City of Loma Linda acknowledges that some of these land uses may be outside of the jurisdictional control of the City and that the corresponding public entities might not be required to follow the City's development standards. In such cases, the following land use policies, including maximum development density, are intended to serve as a guideline for the public agency.

##### **2.2.5.1 Institutional (Varies, Maximum 0.5 and 0.8 FAR)**

The Institutional land use designation is intended for educational institutions and religious assembly uses. Included within this designation is the LLU campus, which is characterized by lecture halls, classroom buildings, laboratory buildings, libraries, administration buildings, and service buildings (e.g., printing service and security office). Also included is student housing (e.g., dorms, detached or attached dwelling units) and employee housing (detached or attached dwelling units). This category also encompasses smaller educational uses, including Loma Linda Academy and the public school (Bryn Mawr Elementary) currently located within the city. These smaller educational uses may include facilities characterized by classrooms, auditoriums, libraries, gymnasiums, administration offices, and cafeterias. Religious assembly uses may be characterized by assembly areas or buildings, classrooms, religious administrative offices, and limited residential facilities for religious personnel.

The design of Institutional development may take on a variety of built forms depending on the exact type of institutional use. The maximum allowable density for the large uses under the Institutional designation (e.g., LLU) is 0.8 FAR. The maximum allowable density for the small institutional uses (e.g., Loma Linda Academy, Bryn Mawr Elementary, religious assembly uses) is 0.5 FAR.



*Institutional uses include Loma Linda University*

(See also the text and policies regarding appropriate Institutional design for Loma Linda, which are contained in the Community Design Element of this General Plan.)



### **2.2.5.2 City Facilities (Maximum 0.5 FAR)**

The City Facilities designation includes the Civic Center and the City's Corp Yard facility. The Civic Center contains the city hall as well as a senior center, library, community center, and fire station. The Corp Yard facility provides a location for maintenance and storage of City vehicles. The maximum allowable density for the City Facilities designation is 0.5 FAR.

Any new development within the City Facilities designation may take on a variety of built forms depending on the exact type of use. New buildings within the Civic Center should be architecturally consistent with the existing buildings.



*Loma Linda City Hall and Civic Center*

### **2.2.5.3 Recreation (Maximum 0.1 FAR)**

The Recreation land use category applies to a strip of land located approximately a half mile east of Mountain View Avenue that runs from north to south, connecting Redlands Boulevard to Beaumont Avenue at the foot of the hills. This area contains Edison electrical transmission towers, numerous orange trees, and sections of a pedestrian/bicycle trail with a concrete walkway. The purpose for designating this land as a recreational use is to serve nearby neighborhoods and the community in general by establishing a continuous trail system characterized by a concrete walkway from Redlands Boulevard to Beaumont Avenue.

The intent of this designation is to preclude the development of buildings, except those that may be ancillary to the recreational use (e.g., restrooms, small service buildings). Thus, the maximum allowable density for the Recreation designation is 0.05 FAR. (Because the allowed development within this designation is extremely limited, there are no applicable text descriptions or photo examples regarding this use within the Community Design Element.)

### **2.2.5.4 South Hills Preservation**

*The South Hills Preservation land use category applies to lands within Loma Linda's South Hills area that is owned by the City, and intended for permanent natural open space and trails. The intent of this designation is to preclude the development of buildings, and to permit only such improvements and facilities as are consistent with the permanent protection of natural open space. Thus, while this area is to be open to the public and recreational trails are encouraged within this area, the design and use of trails and trailheads are to be consistent with the environmental values of the lands they traverse.*

### **2.2.5.5 Parks**

The Parks designation applies to lands owned and operated by the City of Loma Linda as passive or active public parks.

## **2.2.6 Policies for Community and Public Land Uses**

Following are the policies relating to community and public land uses.

### **2.2.6.1 Institutional Guiding Policy**

Strengthen the physical layout and visual identity of LLU as it relates to the community as a whole so that it both functionally integrates with the larger community and is an identifiable landmark.



### **Institutional Implementing Policy**

- a. Increase the functionality, identity, and appearance of LLU, especially at the edges where it meets with the surrounding community, through appropriate land uses and land use controls, site planning, and use of design elements. (See also Community Design Element.)
- b. Encourage LLU in its implementation of its master plan process for university-related facilities and future facilities to ensure consistency with the General Plan, zoning, and other City requirements.
- c. Require that residential uses be housing for students or employees of the institutional use.

#### **2.2.6.2 City Facilities Guiding Policy**

The Civic Center should continue to serve as a strong symbol of the community by maintaining its attractive, functional design.

### **City Facilities Implementing Policy**

- a. Any expansion of the Civic Center should be coordinated with the existing buildings in terms of site layout, building orientation, architectural design, and landscaping.

(For any new buildings within the Corp Yard, see also the text descriptions and photo examples of appropriate Industrial design for Loma Linda, which are contained in the Community Design Element of this General Plan.)

#### **2.2.6.3 Recreation Guiding Policy**

Ensure functionality and pleasant aesthetics through proper design of the pathway, access points, and landscaping of the north/south riding and hiking trail.

### **Recreation Implementing Policy**

- a. Add an enhanced pedestrian crossing at the signalized intersection of Barton Road and Newport Avenue/Corp Yard in order to provide better access between the trail segments north and south of Barton Road if such an at-grade crossing can provide for adequate pedestrian safety.
- b. Provide trail amenities such as signage, benches, and trash receptacles. Signage should identify the entrances to the riding and hiking trail. Benches and trash receptacles should be spaced along the trail.
- c. Provide increased access by designing pedestrian linkages from the adjacent residential cul-de-sacs to the trail system.
- d. Maintain the privacy of adjacent dwellings by allowing walls and fences of a standard height along existing residential property lines that are located adjacent to the perimeter of the trail.
- e. Encourage public visibility of the trail system in order to promote safety for the users by designing new adjacent residential development with windows that overlook the trail system. Design trail entrances to promote visibility and safety by placing them in prominent locations and minimizing obstacles (e.g., walls, tall plant materials) immediately adjacent to the entrances.
- f. Retain, maintain, and irrigate clusters of the existing orange trees within the designated trail area to serve as landscaping adjacent to the pathway, since these trees help promote the community's sense of place and reflect the community's agricultural past.
- g. *Publicly owned open space owned by the City within the hillside area (area designated "South Hills Preservation") shall be designated as permanent open space and shall be maintained as an*



*open space preservation area on the General Plan land use map. Such permanent open space designation shall not be changed except upon a vote of the citizens of Loma Linda. Lands designated South Hills Preservation shall not be used for residential development or for the purpose of trade to acquire other properties within the South Hills Area or to provide density transfers or density bonuses. Open space land shall be open to public recreational use consistent with prior historical uses and the protection of environmental values. Roads shall be prohibited within the South Hills Preservation Area, except as is necessary for (1) access to trail head locations or (2) protection of public health and safety.*

## **2.2.7 Special Planning Areas**

There are seven general areas within the city that are designated as “Special Planning Areas” (Figure 2.2). Each area 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. Each area has its own purpose and intent and provides a healthy mix of land uses throughout the City. The intent is 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 at large through efficient patterns of land use; and allow for flexibility in determining the specific use of each parcel, as long as the intent of this Element is maintained, to accommodate changing market forces in the future. The Special Planning Areas are further described below.

### **2.2.7.1 Special Planning Area A: Loma Linda Academy Area (West of Proposed Future Evans Street Alignment)**

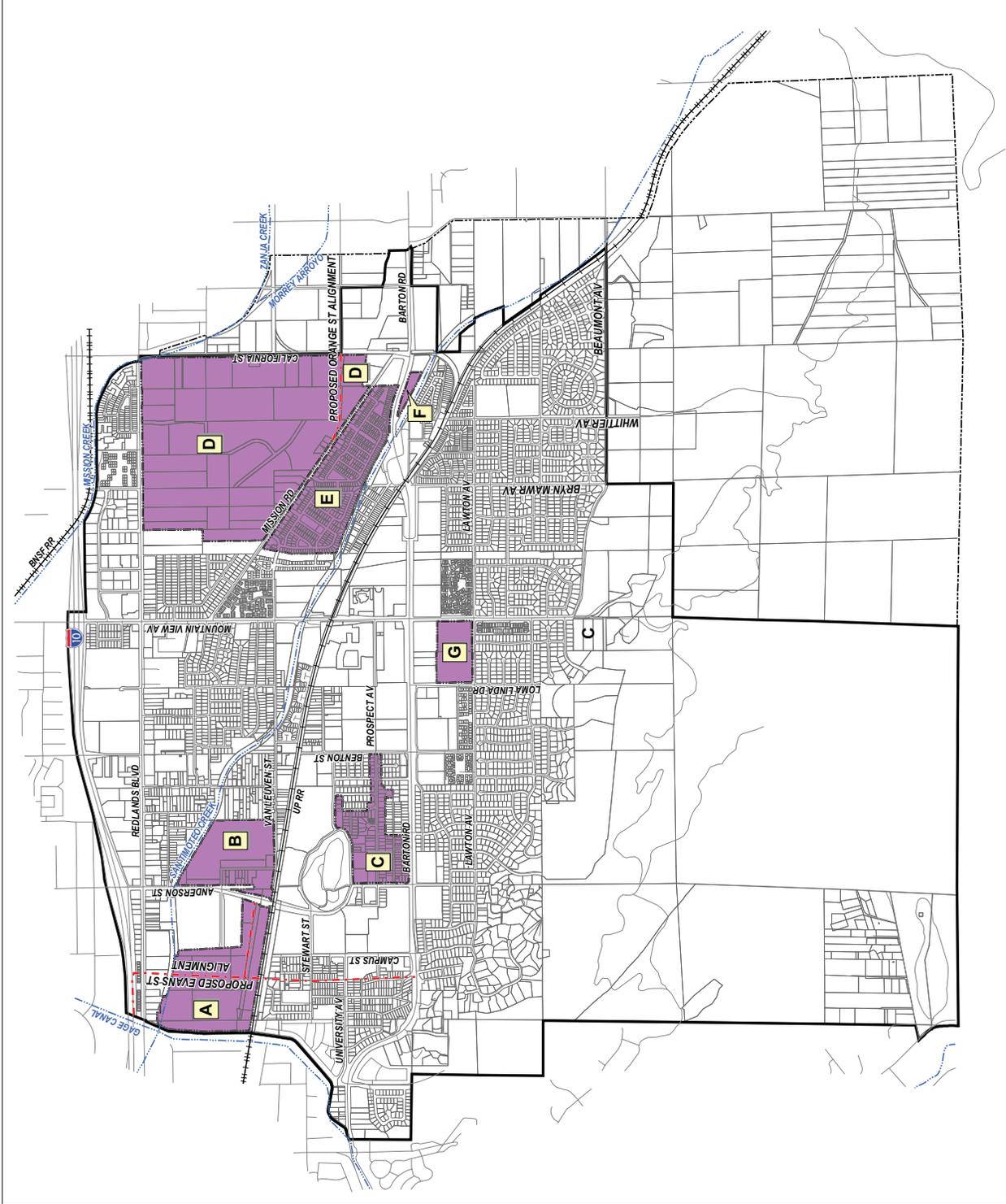
This area, which currently consists of agricultural uses, lies on both sides of the future Evans Street alignment and extends to the private Loma Linda Academy schools. The northern boundary is the commercial uses fronting on Redlands Boulevard, and the eastern boundary is the Gage Canal. The Union Pacific Railroad is the southern boundary. An extension of Evans Street is proposed as a new future exit from the Interstate 10 (I-10), and would provide vehicular access to this area.

#### **Guiding Policy for Loma Linda Academy Special Planning Area A**

The area should create a “high end” professional character in which building architecture, landscaping, and amenities (e.g., fountains, public art, walking pathways) serve to integrate various uses including research and development, professional or medical offices, health care facilities, religious assembly, and/or educational uses.

#### **Implementing Policies for Loma Linda Academy Special Planning Area A**

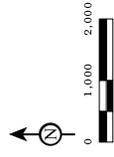
- a. Allow business park, professional or medical offices, and/or religious assembly along with ancillary uses such as restaurants and services along the frontage of the proposed Evans Street extension.
- b. Mix uses in a horizontal pattern; that is, the buildings within this Special Planning Area should be designed to work together (e.g., circulation, compatible architectural character, landscaping) as an integrated “campus,” with each building containing different uses. The non-residential uses within this area may also be mixed in a vertical pattern; that is, different types of uses may be contained within the same building.
- c. Place buildings close to the proposed Evans Street in order to form a strong street edge. Access to these uses should be from a consolidated access road as opposed to various driveways along the new street, since the latter would impact traffic flow.
- d. Buffer residential and school uses (e.g., using landscaped setbacks, site layout, and building orientation) from the railroad tracks to reduce impacts from noise.



- Special Planning Area Boundary A through J
- A Loma Linda Academy
  - B Anderson Street/Van Leuven Street
  - C University Center
  - D Redlands Boulevard/California Street
  - E Mission Road
  - F San Timoteo Creek at Barton Road
  - G Town Center
  - H (Reserved)
  - I (Reserved)
  - J (Reserved)

**Jurisdictional and Infrastructure**

- City Limit
- Sphere of Influence
- Water Ways
- Rail Road
- Proposed Street Alignments



SOURCE: Parcel Base - City of Loma Linda, Thomas Bros. 2001

LSA

Figure 2.2

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- e. All buildings should be one to three stories in height, unless additional height is granted by the final reviewing authority through an approved conditional use permit.
- f. Appropriate densities for this Special Planning Area shall be 0.5 FAR for Business Park uses, Office uses, and for small Institutional buildings (e.g., religious assembly buildings and schools). Higher intensity development may be permitted for health care facilities through an approved conditional use permit.
- g. Implement development of Special Planning Area A through the adoption of a specific plan(s) or planned development(s), 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 area.

(See also the text descriptions, policies, and photo examples of appropriate Large Office/Business Park design for Loma Linda, which are contained in the Community Design Element. For design of schools, see the text descriptions and policies for Institutional uses in the Community Design Element. For residential uses, also see the design policies within the Community Design Element.)

### **2.2.7.2 Special Planning Area B (Anderson/Van Leuven Area)**

This Special Planning Area is located east of Anderson Street, north of Van Leuven Street, south of San Timoteo Creek, and west of existing residential uses and vacant parcels along Poplar Street. Current vehicular access into the interior of this area is provided by Orange Grove Street via either Van Leuven Street located to the south or Anderson/Academy Street located to the west.

This area is currently characterized by single-family residential uses located along Anderson Street and Parkland Street (which splits off from and runs roughly parallel to Anderson Street). Single-family dwellings are also located on the west side of Orange Grove Street. Elmer Digneo Park 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.

#### **Guiding Policy for Anderson/Van Leuven Area Special Planning Area B**

The intent for this area is to develop a mixed use<sup>2</sup> village with residential, office, retail, cultural, medical/health care, educational, and park and recreation uses. Religious assembly uses, such as a church, would also be appropriate within this area.



*Residences currently fronting on Anderson Street*

#### **Implementing Policies for Anderson/ Van Leuven Area Special Planning Area B**

- a. Encourage horizontal mixed-use development (i.e., different uses in separate, adjacent buildings), as well as and vertical mixed-

<sup>2</sup> “Mixed-use” development consists of two (2) or more primary land use components such as, but not limited to, residential and retail business, residential and offices, etc., which are harmoniously grouped into a visually compatible and functional land use arrangement that would not otherwise be permitted under a traditional residential, business park, or office zoning district. A “mixed-use” development needs to provide a common amenity or feature that ties different uses together into an integrated project. Thus, merely placing different uses adjacent to each other within a single development does not constitute “mixed-use” development. Mixed-use development may occur in either the same building (vertical mixed use) or on adjoining buildings on the same site (horizontal mixed use).



use development (i.e., different uses such as residential, commercial, office, or educational uses within the same building).

- b. Promote commercial retail, services, and office uses or vertical mixed-use buildings with these uses on the ground floor along the frontage of Anderson Street.
- c. Allow religious assembly and/or residential development, ranging from medium to high density, to be located to the east of the commercial uses to the boundary of the area.
- d. Place medium high (0–13 du/ac) to very high (0–20 du/ac) density residential, as well as senior citizen (0–25 du/ac) housing in proximity to Elmer Digneo Park, to take advantage of this amenity. High to very high density residential and senior citizen housing should also be located closest to the commercial and office uses that are intended along Anderson Street. Medium high density residential should be placed towards the eastern portion of the area to be compatible with the medium to high density residential uses to the east.
- e. Permit a maximum of 525 dwelling units within this area (1,280 residents, assuming 2.44 persons per dwelling unit).
- f. Site all residential uses to facilitate pedestrian access to the park from the residential areas.
- g. Provide the main access to the commercial center along Anderson Street so that it is off of Orange Grove Street (or its replacement street).
- h. Provide a new road or improve the existing Orange Grove Street alignment to provide better access into the heart of the Special Planning Area and improve circulation from Van Leuven Street to the Anderson Street/Academy Street intersection, with an opportunity for a second access road connecting to Anderson Street.
- i. Appropriate non-residential development intensity for this Special Planning Area shall be 0.5 FAR for Commercial, Office, and Institutional development, including medical/health care, educational, and religious assembly uses.
- j. Design residential uses at the eastern edge of the Special Planning Area (adjacent to residences along/near Poplar Street) as one story dwellings of an appropriate height and scale to avoid visual conflicts with existing residences.
- k. Implement development of Special Planning Area B through the adoption of a specific plan(s) or planned development(s), 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 Special Planning Area.



*Conceptual development for a portion of  
Special Planning Area B*

(See also the text, policies, and photo examples of Auto Oriented Commercial/Small Office buildings that are contained in the Community Design Element of this General Plan. General site layout and design policies for religious assembly uses are addressed in the Institutional section of the Community Design Element. For residential uses, also see the design policies within the Community Design Element.)



### 2.2.7.3 Special Planning Area C (“University Center”)

This area generally lies south of Mound Street and Shepardson Drive, north of Barton Road, with a portion straddling Prospect Avenue. The western boundary is Anderson Street and the eastern boundary varies with the outer edge extending to Richardson Street. Vehicular access is provided by a number of streets primarily located at the area’s perimeter, including Anderson Street, Mound Street, Prospect Avenue, Taylor Court, Taylor Street, La Mar Road, Shepardson Drive, and Richmond Road. This area is walking distance from LLU, LLUMC, and the surrounding residential area to the east and southeast.

Current uses include retail and service commercial, a federal post office, university offices, and single and multifamily residential. Service and retail uses (e.g., travel services and watch shop), as well as LLU department offices are currently located to the west of Anderson Street. A post office, bank, and market are located on or near the eastern frontage of Anderson Street. The eastern half of this Special Planning Area currently consists of single and multifamily residences.



*The small University Center offers future potential as a “village”*

### Guiding Policy for University Center Special Planning Area C

The University Center Special Planning Area is intended to be a vertical mixed-use<sup>3</sup> area that is the center of activity within the neighborhood, especially serving the students, faculty, workers, and visitors of the nearby LLU and LLUMC. Retail and service commercial uses should be increased in the area (especially along the frontage of Anderson Street and Taylor Street), adding to and strengthening the small number of existing retail and service uses. These expanded retail and service uses should consist of pedestrian-oriented development with residential uses on the upper floors, to build a denser and varied “downtown” character.

Within this Special Planning Area, it is intended that a parking structure be developed to provide parking for many users, including new upper floor residential units, commercial customers who arrive via car, and University students since the existing University parking lots (which require a parking permit) may be lost due to the new mixed-use development. The residences that are anticipated to be lost due to the development of the parking structure are intended to be replaced by upper floor residential units constructed in association with the new mixed-use development.

### Implementing Policies for University Center Special Planning Area C

- a. Allow retail and service commercial uses on the ground floor of buildings. Permit office and residential uses on upper floors.

<sup>3</sup> “Mixed-use” development consists of two (2) or more primary land use components such as, but not limited to, residential and retail business, residential and offices, etc., which are harmoniously grouped into a visually compatible and functional land use arrangement that would not otherwise be permitted under a traditional residential, business park, or office zoning district. A “mixed-use” development needs to provide a common amenity or feature that ties different uses together into an integrated project. Thus, merely placing different uses adjacent to each other within a single development does not constitute “mixed-use” development. Mixed-use development may occur in either the same building (vertical mixed use) or on adjoining buildings on the same site (horizontal mixed use).



- b. Orient development to existing primary circulation routes such as Anderson Street, Mound Street, and Prospect Avenue, or at least provide detailed, pedestrian friendly architecture on all street frontages. (See the section on Pedestrian-Oriented Development within the Community Design Element for descriptions and photo examples of pedestrian oriented development.)
- c. Place buildings that are located within the interior of the Special Planning Area (i.e., those that do not front directly on a street) so that they front onto pedestrian-only internal “streets” or streets designed so that pedestrian use takes precedence over vehicular traffic.
- d. Integrate large commercial uses such as the existing market, bank, and post office with new, smaller sized tenant spaces. Existing University department offices within this “downtown” area should be moved elsewhere on campus or relocated to the second floor of new mixed-use development, if at all possible, since the buildings in which they are contained are not pedestrian-friendly (e.g., they lack interesting/detailed architecture, large display windows, pedestrian pathways along the perimeter, amenities such as landscaping or seating near the buildings, etc.). At a minimum, new retail and service tenant spaces that are designed to be pedestrian-friendly should be developed immediately adjacent to the perimeter of the existing department offices to help integrate them into the pedestrian environment (e.g., by obscuring the blank exterior walls of the offices with a series of small pedestrian-oriented tenant spaces).
- e. Retain and integrate existing historic buildings with new development, wherever possible.
- f. Design parking structure(s) to have shared walls with mixed-use development so that secured access to upper floor residential units can be provided from within the structure. In addition, the parking structure should be designed so that retail and service uses are located along the perimeter of the ground floor of the structure to provide a pedestrian-friendly and visually attractive method for camouflaging the parking structure.
- g. Explore the feasibility of angled on-street parking in order to provide additional short-term parking for commercial uses.
- h. The appropriate density for this Special Planning Area shall be 1.0 FAR for commercial, office, and residential uses in a mixed-use building.
- i. Implement development of Special Planning Area C through the adoption of a specific plan(s) or planned development(s), 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 Special Planning Area.
- j. Provide for an increase of 83 dwelling units over 2006 conditions (202 residents, assuming 2.44 persons per dwelling unit).

(See also the text, policies, and photo examples for Pedestrian-Oriented Development that are contained in the Community Design Element of this General Plan. Parking structures are discussed and illustrated in the “Convenience” Development section of the Community Design Element.)

#### **2.2.7.4 Special Planning Area D (Redlands Boulevard/California Street)**

The Redlands Boulevard, California Street Special Planning Area is bordered by Redlands Boulevard on the north, California Street on the east, Mission Road on the south, and the Edison transmission towers to the west. Access to this area is currently feasible from Redlands Boulevard, California Street, and Mission Road, which diagonally forms the southern boundary of this area. This area currently consists of scattered residential uses, primarily along Mission Road and Redlands Boulevard. A school facility is located at the corner of Redlands Boulevard and California Street. This building is currently being used by the San Bernardino County Superintendent of Schools for special education and alternative education purposes, but its current attendance is well below the school's



physical capacity. There are also large parcels that are currently vacant. The visual prominence, large size (299.81 acres), and multiple ownerships of this area require a comprehensive approach to its planning in order to accomplish a rational land use pattern. It has therefore been designated as a Special Planning Area.

### **Guiding Policy for the Redlands Boulevard/California Street Special Planning Area D**

This area is intended 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 up to 400 very high density residential dwelling units. Religious assembly uses are also anticipated along Redlands Boulevard and California Street. (Also see the discussion regarding adaptive reuse of historic homes associated with the orange groves in the Community Design Element.)

If the existing school at the corner of Redlands Boulevard and California Street should cease to be used as an educational facility, then the possibility of adaptive reuse of the buildings for professional and medical offices, as well as low intensity commercial and restaurant use, should be explored (also see adaptive reuse section in the Community Design Element).

Single-family residential uses should be placed towards the central, western, and southern portions of the Redlands Boulevard/California Street Special Planning Area, with multi-family development permitted toward the interior of the area. New residential uses in proximity to existing, historical residential uses along Mission Road should be compatible in density and scale to the historic residential uses (although not necessarily the same), since the General Plan intends for these existing residences to remain. Overall, the pattern of land use should reflect the pattern and mix of uses identified below.

The General Plan envisions establishment of a heritage park within the Redlands Boulevard/California Street Special Planning Area, providing passive recreational uses within an historic setting, consisting of examples of local historic architecture. This vision includes relocating historic homes into the park, and establishing a local heritage/cultural museum, as well as adapting the structures for use for civic and cultural events, as well as for use by local civic and cultural organizations.

The General Plan's vision for this area is a "livable, walkable community" with a high level of amenities for residents, such as parks, trails and paseos, and other recreational uses, exhibiting a high level of design quality. Another key concept for this area is development of a large, sports-oriented community park to assist Loma Linda in achieving its desired park acreage to population ratio.

### **Implementing Policies for the Redlands Boulevard/California Street Special Planning Area D**

- a. Allow retail and service commercial, office, institutional, single-family residential, multi-family residential, senior housing, and public open space uses in Special Planning Area D consistent with Table 2.B.

**Table 2.B: Table Special Planning Area D Land Use Concept**

Land Use	Acres	Dwelling Units
Institutional	14.83	0
Low Density Residential (0 to 4 du/ac)	80.27	321
High Density Residential (0 to 13 du/ac)	10.23	133



**Table 2.B: Table Special Planning Area D Land Use Concept**

Land Use	Acres	Dwelling Units
Park	4.95	0
Parking Structure	7.27	0
Parks / Open Space	55.09	0
Retail / Mixed Use	102.81	400
Roadway	2.22	0
Senior Citizen Housing (0 to 25 du/ac)	8.52	213
Trail	13.62	0
<b>TOTAL</b>	<b>299.81</b>	<b>1,067</b>

- b. Provide anchors within centers having multiple large buildings (e.g., shopping centers) that are set back from the street, but that are entirely or partially screened with “pad” buildings that create a strong street edge and obscure the interior parking area. “Convenience” commercial uses such as service stations should be designed as pad buildings so that they are easily accessible from the street. Shopping areas need not be “traditional” supermarket/drug store centers, but can also be made up of low-intensity, specialty shopping facilities featuring cafes, boutiques and small shops. Boutiques are small, “in-line” shops that are also encouraged within more traditional shopping centers.
- c. Design multiple building developments that might not include “pad” buildings, such as an office building or business park complex to feature a strong street presence by placing buildings so that they side on to the street and by placing parking lots so that they are easily accessed but not dominating the street frontage.
- d. Pursue adaptive reuse of the large residences associated with the citrus groves to the greatest extent feasible in order to maintain elements from the community’s history; potential new uses for these historic structures may include restaurants, offices, and bed and breakfast establishments. New adjacent uses/buildings should be sensitively sited and designed in order to preserve historic buildings, allow for viable access to them, and create a cohesive architectural character that reflects, and is compatible with, the historic buildings. New development shall be consistent with the City’s Historic Mission Overlay District.
- e. Align north-south collector roads with existing streets located to the north of Redlands Boulevard.
- f. Design vehicular and pedestrian circulation patterns in the residential areas to facilitate access to the commercial uses along Redlands Boulevard and California Street via the residential collector streets behind the commercial uses. Thus, nearby residents should not need to drive or walk along Redlands Boulevard or California Street to access the commercial and service uses.
- g. Provide residential uses with easy access to the planned recreation trail running north and south through the city (located approximately one half mile east of Mountain View Avenue), such as by placing trail connections at the end of cul-de-sacs.
- h. Provide public open space in proximity to residential uses, either in concert with (and in addition to) the planned recreation trail running north and south through the city (located approximately one half mile east of Mountain View Avenue), or in a separate area.
- i. Limit non-residential buildings to a maximum of three stories in height, with taller “signature buildings” conditionally permitted at key intersections and locations within the Special Planning Area.



- j. Under no circumstances shall a residential structure or the residential portion of a mixed use structure be permitted to exceed 35 feet in height.
- k. The maximum allowable number of residential units within Special Planning Area D shall be 1,067.
- l. Multi-family and senior housing products shall be provided with sufficient usable open space within the development. The internal open space provided within such developments may not be counted toward meeting minimum requirements for public park area, but shall be considered to be an added amenity pursuant to General Plan policy "o," below.
- m. New residential uses in proximity to existing residential uses that will remain along Mission Road shall be compatible in density (generally, low density residential 0 to 4 dwelling units per acre) and scale. A gradation of lot sizes shall be provided from large lots along Mission Road to the north and east.
- n. The appropriate density for shopping centers, business parks, and office buildings shall be 0.5 FAR. The appropriate density for small institutional uses (e.g., religious assembly uses and schools) shall also be 0.5 FAR.
- o. Implementation of development within Special Planning Area D shall be through a master plan prepared by the City 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 Special Planning Area. Such specific plans shall provide development standards and guidelines to:
  - Maintain a feeling of "openness" within the area;
  - Provide for varying front yard setbacks and a mix of one- and two-story residential dwelling units;
  - Development of an area of lots larger than those found in a typical suburban subdivision; and
  - Preserve existing oak trees and provide for replacement at an appropriate ratio of those trees than cannot feasibly be preserved.
- p. The design of development within Special Planning Area D must encompass a variety of amenities to serve the project. Development of residential product types other than single family detached dwelling units on minimum 7,200 square foot lots<sup>4</sup> shall require the provision of a strong package of project amenities within the overall Specific Plan or planned development, including, but not limited to:
  - 25 percent usable open space;
  - Trails and paseos;
  - Child care facilities;
  - Neighborhood/satellite community libraries;
  - Fountains and water features;
  - Public art;
  - Amphitheatres and public gathering places;

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<sup>4</sup> Per the provisions of Measure V and Implementing Policy 2.2.2.1g, single-family detached dwelling units are not permitted on lots smaller than 7,200 s.f.



- Homeowner-owned parks and recreational facilities, such as sports fields, ball courts, tot lots, putting greens, pools, lakes, and community center buildings;
  - Public facilities/parks substantially in excess of that required by Quimby Act provisions;
  - Provision of up to 10 percent of the project's dwelling units affordable to low and moderate income households;
  - Provision of one or more high density, walkable village areas and/or
  - Public facilities with a recognizable connection to the project that are substantially in excess of the city's minimum requirements.
- q. Development of commercial, office, and business park development within the Redlands Boulevard/ California Street Special Planning Area shall comply with the following.
- (1) Provide plazas, pocket parks, public art, and similar amenities to create gathering places with a high level of visual interest.
  - (2) Provide a strong mix of commercial uses including neighborhood retail, specialty retail, restaurant, entertainment, office-based employment and/or professional services..
  - (3) Encourage a pedestrian-oriented character through detailed, pedestrian oriented architecture; pedestrian amenities such as seating areas, landscaping, and lighting; water features such as fountains and public art; signs that are placed and scaled to the pedestrian; wide sidewalks and/or pathways to link buildings; and open areas such as plazas to encourage gathering.
  - (4) Limit buildings to a maximum of three stories in height, with taller "signature buildings" conditionally permitted at key intersections and locations within the Special Planning Area.
  - (5) Under no circumstances shall a residential structure or the residential portion of a mixed use structure be permitted to exceed 35 feet in height.
- r. Pursue establishment of a heritage park to preserve the existing reminders of Loma Linda's history; establish a location to which historic structures can be relocated, restored, and protected; and provide a location for the operation of historical preservation organizations and passive recreation in an historic setting.
- s. Within planned open space and park areas, provide active sports facilities.

(See also the text descriptions, policies, and photo examples of appropriate commercial design and Pedestrian Oriented Development for Loma Linda, which are contained in the Community Design Element of this General Plan. For religious assembly buildings and schools, refer to the description and policies provided under Institutional uses in the Community Design Element. See the Community Design Element for text and policies related to design involving adaptive reuse. For residential uses, also see the design policies within the Community Design Element. Design of parking structures is discussed and illustrated in the "Convenience" Development section of the Community Design Element. For the multifamily and townhouse development, also see the applicable residential design policies within the Community Design Element.)

### **2.2.7.5 Special Planning Area E (Mission Road)**

This area is located south of the proposed Mission Road alignment to San Timoteo Creek. The Edison easement provides the western boundary and California Street is the eastern boundary. The area currently consists of vacant and agricultural land interspersed with single-family residential units.



### **Guiding Policy for Special Planning Area E (Mission Road)**

The intent for this portion of the Special Planning Area is to promote both single-family residential as well as the potential for a work/live or artisans' studio environment through a horizontal mixed-use pattern. This area is within the Historic Mission Overlay District and all new development will comply with the standards of this district. Single-family residential uses are intended along the street frontage and generally in the northern half of Special Planning Area E. In the southern half and bordering San Timoteo Creek, a work/live environment is intended. This will be accomplished by modifying zoning requirements to permit a broader range of home occupation activities than in other portions of the City, including permitting a limited number employees who do not live at the residence and uses that would attract a small number of patrons to the home occupation. This could also feature single-family residences on larger lots with detached studio/workshop buildings at the rear of the lot. Such detached studio/workshops would consist of accessory structures (up to 1,000 square feet) for conducting studio activities such as painting, sculpting, ceramics, jewelry making, weaving, metal working, woodworking, glass blowing, and similar activities. Professional services, such as accounting/bookkeeping, doctor's offices, architectural/engineering consulting, and similar activities would also be permitted either within the main residential structure or within a detached structure on-site.

### **Implementing Policies for the Mission Road Special Planning Area E**

- a. Locate single-family residences along street frontages. Detached accessory structures up to 1,000 square feet are allowed at the rear of the lot for studio and home occupation activities.
- b. Define appropriate studio and home occupation uses to include painting, sculpting, ceramics, jewelry making, weaving, metal working, woodworking, glass blowing, and similar activities, as well as professional services, such as accounting/bookkeeping, doctor's offices, architectural/engineering consulting, and similar uses that do not create impacts on or due to air quality, electrical or electronic interference, hazardous materials, light and glare, liquid and solid wastes, noise, odors, ground vibration, or water quality beyond those normally associated with residential use, as measured at the property line. The conduct of such home occupation and studio uses may involve a limited number of employees who do not reside on-site, and may involve also small number of patrons coming to the site.
- c. Conduct all activities associated with the artisan studio use within an enclosed studio building, except for professional activities, which may also be conducted within the main structure.
- d. Limit residential buildings to a maximum of two stories and 35 feet in height.
- e. Limit detached studio buildings to one story and 75 percent of the maximum height associated with low-density (0-4 du/acre) residential uses.
- f. Design all dwelling units to have a typical residential appearance. Dwellings facing on Mission Road or adjacent to existing residential development on or near Mission Road should be consistent in scale and height with the predominant character of the existing dwellings.
- g. Design detached studio buildings to have the appearance of typical residential accessory structures, such as garages.
- h. The appropriate density for single-family residential development shall be low density (0 to 4.0 dwelling units per acre), medium density (0 to 9 dwelling units per acre), or medium high density (0 to 13 dwelling units per acre). Live/work areas may also be at medium high density (0 to 13 units per acre). Medium and high density development shall provide amenities within the project that are substantially in excess of the City's minimum requirements. Such amenities may include, but are not limited to public parks, open space, and/or trails and paseos; community recreational



facilities such as sports fields, courts, tot lots, putting greens, pools, and recreation/community complexes; public art; and/or community facilities exceeding minimum City requirements.

- i. The appropriate density for the area south of Barton Road and north of San Timoteo Creek shall be 0.5 FAR for commercial uses, industrial uses, and for religious assembly uses.
- j. Implement development of the Mission Road Special Planning Area E through the adoption of a specific plan(s) or planned development(s), 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 Special Planning Area.

(See also the text descriptions, policies, and photo examples of appropriate Auto Oriented Commercial development and Industrial development, and the description and policies for religious assembly uses provided under the Institutional category, which are contained in the Community Design Element. For residential uses, also see the design policies within the Community Design Element.)

#### **2.2.7.6 Special Planning Area F (San Timoteo Creek at Barton Road)**

This area is located between Barton Road and San Timoteo Creek, west of California Avenue. Within this area is a storage facility that is accessible from Barton Road. The majority of the remaining land area is currently characterized by orange groves.

#### **Guiding Policy for the San Timoteo Creek at Barton Road Special Planning Area F**

To provide flexibility, future land uses are intended to include commercial, religious assembly, and/or industrial uses. Access should continue to be from Barton Road.

#### **Implementing Policies for the San Timoteo Creek at Barton Road Special Planning Area F**

- a. Allow retail and service commercial, office, institutional, and public open space uses throughout the Special Planning Area.
- b. Feature a strong street presence by placing buildings so that they side on to the street and by placing parking lots so that they are easily accessed but not dominating the street frontage.
- c. Design vehicular and pedestrian circulation patterns in the residential areas to facilitate access to the commercial uses along Barton Road and California Street via the residential collector streets behind the commercial uses. Thus, nearby residents should not need to drive or walk along Barton Road or California Street to access the commercial and service uses.
- d. The appropriate density shall be 0.5 FAR. The appropriate density for small institutional uses (e.g., religious assembly uses and schools) shall be 0.5 FAR.
- e. Implement development of Special Planning Area F through the adoption of a specific planned development, so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive manner.
- f. Permit ground floor residential development along the frontage of California Street only upon a demonstration that commercial, office and institutional development are not feasible through 2015.

(See also the text descriptions, policies, and photo examples of appropriate Auto-Oriented Commercial development and Industrial development, and the description and policies for religious



assembly uses provided under the Institutional category, which are contained in the Community Design Element.)

### **2.2.7.7 Special Planning Area G**

This area consists of approximately 20 acres located south of City Hall between Loma Linda Drive and Mountain View Avenue. This area is intended to take advantage of the location of the Senior Center portion of the City Hall complex, and provide a transition between higher intensity uses to the north and single family neighborhoods to the south. Primary vehicular access to this area should be taken from Loma Linda Drive and Mountain View Avenue, with limited access from Lawton Avenue.

#### **Guiding Policy for the South of City Hall Special Planning Area**

The intended use for Special Planning Area G is a mix of medium density (0-9 du/ac) and senior citizen (0-25 du/ac) housing. It is intended that age-restricted senior housing be located within the interior and northern portions of the area, designed to provide direct pedestrian access to the City's Senior Center. Medium density housing is to be provided as a buffer to medium and low density neighborhoods to the west, east, and south.

#### **Implementing Policies for Special Planning Area G**

- a. Provide for development of approximately 10 acres each of Senior Housing (0-25 du/ac) and Medium Density (0-9 du/ac), with senior housing located within the interior and northern portions of the area, and provided with direct pedestrian access to the City's Senior Center. Medium density housing is to be provided as a buffer to medium and low density neighborhoods to the west, east, and south.
- b. Permit a maximum total of 335 dwelling units (652 people, assuming 2.44 persons per dwelling unit for medium density and 1.8 persons per dwelling unit for senior housing).
- c. Cluster parking areas away from street frontages to emphasize the pedestrian-oriented nature of onsite development.
- d. Limit all residential buildings to a maximum height of 35 feet.
- e. Senior housing and medium density residential development shall provide appropriate open space and recreation areas for the use of its residents.
- f. A minimum of 25 percent of the Special Planning Area shall be retained in open space.

### **2.2.7.8 Special Planning Area H**

(Reserved)

### **2.2.7.9 Special Planning Area I**

(Reserved)

### **2.2.7.10 Special Planning Area J**

(Reserved)

## **2.3 ESTIMATED POPULATION, HOUSEHOLDS, AND EMPLOYMENT AT FUTURE BUILD OUT DATE**

Table 2.C shows SCAG's estimated total population, households, and employment numbers for the City portion of the planning area. These estimates are provided in five year increments through the



year 2035. Tables 2.D through 2.F show detailed estimated numbers for acreage, dwelling units, and jobs at the future build out date based on the land uses and allowable densities outlined in this Element. As shown in these tables, SCAG projections indicate that Loma Linda will reach buildout of its residentially designated land uses about 2020, while non-residential land uses will achieve buildout sometime beyond the year 2035.

**Table 2.C: SCAG Projection of Population, Households, and Employment (Within Existing City Limits Only)**

	2005	2010	2015	2020	2025	2030	2035
Total Population	21,777	25,481	28,997	32,259	35,426	38,470	41,385
Total Households	8,140	9,586	11,458	13,050	14,554	15,960	17,286
Total Employment	16,128	19,343	22,170	24,376	26,915	29,767	33,086

Source: 2008 SCAG RTP Growth Forecast by City

**Table 2.D: General Plan Build Out Land Uses (Acres)**

Land Use	City	Sphere of Influence	Total Acres
South Hills	445.38	0.00	445.38
Rural Residential	34.19	0.00	34.19
Low-Density Residential	776.86	18.73	795.59
Medium-Density Residential	237.36	0.00	237.36
High-Density Residential	70.17	0.00	70.17
Very High-Density Residential	179.03	0.00	179.03
Senior Citizen Housing	0.00	0.00	0.00
South Hills Preserve (Open Space)	773.00	663.28	1,436.28
Expanded Hillside Area	12.96	0.00	12.96
Hillside Conservation Area	279.57	0.00	279.57
Low Density Hillside Preservation	0.00	733.78	733.78
Medium Density Hillside Preservation	0.00	157.75	157.75
San Timoteo Creek Area	6.74	90.32	97.06
Commercial	288.83	28.22	317.05
Office	10.70	0.00	10.70
Business Park	67.02	86.23	153.25
Health Care	106.21	0.00	106.21
Industrial	4.71	0.00	4.71
Institutional	181.18	0.00	181.18
City Facilities	12.78	0.00	12.78
Park	42.32	0.00	42.32
Recreational (Public Open Space)	34.79	0.00	34.79



**Table 2.D: General Plan Build Out Land Uses (Acres)**

Land Use	City	Sphere of Influence	Total Acres
<b>Special Planning Areas</b>			
A Loma Linda Academy	77.07		7.07
B Anderson Ave/Van Lueven St	47.63		47.63
C University Center			
D Redlands Blvd/California St	36.31		36.31
E Mission Rd	299.81		299.81
F San Timoteo Creek/Barton Rd	69.17		69.17
G South of City Hall	3.06		3.06
<i>Total</i>	19.79		19.79
	552.84	0.00	549.72
Rights of Way <sup>1</sup>	116.97	0.00	100.17
<b>Total Acres</b>	<b>4,230.26</b>	<b>1,781.51</b>	<b>6,011.77</b>

<sup>1</sup> The City's GIS data includes "rights of way" that are considered "parcels" and therefore are included in this table. Traditional rights of way for roadways are not included in the acreage calculations for the Planning Area.

**Table 2.E: General Plan Build Out Housing**

Land Use	City	Sphere of Influence	Total Dwelling Units
<b>South Hills</b>			
Single-Family dwelling units	203	0	<b>203</b>
Multifamily dwelling units	0	0	<b>0</b>
<b>Hillside Conservation Area</b>			
Single-Family dwelling units	27	0	<b>27</b>
Multifamily dwelling units	0	0	<b>0</b>
<b>Expanded Hillside Area</b>			
Single-Family dwelling units	5	0	<b>5</b>
Multifamily dwelling units	0	0	<b>0</b>
<b>Low Density Hillside Preservation</b>			
Single-Family dwelling units	0	73	<b>73</b>
Multifamily dwelling units	0	0	<b>0</b>
<b>Medium Density Hillside Preservation</b>			
Single-Family dwelling units	0	31	<b>31</b>
Multifamily dwelling units	0	0	<b>0</b>
<b>San Timoteo Creek Area</b>			
Single-Family dwelling units	12	180	<b>192</b>
Multifamily dwelling units	0	0	<b>0</b>
<b>Rural Residential</b>			
Single-Family dwelling units	34	0	<b>34</b>
Multifamily dwelling units	0	0	<b>0</b>
<b>Low-Density Residential</b>			
Single-Family dwelling units	3,107	75	<b>3,182<sup>1</sup></b>
Multifamily dwelling units	0	0	<b>0</b>



**Table 2.E: General Plan Build Out Housing**

Land Use	City	Sphere of Influence	Total Dwelling Units
<b>Medium-Density Residential</b>			
Single-Family dwelling units	801	0	801
Multifamily dwelling units	1,135	0	1,135
<b>High-Density Residential</b>			
Single-Family dwelling units	0	0	0
Multifamily dwelling units	898	56	954
<b>Very High-Density Residential</b>			
Single-Family dwelling units	0	0	0
Multifamily dwelling units	3,581	0	3,581
<b>Senior Citizen Housing</b>			
Single-Family dwelling units	0	0	0
Multifamily dwelling units	0	0	0
<b>Special Planning Areas</b>			
Single-Family dwelling units	2,076	0	2,076
Multifamily dwelling units	1,409	0	1,409
<b>Total Dwelling Units</b>	<b>13,288</b>	<b>415</b>	<b>13,703</b>
<b>Total Households</b>	<b>12,624</b>	<b>394</b>	<b>13,018</b>
<b>Total Population</b>	<b>31,886</b>	<b>996</b>	<b>32,882</b>

**Table 2.F: General Plan Build Out Employment**

Land Use	City	Sphere of Influence	Total Number of Employees
<b>Commercial</b>			
Retail Employment	4,363	426	4,789
Other Employment	1,213	119	1,332
<b>Office</b>			
Retail Employment	0	0	0
Other Employment	180	0	180
<b>Business Park</b>			
Retail Employment	405	495	900
Other Employment	788	963	1,751
<b>Health Care</b>			
Retail Employment	428	0	428
Other Employment	11,104	0	11,104
<b>Industrial</b>			
Retail Employment	0	0	0
Other Employment	33	0	33
<b>Institutional</b>			
Retail Employment	1,095	0	1,095



**Table 2.F: General Plan Build Out Employment**

Land Use	City	Sphere of Influence	Total Number of Employees
Other Employment	9,944	0	9,944
<b>City Facilities</b>			
Retail Employment	0	0	0
Other Employment	626	0	626
<b>Special Planning Areas</b>			
Retail Employment	1,162	0	2,344
Other Employment	4,539	0	4,539
<b>Total Retail Employment</b>	<b>8,635</b>	<b>921</b>	<b>9,556</b>
<b>Total Other Employment</b>	<b>28,427</b>	<b>1,082</b>	<b>29,509</b>
<b>Total Employment</b>	<b>37,062</b>	<b>2,003</b>	<b>39,065</b>