



Downtown Specific Plan Progress Report

March 2022

Disclaimer

The information contained in this document is in draft form and subject to change as the process moves forward.

Specific Plan Overview



The Downtown Specific Plan will:

- Carry out the vision of the community for the Downtown
- Guide and incentivize new investment, new development, and new improvements
- Establish new zoning regulations re: permitted uses, heights, setbacks, building form, site design, open space and parking
- Result in changes to land use, circulation, and other aspects of the built environment where desired



Specific Plan Overview



The Downtown Specific Plan will (continued):

- Prioritize capital improvement projects
- Include design standards to ensure quality architecture, landscape, and site design
- Include funding and financing strategies for public improvements
- Streamline the approval process for new development



Specific Plan Overview



Who Uses the Downtown Specific Plan...

- **City Council and Planning Commission:** Basis for reviewing and approving development applications and setting priorities for capital improvements.
- **City Staff:** Basis for reviewing development applications, planning and budgeting capital improvements, and service programming.
- **Developers and Existing Property Owners:** Basis for determining what can be done on specific properties and what is planned for public improvements.

Process to Date



- 6 Meetings with the Downtown Advisory Committee
- Downtown Charrette and Workshops
- Pop-Up Events to gather community input
- Stakeholder Interviews (property owners, residents, schools, CBO's, agencies)
- City Council Hearing – endorsed the Vision Statement, Land Use Districts, and Buildout Potential for the Specific Plan Area



Next Steps/Anticipated Schedule



- Initiate the EIR Process
 - Scoping Meeting Early May
 - Public Draft EIR Released Mid-August
- Draft Specific Plan
 - Draft Document Released with EIR in Mid-August
- Hearings
 - Planning Commission in November
 - City Council in Early December

Land Use Districts

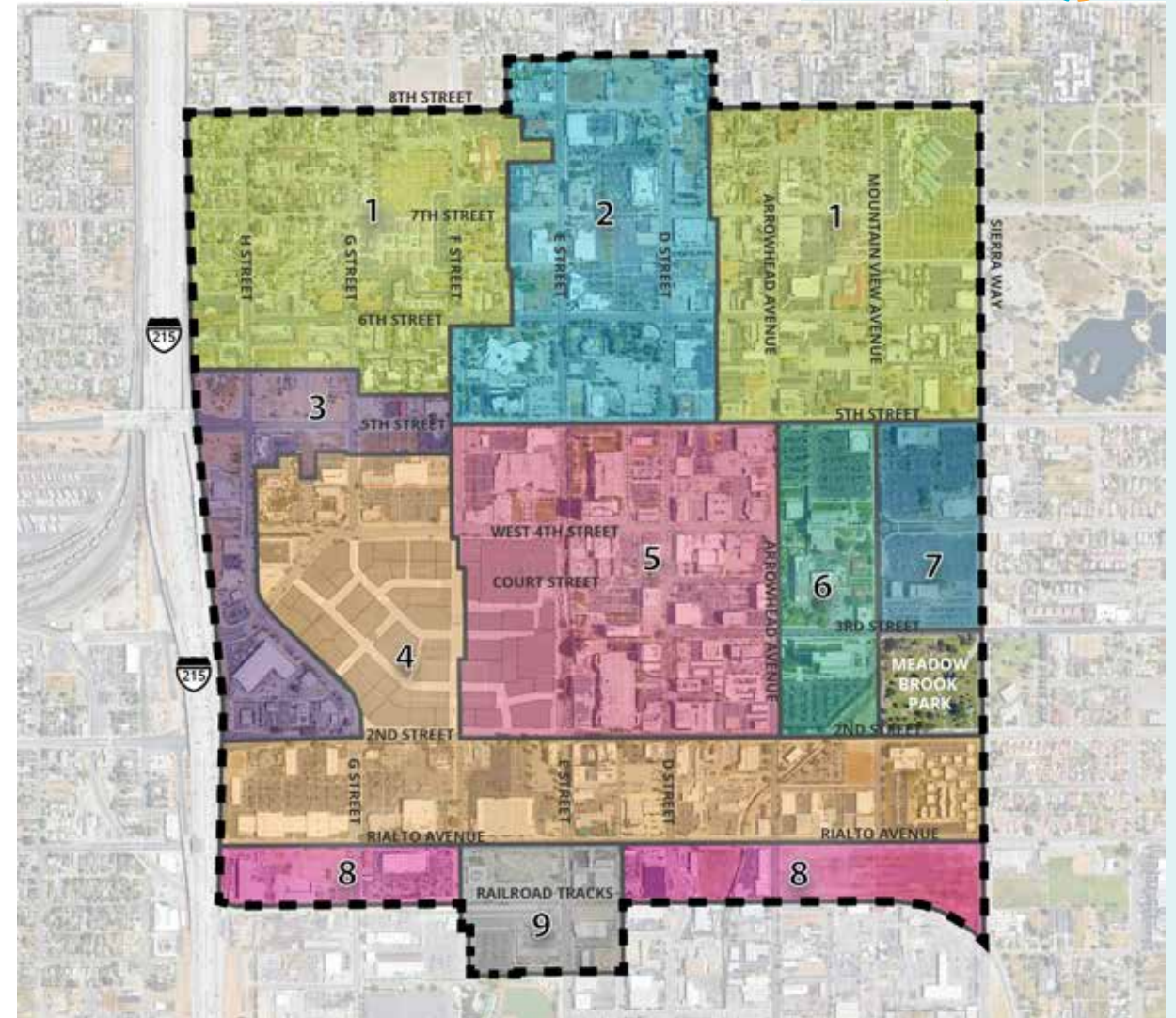


Land Use Districts



Parcel-Level of Detail

- 10 Districts
- Boundaries follow Parcel Lines or Roadway Right-of-Way
- Land Use Districts to become new Zoning Classifications



Big Ideas



- Downtown Core allows for greatest intensity of development (unlimited building heights)
- Narrow/Tailor Permitted, Conditional, Prohibited Uses to focus energy in the Core and TOD Neighborhoods, and encourage market-driven development throughout
- Structure the Code and Development Approval Process to shorten approval time and incentivize development
- Create Design Standards and Roadway Standards to activate streets and expand the urban environment beyond the Core
- Take advantage of ample public parking to reduce parking standards in certain districts



Districts – North Neighborhoods



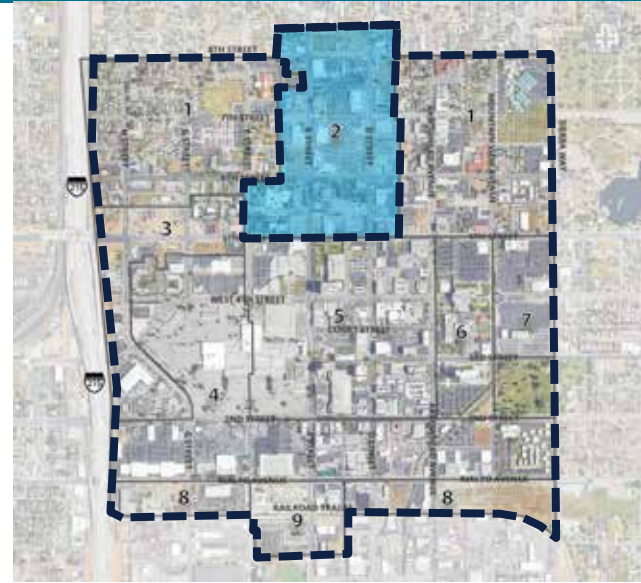
- Today contains single-family homes, small apartments, larger senior projects, limited commercial, and schools/public uses
- 117 acres and 776 dus existing
- Propose 2-3 story context sensitive infill and conservation of existing residential
- Range of potential change: 5% - 25%
- Total Buildout: 1,747 dus, 1.2M SF
- Uses: Residential, Neighborhood Retail and Services
- Address Potential Displacement



Districts – North Gateway



- Contains government, institutional, offices, commercial, vacant parcels
- 58 acres and 173 dus existing
- Propose 4-5 story mixed-use and residential infill development along D and E Streets
- Range of potential change: 15% - 40%
- Total Buildout: 1,678 dus, 800K SF
- Uses: Residential, Retail/Services, Office, Education/Recreation



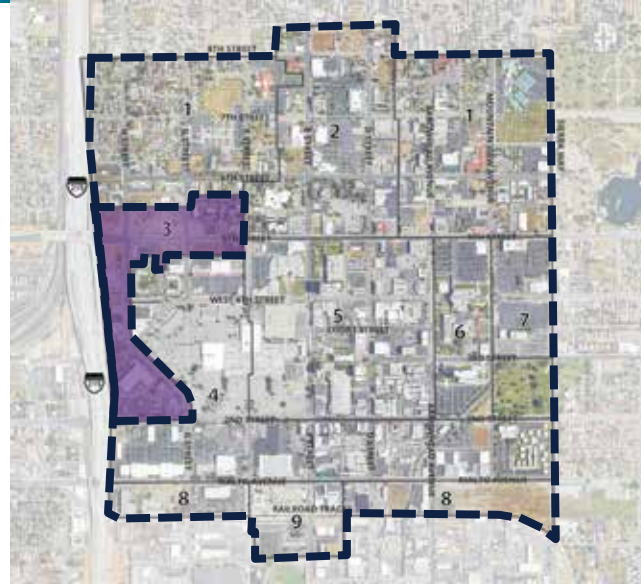
Housing Examples – Townhomes & Flats



Districts – Fwy Commercial



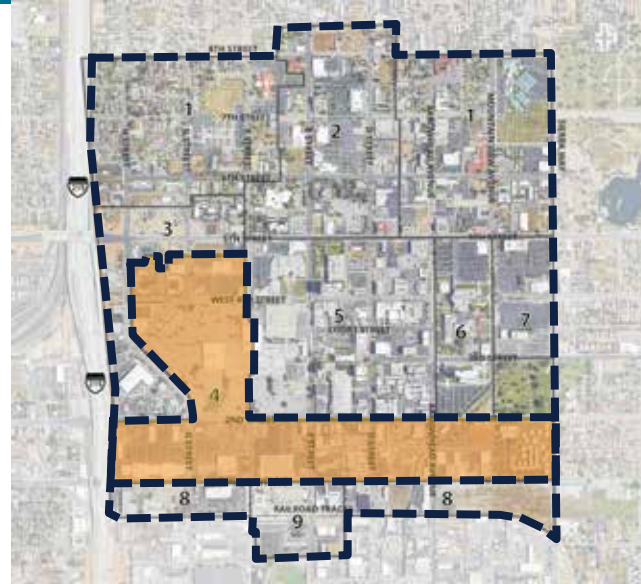
- Today contains auto-oriented uses along 5th St and Fwy-adjacent parcels, including Fairview Ford
- 28 acres and 24 dus existing
- Propose maintain and expand current auto-oriented uses
- Range of potential change: 20% - 30%
- Total Buildout: 24 dus, 280K SF
- Uses: Automotive Sales, Commercial Services, Drive-Thru



Districts – Transit Neighborhood



- Covers ½ Carousel Mall, big-box retail and surface parking lots, industrial, and limited affordable housing
- 98 acres and 342 dus existing
- Propose 4-8 story mixed-use neighborhood with emphasis on residential and mixed-use
- Range of potential change: 60% - 85%
- Total Buildout: 6K dus, 3.6M SF
- Uses: Multi-Family, Retail/Services, Office, Educational, Live Entertainment



Housing Examples – Mid Rise Wraps and Podiums



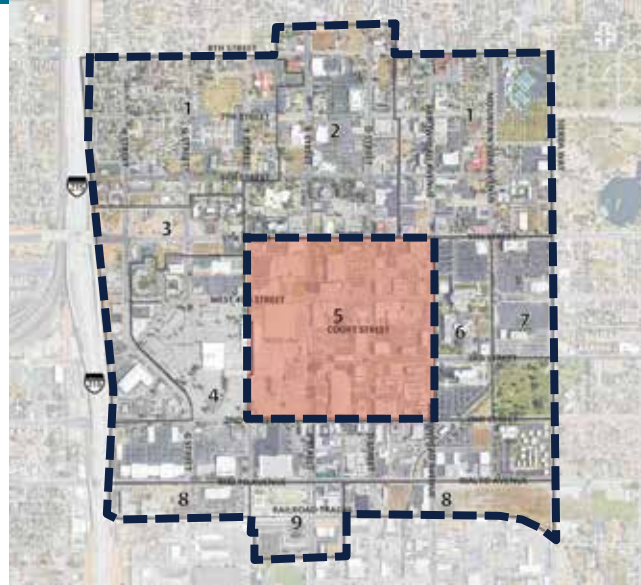
Housing Examples – Mixed Use



Districts – Downtown Core



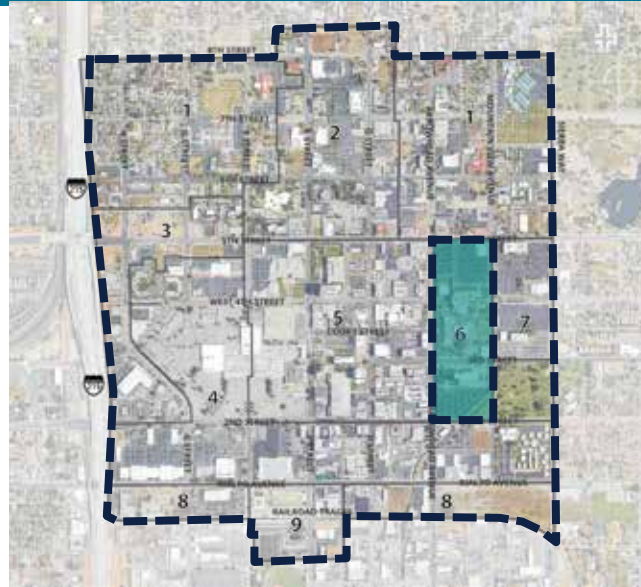
- Covers ½ Carousel Mall, plus diverse mix of government, office, retail, entertainment, cultural, and res'd
- 72 acres and no residential existing
- Propose additional mixed-use with emphasis on residential; High-rise buildings encouraged, theatre district, restaurants/retail
- Range of potential change: 40% - 60%
- Total Buildout: 3,800 dus, 3.6M SF
- Uses: Hotel, Office, Institutional, Retail/Service, Multi-Family



Districts – County Center



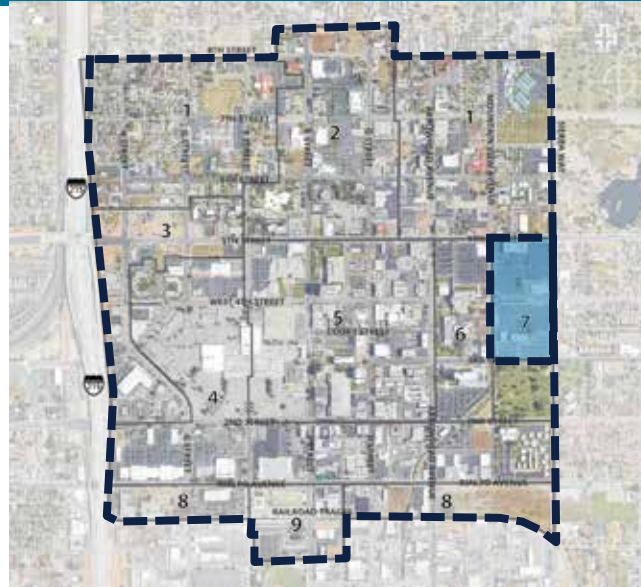
- Today contains County Administrative Complex, including Courts
- 27 acres and no residential existing
- Propose consolidation of County facilities per County Master Plan
- Range of potential change: 30% - 40%
- Total Buildout: 0 dus, 1.6M SF
- Uses: Institutional, Office, Public Assembly, Supporting Commercial



Districts – County Mixed-Use Campus



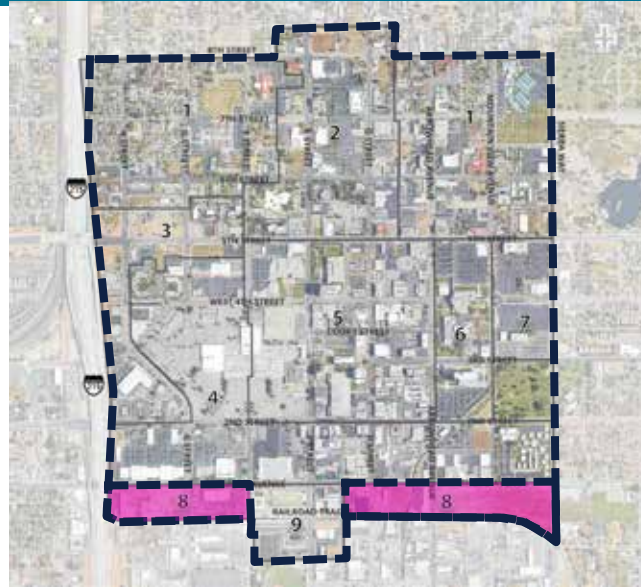
- Today contains surface parking lots and older County buildings
- 19 acres and no residential
- Propose 4-6 story mixed-use (office and res'd) campus on County-owned land
- Range of potential change: 75% - 85%
- Total Buildout: 1,200 dus, 688K SF
- Uses: Multi-Family, Institutional, Office, Neighborhood Retail/Services



Districts – Rail Adjacent



- Today contains existing and new 2-4 story development between Rialto Ave and Rail Tracks
- 27 acres and no residential
- Propose office, artisan manufacturing (i.e., brewing), limited residential
- Range of potential change: 30% - 60%
- Total Buildout: 260 dus, 925K SF
- Uses: Limited Industrial (clean industries, R&D, start-ups), Office, Institutional



Districts – Transit Center



- Today contains Transit Center, future pad for development, parking lots, 1-story commercial
- 16 acres and no residential
- Propose 4-6 story transit-supportive development adjacent to Transit Center
- Range of potential change: 30% - 60%
- Total Buildout: 600 dus, 550K SF
- Uses: Multi-Family, Student Housing, Office, Supporting Commercial



Existing Development



District Name	Existing Residential	Non-Residential
North Neighborhoods	776	1,529,049
North Gateway	173	653,892
5th St Gateway	24	137,352
Transit Neighborhood (including Mall)	342	2,071,874
Downtown Core (including Mall)	0	3,048,697
County Center	0	787,924
County Mixed-Use Campus	0	259,825
Business Park	0	178,987
Transit Center	0	81,658
Total	1,315 dus	8,749,258 sf

Potential Build-Out



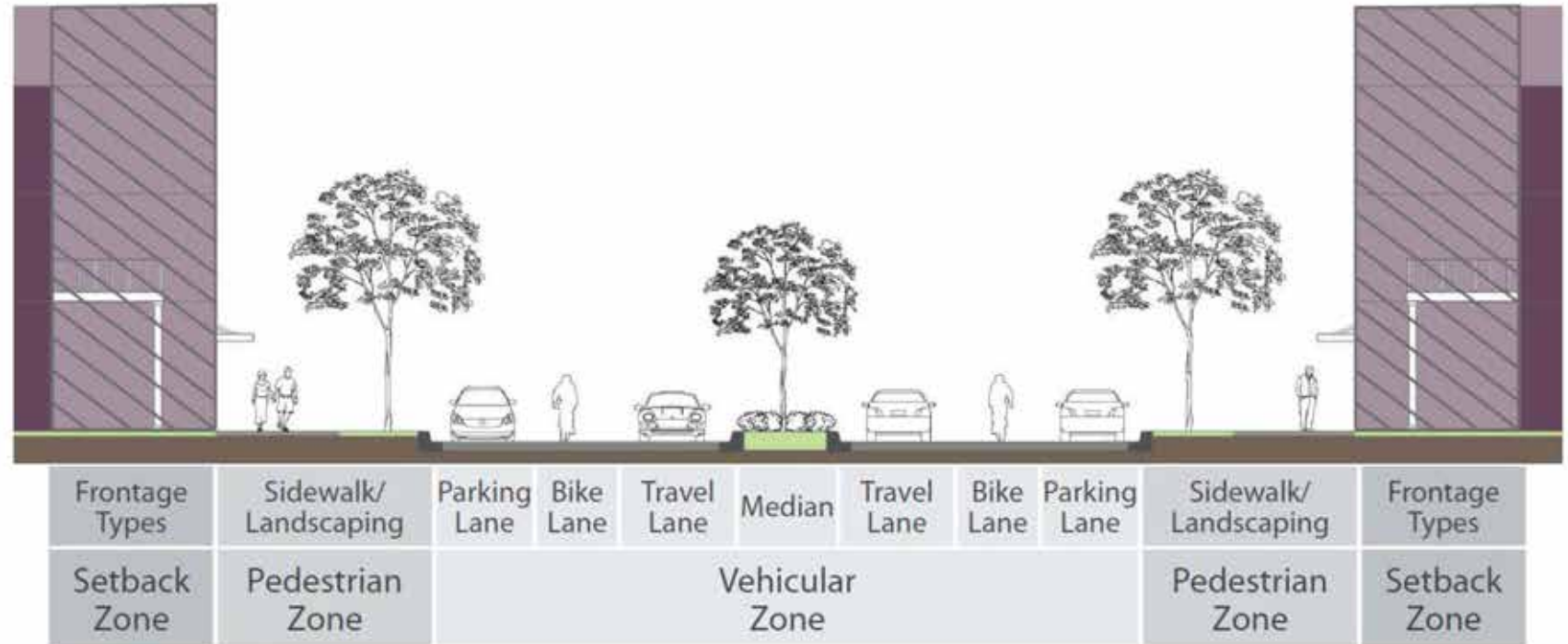
District Name	Acreage	Redevelopment	Density/Intensity		Total Build-Out	
			DU/AC	FAR	Residential	Non-Residential
North Neighborhoods	160.1	25%	35	1	1,747	1,210,417
North Gateway	77.2	40%	80	2	1,678	802,148
5th St Gateway / Freeway Adjacent	44.3	30%	0	0.5	24	280,928
Transit Neighborhood (including Mall)	124.4	85%	100	3	6,214	3,599,467
Downtown Core (including Mall)	97.4	60%	175	5	3,768	5,908,931
County Center	30.0	30%	0	3	0	1,608,879
County Mixed-Use Campus	21.1	90%	100	3	1,184	688,961
Business Park	36.0	60%	80	1.5	262	926,556
Transit Center	20.1	60%	100	3	590	547,020
Total	621.3 *				15,468 dus	15,573,306 sf

Note: * Total acreage includes streets and Meadowbrook Park.

Importance of Streets



- Relooking at Street Design
- Public Realm including building frontage, pedestrian zone and vehicular zone
- Will include standards in the Specific Plan



Note: Diagram is for illustrative purposes only. The configuration and components of each zone may vary.

The diagram illustrates the proposed site plan for the CA Theatre of Performing Arts. It shows a sequence of zones from left to right: a 'Carousel Site' (8' wide), a 'Varies 15'+' zone, a zone with two trees (8' wide), a zone with a car and a downward arrow (11' wide), a zone with a car and an upward arrow (11' wide), a zone with a car and a 'P' (8' wide), and a final 10' wide zone. The total width is 60'. The diagram also shows a 'CA Theatre of Performing Arts' building on the right side.

Diagram illustrating a street layout with various zones and dimensions:

- Commercial/Retail storefronts** (8' wide)
- 8'** (Tree and pedestrian zone)
- 11'** (Bicycle and car zone)
- 30'** (Angled Parking/Event Space)
- 52'** (Total width of the central section)
- 68'** (Total width of the central section)
- 11'** (Car and pedestrian zone)
- 8'** (Tree and pedestrian zone)
- Commercial/Retail storefronts** (8' wide)

Parking Lot / Drive-thru

10'

7'

5'

11'

11'

11'

11'

5'

7'

10'

Carrousel Side

Bus Island / Landscaping

Bus Island / Landscaping

B

B

Diagram illustrating a street cross-section layout with various elements and dimensions:

- Commercial/Retail storefronts:** 25' (left) and 25' (right)
- Dimensions:** 11', 11', 11', 11', 11', 11', 25'
- Central Area:** 44' (total width of the central lanes)
- Overall Width:** 94' (total width of the street)
- Labels:** P, B↓, B↑, P



Questions?