



# General Plan Workshop

**Land Use Planning Workshop | Ward 3**

March 24, 2022

# Agenda



**Welcome Comments**

**Introduction to the Workshop**

**Presentation**

- Introduction to Land Use
- Public Participation Activities and Process

**Small Group Break Out Activity: Citywide Places and Group Strategy**

**Small Group Break Out Activity : Identify Land Uses for Focus Areas**

**Summary and Next Steps**

**Adjournment**

# Introduction to the Workshop



- **Where We Are:** One of the most important steps in updating the General Plan!
- **Outcome:** An updated diagram that specifies where and what types of new development will be accommodated and what places will be preserved—e.g., the “land use plan”
- **Importance of the Diagram:** By law, it is the ultimate authority by which the City can make decisions regarding development--consistency is required
- **Today’s Objective:** We need to hear your ideas and will continue conversations with the community during the next three weeks
- **Following Steps:** The community’s ideas will be shared with the General Plan Advisory Committee (GPAC), who will deliberate and draft its recommendations. These will be shared for your review and confirmation in the Fall

# Why This Is Important to You



- **Opportunities**

- ▶ Establishes land uses that can improve the quality of life for you and your neighbors
- ▶ Places where people can gather, meet friends, and participate in community activities
- ▶ Housing for all residents
- ▶ Businesses that meets the needs of the community
- ▶ Places for diverse jobs and employment
- ▶ Parks that are safe and promote physical and mental well being
- ▶ Natural resources and open spaces that are preserved

- **Confidence** that development decisions reflect the needs and aspirations of San Bernardino's residents

# San Bernardino 2050



## GENERAL PLAN

- Compliance with Recent Statutory Requirements
- Reflect Existing Conditions, Needs, and Future Projects
- Reflect Community Visions
- Roadmap of Actions for Implementation
- Adaptable and Flexible for Change

## HOUSING ELEMENT

- Compliance with Statutory Requirements
- Accommodate Housing for all Demographics and Income Levels
- Identify Sites to Accommodate Regional Housing Needs Target

## DOWNTOWN SPECIFIC PLAN

- Evolution of Downtown as the Center of Community Identity, Heritage, and Activity
- Foster Economic Activity and Improvements in the Short Term

## DEVELOPMENT CODE

- Update to Implement General Plan and Downtown Specific Plan
- Efficient Administrative Procedures

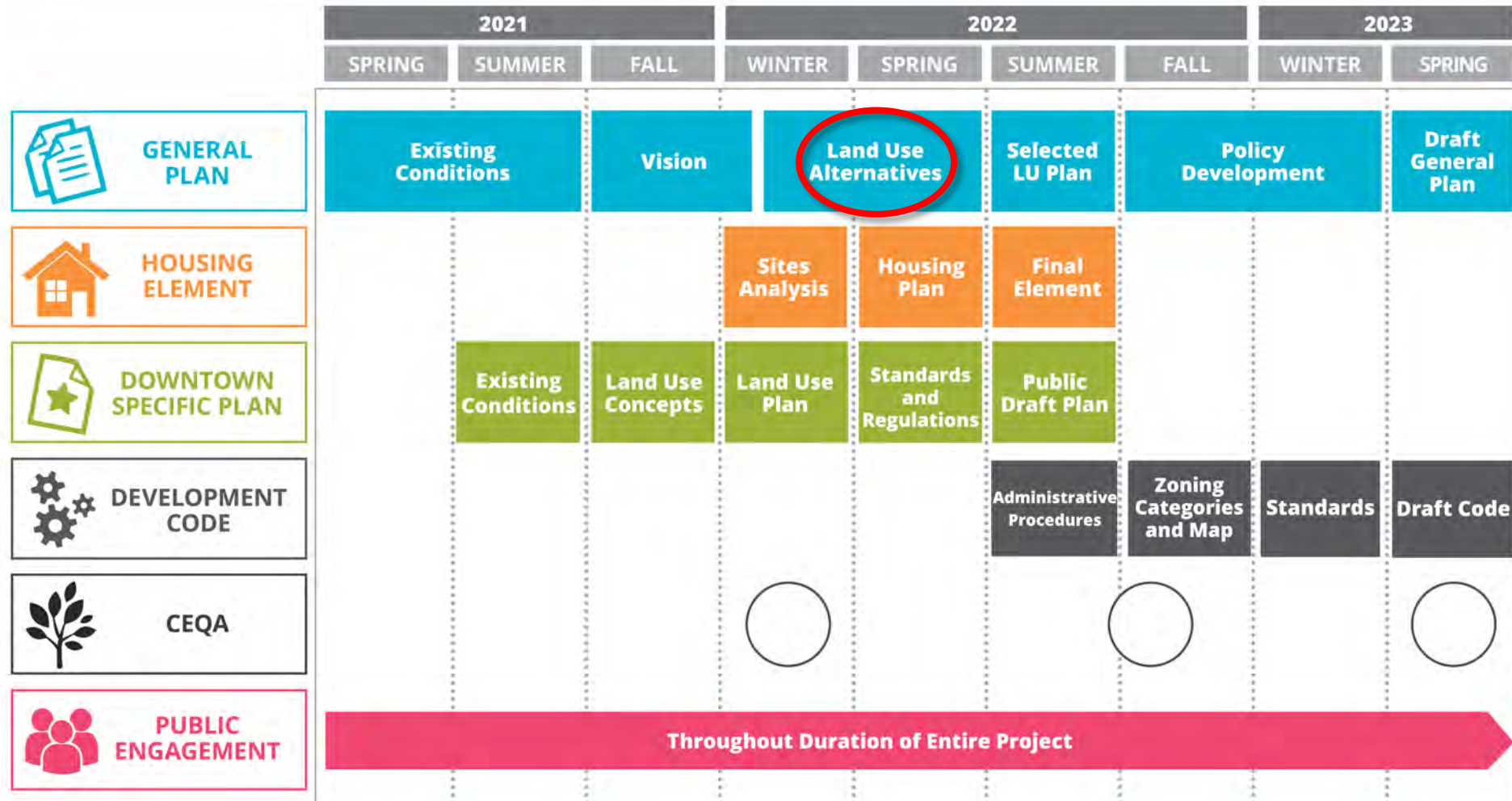
## CEQA REVIEW

## ROBUST PROGRAM OF PUBLIC OUTREACH AND ENGAGEMENT

# Our Schedule



## Schedule | San Bernardino 2050: The Future is Ours





# What Has Been Accomplished?



## Community Workshops: Issues and Visions

Fall 2021

- Workshops in each City Council Ward and Citywide Virtual Workshop
- Over 230 participants provided their visions for the City in the year 2050
- A total of 1,483 public comments were gathered and recorded to help draft the Vision Statement to the General Plan Update



# What Has Been Accomplished?



## Draft Vision Statement

San Bernardino is the **community of choice** recognized as an excellent city to live, work, and play, distinguished by:

- Our rich heritage as the **gateway and the hub** of commerce, entertainment, governance, culture, education, recreation, and transportation in the Inland Empire.
- Our residents, businesses, community groups, elected officials, and City staff **working together** to honor our heritage and ground our work towards a **prosperous and innovative city** for all future generations.
- The unparalleled **natural and scenic beauty** of our city.
- Our **equitable treatment** of all residents, businesses, and community groups, while ensuring broad community **participation and ownership** of the public process.
- Our residents' access to diverse **employment** opportunities, quality **education, safe neighborhoods**, reliable **public services** and infrastructure systems, and a **healthy** physical environment.



# What Has Been Accomplished?



## Draft Vision Statement

San Bernardino is the community of choice recognized as an excellent city to live, work, and play, distinguished by:

- Neighborhoods where we **know one another** and offer **housing** for everyone with quality **parks, schools, and robust services**.
- Our commitment to evolving **innovation** and advancing the **education and skills** of all residents, making them the most competitive in the region.
- A **robust and resilient economy** that nurtures the growth of local businesses, a thriving downtown, emergent and innovative industries, and ensures household prosperity.
- Access to dependable, accessible, affordable, and environmentally responsible **transportation options**.
- Valuing and celebrating the **cultural and creative expression** of our residents.

# We Continue to Work with You!



## In-Person Focus Area Workshops

In progress.

### GENERAL PLAN UPDATE

Help us identify areas of the City in which new housing, businesses, industries, and other uses should be located. Community workshops will be held in each Council Ward:

March 9, 6:00p-8:00p  
Ward 5: Shandin Hills  
3380 Little Mountain Dr

March 10, 6:00p-8:00p  
Ward 6: New Hope Center  
1505 W Highland Ave

March 12, 10:00a-12:00p  
Ward 2: ICUC  
1411 N D St

March 15, 5:30p-7:30p  
Ward 1: Feldheym Public Library  
555 W 6th St

March 22, 6:00p-8:00p  
Ward 7: Ecclesia Church  
1314 E Date St

March 24, 6:00p-8:00p  
Ward 3: San Manuel College  
250 S G St

March 26, 10:00a-12:00p  
Ward 4: Lutheran Church  
5050 N Sierra Way

March 28, 6:00p-8:00p  
Citywide: Virtual  
[cosb\\_workshop.eventbrite.com](https://cosb_workshop.eventbrite.com)

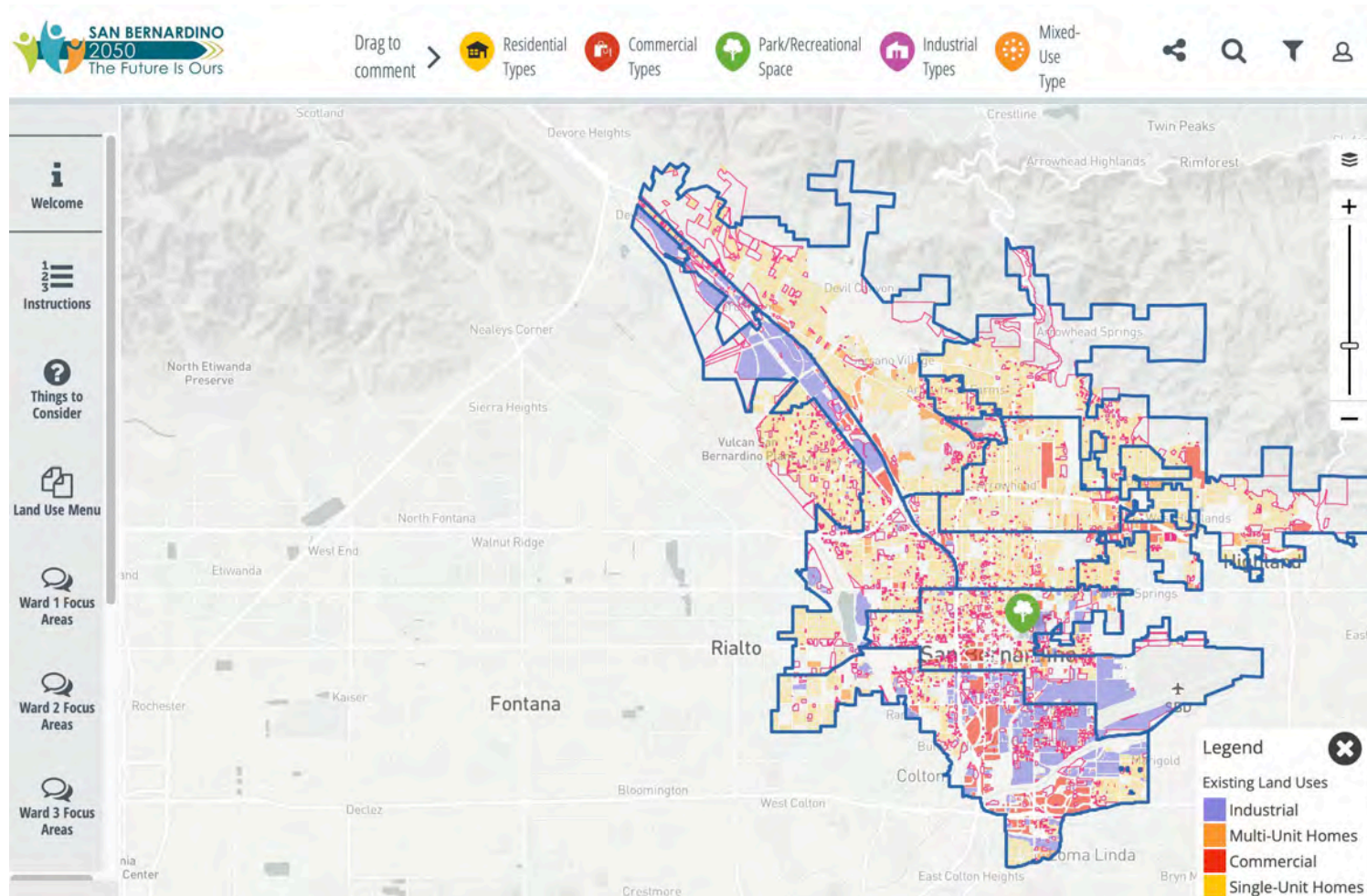




# We Continue to Work with You!



## On-line Mapping Activity for Land Use Planning



**Continued opportunity for input:**

- [FutureSB2050.com](https://FutureSB2050.com)
- Closes April 14

# We Continue to Work with You!



## Advisory Committees

### Upcoming

- General Plan Advisory Committee
  - Third Thursdays, 6-8 pm
  - Next Meeting: May 19
- Downtown Advisory Committee
  - Fourth Wednesdays, 6-8 pm
  - Next Meeting: TBD



*Meetings are held at 201 North E St, 3rd FL, Board Room*



# We Continue to Work with You!

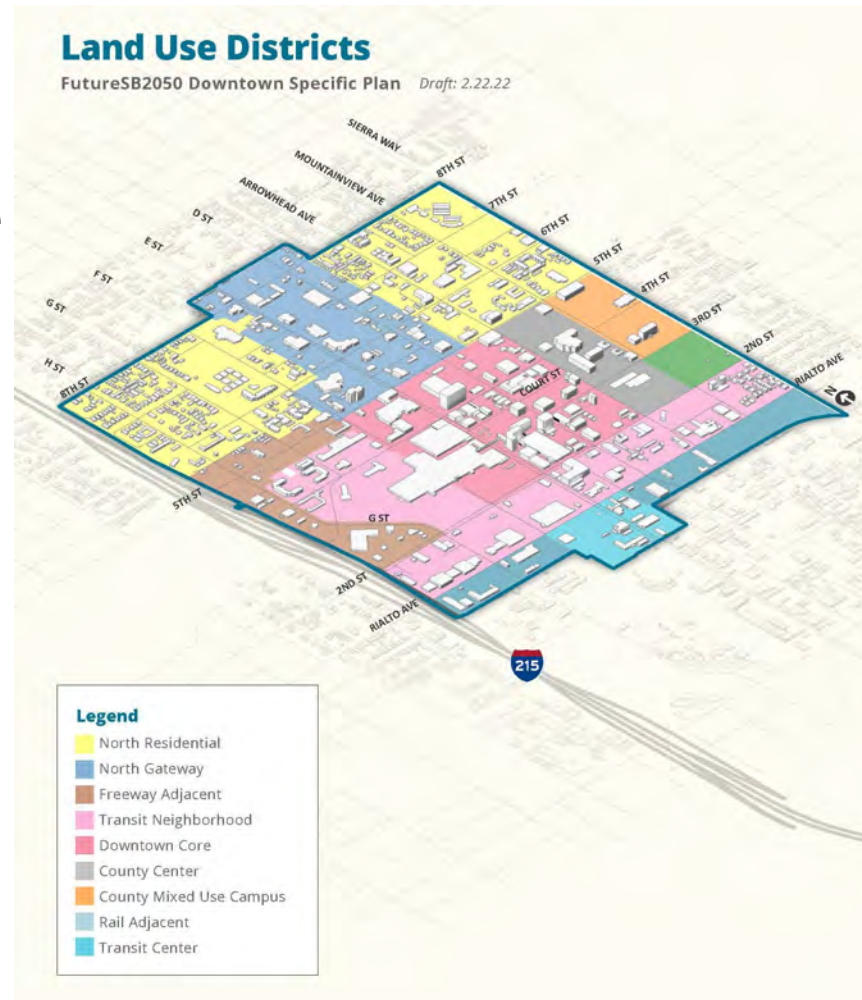


## Other Activities!

### Downtown Specific Plan

Come provide input on potential future development, improvements to streets, and design requirements!

- April 5<sup>th</sup> | Feldheim Public Library | 5:30p – 7:30p
- April 7<sup>th</sup> | Fifth Street Senior Center | 6:00p – 8:00p



# How You Are Going to Help Us Today...



## Exercise 1:

### Objective

- Identify areas of that should be enhanced as key destinations, activity centers, and focus areas in which growth and new development should be targeted.

### Questions

- What are the places characterized by the clustering of intensity of uses in the City today or have the potential to become in the future, to gather, shop, enjoy entertainment, participate in cultural activities and government that stand out and are **uniquely identifiable** from all other areas?
- What are the primary locations where **new housing** be developed?
- What are the primary locations where **new commercial and office** uses be developed?
- What **areas** should be **preserved** for their existing uses and as open spaces?



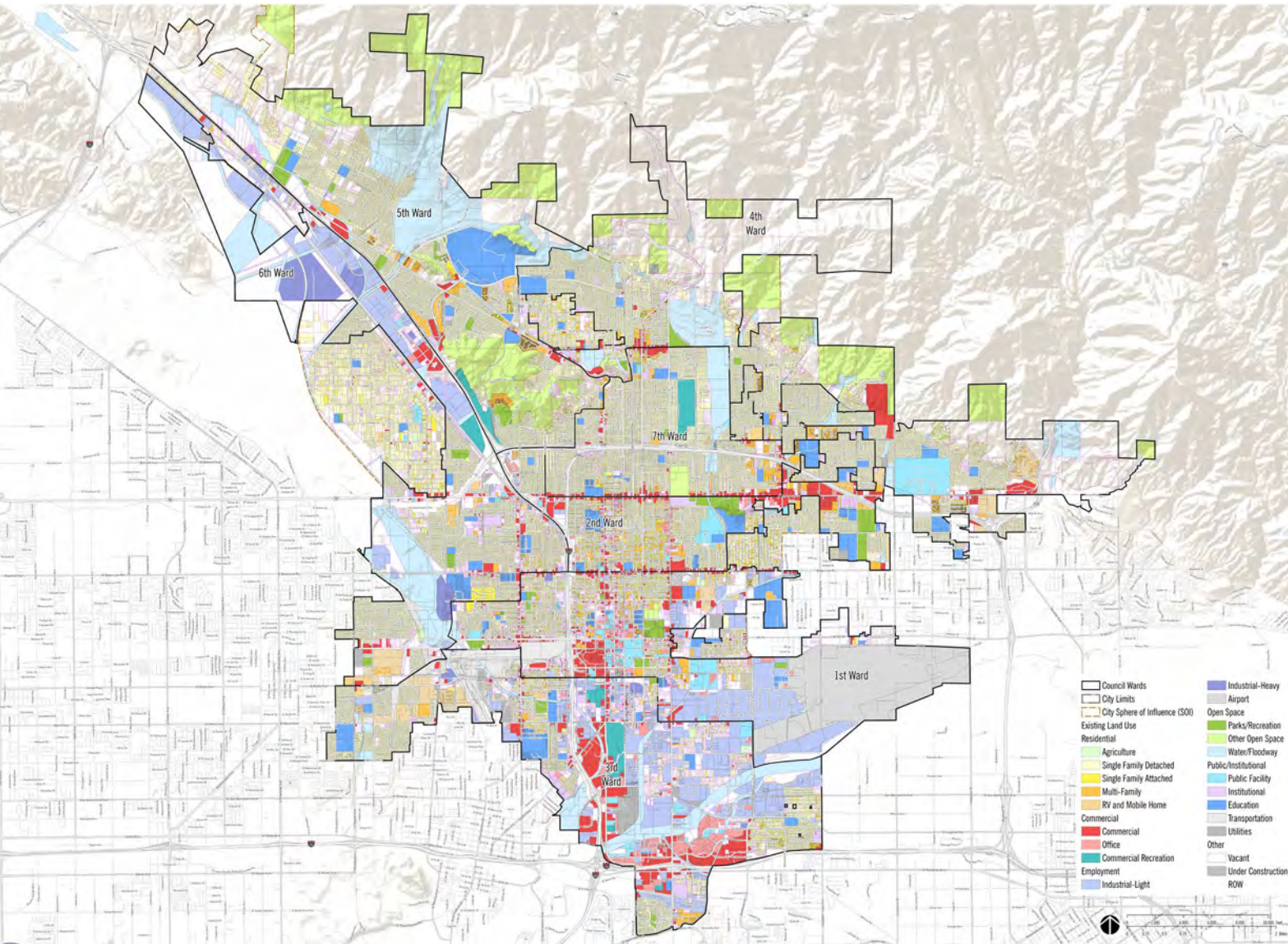
# How You Are Going to Help Us Today...



## Exercise 1:

### Identify:

1. Principal activity centers
2. New housing
3. New commercial and office uses
4. Areas preserved for their existing uses and open spaces



# How You Are Going to Help Us Today...



## Exercise 2:

### Objective

- Identify/confirm areas where new development should be located
  - Vacant properties
  - Underutilized properties
  - Economically under-performing and/or obsolete uses
  - Opportunity sites to leverage new development (e.g., areas in proximity to transit stations)

### Questions

- What are the types and character of uses that should be accommodated in these areas?

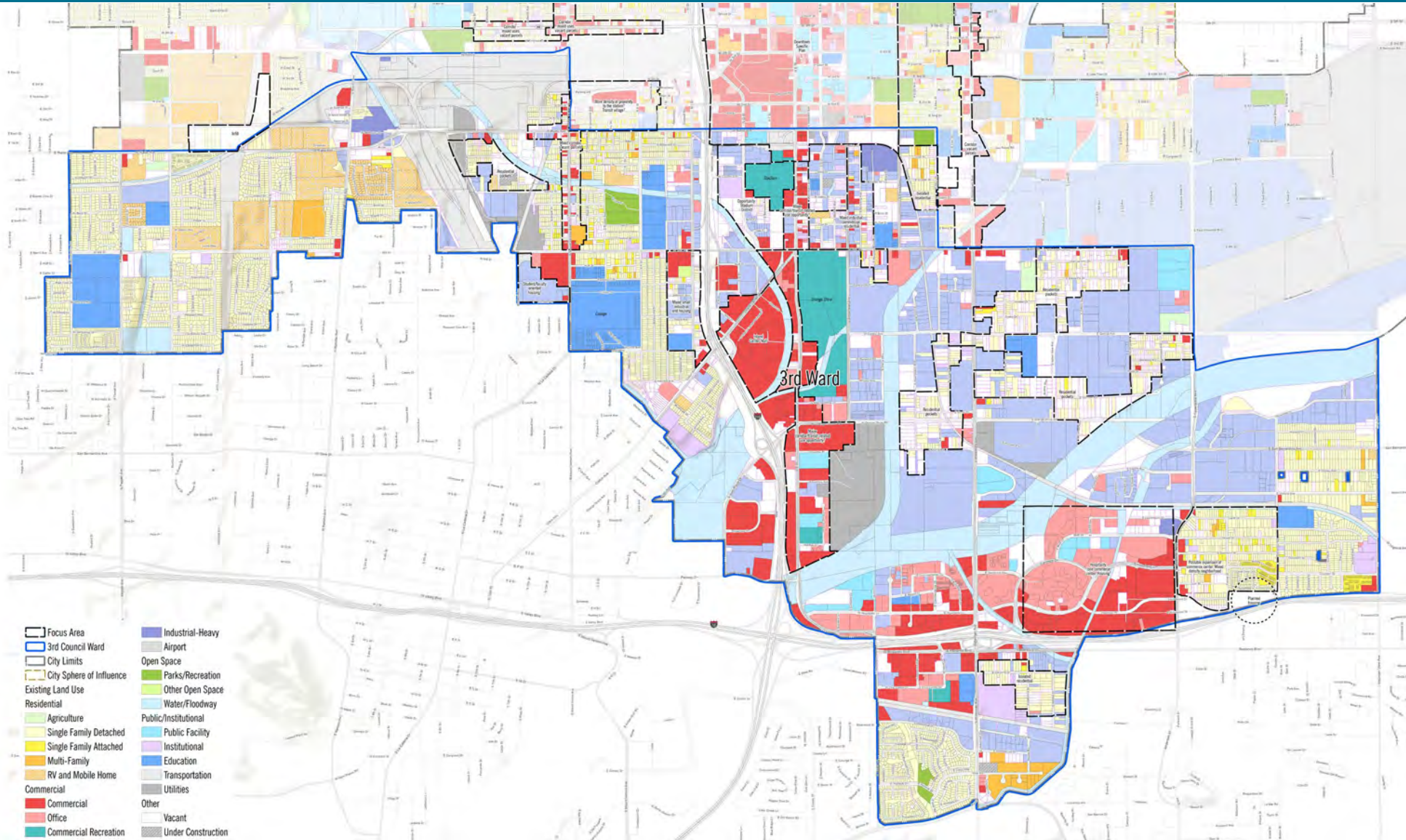


# How You Are Going to Help Us Today...



## Exercise 2:

- Confirm locations of change
- Identify uses and character (select from Land Use Workbook)





# How You Are Going to Help Us Today...



## CITY OF SAN BERNARDINO GENERAL PLAN UPDATE LAND USE PLANNING WORKBOOK

The categories below present a "menu" of land use typologies that may be considered for development in the City of San Bernardino. These include a mix of examples from San Bernardino and other locations. These present a range of possible "ideas" and some may not be considered to be appropriate for San Bernardino. The photographs are not intended to represent recommended architectural design styles, only their general scale and character. In identifying a development type that you recommend for a property or area of the City, use the reference listed in the left column and note this on the base map.

Ref	Category	Illustrations	
RESIDENTIAL			
RR	<b>Rural and Hillside Residential</b> Large lot housing, at a density of 1 unit per acre or larger; typically located at the edges of urbanized areas and in hillside where units are sited in consideration of topography, natural resources, geologic hazards, and other constraints.		
RS	<b>Single Family Residential Neighborhood</b> Predominately single family detached housing with schools, community meeting rooms, and parks.		
RX	<b>Mixed Density Residential Neighborhood/Planned Development</b> Master planned community containing a mix of housing types often incorporating single family detached with duplex, multi-plex, courtyard, and small townhouse units with community meeting rooms, schools, and parks.		
RML	<b>Multi-Family Low Density Residential Neighborhood</b> Apartments or townhomes, typically 2-3 stories; located as transition between single family and higher density residential and/or commercial corridors and centers.		
RM	<b>Multi-Family Medium Density Residential Neighborhood</b> Apartments and condominiums, typically 4-6 stories; typically concentrated near and linked to primary commercial centers and transit stations to increase local walkability.		

Ref	Category	Illustrations	
RH	<b>Multi-Family High Density Residential Neighborhood</b> High rise apartments and condominiums, typically 8 stories and higher located in core community districts such as the downtown and rail transit stations with high ridership.		
<b>COMMERCIAL</b>			
CN	<b>Neighborhood-Serving Commercial</b> Small parcels within or adjoining neighborhoods, typically 1 to 5 acres in size, providing convenience-type retail, neighborhood offices, and service activities in 1-story buildings designed to serve the immediate neighborhood accessible by car, bicycle, and on-foot.		
CH	<b>Highway-Oriented Commercial</b> Properties developed with multi-tenant retail, office, and other commercial buildings located in centers setback from or along frontages of primary transportation corridors; typically with extensive surface parking and few pedestrian-oriented amenities.		
CP	<b>Commercial Center/Pedestrian-Oriented</b> Properties developed with multiple commercial and/or office buildings oriented to street frontages and internal plazas and public spaces. Promotes walkability and patronage of multiple businesses.		
CO	<b>Office District/Park Professional offices</b> (corporate, administrative, financial, medical, design, and other) in low to high rise buildings, concentrated in key activity centers often with supporting uses and services; retail commercial may be integrated, but is secondary.		
<b>MIXED-USE</b>			
XC	<b>Mixed Use Corridor</b> Street frontage properties developed with commercial and multi-family housing distributed horizontally or vertically. Buildings are typically 3 stories and higher and designed to be walkable with wide sidewalks, active frontages, and minimal setbacks from the back of the sidewalk.		

Ref	Category	Illustrations	
XV	<b>Mixed-Use Center</b> Larger properties developed with a mix of uses including buildings developed for a single use and/or structures integrating multiple uses vertically. Typically, such projects establish a compact, walkable, "village-like" environment where buildings are grouped along street frontages and, plazas.		
<b>INDUSTRIAL</b>			
IN	<b>Industrial</b> Properties developed with multiple light manufacturing, research and development, offices.		
IL	<b>Logistics and Warehousing</b> Properties developed for large format industries typically used for warehousing, and distribution activities. Often these uses require significant areas set aside for truck access and loading of goods and materials.		
<b>OTHER</b>			
P	<b>Parks</b> Properties developed for active and passive recreational activity serving a neighborhood or the larger community. Natural open areas may be preserved and integrated into the park. Ideally, a park is located within a quarter mile of every residence.		

## Exercise 2:

- Identify uses and character (select from Land Use Planning Workbook)

# Some Considerations...



- How to accommodate existing and future **housing needs** for next 20-25 years—Locations, types and densities of residential development
- How to address continuing economic shift to on-line retailing, with reduced demands for **commercial** buildings—How to re-position/re-develop commercial centers and corridors
- How to capitalize on/leverage **new economic opportunities** (e.g., reinvestment in the downtown, around transit stations, airport-adjacent, and so on)
- How to maintain **transitions** among uses of different intensity and use to ensure compatibility
- New **parklands and public facilities** may not be designated (legal restrictions regarding the “taking” of private property)

# Report Back

## Land Use Alternatives







Thank you for coming! Please Encourage Your  
Neighbors and Friends to Participate in  
Upcoming Workshops!

 **FutureSB2050.com** 

  @sbcityced

 **futureSB2050@sbcity.org**