



General Plan Advisory Committee

Land Use Plan

May 19, 2022

Agenda



- ☐ **Project Update**
- ☐ **Public Outreach Activities**
- ☐ **Land Use Planning**
- ☐ **GPAC Reports/Announcements**
- ☐ **Directors Report**
- ☐ **Adjourn**

Project Update



Project Update



☐ **Develop Updated Land Use Plan**

- ▶ GPAC Meetings: May 19, June and July TBD
- ▶ GPAC Preliminary Plan
- ▶ Analyses of Preliminary Plan (and Alternatives): June-August
- ▶ Select Preferred Plan: GPAC Meeting September 2022

☐ **Develop Plan Element Goals & Policies**

Public Outreach Activities



Land Use Workshops



Community Workshops

- Ward 1: March 15
- Ward 2: March 12
- Ward 3: March 24
- Ward 4: March 26
- Ward 5: March 9
- Ward 6: March 10
- Ward 7: March 22
- Citywide Virtual Workshop: March 28

Land Use Workshops



- **Community-Based Organization Hosted Events**

- Earth Day: April 23 (Uplift SB)
- Artists Showcase: April 23 (Arts Connection)
- Peoples Plan Celebration: April 30

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- **Schools**

- San Geronio High School, two sessions (Coordinated with SBC Unified High School District): April 21
- Arroyo High School: May 4

Web-Site Workshops

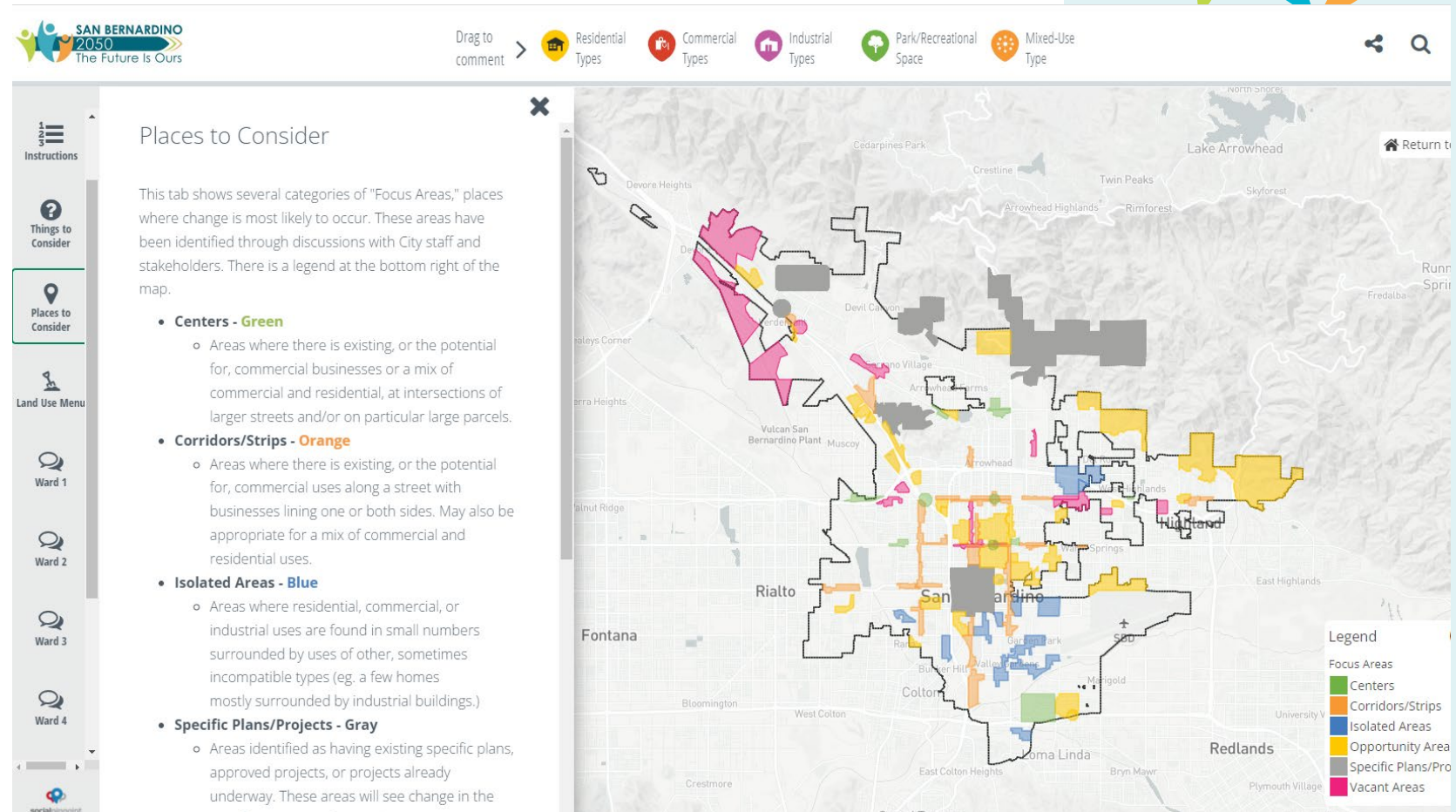


FutureSB2050 Web Site

- Updated meeting announcements
- Posting of community workshop maps and comments
- Re-design to improve understanding and access

Social Media Posts and E-Blasts

- Updated meeting and workshop announcements



Land Use Planning



Objectives & Opportunity Areas



Land Use Plan Development GPAC Meeting OVERVIEW / INSTRUCTIONS

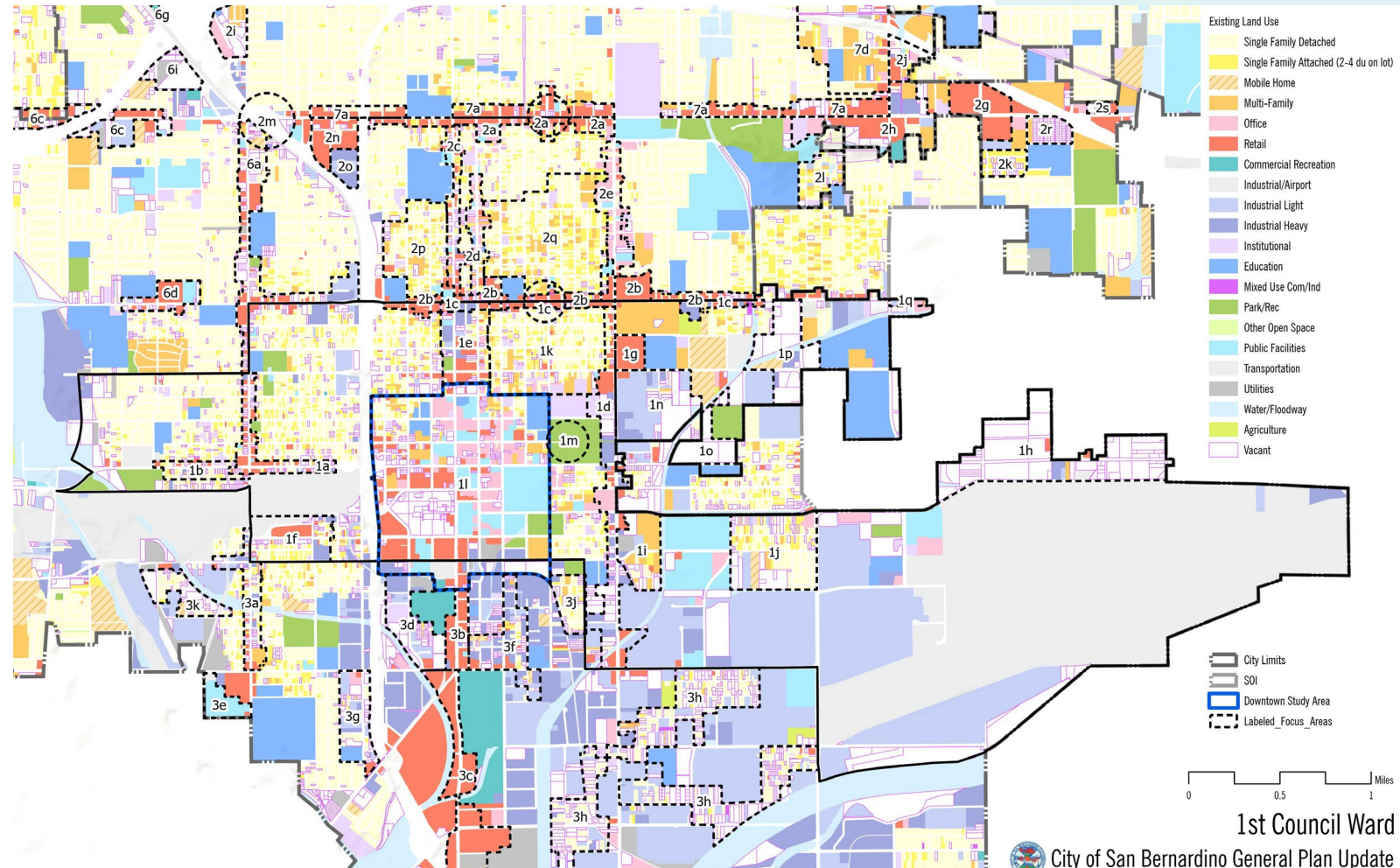
OBJECTIVES

Identify one or more land use category for all “opportunity” areas delineated on the existing land use maps for each City Council Ward in consideration of the resources described below.

DEFINITION

“Opportunity” areas are defined, as confirmed at the February 17 GPAC meeting, as those locations for which new development may be considered for the future that include:

- Vacant properties
- Underutilized and/or economically obsolete uses) (e.g., vacant retail and areas containing a mix of developed and vacant properties)
- Economically underdeveloped properties (e.g., properties with extensive surface parking lots offering the opportunity for intensification)
- Uses and areas with existing development or improvements that offer the opportunity to catalyze new and more intense development (e.g., redevelopment of the Carousel Mall, areas in proximity to transit stations, the Airport, baseball stadium/Orange Show, colleges, and so on)



Resources



Land Use Plan Development GPAC Meeting OVERVIEW / INSTRUCTIONS

RESOURCES

Maps. Each “opportunity” area is delineated by a dashed outline overlaid onto a base depicting existing land uses and contains a reference number and letter correlated with the information provided in the separate land use tables. The specified focus area number corresponds with the Ward number and the letter is used to differentiate the specific “opportunity” area within each Ward.

Tables. For each Ward (listed at the top of the tables), the following information is provided:

- 1st column: Reference number/letter as delineated on the maps
- 2nd column: Brief description of the opportunity area’s general location
- 3rd column: Existing zoning land use designation
- 4th column: Potential land uses identified by the public in the in-person and virtual community workshops
- 5th column: Preliminary land use designations recommended for the GPAC’s consideration based on review of public input and detailed site analyses

Land Use Workbook. The workbook identified potential land use categories that may be used in updating the Land Use Plan, accompanied by general descriptions and photographs illustrating their possible scale and character. Note that the images are not intended to convey a specific architectural design style and only representative of the type of development that may occur.

WARD 1











Focus Area	Location	Zoning	Public	Preliminary Recommendations for GPAC Discussion
1a	Mount Vernon	North: Commercial South (Intersection: Specific Plan)	Mixed Use Corridor Neighborhood Commercial	Mixed Use: Policies to require ground level commercial at intersection and encourage development of neighborhood-serving uses
1b	5th Street	Commercial	Mixed Use Corridor, Neighborhood Commercial	Mixed Use: Policies to require ground level commercial at intersection and encourage development of neighborhood-serving
1c	Baseline*	Commercial (predominately)	Mixed Use Corridor Commercial Pedestrian Commercial Highway Neighborhood Commercial	Mixed Use: Require ground level commercial at key intersections (D/E Streets, Waterman) and development of neighborhood-serving uses
1d	Waterman	West north of 3rd St: West-Corridor Mixed Use (WB SP) West 3rd St to Mill: Commercial East 9th to Baseline: Mixed Use Village	Mixed Use Corridor Residential Medium Residential Medium Low	Mixed Use: Require ground level commercial at key intersections (Baseline) and in clusters that serve adjoining neighborhoods (see map), and development of neighborhood-serving uses
1e	E St/D St connection with downtown	E Street: Commercial D Street: Commercial Office	Mixed Use Corridor Commercial Neighborhood Residential High Residential Medium Los	Gateway Mixed Use (4-5 stories), require ground level commercial/office
1f	Depot Adjacent	North of 2nd: Commercial South of 2nd St west: Residential Neighborhood South of 2nd St east: Industrial	Mixed Use Residential High	"Depot District" Mixed Use Center (horizontal or vertical, 3-5 stories, pedestrian oriented)
1g	Discount Mall	WSP: Mixed Use Village	Same as 1f	Mixed Use Center (commercial along Waterman frontage, housing above or to the rear)
1h	Airport North (4th St)	South of 4th St: Airport Gateway SP (Industrial, commercial nodes) North of 4th west: Office Industrial North of 4th east: Industrial	NA	Per existing land use designations
1i	South of Co Yard, Southwest Rialto and channel	Residential Medium Low	NA	Industrial
1j	Southwest: 3rd St & Tippecanoe	South side 3rd St: Commercial Middle: Industrial	Residential Medium Low	Extend Industrial zoning to 3rd Street; retain Residential Urban on balance of property

Resources



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	Rural and Hillside Residential Large lot housing, at a density of 1 unit per acre or larger; typically located at the edges of urbanized areas and in hillside areas where units are sited in consideration of topography, natural resources, geologic hazards, and other constraints.		
RS	Single Family Residential Neighborhood Predominately single family detached housing with schools, community meeting rooms, and parks.		
RX	Mixed Density Residential Neighborhood/Planned Development Master planned community containing a mix of housing types often incorporating single family detached with duplex, multiplex, courtyard, and small townhouse units with community meeting rooms, schools, and parks.		
RML	Multi-Family Low Density Residential Neighborhood Apartments or townhomes, typically 2-3 stories; located as transition between single family and higher density residential and/or commercial corridors and centers.		
RM	Multi-Family Medium Density Residential Neighborhood 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	Multi-Family High Density Residential Neighborhood 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.		
COMMERCIAL			
CN	Neighborhood-Serving Commercial 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	Highway-Oriented Commercial 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	Commercial Center/ Pedestrian-Oriented 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	Office District/Park Professional offices (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.		
MIXED-USE			
XC	Mixed Use Corridor 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	Mixed-Use Center 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.		
INDUSTRIAL			
IN	Industrial Properties developed with multiple light manufacturing, research and development, offices.		
IL	Logistics and Warehousing 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.		
OTHER			
P	Parks 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.		

Ward 1

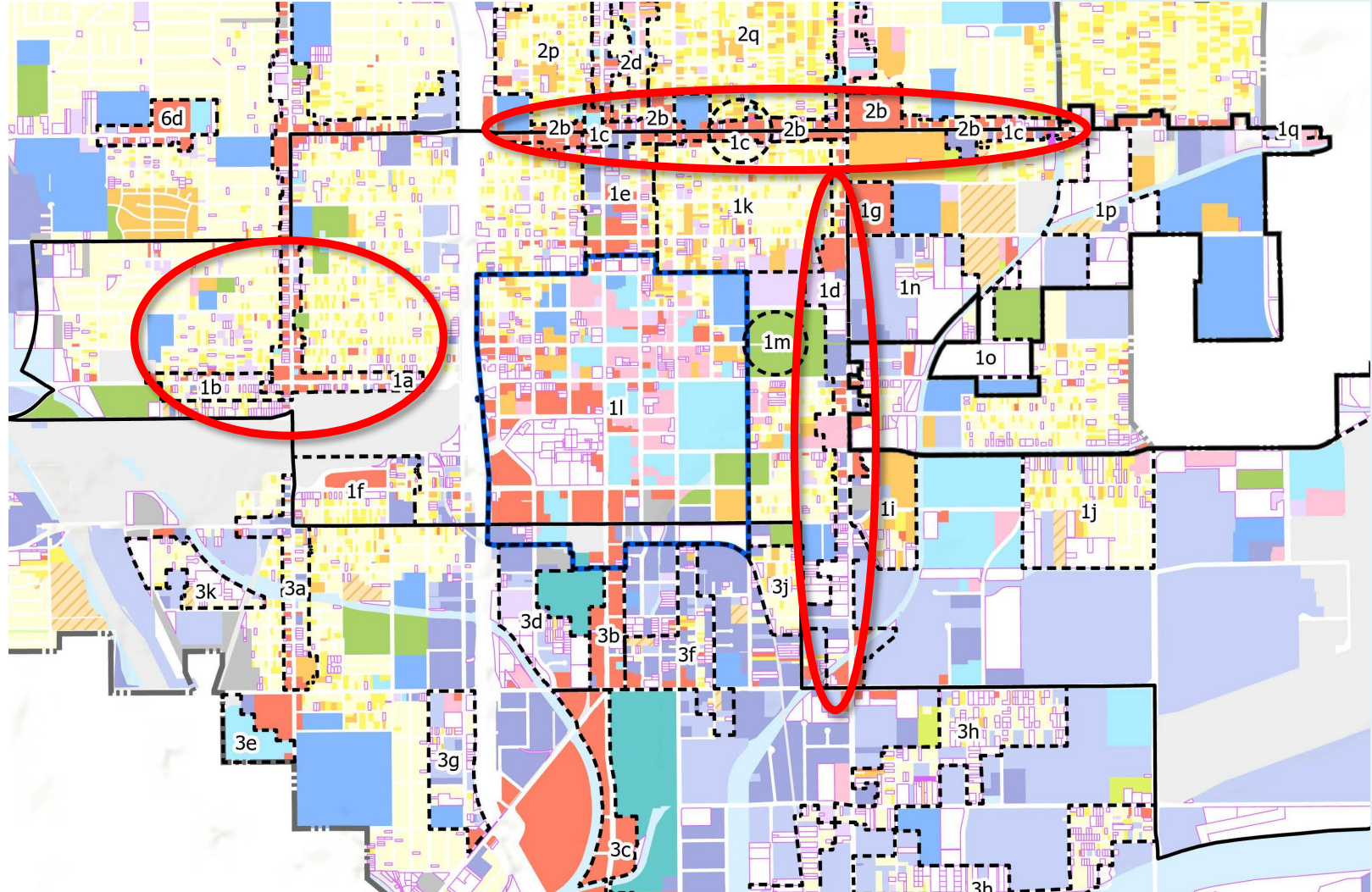


Corridors

- Baseline (1c)
- Mount Vernon/5th Street (1a&b)
- Waterman (1d)

For Consideration

- Mixed Use Corridor
- Ground level commercial at key intersections
- Encourage integration of neighborhood-serving uses
- Pedestrian oriented amenities



Ward 1

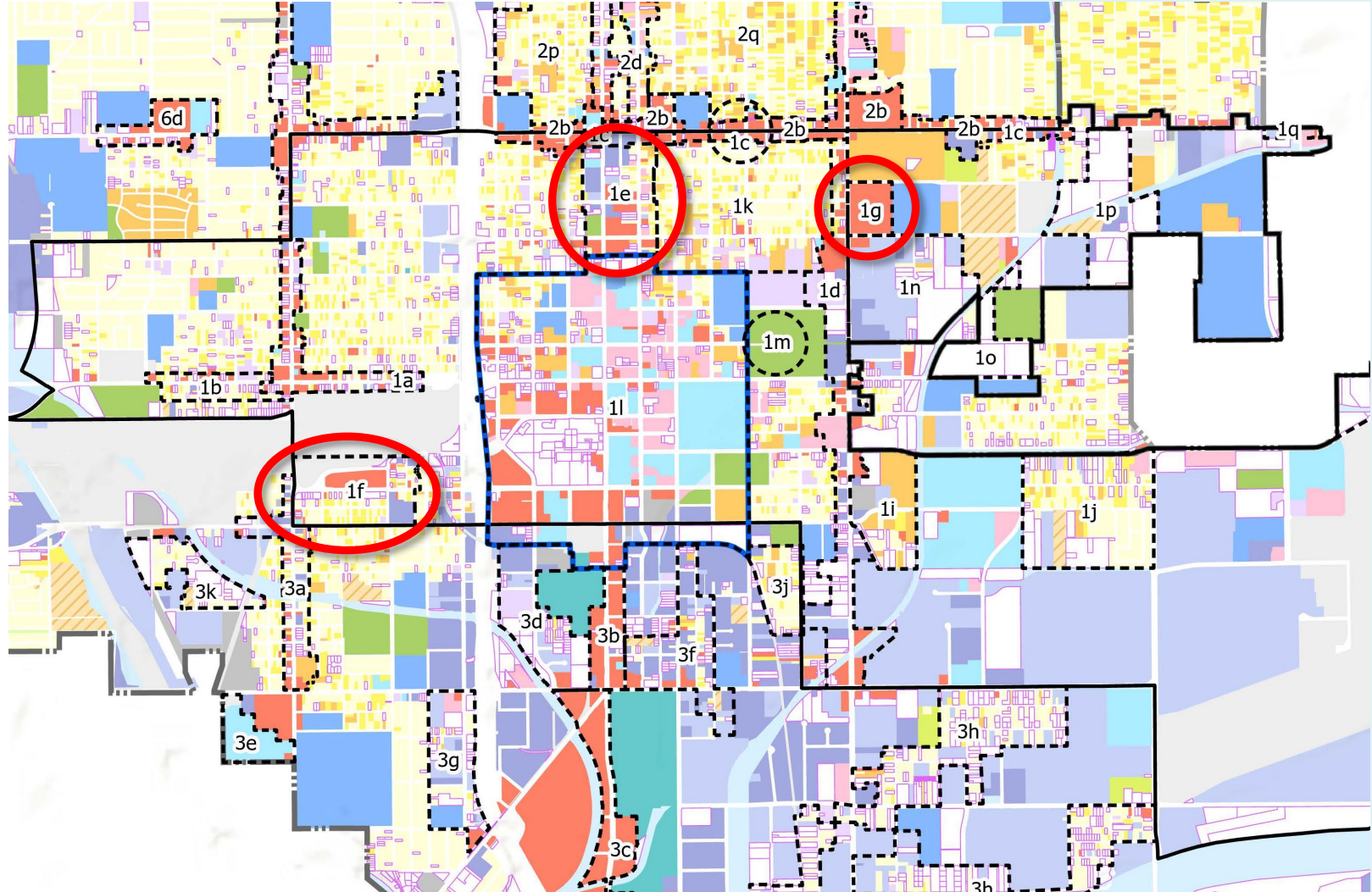


"Entry District"

- D Street/E Street (1e)
- Mixed Use
- Require ground floor commercial

Centers

- Santa Fe Depot (1f) and
- Discount Mall (1g)
- Mixed Use (Vertical and Horizontal with Residential High to rear of street frontage)
- Pedestrian-oriented amenities

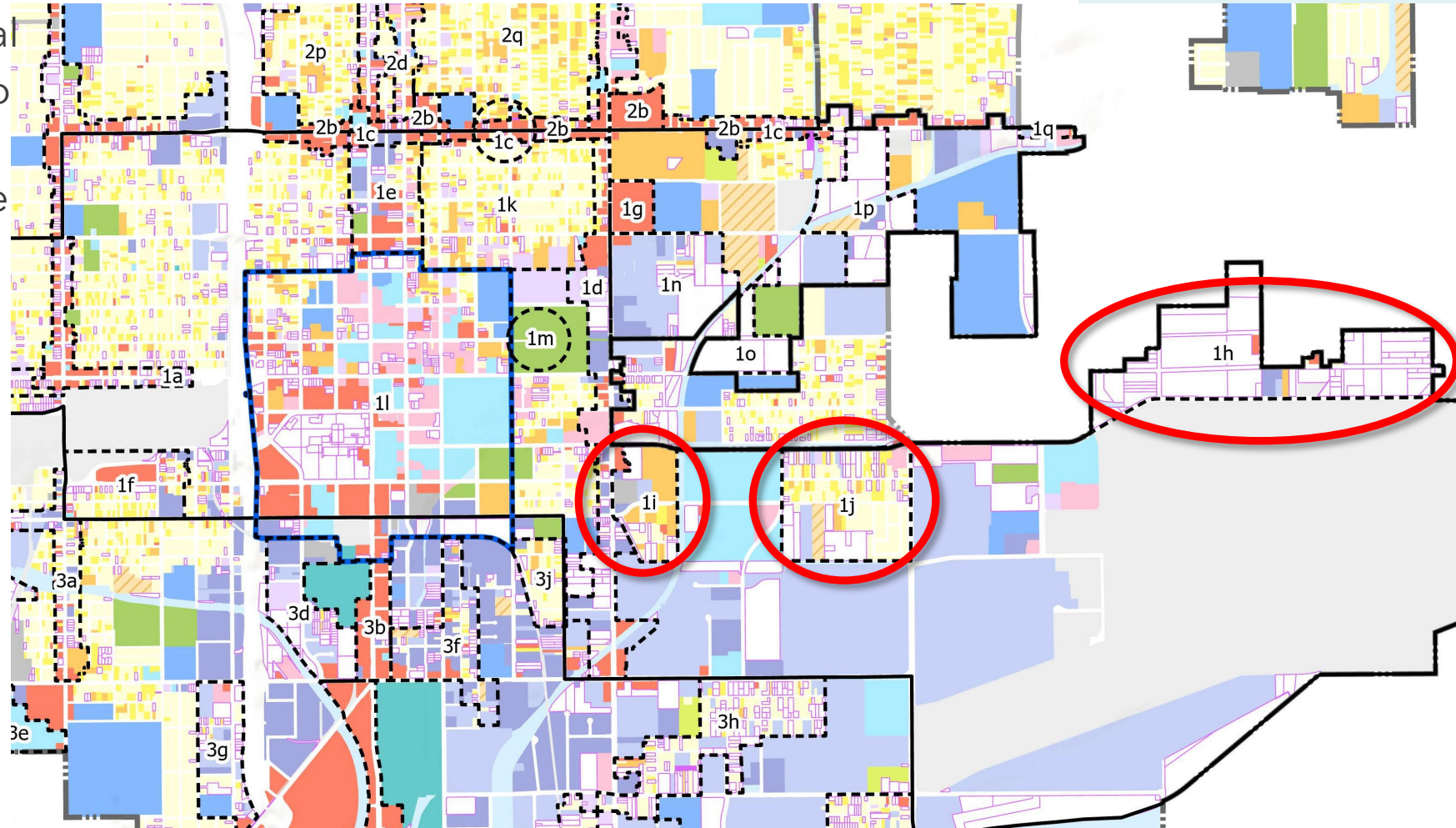


Ward 1



Miscellaneous

- Airport North (1h): Industrial
- South of County Yard, Rialto (1i): Industrial
- Southeast 3rd & Tippecanoe (1j): Mix Industrial and Residential Urban

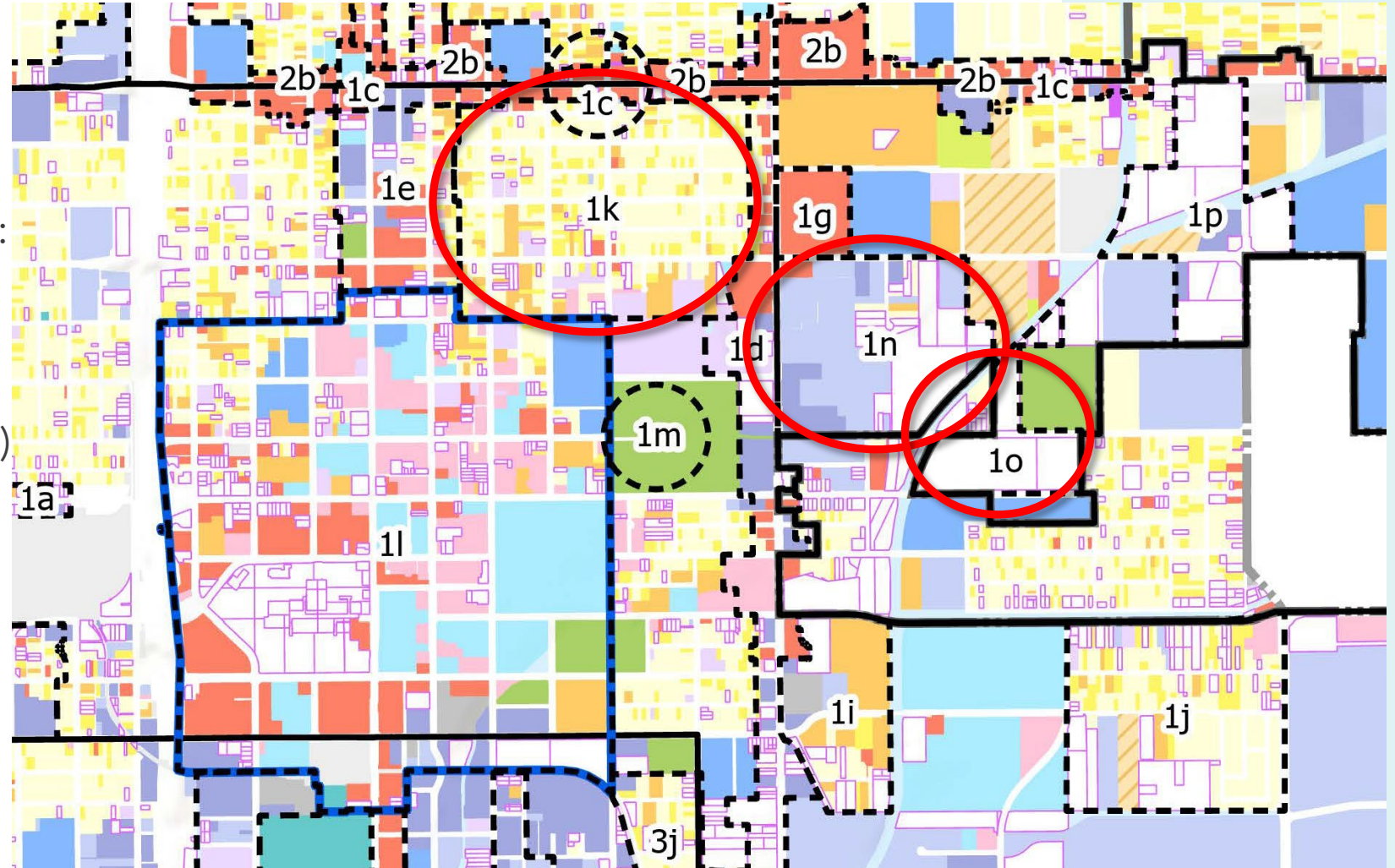


Ward 1



Miscellaneous

- D St to Waterman (1k):
Existing zoning/residential
designations
- East Waterman, 9th to 6th (1n):
Industrial or Residential
Medium
- NE 5th and channel (1o)
Residential Medium (existing)

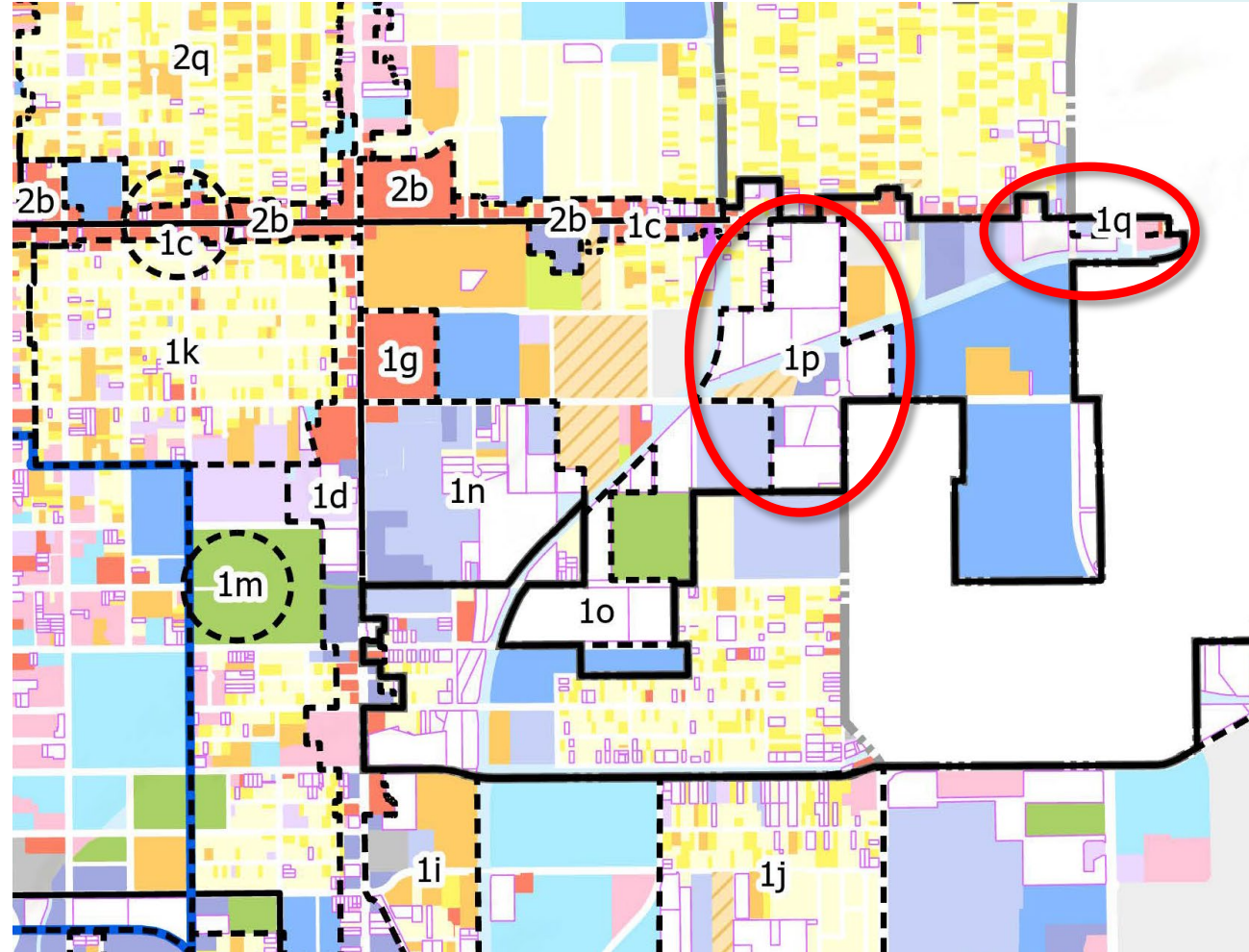


Ward 1



Miscellaneous

- South Baseline, W
Tippecanoe (1p): Mix
Neighborhood Residential
- Baseline East of Del Rosa
(1q): Residential

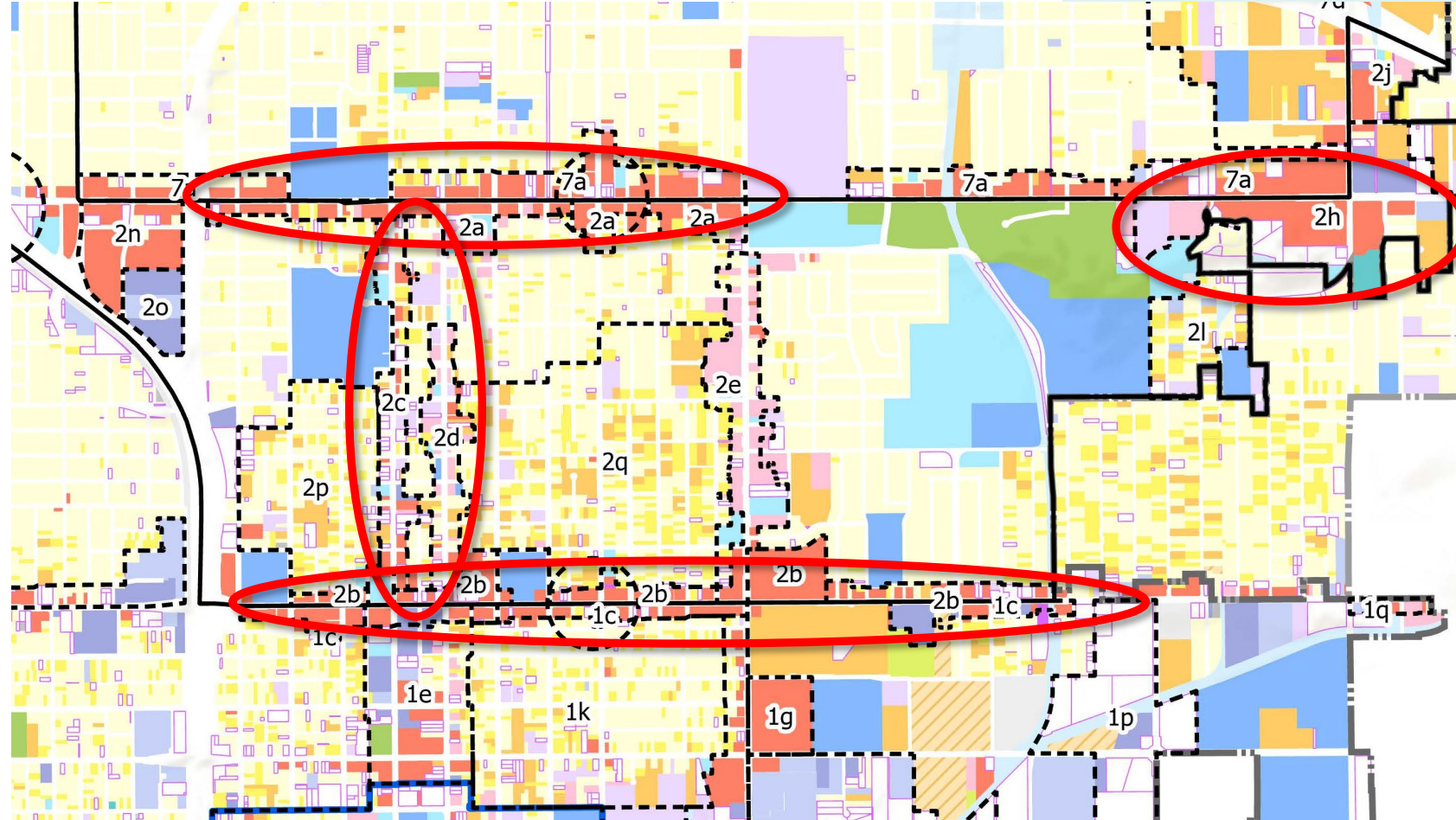


Ward 2



Mixed Use Corridors

- Highland (2a & 2h)
 - Ground level commercial required between E St and Waterman
 - Encourage neighborhood-serving uses
- Baseline (2b)
 - Ground level commercial at key intersections
 - Encourage neighborhood-serving uses
- E Street (2c)
 - Ground level commercial between 21st and Highland and Baseline and 12th
 - Encourage neighborhood-serving uses
- D Street (2d)
 - Ground level commercial or office between 12th and Baseline

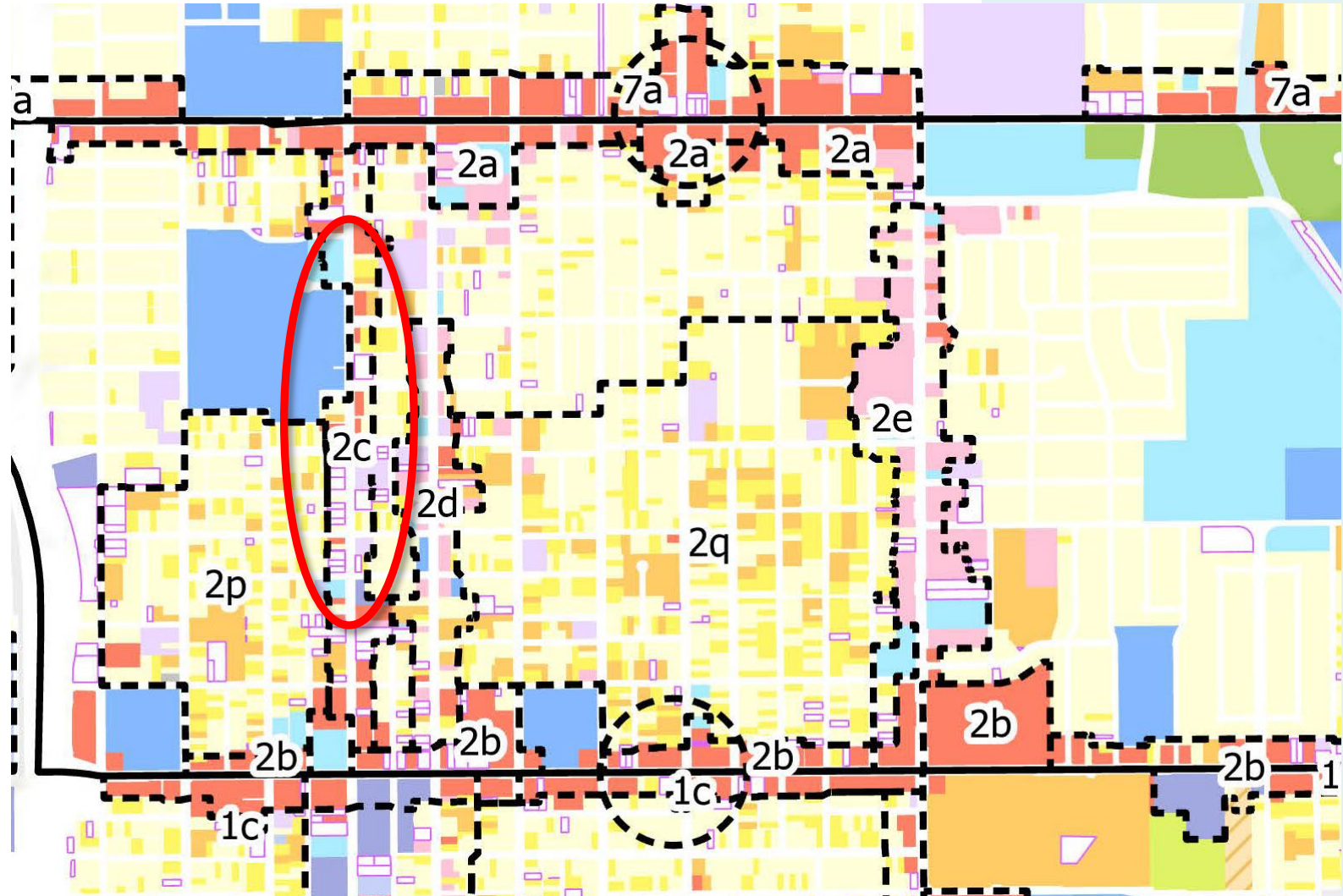


Ward 2



Mixed Use Corridors

- Waterman, South of 6th (2e)
 - Ground level commercial required between E St and Waterman
 - Encourage neighborhood-serving uses
- Waterman, North of 6th (2e)
 - Commercial Office (Medical District)
 - Encourage neighborhood-serving uses

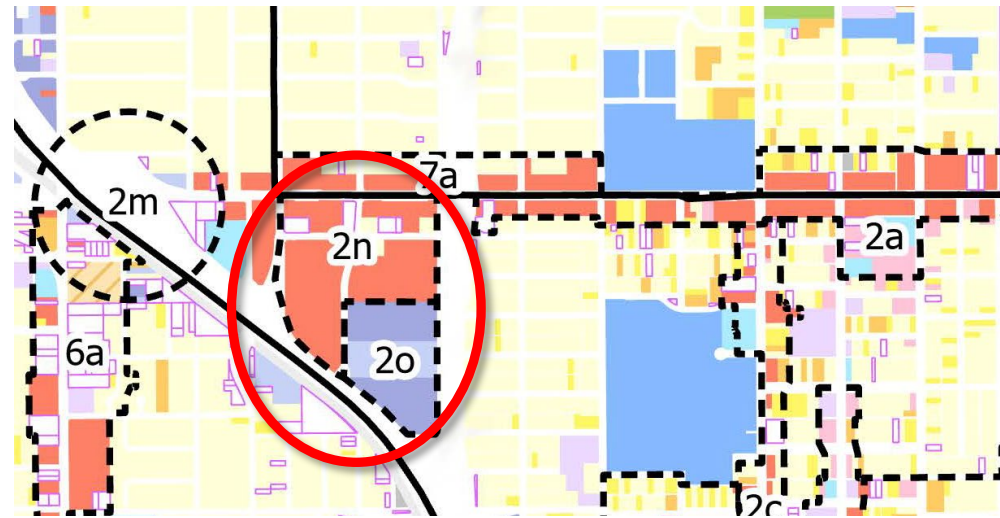
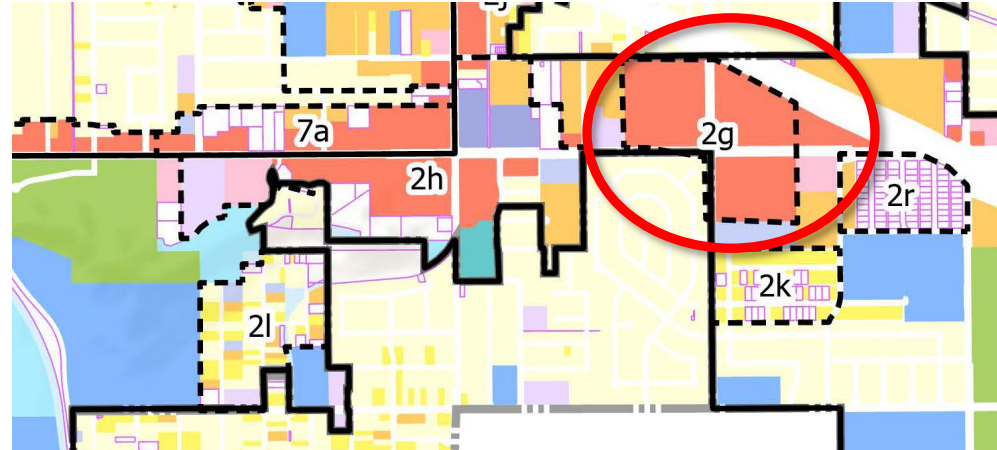


Ward 2



Centers

- Highland and Sterling (2g)
 - Commercial
- Highland and I-215 (2n and 2o)
 - Commercial "Entry"



Ward 2



Districts/"Pockets"

- I-210/I-215 Interchange (2i)
 - Residential Medium (NE) & Commercial Office (SE)--Existing
- Highland and I-215 (2n & 2o)
 - Commercial "Entry"
- Del Rosa, east of Date (2j)
 - Del Rosa: Mixed Use Corridor
 - East: Residential High
- Sierra, east side (2k)
 - Residential Medium High
- NE Pacific & Garden (2l)
 - Residential Medium
- Mixed density neighborhoods north of Baseline (2p & 2q)
 - Residential Medium Low /Neighborhood

