



General Plan Advisory Committee

Land Use Plan

June 30, 2022

Agenda



- ❑ **Introductory Comments**
- ❑ **Land Use Planning: Wards 5, 6, and 7**
- ❑ **GPAC Reports/Announcements**
- ❑ **Directors Report**
- ❑ **Adjourn to July 21**

Land Use Planning



Ward 5

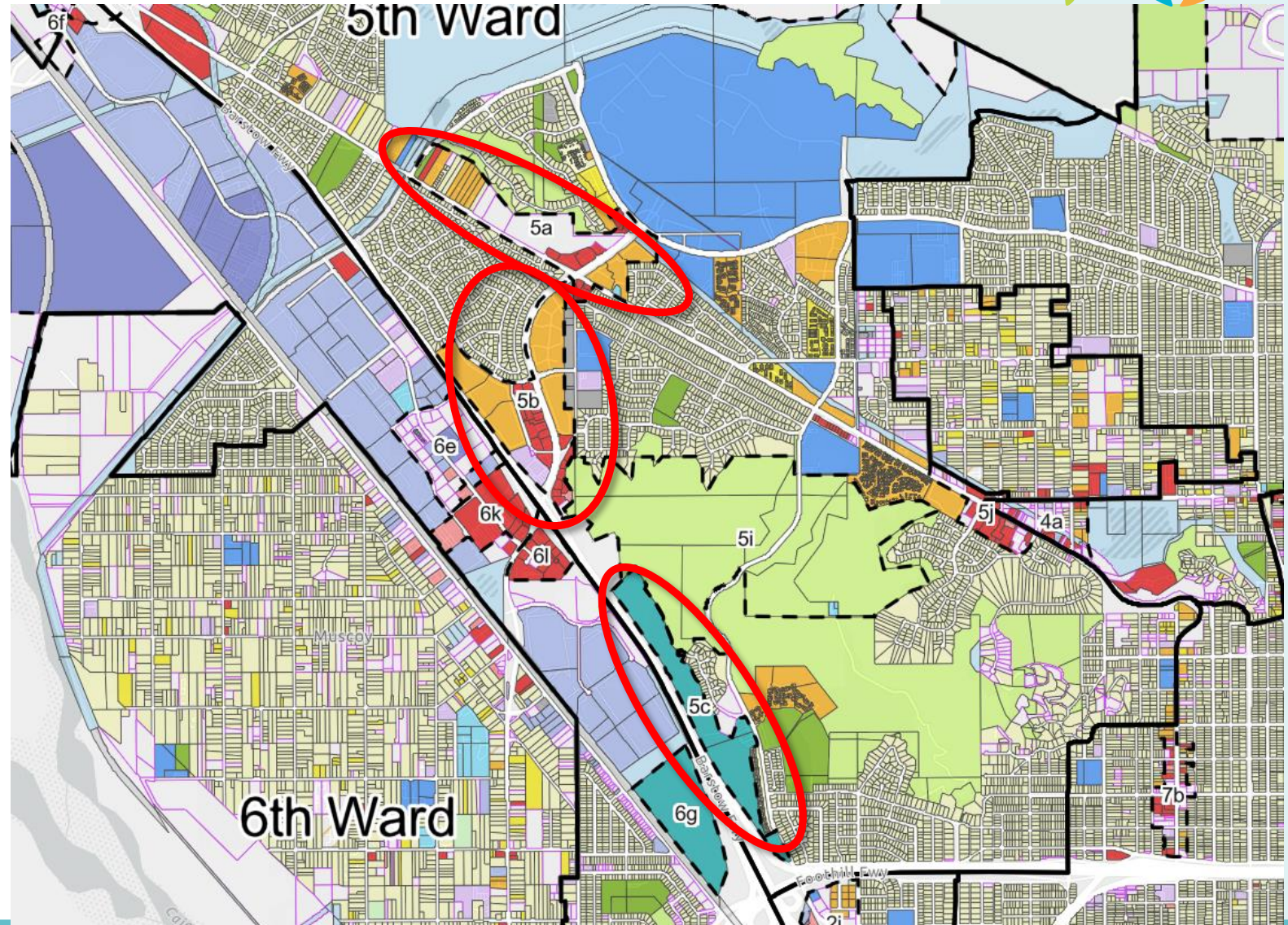


University Districts

- Kendall, University Parkway to Campus Drive (5a)
 - ▶ Mixed-Use District (horizontal distribution of housing and commercial)
 - ▶ “Build on”/support Cal State SB
- University Parkway (5b)
 - ▶ Mixed-Use District (horizontal distribution of housing and commercial)
 - ▶ Largely developed; “build on”/support Cal State SB

Golf Course (5c)

- Retain “public” designation

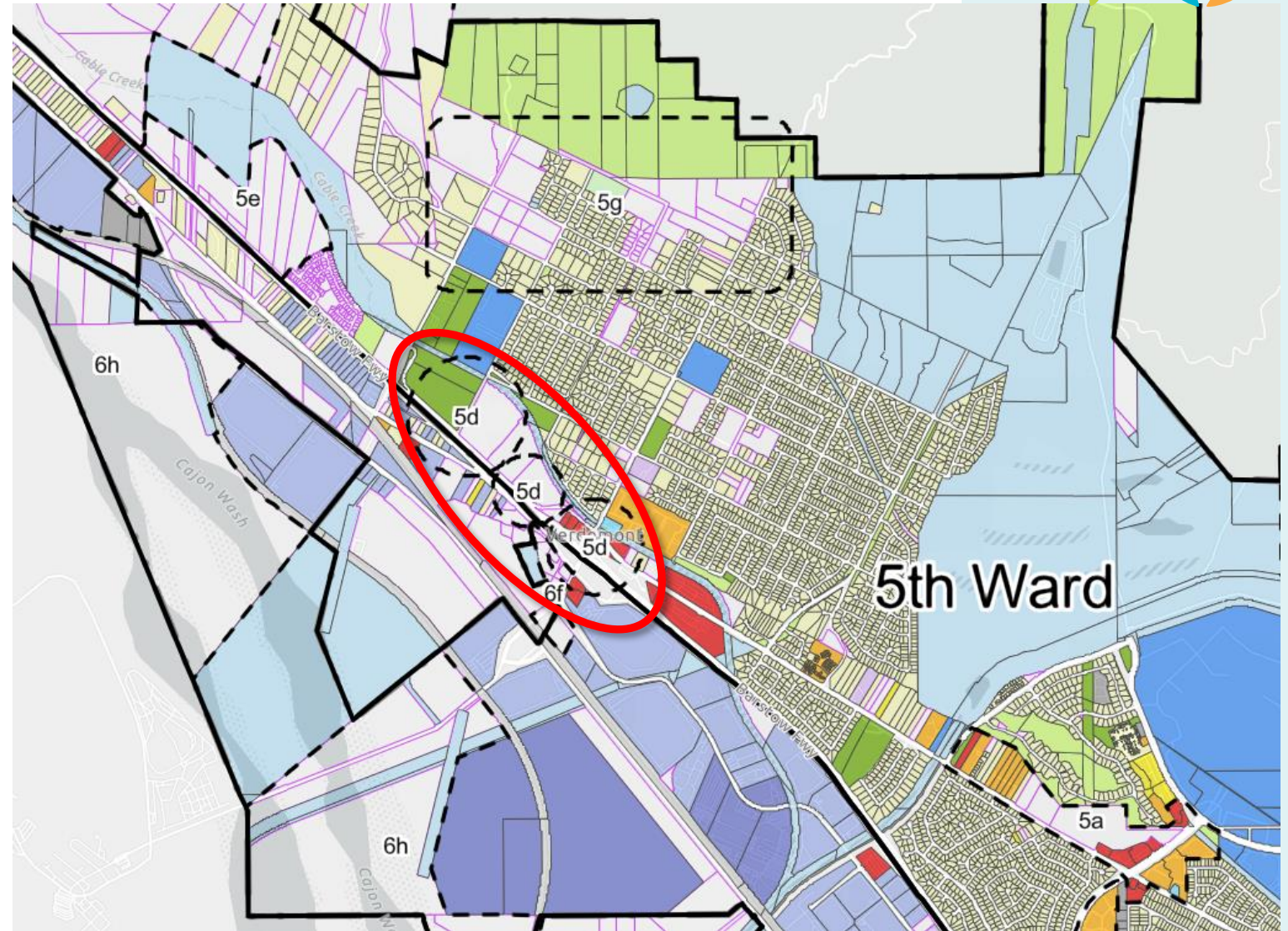


Ward 5



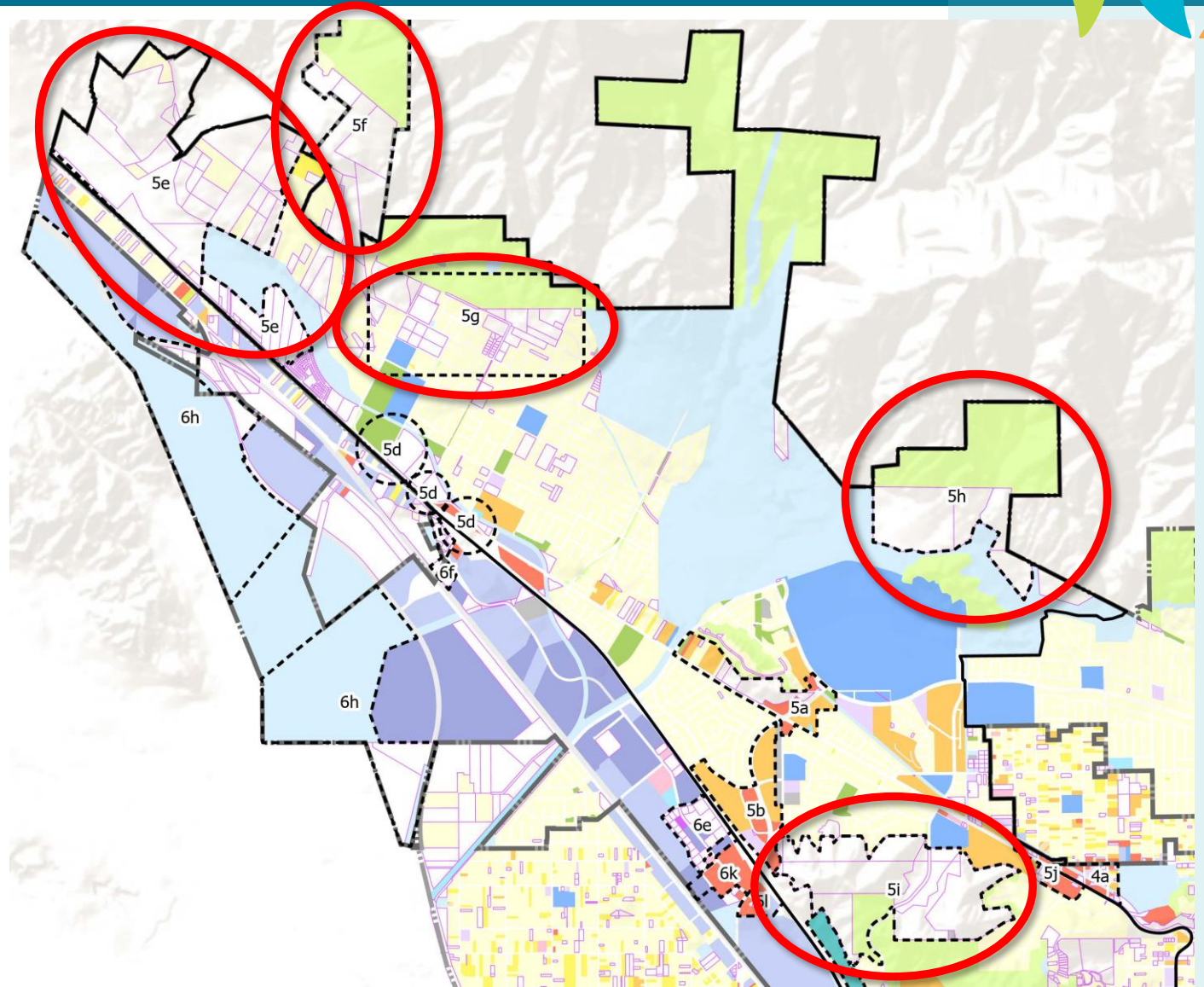
Neighborhood District

- Kendall, Palm to Pine (5d)
 - ▶ Mixed-Use District
 - ▶ Western portion: Approved Rancho Palma project
 - ▶ Default to Specific Plan mix of commercial and housing



- Northern Properties (5e)
 - ▶ Residential Low (1-3 du/ac)
- Spring Trails Specific Plan (5f)
 - ▶ Default to existing designations
- Central North Properties (5g)
 - ▶ Residential Low (1-3 du/ac)
- University Hills Specific Plan (5h)
 - ▶ Default to existing designations
- Shandin Hills Specific Plan (5i)
 - ▶ Default to existing designations

- Commercial Neighborhood

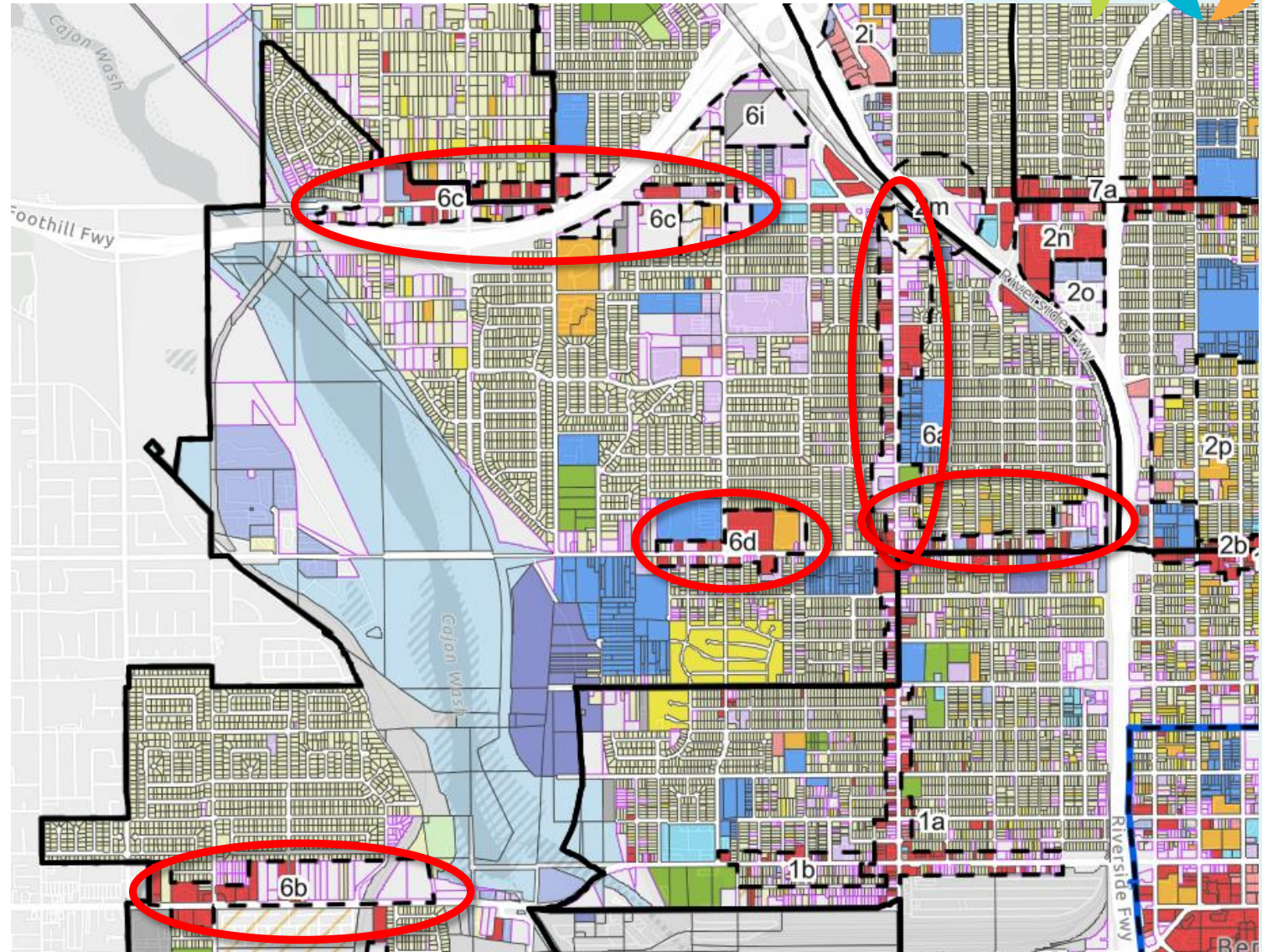


Ward 6



Corridors

- Mount Vernon & Baseline to I-215 (6a)
 - ▶ Mixed Use Corridor, with ground level commercial at Baseline and freeway interchange
 - ▶ Encourage integration of neighborhood-serving uses
- Route 66 (6b)
 - ▶ Mixed-Use District (horizontal distribution; concentrate commercial in west & housing in east)
- Highland, west of I-215 (6c)
 - ▶ West of I-210: Commercial Highway
 - ▶ East of I-210: Commercial in north, Residential Medium in south
- Baseline, east/west of Med Ctr Dr (6d)
 - ▶ Commercial Neighborhood



Ward 6

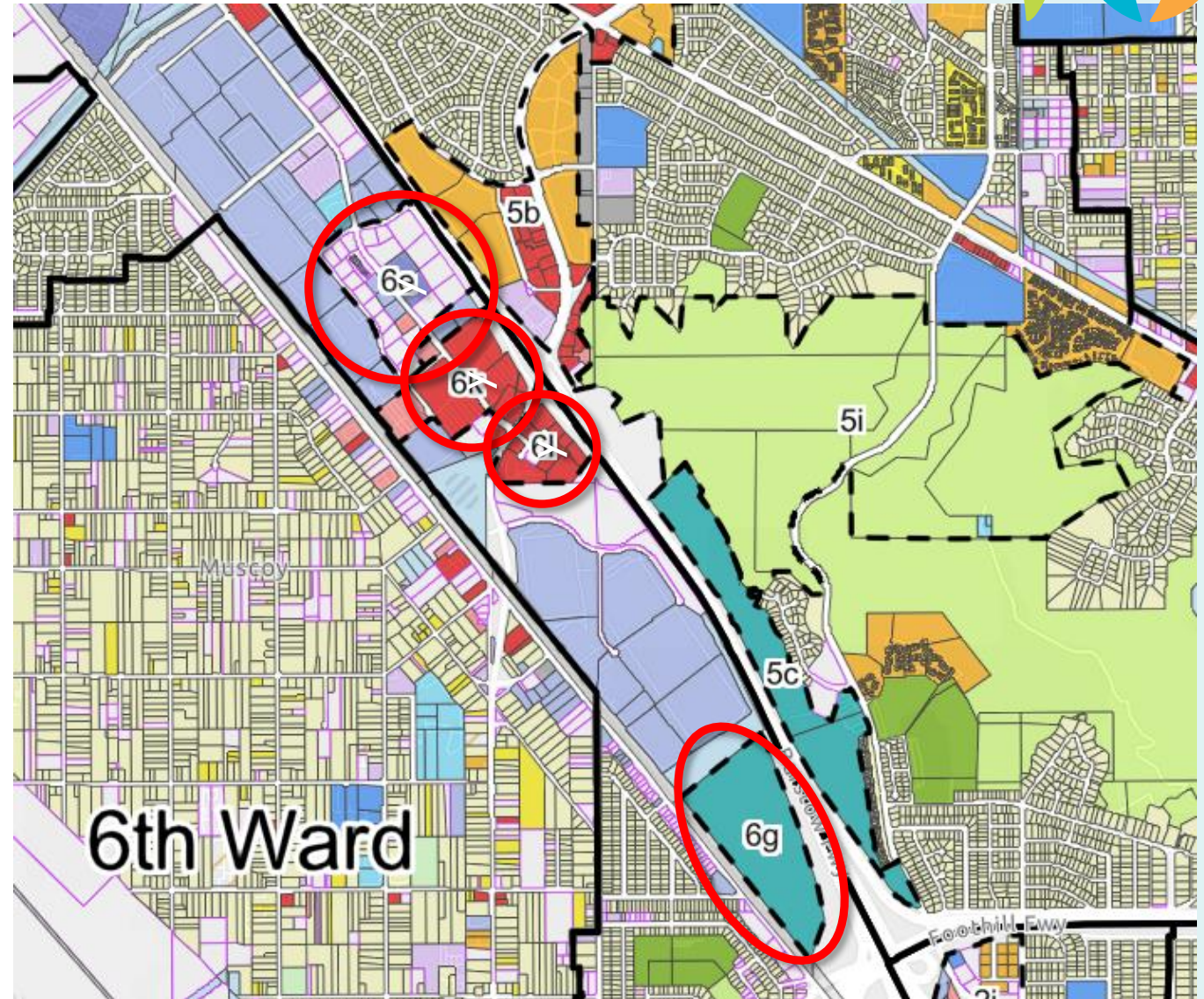


South University Districts

- Hallmark Pkwy east/west (6e)
 - ▶ University Business Park SP; Light Industrial
- University Pkwy, west side (6k)
 - ▶ Mixed Light Industrial (SW corner) and Commercial Center
- University Pkwy, east side (6l)
 - ▶ Light Industrial

Golf Course (6g)

- Retain “public” designation

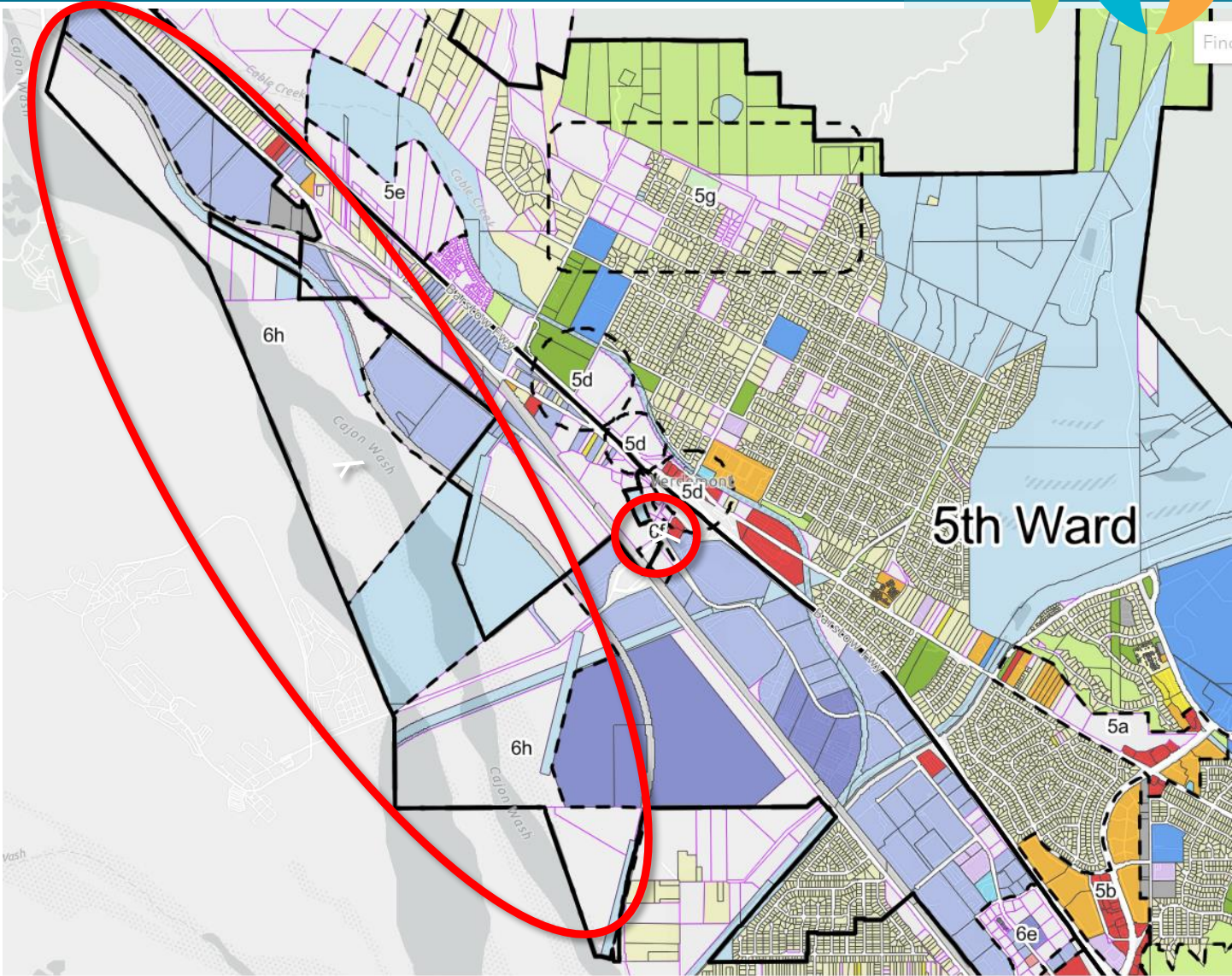


Ward 5



Industrial Districts

- West River Corridor (6h)
 - ▶ Industrial
- Palm Avenue (6f)
 - ▶ Industrial

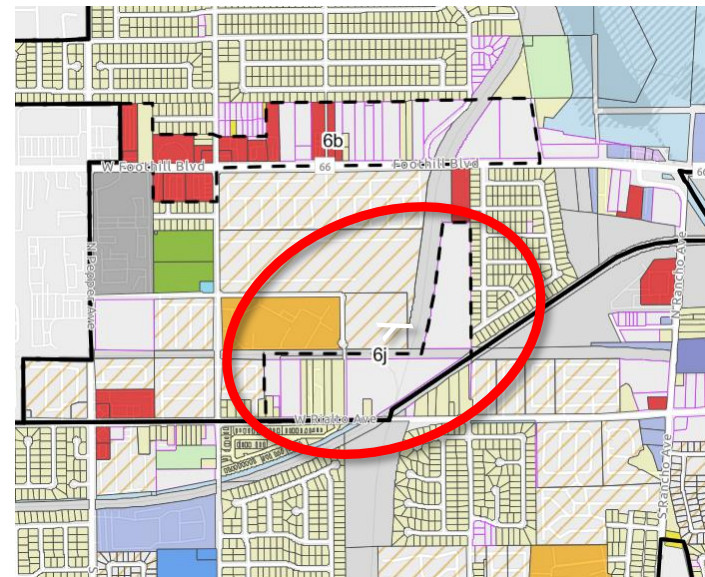


Ward 6



Miscellaneous Districts

- I-215/I-210 Interchange (6i)
 - ▶ Industrial
- Rialto, NE of Meridian (6j)
 - ▶ Residential Medium

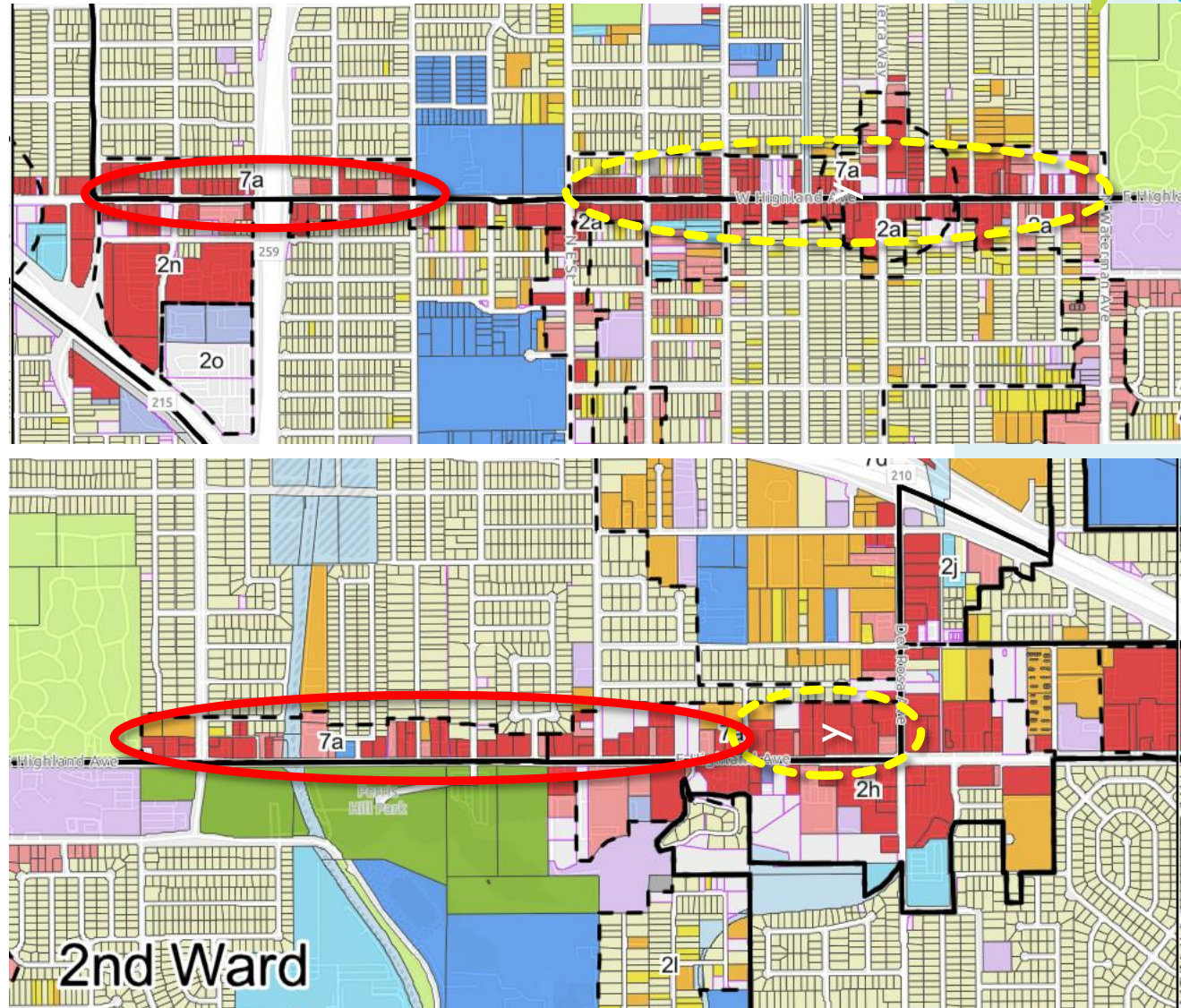


Ward 7



Corridors

- Highland (7a)
 - ▶ Mixed Use Corridor (consistent with Ward 2, sub-area 2a)
 - ▶ Ground level commercial required between E St and Waterman and at Del Rosa Intersection (areas depicted by dashed yellow line)
 - ▶ Encourage neighborhood-serving uses

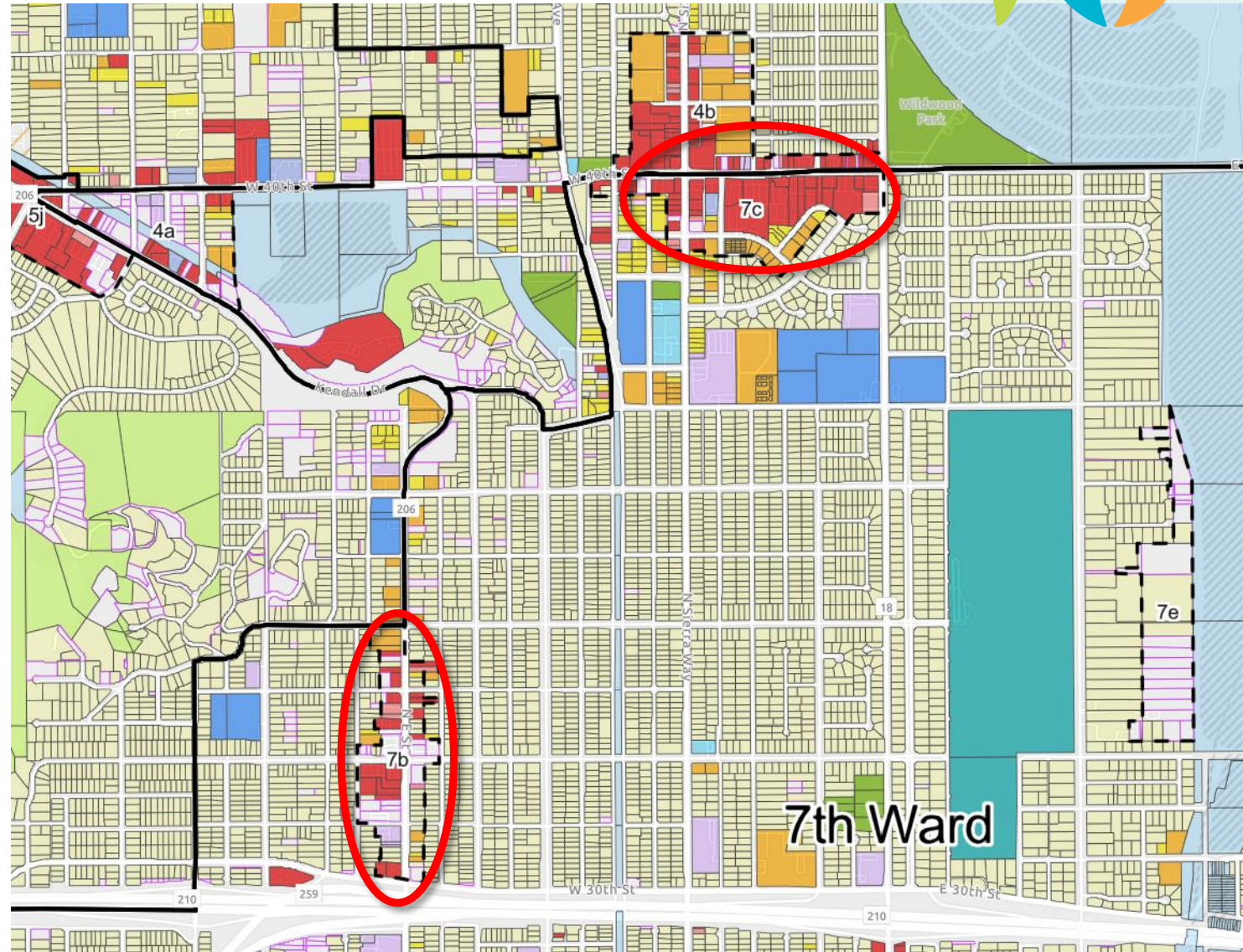


Ward 7



Neighborhood Centers

- E Street, I-210 to 33rd Street (7b)
 - ▶ Mixed Use Corridor (consistent with Ward 2, sub-area 2a)
 - ▶ Transit-oriented development
 - ▶ Encourage neighborhood-serving uses
- 40th Street, Waterman to Mountain View (7c)
 - ▶ Neighborhood Commercial, with abutting multi-family (consistent with Ward 4, sub-area 4b)

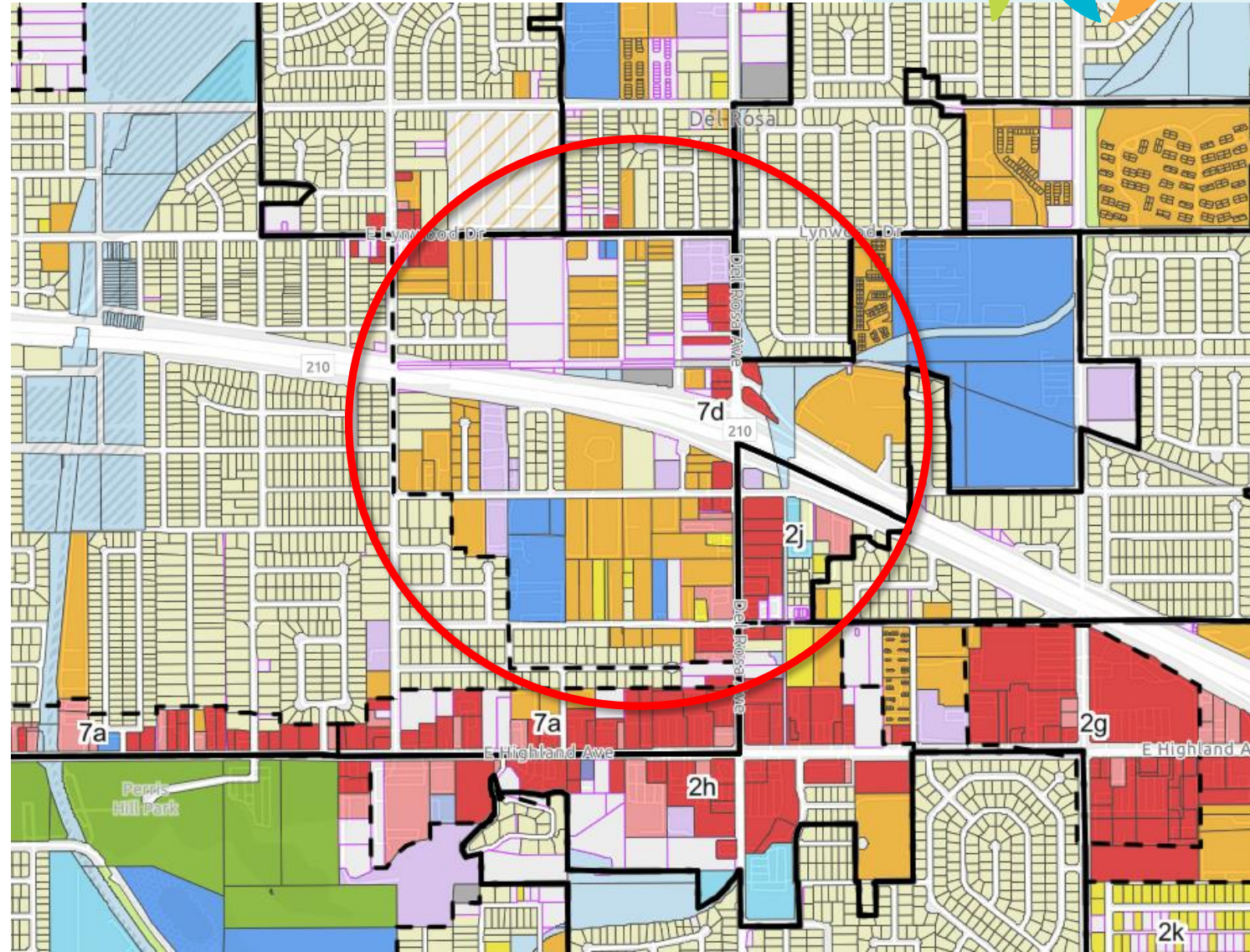


Ward 7



Mixed Density Neighborhood

- Del Rosa West, I-210 Freeway (7d)
 - ▶ Mixed Use Density Residential and designations, with commercial along Del Rosa
 - ▶ Retain existing designations



Next Steps



- ☐ **Develop Land Use Classifications**
- ☐ **Preliminary Land Use Plan Diagram**
- ☐ **GPAC Review**
- ☐ **Public Review**
- ☐ **GPAC Finalize Recommendations**

GPAC

Reports and Announcements



Director's Report





Adjourn to July 21 Meeting

Topic: Housing Element