



General Plan Advisory Committee

Land Use Plan

June 9, 2022

Agenda



- ❑ **Introductory Comments**
- ❑ **Land Use Planning: Wards 2, 3, and 4**
- ❑ **GPAC Reports/Announcements**
- ❑ **Directors Report**
- ❑ **Adjourn to June 30**

Land Use Planning

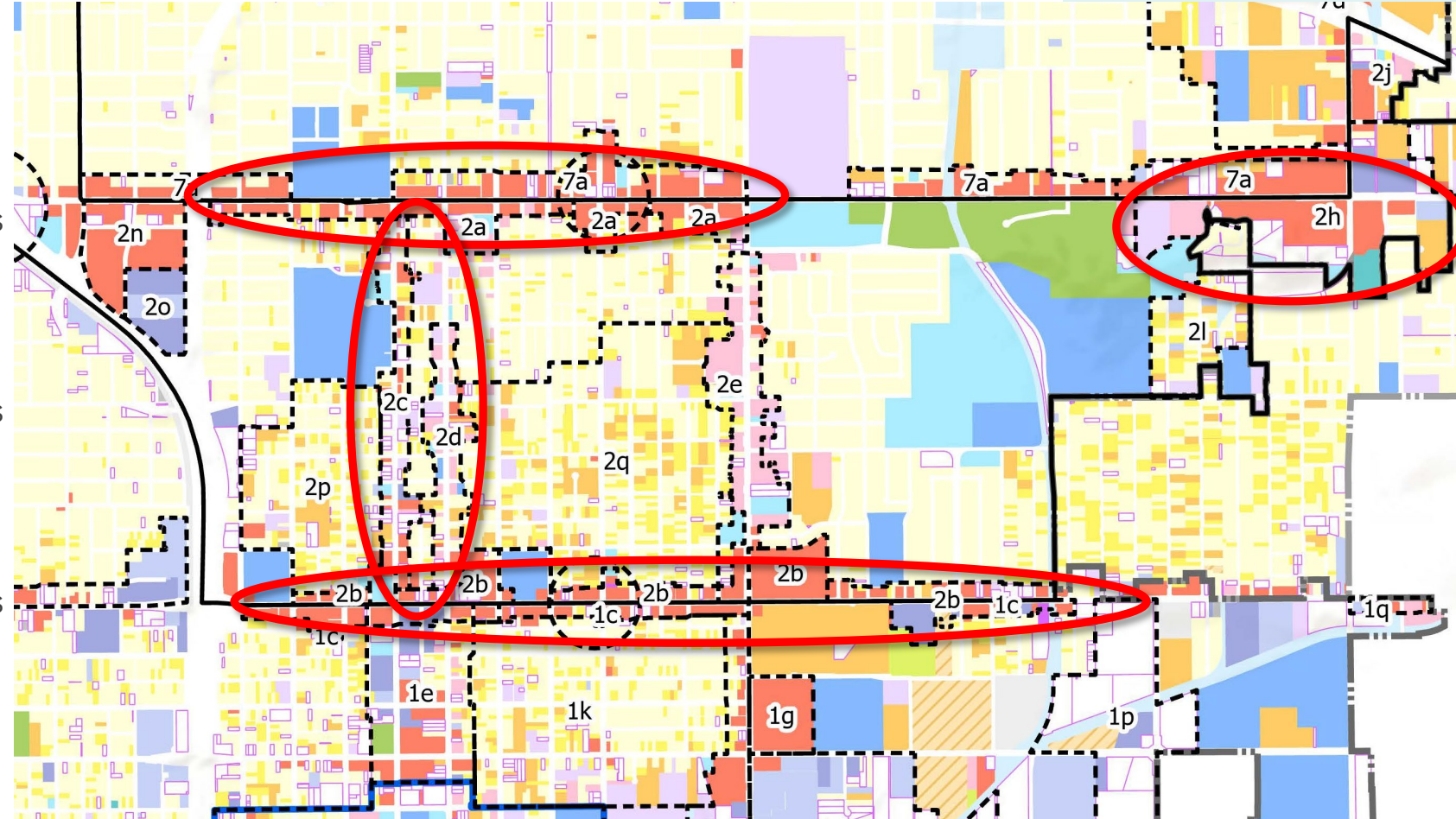


Ward 2



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

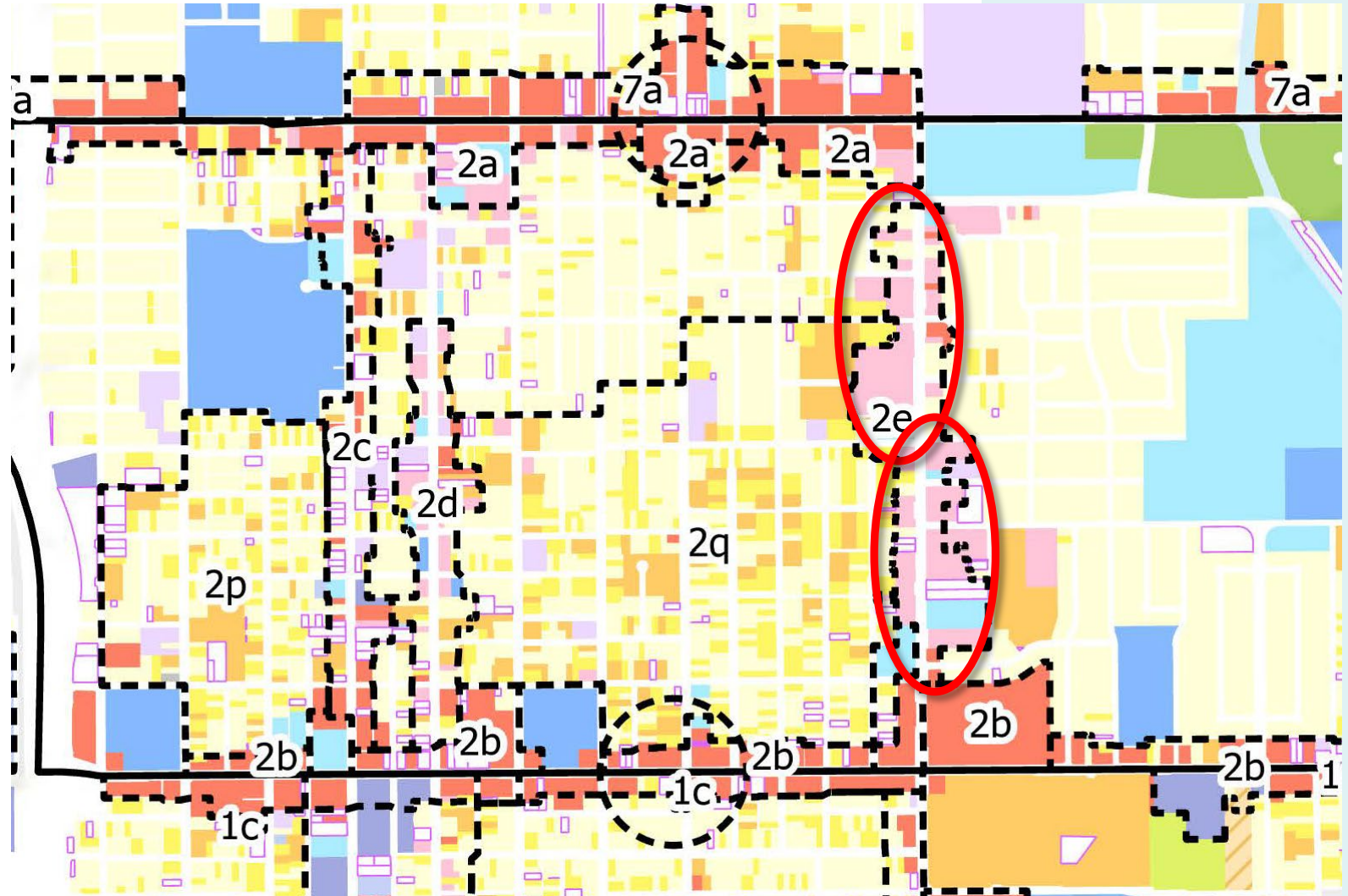


Ward 2



Mixed Use Corridors

- Waterman, South of 6th (2e)
 - Mixed Use Corridor
 - Encourage neighborhood-serving uses
- Waterman, North of 6th (2e)
 - Commercial Office (Medical District)
 - Encourage neighborhood-serving uses

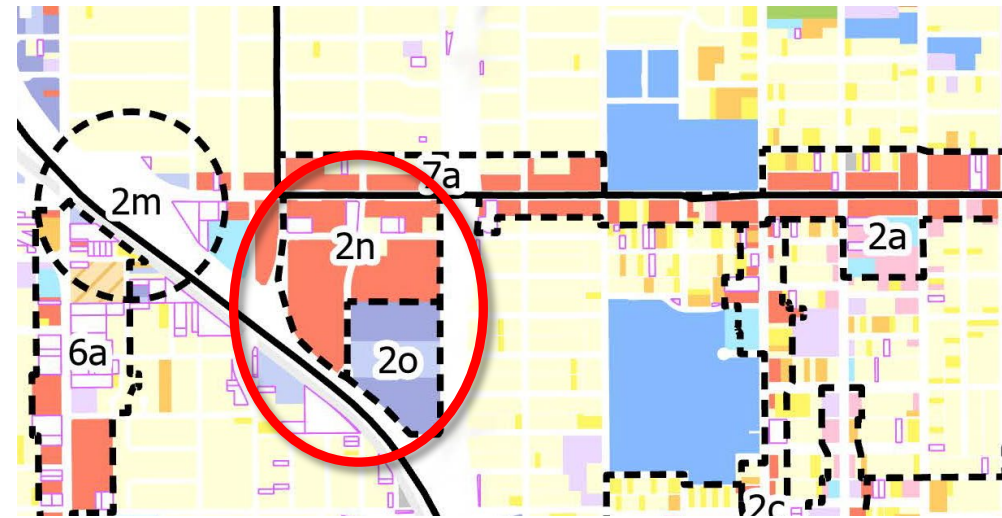
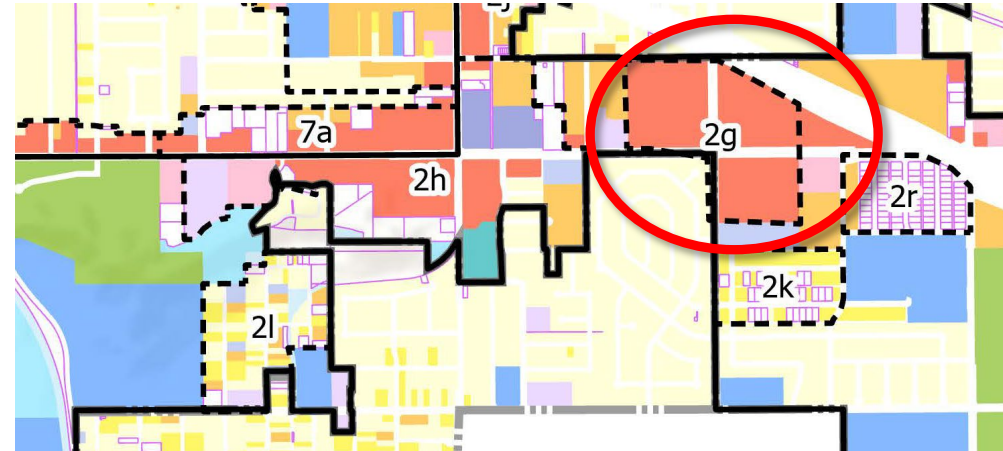


Ward 2



Centers

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

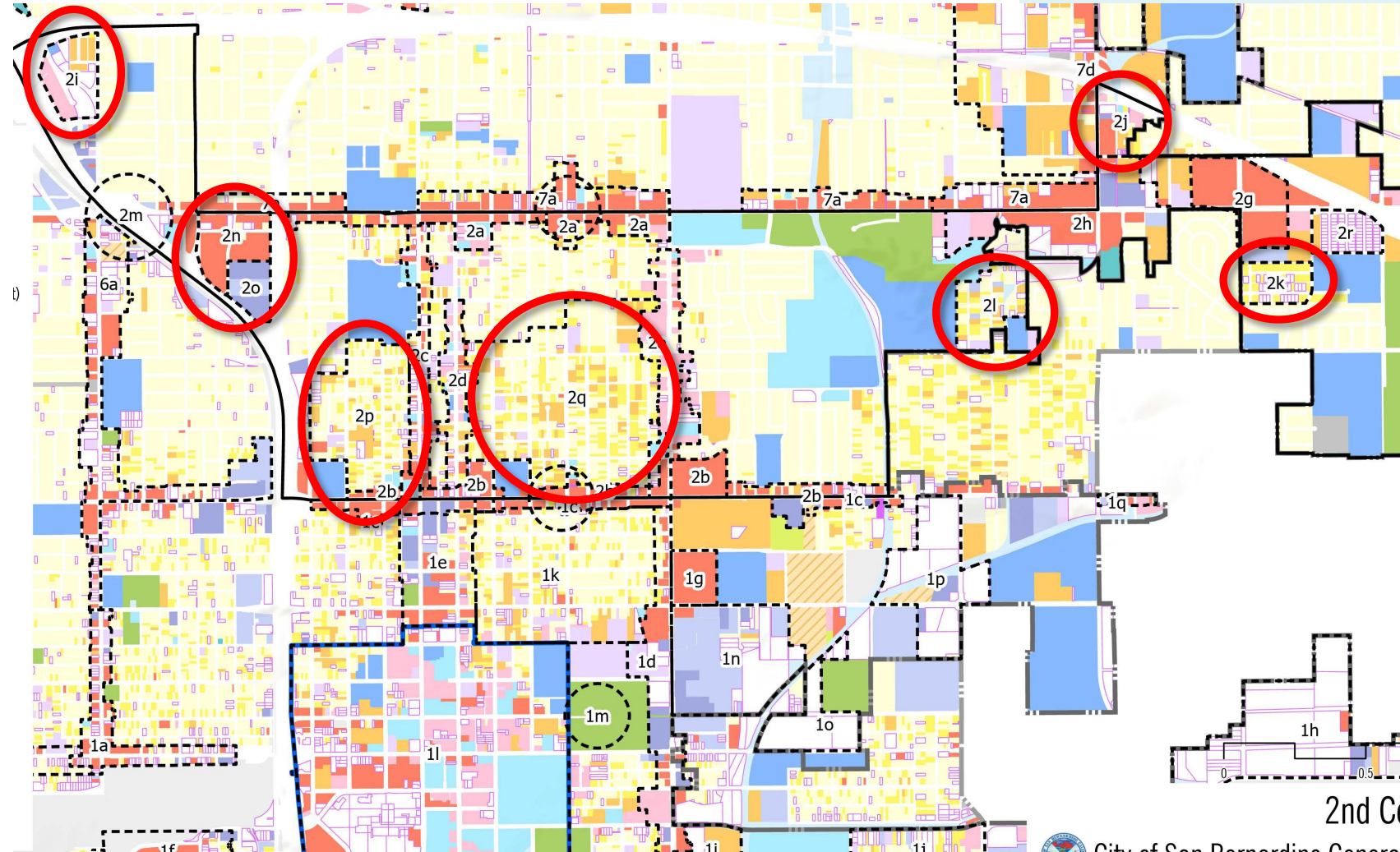


Ward 2



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



Ward 3

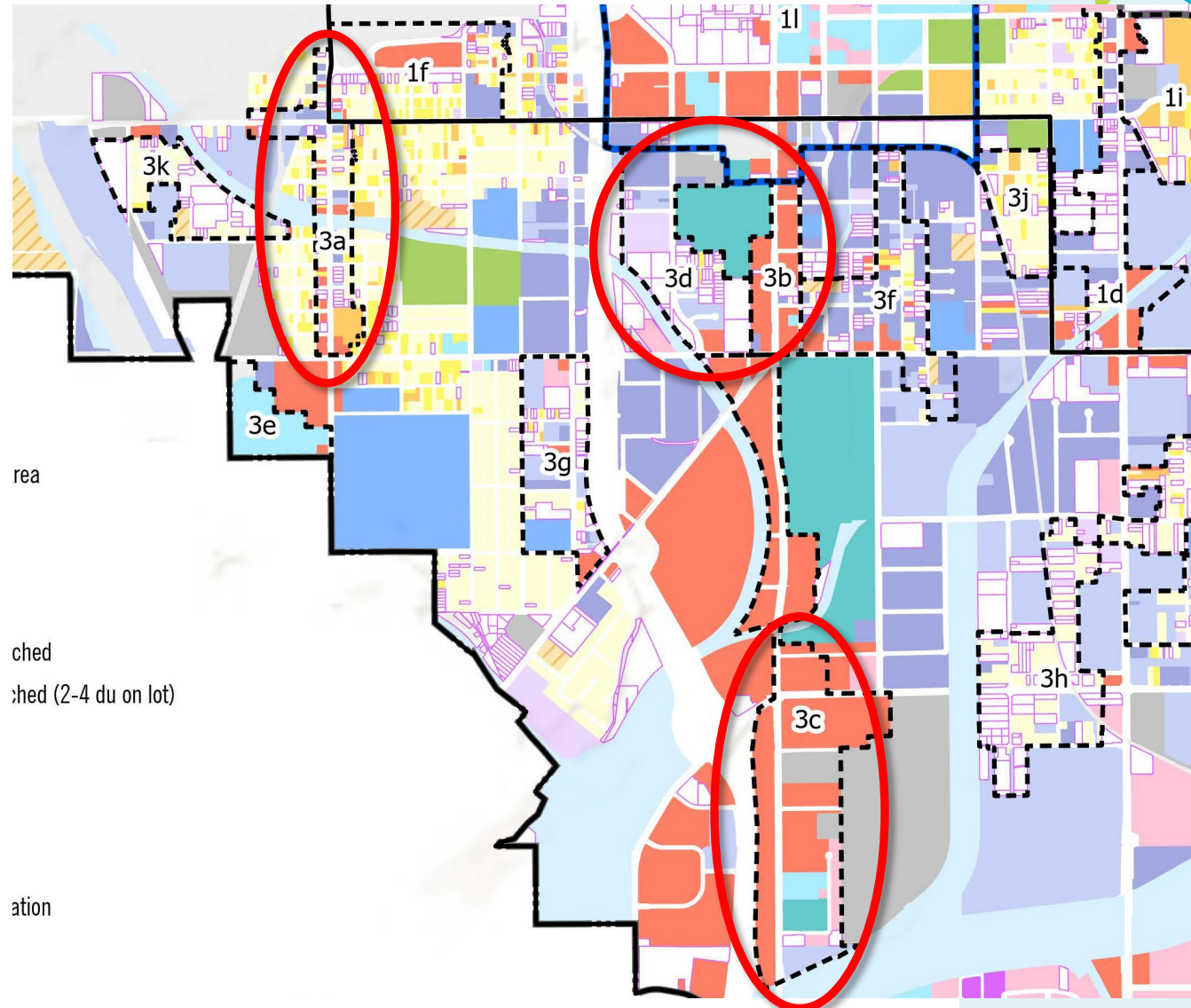


Mixed Use Corridors

- Mount Vernon, between Mill St and Rialto (3a)
 - Ground level commercial required at Mill and Rialto
 - Encourage neighborhood-serving uses

Mixed Use Districts

- Baseball stadium adjacent (3b & 3d)
 - Entertainment/recreation district (linked with Orange Show)
 - Sports, restaurant, hotel, and housing
 - Eliminate industrial in 3d
- E Street, south of Lytle Creek (3c)
 - Transit-oriented corridor/district



Ward 3

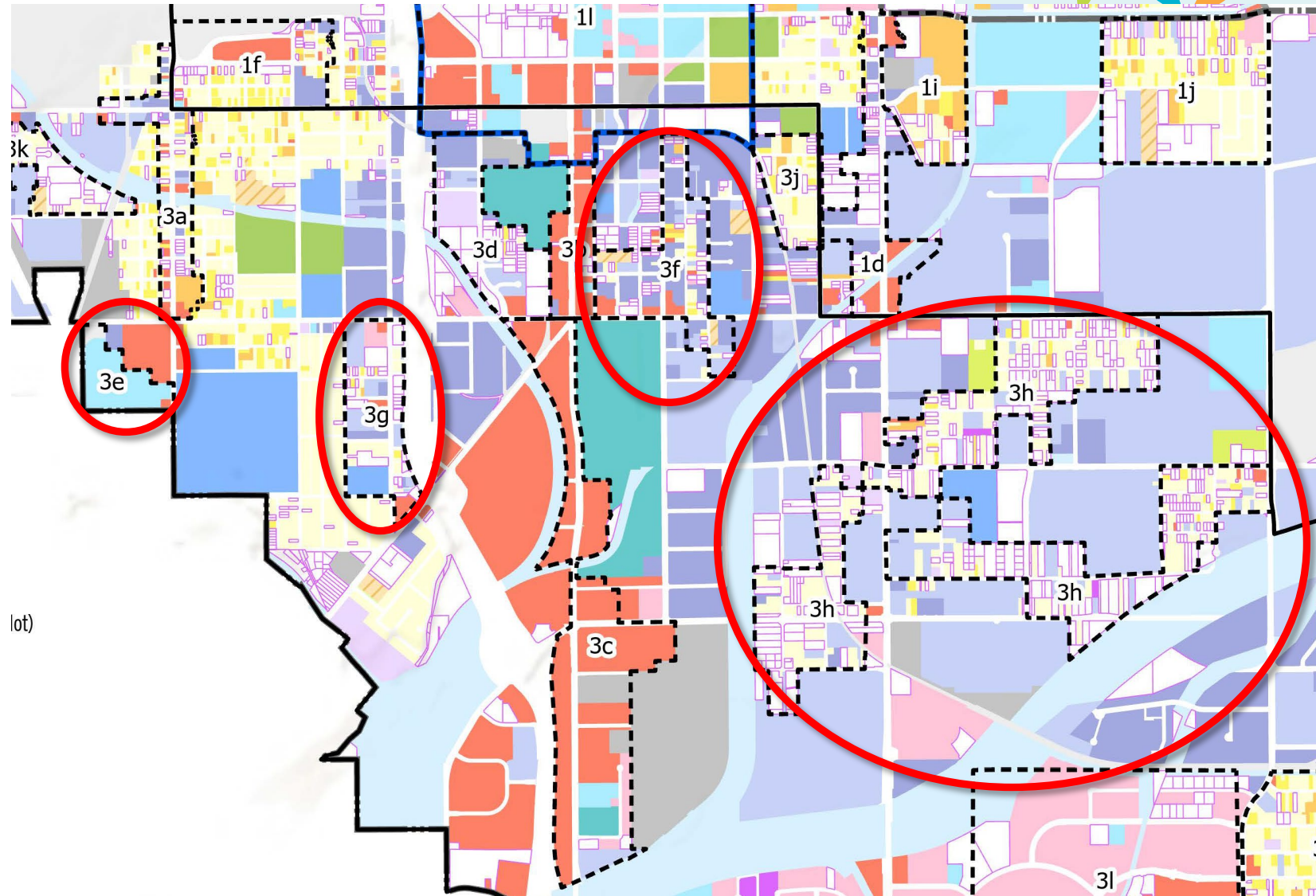


Districts

- Valley College adjacent (3e)
 - Neighborhood Commercial, or
 - Residential Medium

Mix Industrial/Vacant Parcels

- Northeast E St and Mill St (3f)
 - Industrial (smaller scale, incubator uses, arts-related)
- Southwest Mill St and I-215 (3g)
 - Mixed Use District (limited industrial and commercial)
- Industrial "Pockets" west of Airport (3h)
 - Industrial



Ward 3

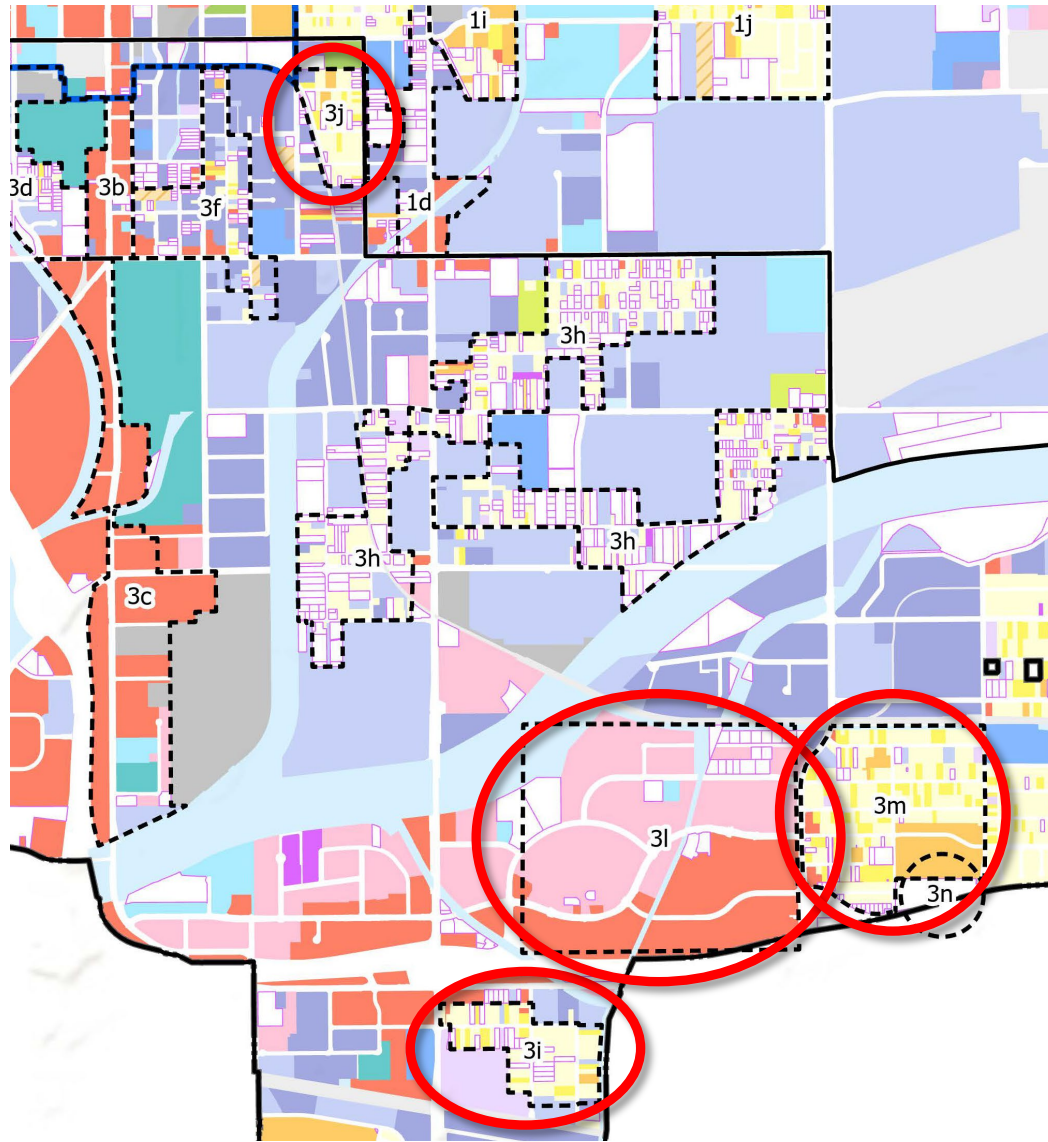


Mixed Residential Densities

- Residential pocket, southeast of Waterman and Redlands (3i)
 - Residential Medium
- Residential pocket, southwest of Rialto and Allen (3j)
 - Residential Medium
- Residential neighborhood east of Commercenter (3m)
 - Mixed Residential Medium High and Residential Medium (consistent with existing zoning)

Regional Commercial Center

- Commercenter (3l)
 - Regional Commercial, or
 - Mixed Use District

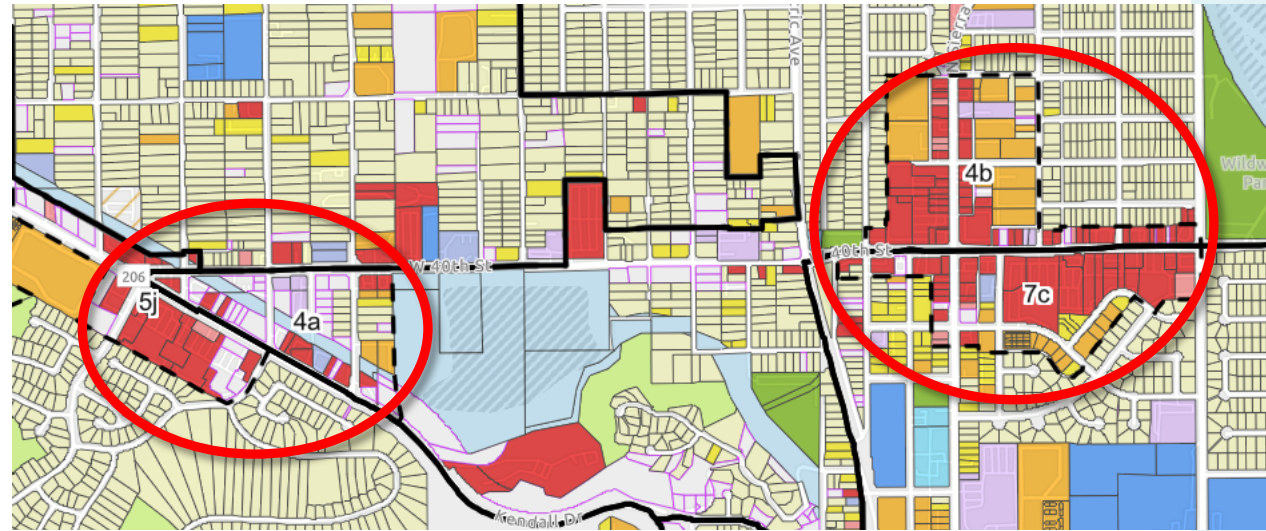


Ward 4



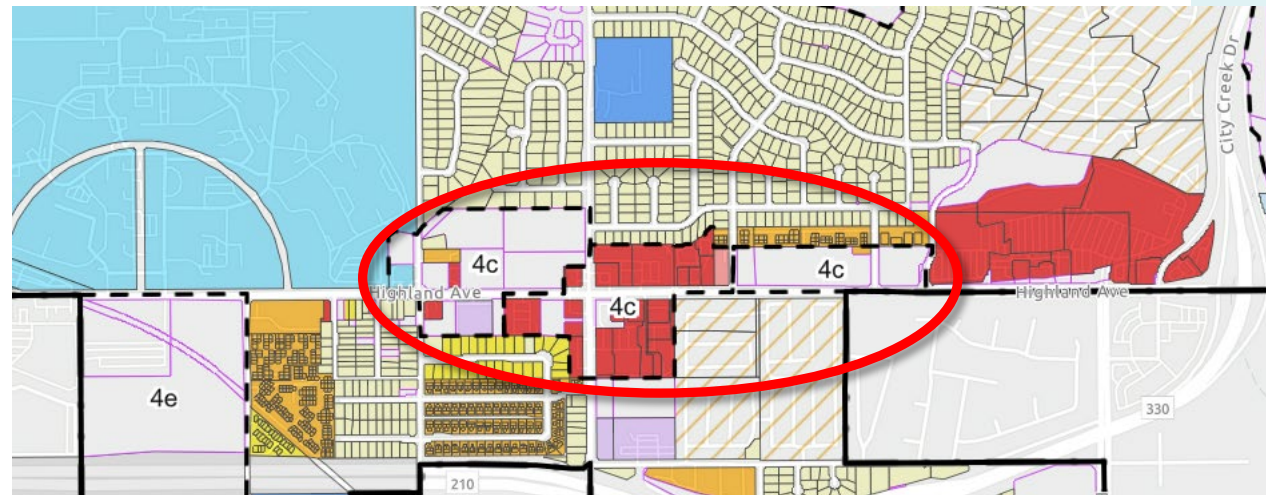
Centers

- 40th St and Kendall Drive (4a)
 - Neighborhood Commercial, with Residential Medium pocket on H St
- 40th St and Sierra Way (4b)
 - Commercial with Residential Medium on "edges", or
 - Mixed Use District (larger area)



Corridor

- Highland Ave east of Patton (4c)
 - Mixed Use Corridor, with Residential Medium infill

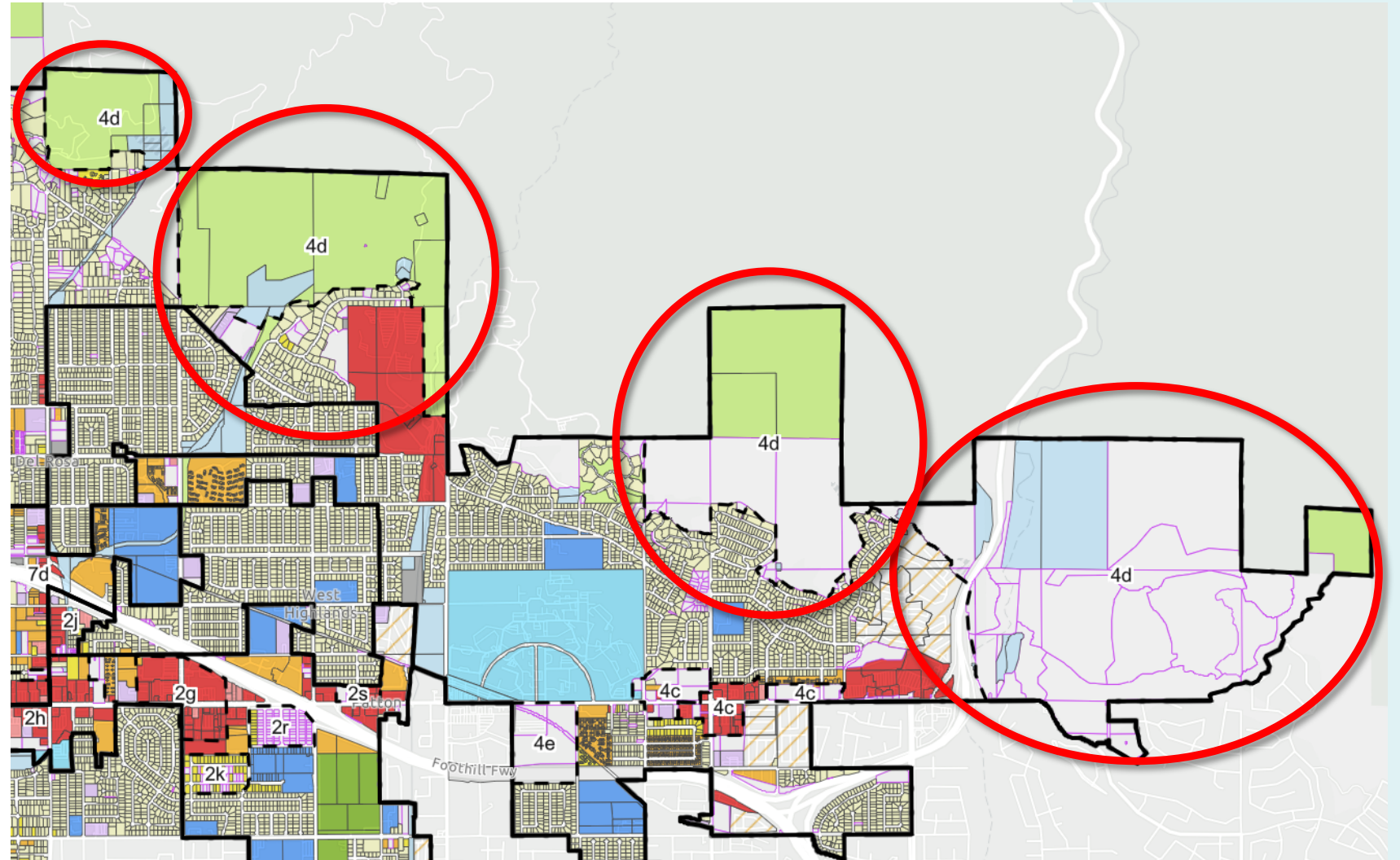


Ward 4



Foothill Properties (4d)

- Privately owned parcels:
Residential Rural (1 du/ac), or
- Residential Low (3 du/ac)



GPAC

Reports and Announcements



Director's Report





Adjourn to June 30 Meeting

Topics: Land Use Planning—Wards 5, 6, & &