

CITY OF SAN BERNARDINO
AGENDA
FOR THE
GENERAL PLAN ADVISORY COMMITTEE
JUNE 30, 2022

6:00pm

BOARD ROOM • 201 N. E STREET, 3RD FLOOR • SAN BERNARDINO, CA 92401 • WWW.SBCITY.ORG

Paul Guerrero
Reuben J. Arceo (A)
COMMITTEE MEMBER, WARD 1

Amelia S. Lopez
COMMITTEE MEMBER, WARD 2
CHAIRPERSON

Angela M. Torres
Anthony Aguirre (A)
COMMITTEE MEMBER, WARD 3

Edward Woolbert
VICE-CHAIRPERSON
Ed Neighbors (A)
COMMITTEE MEMBER, WARD 4

Richard Kaplan
COMMITTEE MEMBER, WARD 5



Raafi Bell
COMMITTEE MEMBER, WARD 6

Joel Rothschild
COMMITTEE MEMBER, WARD 7

VACANT
COMMITTEE MEMBER
MAYOR'S APPOINTEE

Oliver Mujica
STAFF LIAISON

Stephanie Sanchez
STAFF LIAISON

**Welcome to a meeting of General Plan Advisory Committee
of the City of San Bernardino.**

- Anyone who wishes to speak during public comment or on a particular item will be required to fill out a speaker slip. Speaker slips must be turned in to the Secretary. You may email your request to speak to CEDPublicComment@sbcity.org prior to 3pm on the day of the meeting. Each request will cover one speaker. Those who wish to speak must submit their own request to be called on by the Chairperson.
- **There is a 3-minute-per-person time limit for all comments, excluding quasi-judicial hearings.**
- Written comment on any item may also be submitted to the Secretary to be included in the meeting record. It will not be read aloud by the Secretary.
- Those who wish to speak on public or quasi-judicial hearing items will have three minutes for each item.
- All who wish to speak, including Commissioners and staff, need to be recognized by the Chairperson or Vice-Chairperson before speaking.
- All documents for public review are on file with the City Clerk's Office or may be accessed online by going to the Agenda Portal at www.sbcity.org.
- The City of San Bernardino encourages the public to view this General Plan Advisory Committee Meeting on television or online. The meeting is broadcast live on Time Warner Channel 3 or Charter Spectrum Channel 3 and live streamed online at www.sbcity.org/gpacwatch.

CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL****PUBLIC COMMENTS FOR ITEMS LISTED AND NOT LISTED ON THE AGENDA**

A three-minute limitation shall apply to each member of the public who wishes to address the General Plan Advisory Committee on any item on the agenda, excluding public hearings. There is no limit to the number of items that may be discussed within the three-minute time limit. You may email your public comment to CEDPublicComment@sbcity.org by 3pm on the day of the meeting.

INTRODUCTORY COMMENTS**1. City Staff and Consultant Introductions****Subject:**

Welcoming comments on behalf of the GPAC Chairperson and review of tonight's agenda.

GENERAL PLAN COMMITTEE BUSINESS**2. General Plan Land Use Diagram****Subject:**

The GPAC will continue its deliberations and recommendations for updates and revisions of the General Plan Land Use Diagram to guide development to the year 2050. As stipulated by Government Code section 65302(a), the diagram is required to depict the proposed general distribution of uses for housing, businesses, industry, open space, natural resources, and other public and private uses. Its designations must be accompanied by standards of population density and building intensity (using such measures as units per acre and floor area ratio).

Preliminary recommendations for Ward 1 were completed at the May 19 meeting and those for Wards 2, 3, and 4 at the June 9 meeting. Tonight, the GPAC will consider recommendations for Wards 5, 6, and 7. The format for discussion and recommendations will be the same as the previous meetings. Input will be documented in updated plan maps and tables for final review and confirmation at, tentatively, the August meeting.

Recommendation: Staff recommends that the General Plan Advisory Committee review materials presented by the consultant, discuss, deliberate, and select a preferred land use designation for each focus area.

GENERAL PLAN ADVISORY COMMITTEE REPORTS / ANNOUNCEMENTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting of the General Plan Advisory Committee will be held on ***Thursday, July 21, 2022 at 6:00pm in the Board Room located at 201 North E Street***, San Bernardino, California 92401.



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

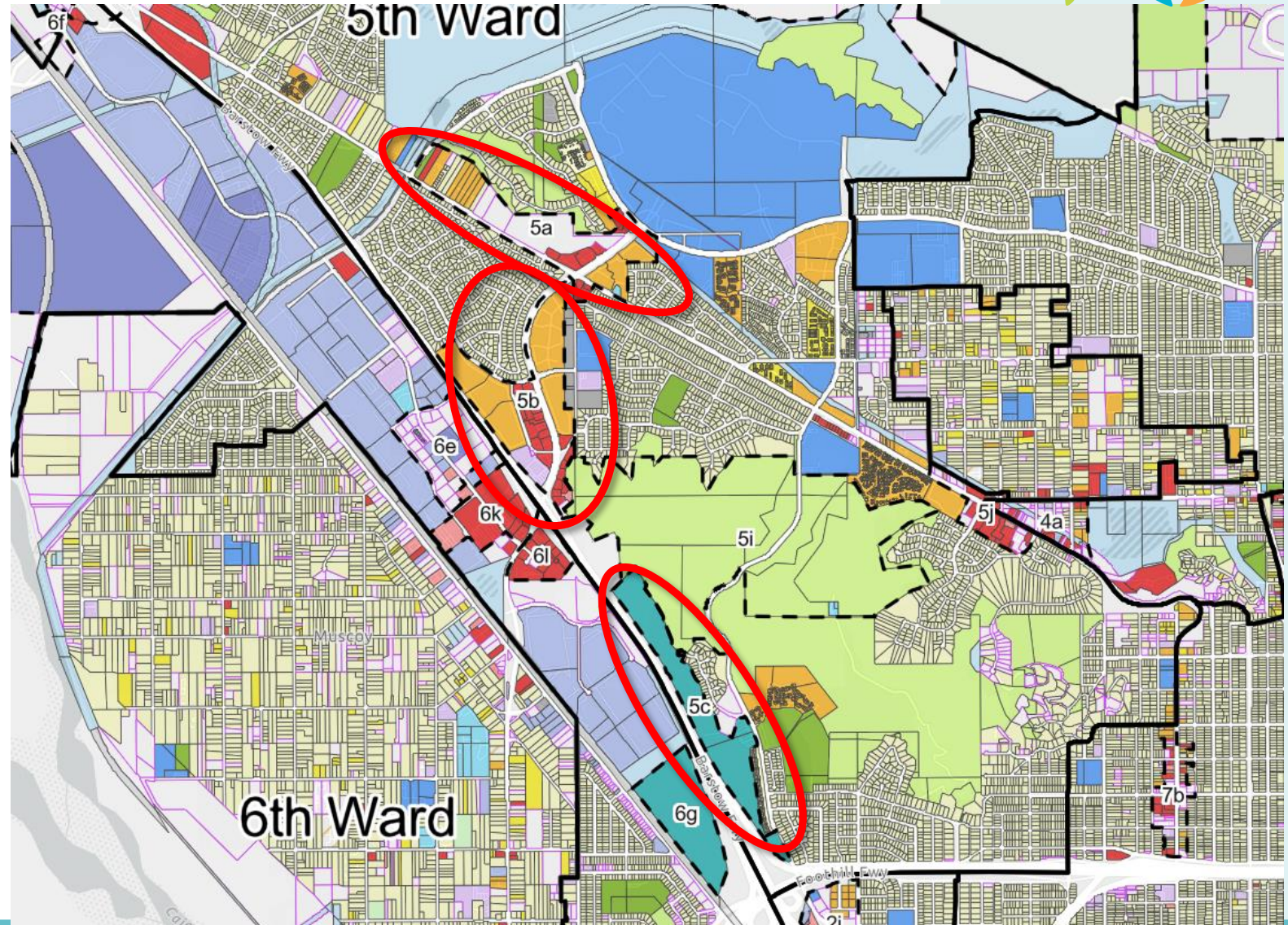


University Districts

- 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

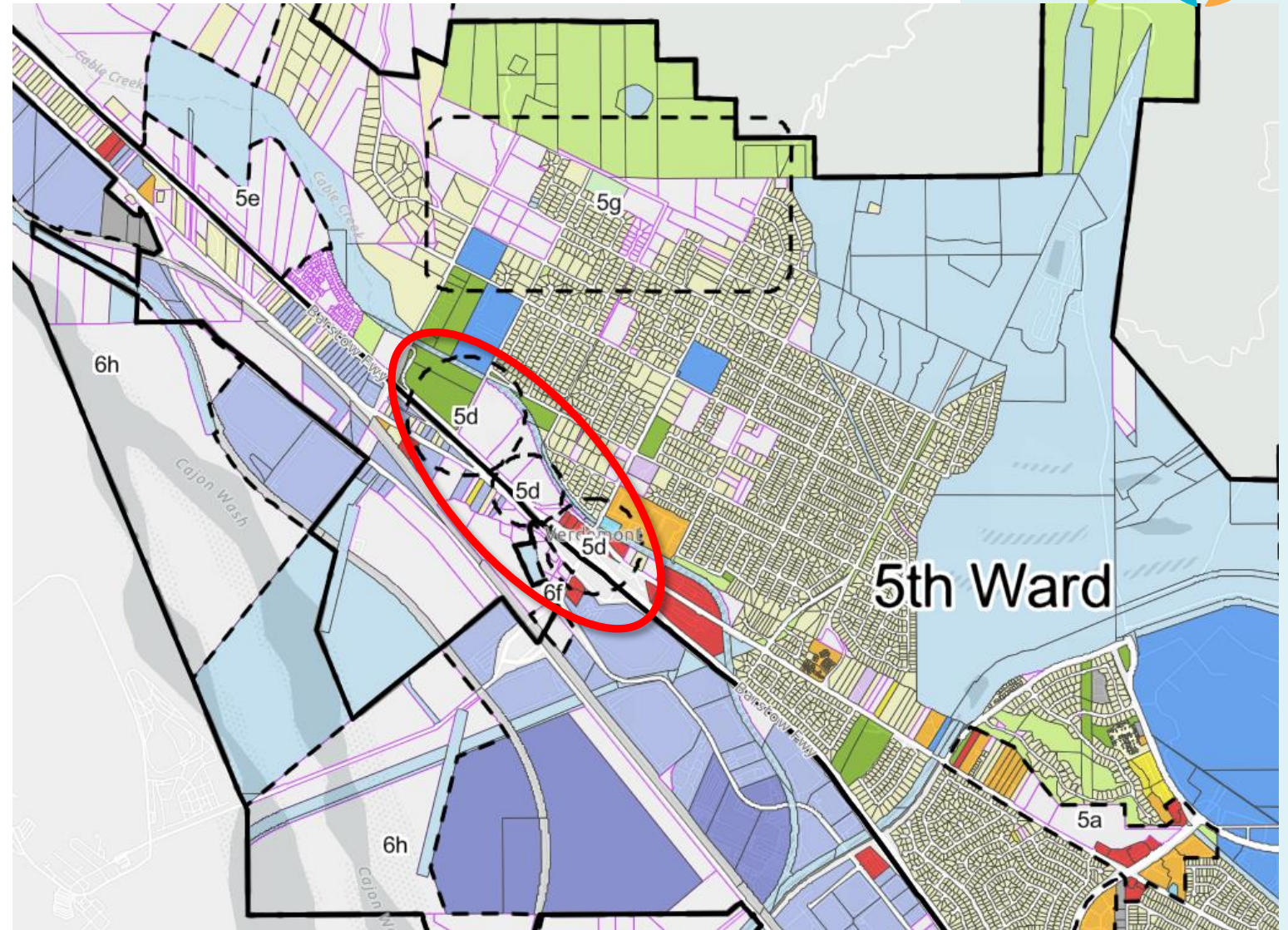


Ward 5



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



Ward 5

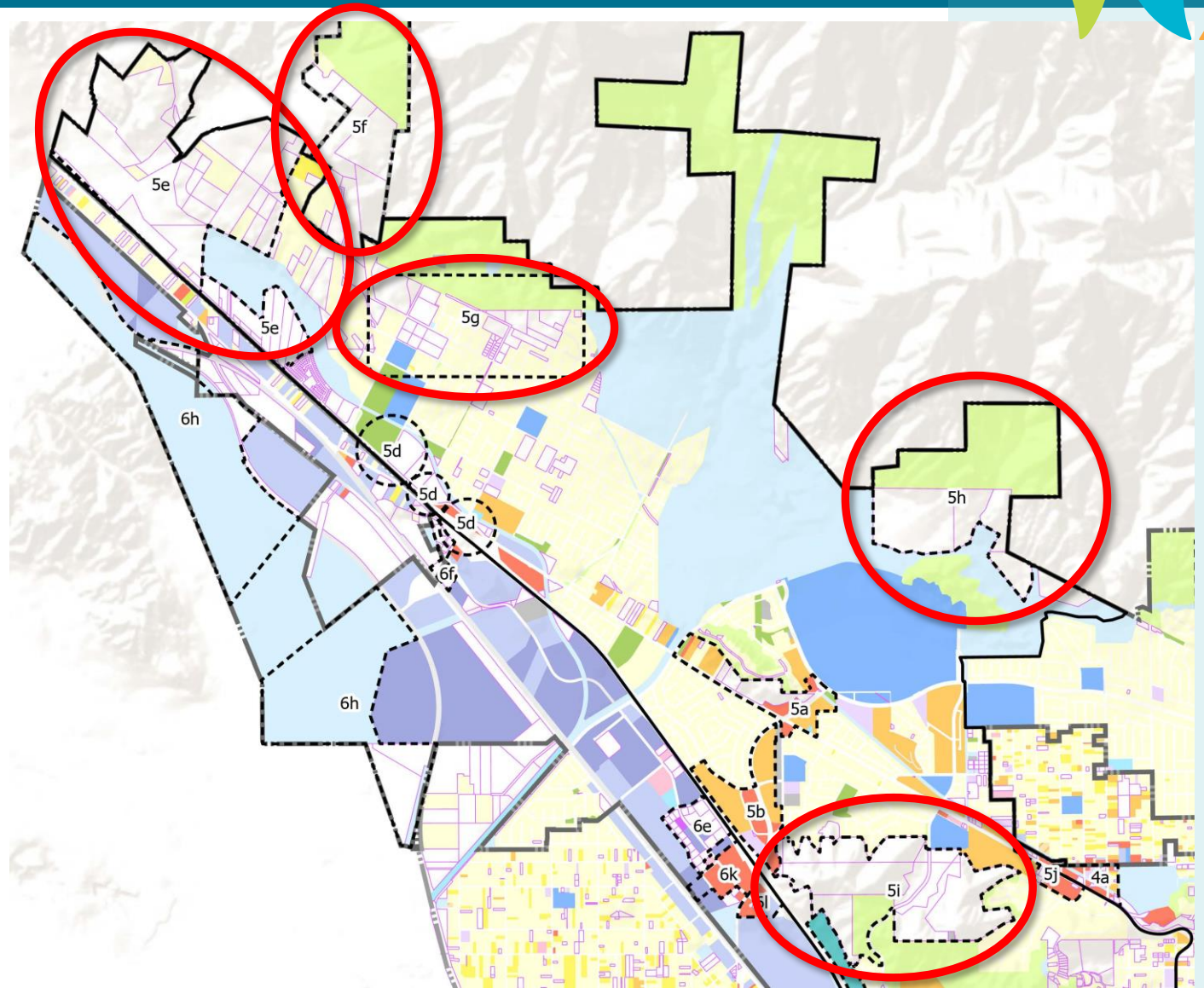


Rural/Vacant

- 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

Kendall & 40th Commercial Center (5j)

- Commercial Neighborhood

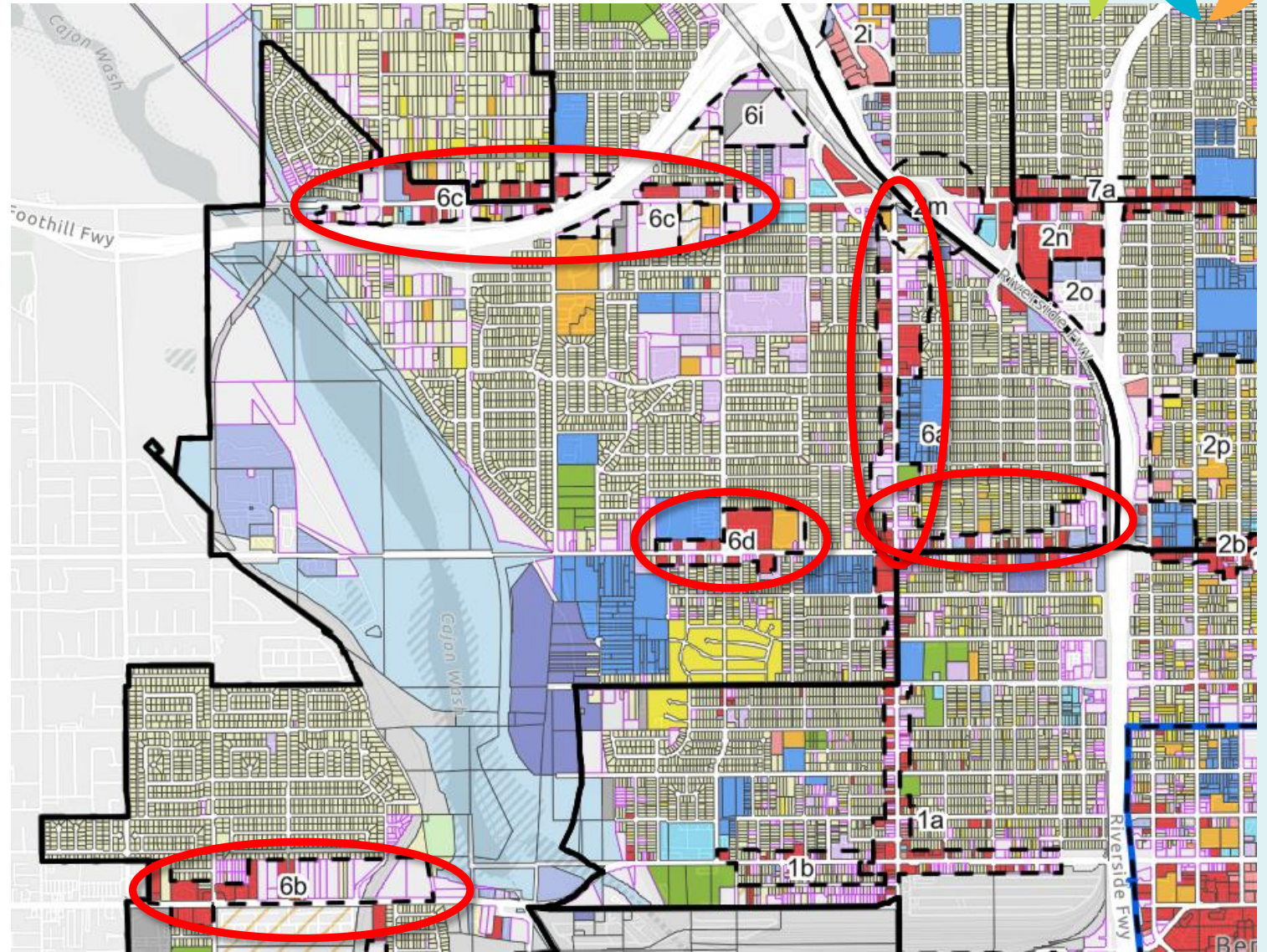


Ward 6



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

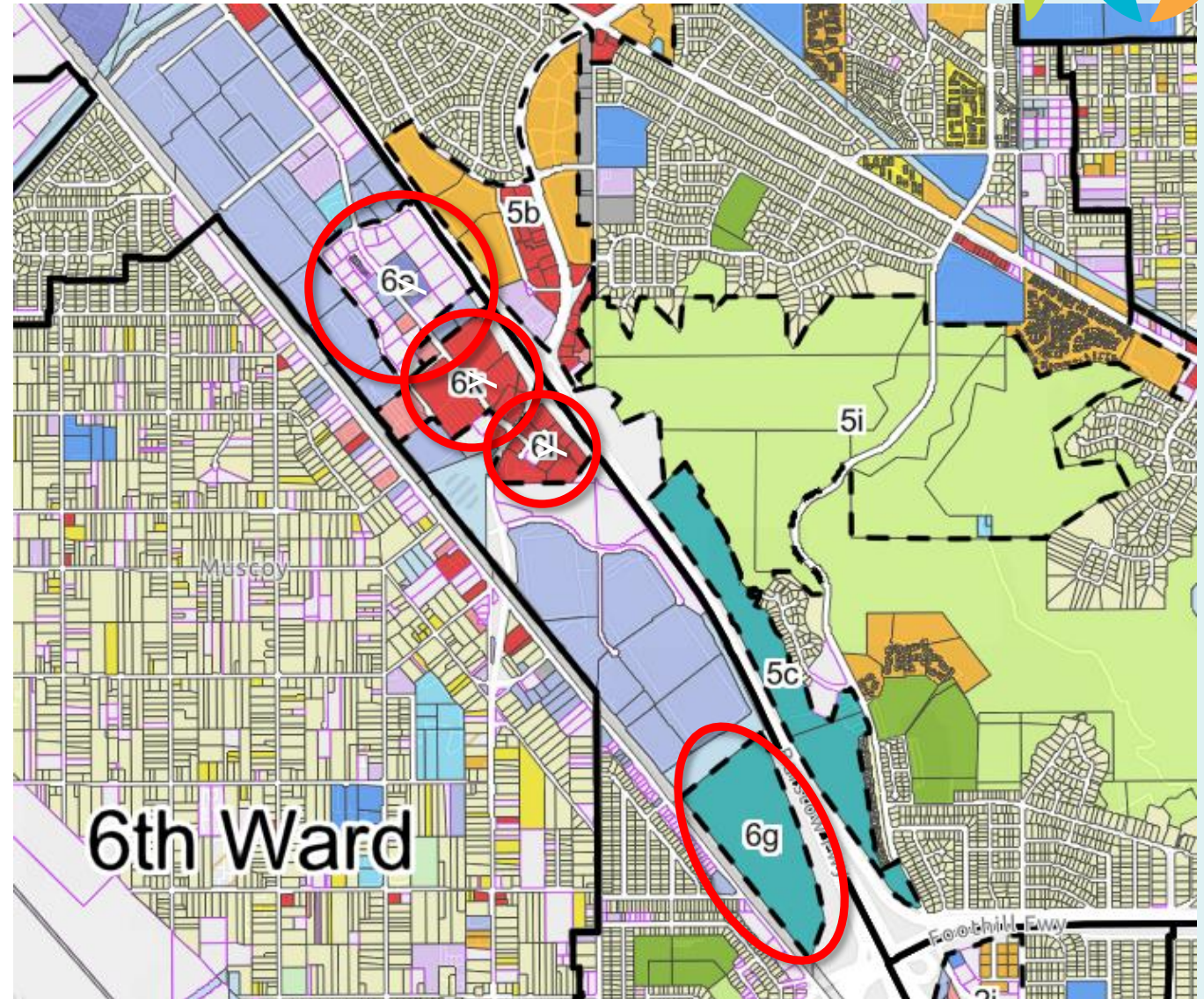


South University Districts

- 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

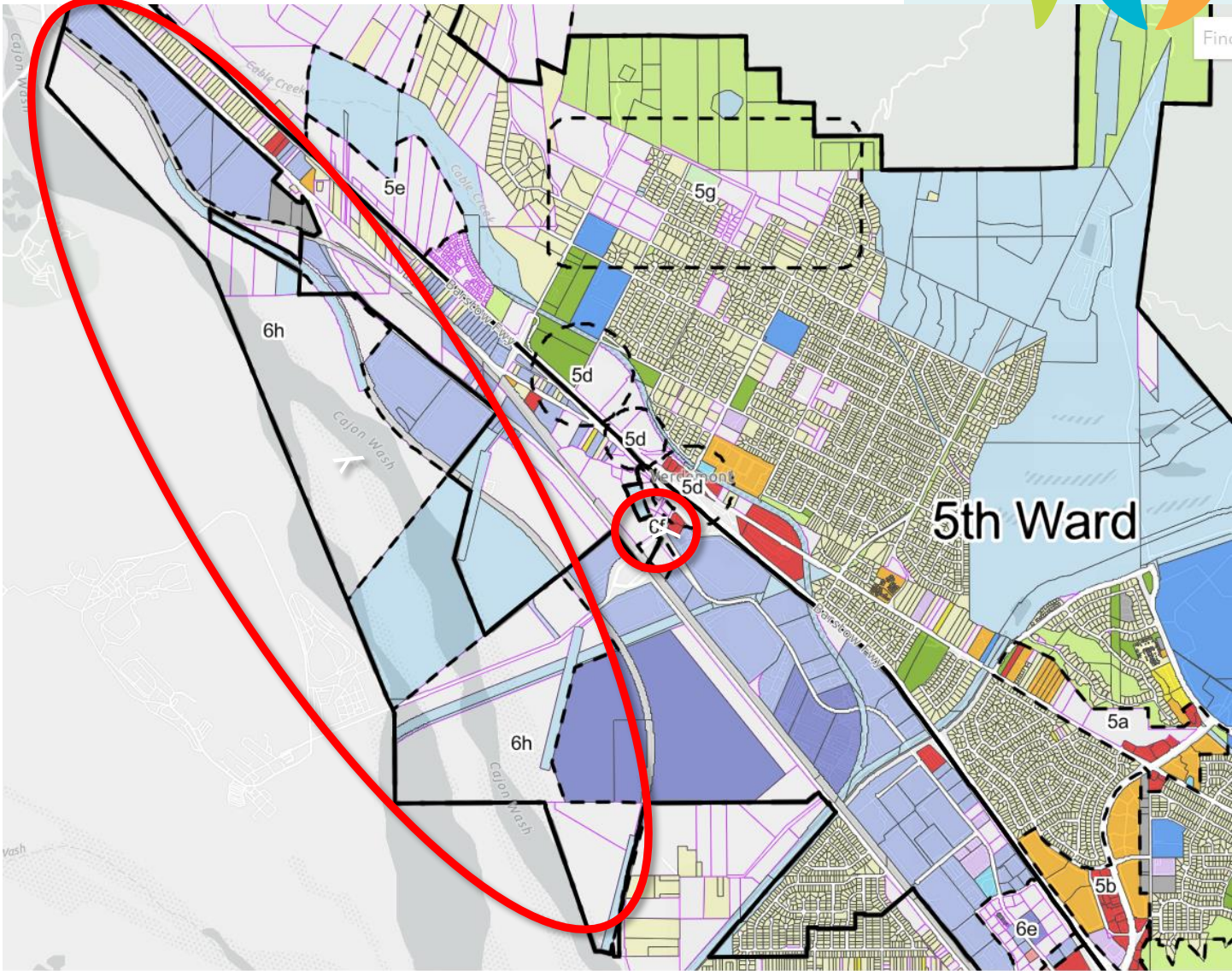


Ward 5



Industrial Districts

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

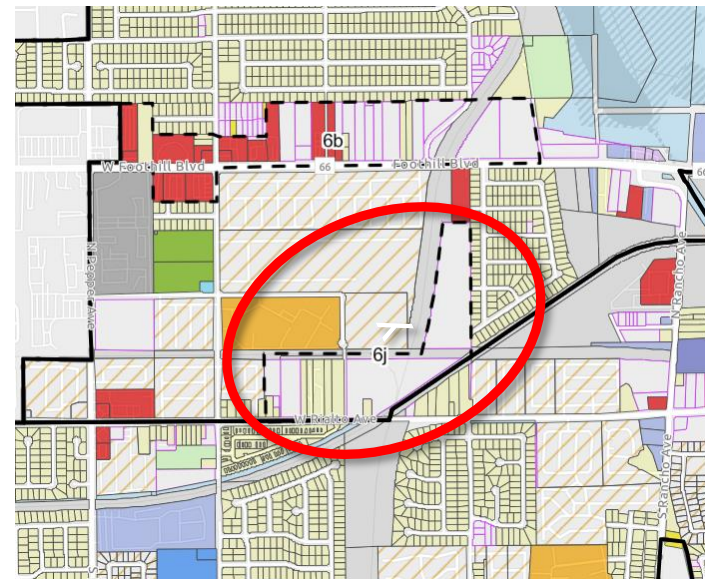


Ward 6



Miscellaneous Districts

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

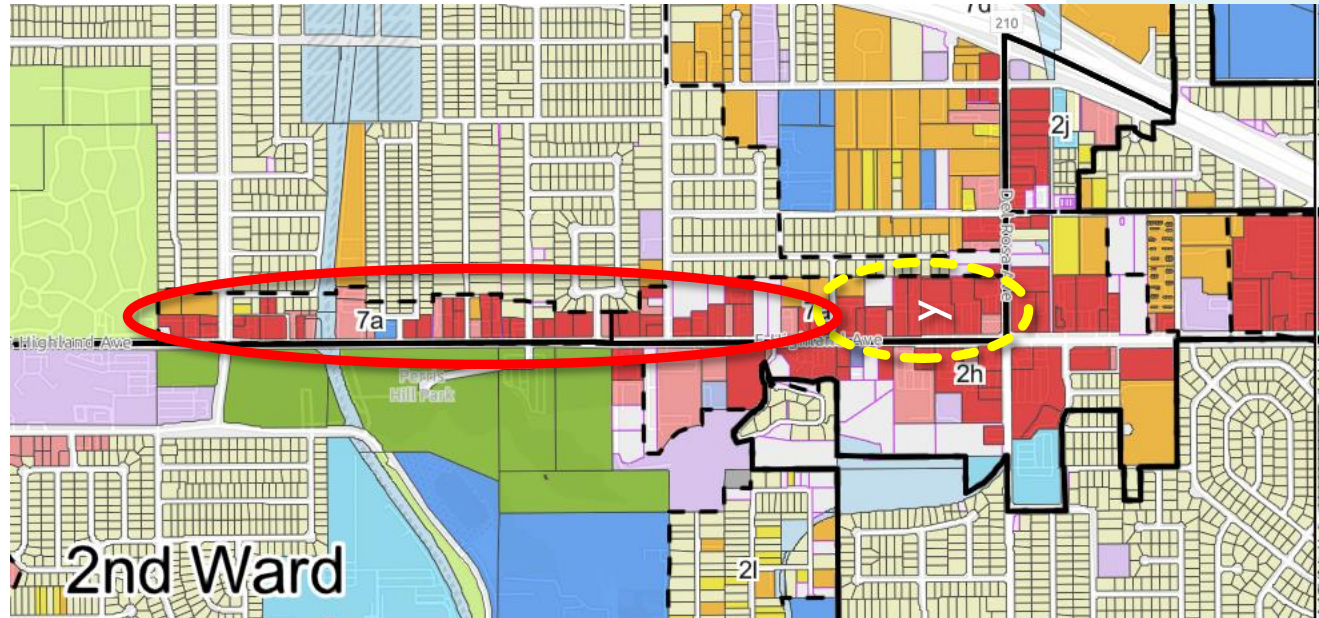
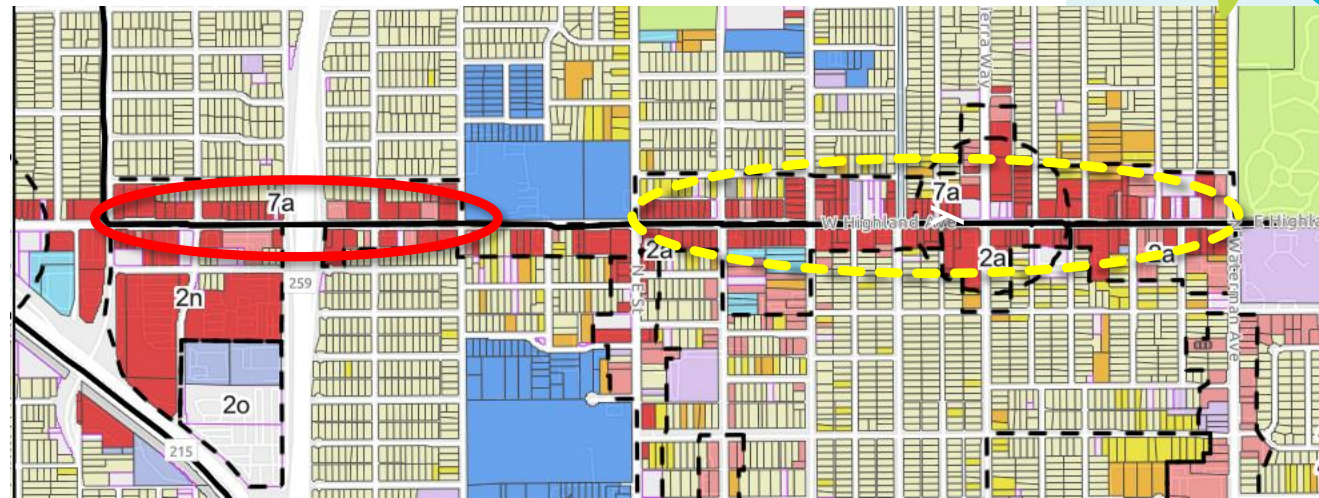


Ward 7



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

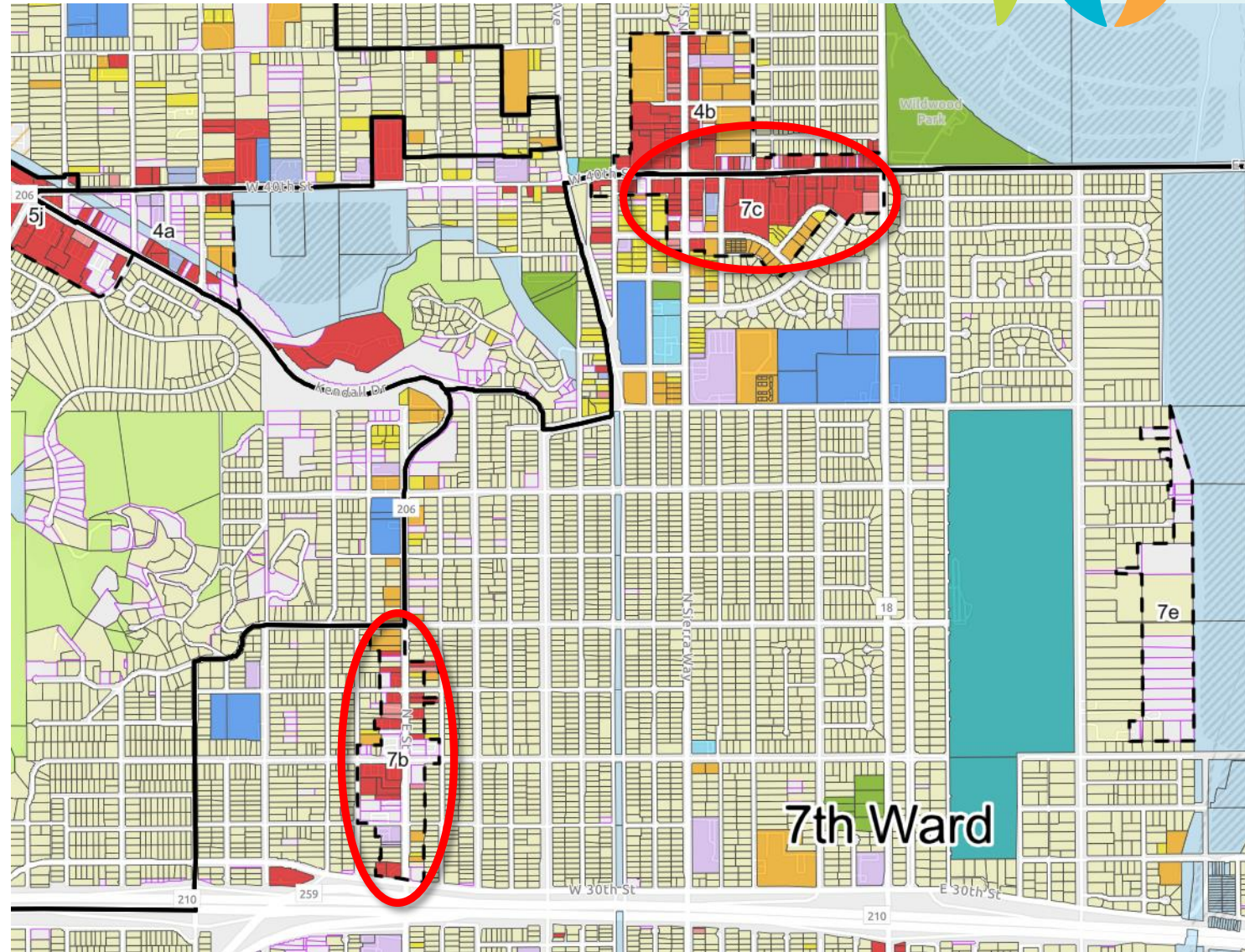


Ward 7



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)

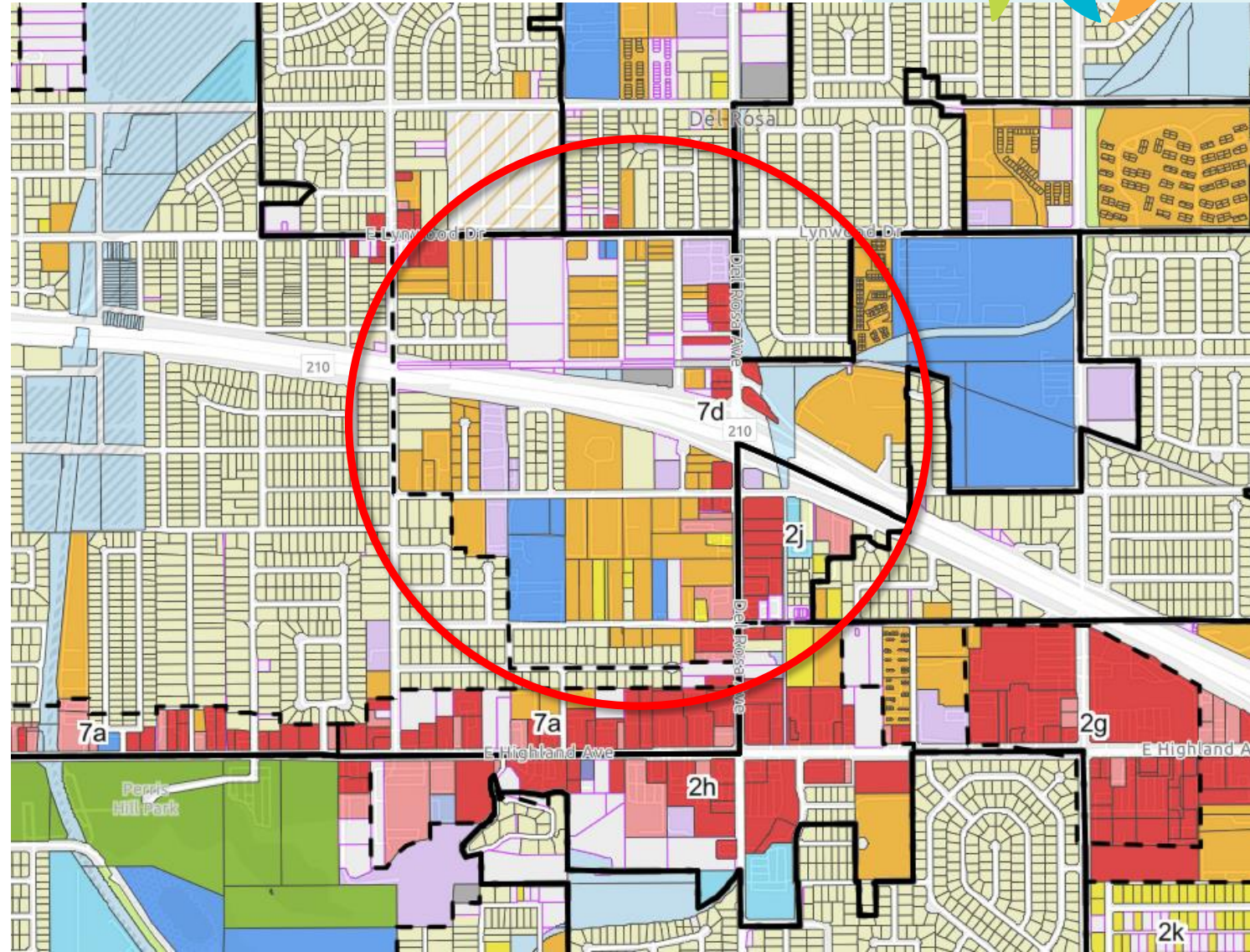


Ward 7



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



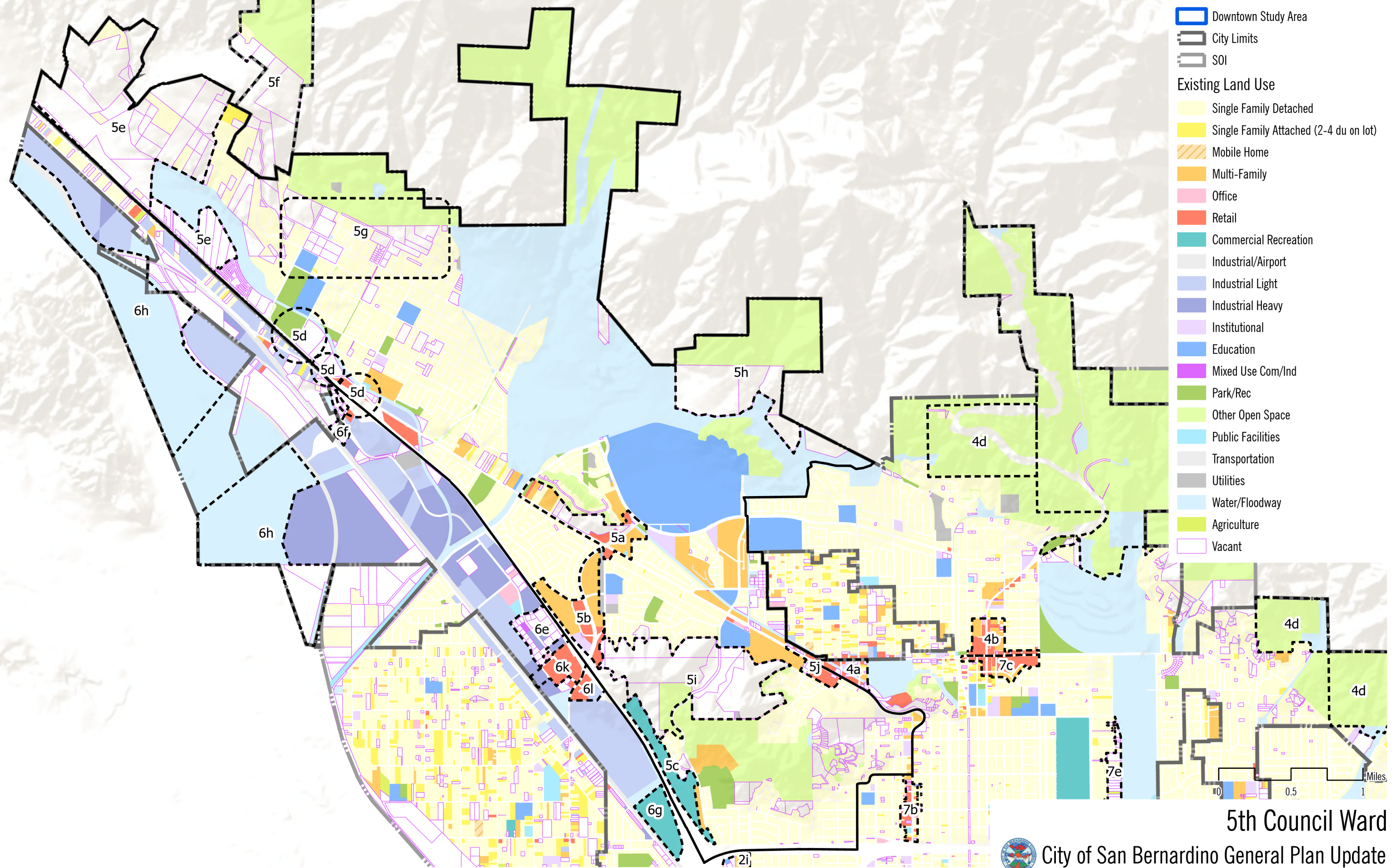
Director's Report





Adjourn to July 21 Meeting

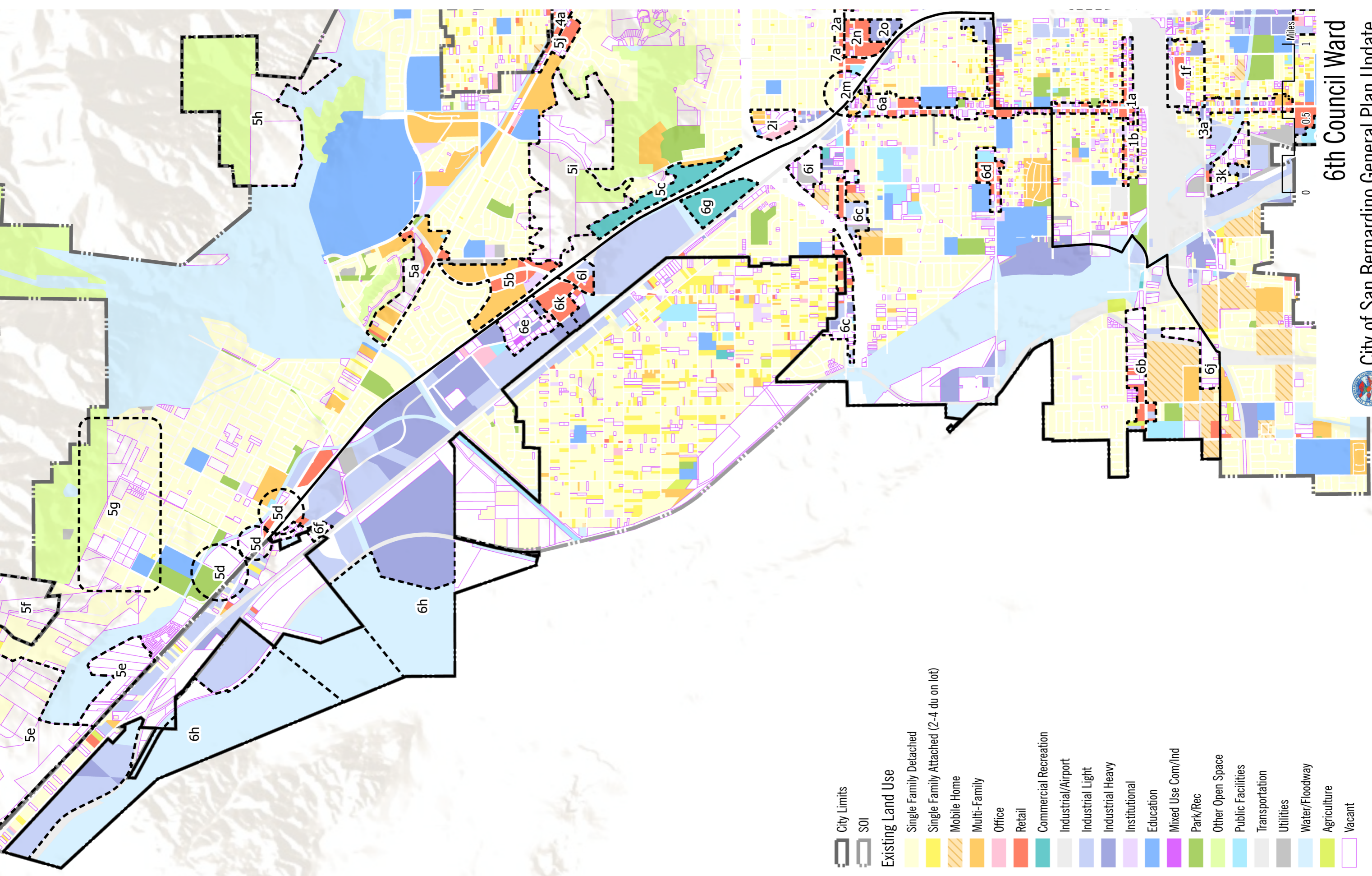
Topic: Housing Element



- Downtown Study Area
- City Limits
- SOI
- Existing Land Use**
- Single Family Detached
- Single Family Attached (2-4 du on lot)
- Mobile Home
- Multi-Family
- Office
- Retail
- Commercial Recreation
- Industrial/Airport
- Industrial Light
- Industrial Heavy
- Institutional
- Education
- Mixed Use Com/Ind
- Park/Rec
- Other Open Space
- Public Facilities
- Transportation
- Utilities
- Water/Floodway
- Agriculture
- Vacant

5th Council Ward



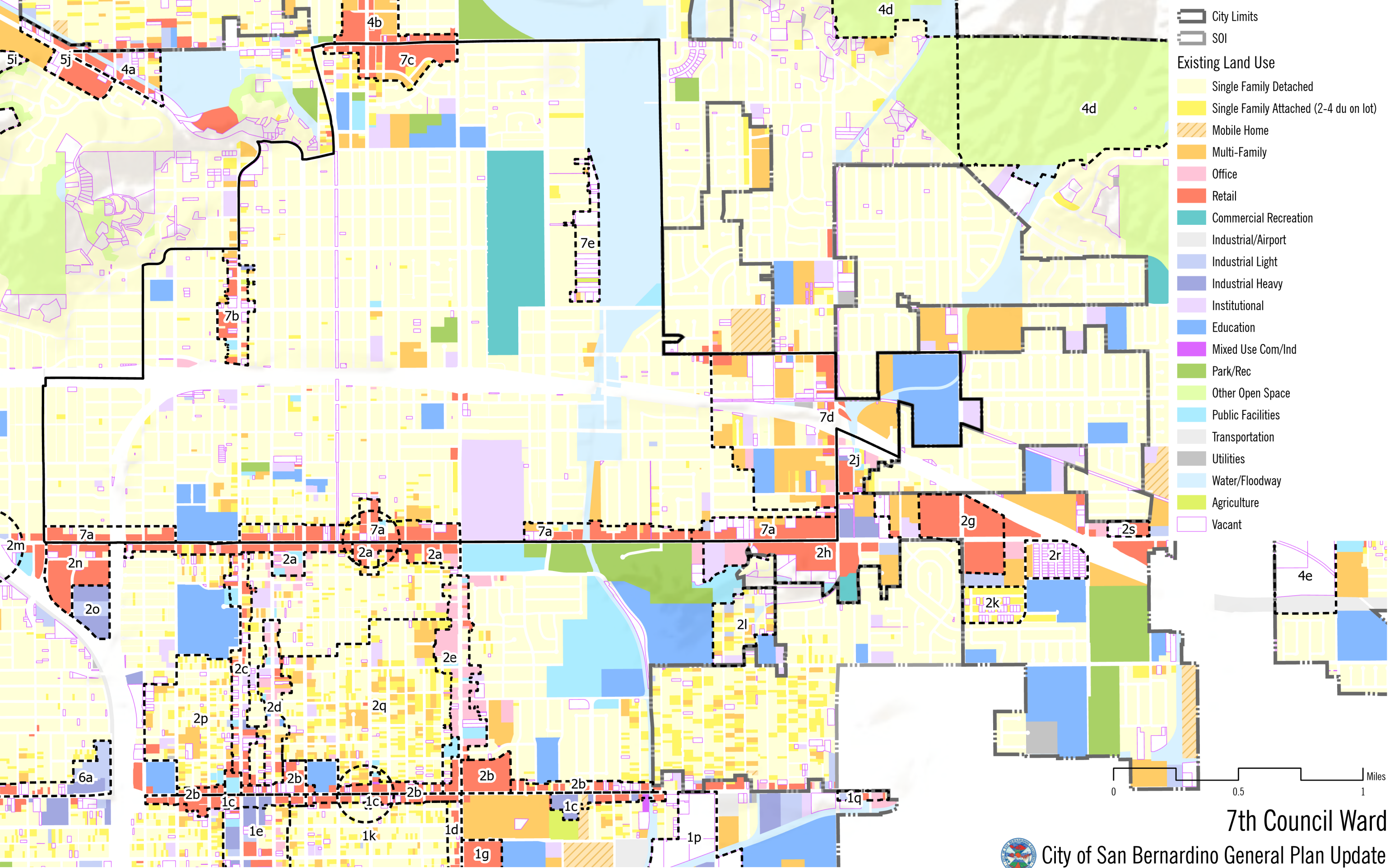


City Limits
S01

Existing Land Use

- Single Family Detached
- Single Family Attached (2-4 du on lot)
- Mobile Home
- Multi-Family
- Office
- Retail
- Commercial Recreation
- Industrial/Airport
- Industrial Light
- Industrial Heavy
- Institutional
- Education
- Mixed Use Com/Ind
- Park/Rec
- Other Open Space
- Public Facilities
- Transportation
- Utilities
- Water/Floodway
- Agriculture
- Vacant





- City Limits
- SOI
- Existing Land Use**
- Single Family Detached
- Single Family Attached (2-4 du on lot)
- Mobile Home
- Multi-Family
- Office
- Retail
- Commercial Recreation
- Industrial/Airport
- Industrial Light
- Industrial Heavy
- Institutional
- Education
- Mixed Use Com/Ind
- Park/Rec
- Other Open Space
- Public Facilities
- Transportation
- Utilities
- Water/Floodway
- Agriculture
- Vacant



7th Council Ward

WARD 5

Focus Area	Location	Zoning	Public	Preliminary Recommendation for GPAC Discussion
5a	Kendall north side, Univer Prkwy to Campus Dr	West: Residential Urban Central: Commercial East: Residential Medium	Residential Medium Residential Medium-Low Commercial Neighborhood Mixed Use District	Mixed Use District (Horizontal distribution of residential and commercial, per existing designations)
5b	Univer Prkwy, west side	Commercial along frontage Residential Medium to west and east	Mixed Use District Residential High "Walk-up" townhomes	Mixed Use/University Related District (Horizontal distribution of residential and commercial, per existing designations)
5c	Golf Course	Public	NA	Public
5d	Kendall, Palm to Pine	East: Commercial West: Residential Single Family (approved project)	Mixed Use District Mixed Residential Densities Residential Medium Commercial Highway Commercial Office Commercial Neighborhood Rural Residential	Mixed Use District (Western approved Rancho Palma project, default to Specific Plan mix of commercial and housing)
5e	Kendall, north	Residential Low (3.1 du/ac)	NA	Residential Low (3.1 du/ac) or Residential Estate (1 du/ac)
5f	Foothills	Spring Trails Specific Plan	NA	Existing designations
5g	Foothills	Residential Low (3.1 du/ac)	NA	Residential Low (3.1 du/ac) or Residential Estate (1 du/ac)
5h	Foothills	University Hills Specific Plan	NA	Existing designations
5i	Little Mountain Drive, east & west	Shandin Hills Specific Plan	NA	Existing designations
5j	Kendall, 40th St*	Commercial	NA	Commercial Neighborhood

WARD 6

Focus Area	Location	Zoning	Public	Preliminary Recommendation for GPAC Discussion
6a	Mt Vernon, 9th St to I-215 Fwy*	Commercial	Mixed Use Corridor Commercial Pedestrian Commercial Neighborhood Residential High	Mixed Use: Policies to require ground level commercial at Baseline and freeway intersections and encourage development of neighborhood-serving uses
6b	Route 66, City boundary to flood channel	Commercial	NA	Mixed Use Corridor (horizontal mix): Concentrate commercial in western portion, Residential Medium in east
6c	Highland, west of I-215	West of I-215, west: Industrial	NA	Commercial-highway oriented
		West of I-215, East: Commercial East of I-215, from west to east: Residential Medium, Commercial, Commercial Office	NA	North of Highland: Commercial South of Highland: Residential Medium
6d	Baseline, east/west of Med Ctr Drive	Commercial	Commercial Neighborhood Commercial Office Residential Medium Residential Medium-Low	Commercial-Neighborhood Center
6e	Hallmark Parkway, east/west	University Business Park Specific Plan	Industrial Commercial Office Residential Medium Low Residential Medium Commercial Neighborhood	Light Industrial/University BP Specific Plan
6f	Palm Avenue	Industrial	Commercial Neighborhood	Industrial
6g	Golf Course*	Public	Mixed Residential Residential Medium Low Residential Low	Public
6h	Northwest parcels	Industrial	NA	Industrial
6i	I-210/I-215 southwest interchange	Industrial	Commercial Entertainment	Industrial
6j	Rialto Ave, north side, east of Meridian	Residential Medium	NA	Residential Medium
6k	University Prkwy west	West: Industrial	Commercial Office	Southwest: Light Industrial

Focus Area	Location	Zoning	Public	Preliminary Recommendation for GPAC Discussion
	side		Residential Medium Low Residential Medium Commercial Neighborhood	
		East: University Business Park Specific Plan	Industrial	Northeast: Commercial Center (Walmart and Loewes)
61	University Prkwy east side	Commercial	NA	Light Industrial (commercial on corner)

WARD 7

Focus Area	Location	Zoning	Public	Preliminary Recommendations for GPAC Discussion
7a	Highland Avenue*	Commercial	<u>Mixed Use Corridor</u> <u>Commercial Pedestrian</u> <u>Commercial Office</u> <u>Residential High</u> <u>Residential Medium High</u> <u>Residential Single Family</u>	Mixed Use Corridor, with ground level commercial or office required between E Street and Waterman and at Del Rosa intersection ; policy to encourage the development/integration of neighborhood-serving commercial uses
7b	E St, I-210 to 33rd St	Commercial	<u>Mixed Use Corridor</u> <u>Residential Medium</u> <u>Affordable Housing</u>	Mixed Use Corridor/Transit Node with neighborhood-serving uses
7c	40th St, Waterman to Mtn View*	Commercial	<u>Mixed Use Village</u>	With properties north of 40th Street: Pedestrian-oriented commercial "village" with Residential Medium on periphery
7d	Quadrant: Lynwood, Del Rosa, Pumalo, Golden	<u>Residential High</u> <u>Residential Medium High</u> <u>Residential Medium</u> <u>Residential Urban</u> <u>Residential Suburban</u> <u>Commercial (along Del Rosa)</u>	<u>Residential High</u> <u>Residential Medium</u> <u>Residential Medium-Low</u> <u>Mixed Use</u>	Maintain existing designations