

**CITY OF SAN BERNARDINO**  
**AGENDA**  
FOR THE  
GENERAL PLAN ADVISORY COMMITTEE  
**AUGUST 11, 2022**

**6:00pm**

BOARD ROOM • 201 N. E STREET, 3<sup>RD</sup> FLOOR • SAN BERNARDINO, CA 92401 • [WWW.SBCITY.ORG](http://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](mailto: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](http://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](http://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](mailto: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 completed its preliminary recommendations for designations to be depicted on the updated General Plan Land Use Plan. These are documented in Attachment A. The Plan map is currently being prepared and anticipated to be completed and posted on the project website for public review and feedback during the next two weeks. Comments will be documented and reviewed with the GPAC at a future meeting, date to be confirmed.

**Recommendation:** Staff recommends that the General Plan Advisory Committee receive and file the "Preliminary GPAC Land Use Plan Recommendations".

**3. Housing Element Sites****Subject:**

The GPAC will review the City's proposed strategy to address the 2021-2029 Regional Housing Needs Assessment (RHNA). This will involve residential projects being developed, accessory dwelling units, and vacant sites for housing.

**Recommendation:** Staff recommends that the General Plan Advisory Committee review materials presented by the consultant, discuss and deliberate, and offer additional considerations for the City's housing sites strategy.

**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, September 15, 2022 at 6:00pm in the Board Room located at 201 North E Street***, San Bernardino, California 92401.



## Agenda Item 2

### City of San Bernardino Request for Planning Commission Action

Date: August 11, 2022

To: General Plan Advisory Committee Members

From: Woodie Tescher, Placeworks  
By: Oliver Mujica, Planning Division Manager

**Subject: General Plan Land Use Diagram**

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#### **Subject**

The GPAC completed its preliminary recommendations for designations to be depicted on the updated General Plan Land Use Plan. These are documented in Attachment A. The Plan map is currently being prepared and anticipated to be completed and posted on the project website for public review and feedback during the next two weeks. Comments will be documented and reviewed with the GPAC at a future meeting, date to be confirmed.

#### **Attachment A**

The attached document presents the preliminary recommendations by the General Plan Advisory Committee (GPAC) for the categories of use to be designated on the updated General Plan Land Use Plan. For each City Council Ward, a map depicts the sub-areas for which a use has been identified as described in the accompanying table. The subareas were identified at the February 17 GPAC meeting and generally encompass properties that are vacant, economically underutilized (vacant buildings, incompatible mix of uses, expansive surface parking lots, other), and offer opportunities to leverage new development because of their unique location or presence of one or more “anchor” uses. In addition to the use recommendations, the tables indicate the sub-areas’ current zoning and the land use options identified by the community in public workshops, Community Based Organization events, School hosted classes with students, and postings on the project website.

A preliminary General Plan Land Use Plan diagram will be prepared to illustrate these recommendations, with the classifications for properties outside of the sub-areas defaulting to a use category consistent with existing zoning. The draft Plan diagram will be posted on the project website ([futuresb2050.com](http://futuresb2050.com)) for public review and comments.

**Recommendation:** Staff recommends that the General Plan Advisory Committee receive and file the “Preliminary GPAC Land Use Plan Recommendations”.

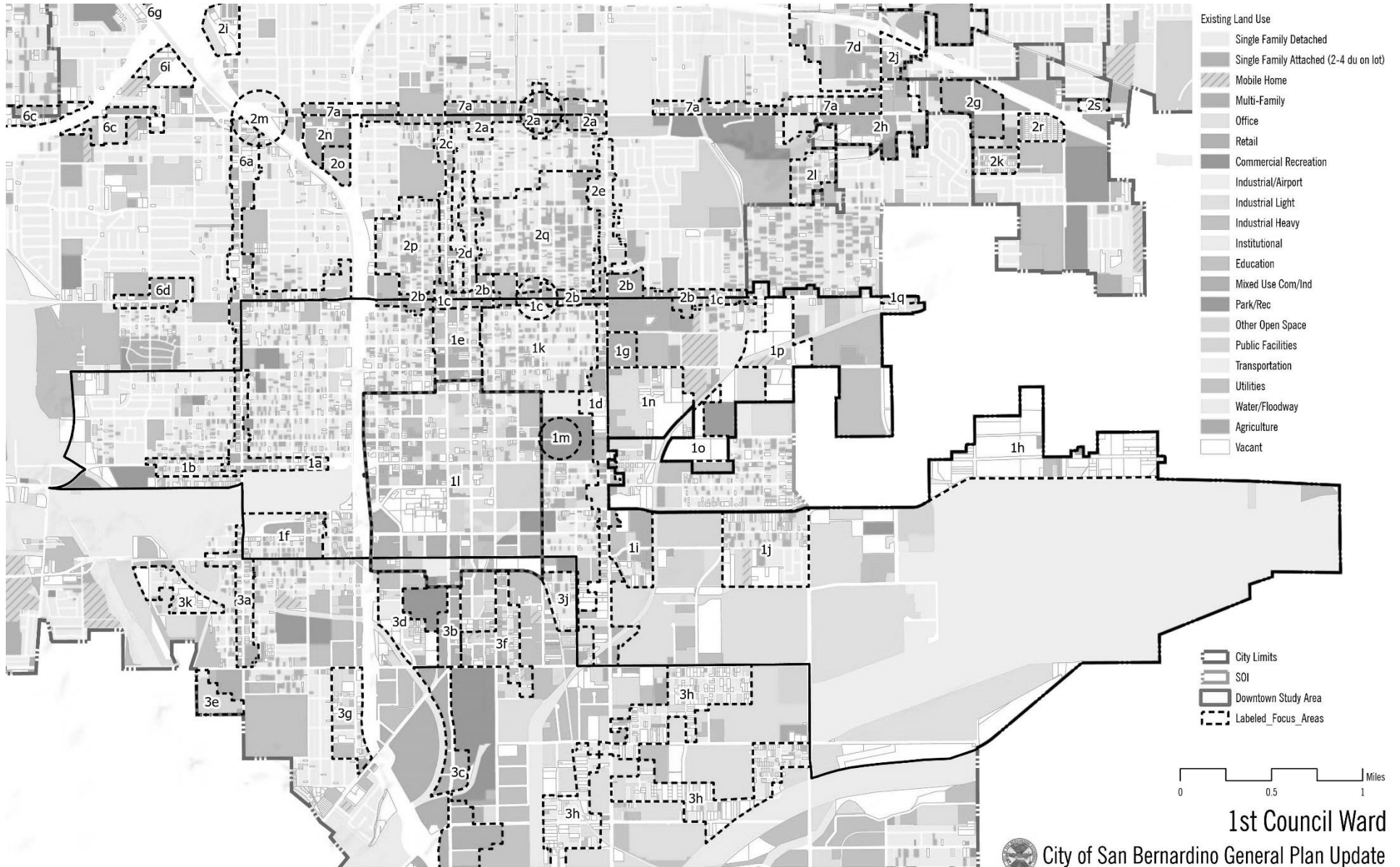
**Attachment:**

Attachment 1: Preliminary GPAC Land Use Recommendation

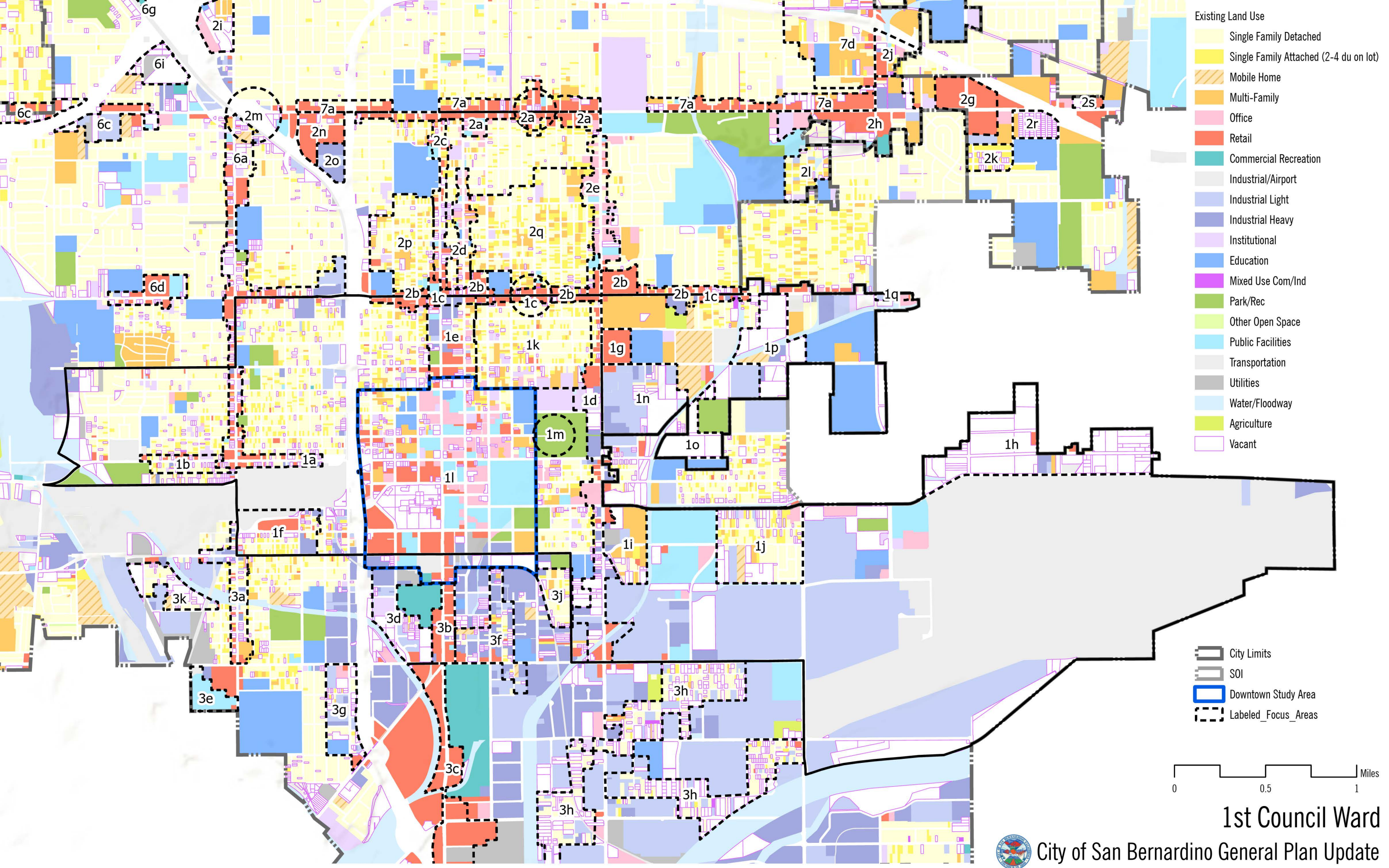
# PRELIMINARY GPAC LAND USE PLAN RECOMMENDATIONS

JULY 2022

Recommended designations generally correspond to Zoning Ordinance categories and will be revised to reflect classifications confirmed for the updated General Plan Land Use Diagram







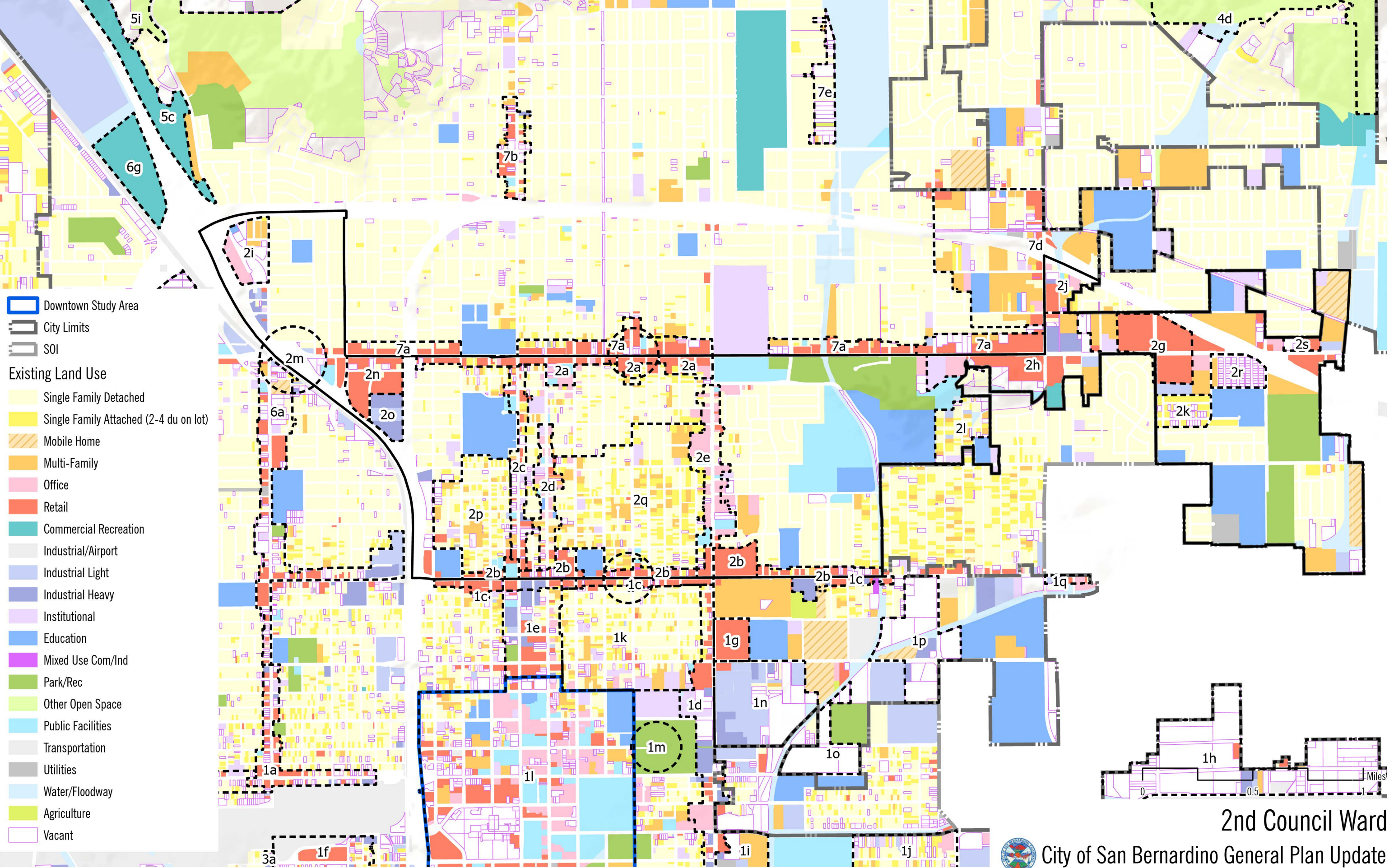


## WARD 1

Focus Area	Location	Zoning	Public	GPAC Recommendations	
1a	Mount Vernon	North: Commercial	Mixed Use Corridor	Mixed Use Corridor: Policies to require ground level commercial at intersection and encourage development of neighborhood-serving uses	
		South (Intersection: Specific Plan)	Neighborhood Commercial		
1b	5th Street	Commercial	Mixed Use Corridor, Neighborhood Commercial	Mixed Use Corridor: 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 Center: NE corner Baseline and Waterman Mixed Use Corridor (remainder of area): 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)	Mixed Use Corridor	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	
		West 3rd St to Mill: Commercial	Residential Medium		
		East 9th to Baseline: Mixed Use Village	Residential Medium Low		
1e	E St/D St connection with downtown	E Street: Commercial	Mixed Use Corridor	Mixed Use Corridor (3-4 stories, with stepbacks), require ground level commercial/office; developed as "gateway" entry to the downtown	
		D Street: Commercial Office	Commercial Neighborhood		
			Residential High		
			Residential Medium Low		
1f	Depot Adjacent	North of 2nd: Commercial	Mixed Use	Mixed Use Center (horizontal or vertical, 3-5 stories, pedestrian oriented); developed as distinct "depot district"	
		South of 2nd St west: Residential Neighborhood	Residential High		
		South of 2nd St east: Industrial			
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)		NA	Per draft Airport Gateway Specific Plan land use designations
		North of 4th west: Office Industrial			
		North of 4th east: Industrial			
1i	South of Co Yard, Southwest Rialto and	Residential Medium Low		NA	Residential Medium Low
1j	Southwest: 3rd St & Tippecanoe	South side 3rd St: Commercial	Residential Medium Low		Alt 1:Extend Industrial zoning to 3rd Street; retain Residential Urban on balance of property Alt 2: Residential Village (mixed densities, planned neighborhood)
		Middle: Industrial			
		Southeast: Residential Urban			

Focus Area	Location	Zoning	Public	GPAC Recommendations
1k	Mix density neigh: D st to Waterman	Sierra to Arrowhead: Residential Suburban Sierra to Waterman: WSP Neighborhood Residential	Residential Suburban Residential (10 du/ac) Commercial Neighborhood	Retain existing designations (comparable to properties in Waterman SP to the east)
1l	DT SP area		NA	As recommended for the DTSP
1m	Downtown east		NA	Retain existing land use designations
1n	East Waterman; 9th to 6th	WSP: Employment	NA	Residential Village (mix housing w/amenities)
1o	Northeast 5th St and channel	Residential Medium	NA	Residential Village (mix housing w/amenities)
1p	South of Baseline, west of Tippecanoe	North: WSP Neighborhood Residential	Residential Single Family Residential Medium-Low	Neighborhood Residential per Waterman Specific Plan
		Between channel and Twin Creek	Commercial	Commercial
		Between Twin Creek and 6th Street	Industrial	Industrial
1q	Baseline east of Del Rosa*	Commercial	NA	Commercial





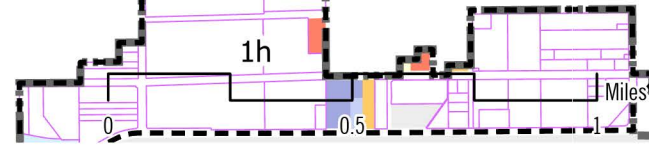
Downtown Study Area

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



2nd Council Ward

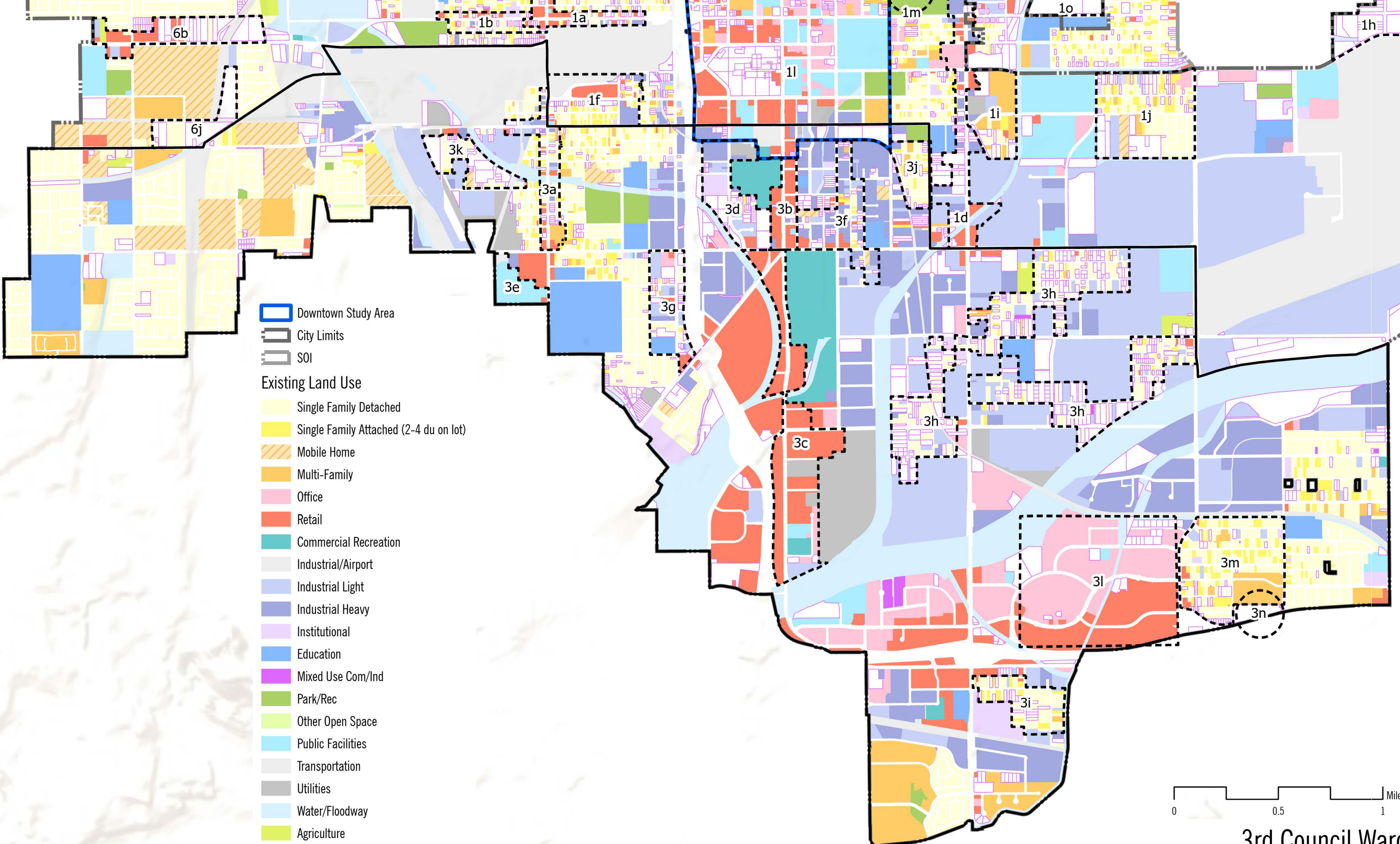


## WARD 2

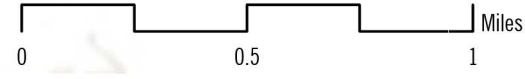
Focus Area	Location	Zoning	Public	GPAC Recommendations
2a	Highland Avenue*	Commercial	Mixed Use Corridor Commercial Pedestrian Commercial Office Residential High Residential Medium High Residential Single Family	Mixed Use Corridor, with ground level commercial or office required between E Street and Waterman; policy to encourage the development/integration of neighborhood-serving commercial uses
2b	Baseline*	Commercial	Mixed Use Corridor Commercial Pedestrian Commercial Neighborhood Residential Single Family	<ul style="list-style-type: none"> <li>● Mixed Use Corridor: Require ground level commercial at key intersections (D/E Streets, Waterman) and development of neighborhood-serving uses</li> <li>● Mixed Use Center (Village): On larger properties (e.g., NE</li> </ul>
2c	E Street	Commercial	Commercial Pedestrian Commercial Neighborhood Residential Medium Low	Mixed Use Corridor: Require ground level pedestrian oriented commercial between 21st Street and Highland and Baseline and 12th Street; policy to encourage neighborhood serving uses
2d	D Street	Commercial Office	Commercial Neighborhood Residential High Residential Medium Low	Mixed Use Corridor: Require ground level pedestrian oriented commercial or office between 12th Street and Baseline
2e	Waterman	WSP: Corridor Mixed Use	Mixed Use Corridor Commercial Neighborhood	North of 6th Street: Commercial Office South of 6th Street: Mixed Use, with policy encouraging integration of neighborhood serving
2g	Highland and Sterline Center	Commercial	NA	Commercial
2h	Highland, Golden to east of Del Rosa	Commercial	Mixed Use Corridor Commercial Pedestrian Commercial Office Residential High Residential Medium Residential Single Family	Mixed Use Corridor
2i	Southeast I-210/I215 interchange	Northeast portion: Residential Medium Southwest: Commercial Office	NA	Existing land use designations: Commercial in NW and Industrial in the SE; policy to restrict industrial uses (e.g., junk yards)
2j	Del Rosa, east, north of Date	Del Rosa front: Commercial East: Residential High	NA NA	Mixed Use Corridor Residential High



Focus Area	Location	Zoning	Public	GPAC Recommendations
2k	East side Sierra, north of 19th	Residential: Medium High	Residential High	Multi-Family Low (SFRs, duplexes, quads); maintain current pattern of parcelization
2l	Northeast Pacific & Garden Drive	Residential Medium	NA	Residential Medium (Note: existing mix of single and multi-family units, and vacant lots)
2m	Highland & I-215 interchange	Freeway remnant parcels	NA	NA
2n	East of Highland & I-215 interchange	Commercial	NA	Commercial (Potential entry improvements)
2o	South of 2n	Industrial	NA	Commercial
2p	North of Baseline, west of E Street	Mostly Residential Urban, small pockets of Residential Medium (8-12 du/ac)	NA	Residential Medium Low (2-3 stories)
2q	North of Baseline, east of D Street	Mostly Residential Residential Medium, small pockets of Residential Urban (8-12 du/ac)	NA	Residential Medium Low (2-3 stories)
2r	SW Highland/I-210 intersection	West: Residential Medium High; East (majority of prop): Commercial	NA	Approved project: Commercial



- 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



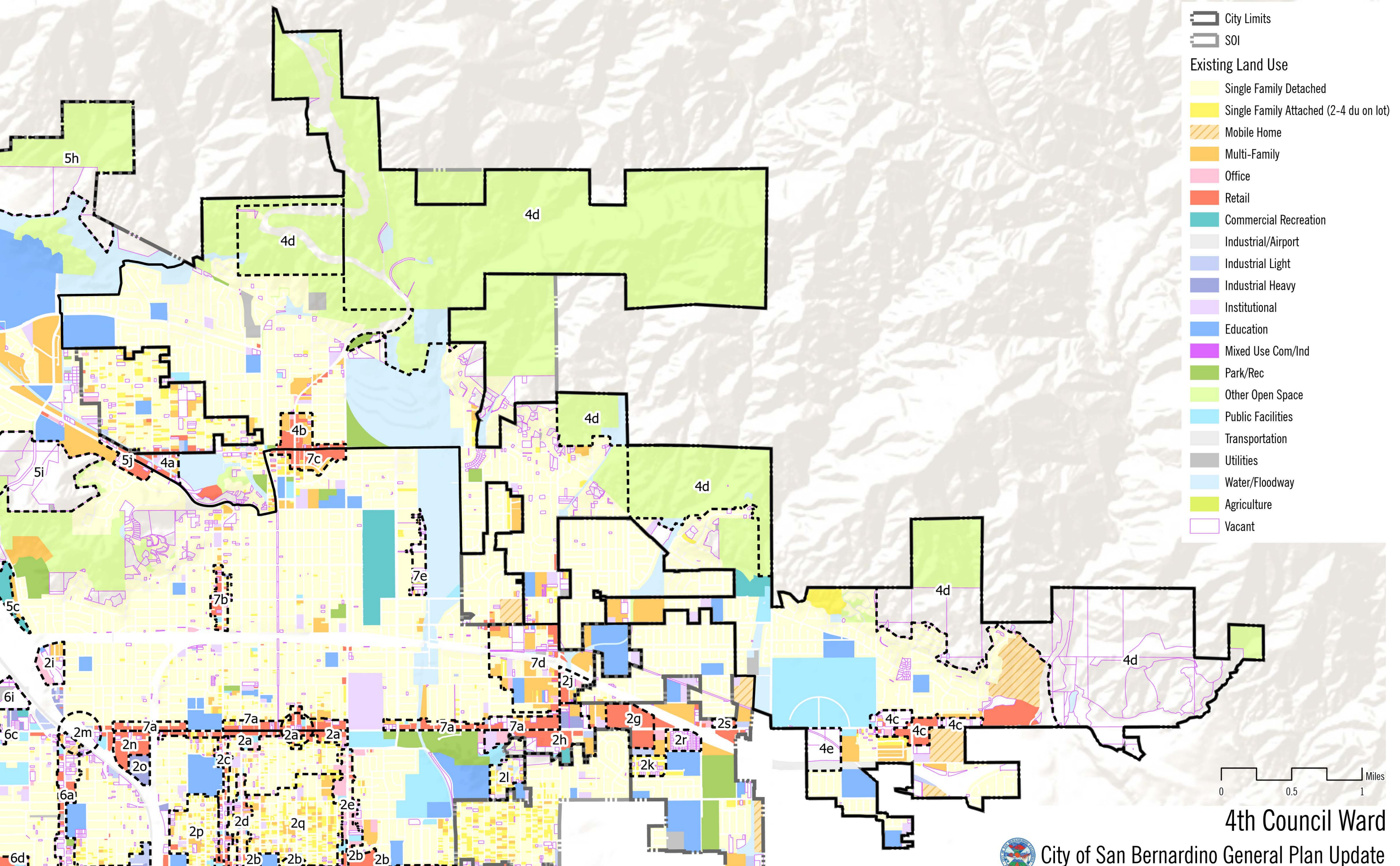
3rd Council Ward



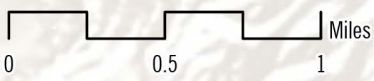
## WARD 3

Focus Area	Location	Zoning	Public	GPAC Recommendations
3a	Mt Vernon, betw Mill St and Rialto	Commercial	Commercial Neighborhood Commercial Pedestrian Residential Mixed Density Residential High	Mixed Use Corridor: Policies to require ground level commercial at Mill and Rialto intersections and encourage development of neighborhood-serving uses
3b	E Street, north of Mill	Commercial Central City	NA	Mixed Use/Stadium District ( sports, entertainment, supporting uses, and Residential High)
3c	E Street, btw Lytle Ck & Santa Ana River	Commercial Central City	Mixed Use/Housing	Commercial District: transit-oriented uses; emphasis on entertainment uses in southern portion
3d	West of Stadium, north of Mill	Commercial Central City (existing mix of commercial, industrial, and vacant)	NA	Mixed Use/Stadium District ( sports, entertainment, supporting uses, and Residential High)
3e	West of Valley College	Neighborhood Commercial	College related housing	Residential Medium (Multi-Family Low, up to 24 du/ac)
3f	Southeast E St & railroad corridor	Heavy Commercial	NA	Smaller scale industrial buildings; incubator uses, arts facilities
3g	West of I-215n south of Mill St	Industrial, small pocket of Residential Medium	Mixed Use District Commercial Pedestrian Commercial Neighborhood Residential High	Mixed Use District (limited industrial)
3h	Various west of Airport, pockets of housing	Industrial	Residential Mixed Density Residential Single Family	Industrial (Airport noise and flight impact area)
3i	South of I-210, east of Waterman (res pocket)	West: Regional Commercial East: Industrial	NA	Residential Medium
3j	Resid pocket, west of Allen Street	Residential Medium (8-12 du/ac)	NA	Residential Medium
3k	NA			
3l	Commercenter	Regional Commercial	Mixed Use (add housing)	Regional Commercial
3m	East of Commercenter	West: Res Medium High (8-24 du/ac) Residential Urban (8-12 du/ac) Residential Medium (8-12 du/ac)	NA	Frontage on east side Tippecanoe: Commercial Remainder: Residential Medium (Multi-Family Low, up to 24 du/ac)
3n	NA			





- 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



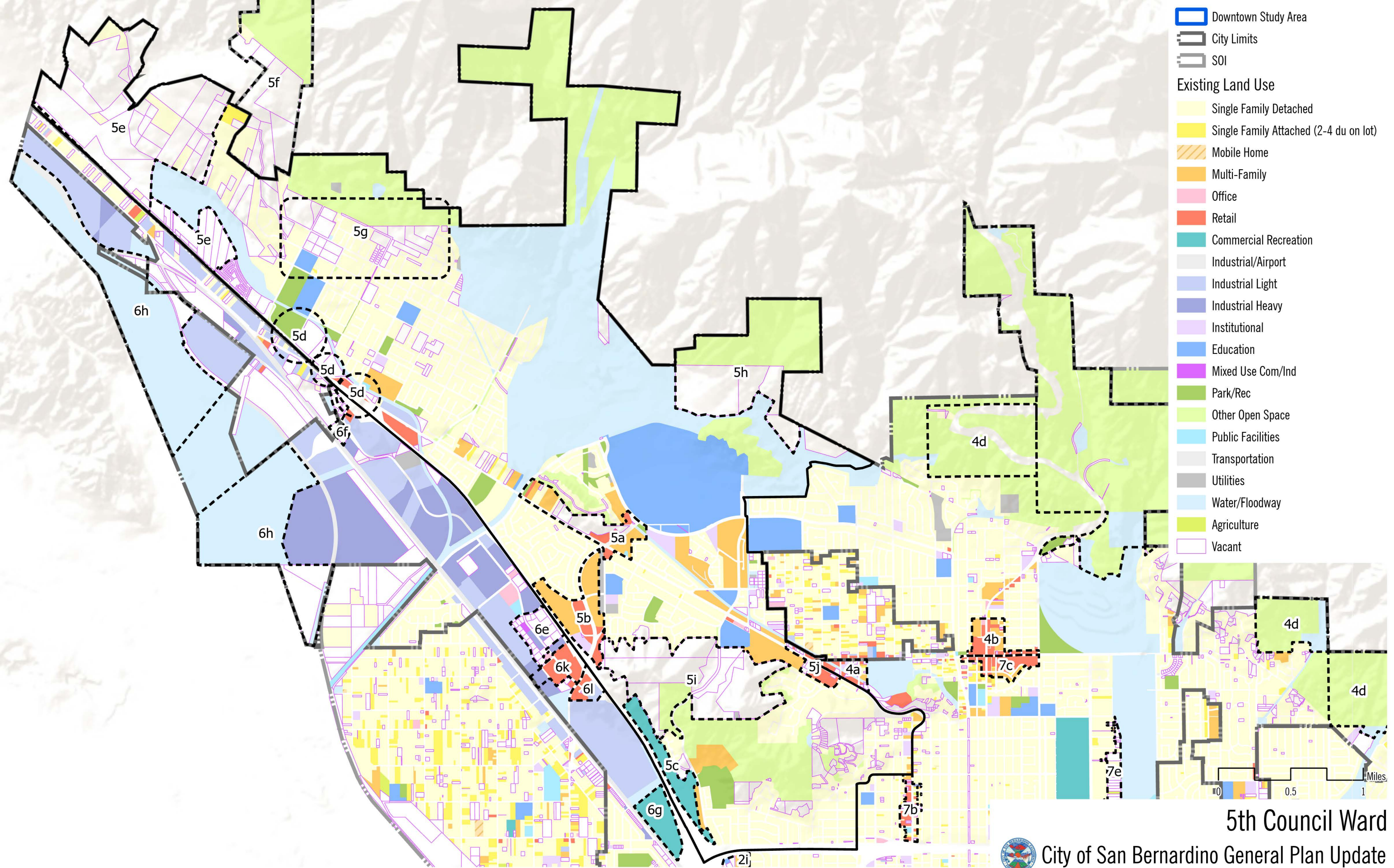
4th Council Ward



## WARD 4

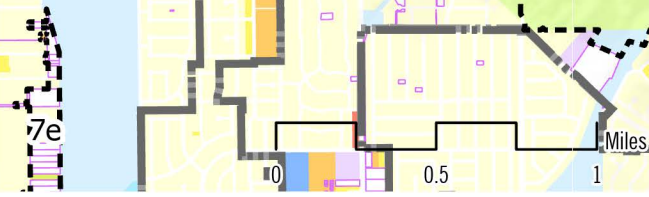
Focus Area	Location	Zoning	Public	GPAC Recommendations
4a	40th & Kendall	Commercial, with Residential Medium pocket	Mixed Use Center Residential Medium Residential Medium-Low Commercial Pedestrian	Commercial Neighborhood Center, with Residential Medium pocket on H Street
4b	40th & Sierra Way*	Commercial, with Residential Medium at "edges"	Residential Medium Commercial Neighborhood Commercial Highway	Commercial Neighborhood Center, with Residential Medium on "edges"
4c	East Highland	Commercial	Mixed Use (Vertical) Mixed Use with central park Residential Medium	Mixed Use Corridor; Commercial with Residential Medium infill on vacant properties
4d	Foothill vacant properties	Residential Low (3 du/ac)	Rural Residential Open Space	Privately owned properties: Residential Rural (1 du/ac) Publicly owned properties: Open Space
4e	South side Highland	San Manuel Tribe ownership	NA	NA





- 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
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- Park/Rec
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- Vacant

5th Council Ward

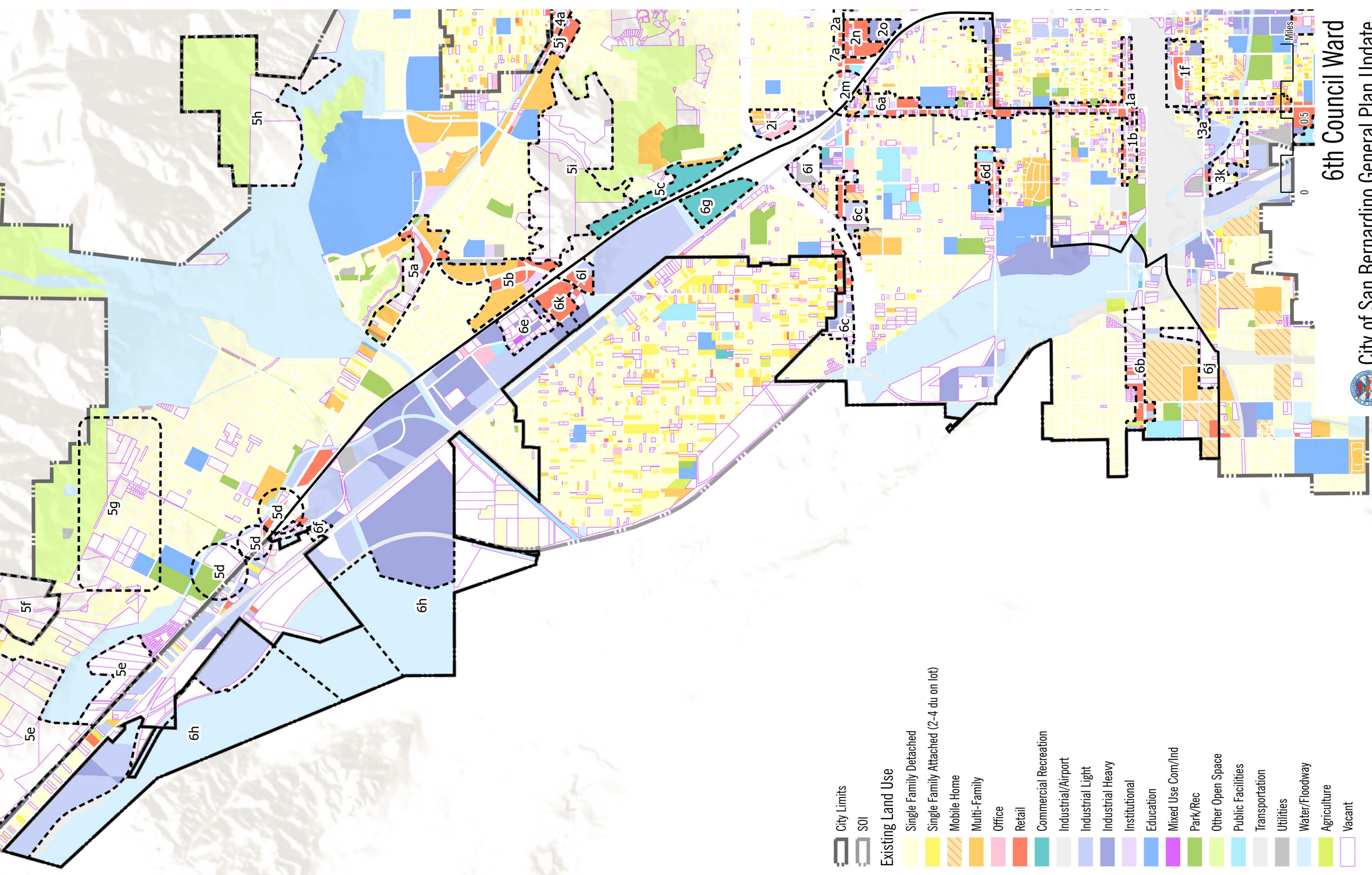




## WARD 5

Focus Area	Location	Zoning	Public	GPAC Recommendations
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) Residential Estate (1 du/ac)	NA	Mix of Residential Low (3.1 du/ac) or Residential Estate (1 du/ac) per existing zoning
5f	Foothills	Spring Trails Specific Plan	NA	Residential Estate (1 du/ac)
5g	Foothills	Residential Low (3.1 du/ac)	NA	Residential Low (3.1 du/ac) per existing zoning
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





- 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
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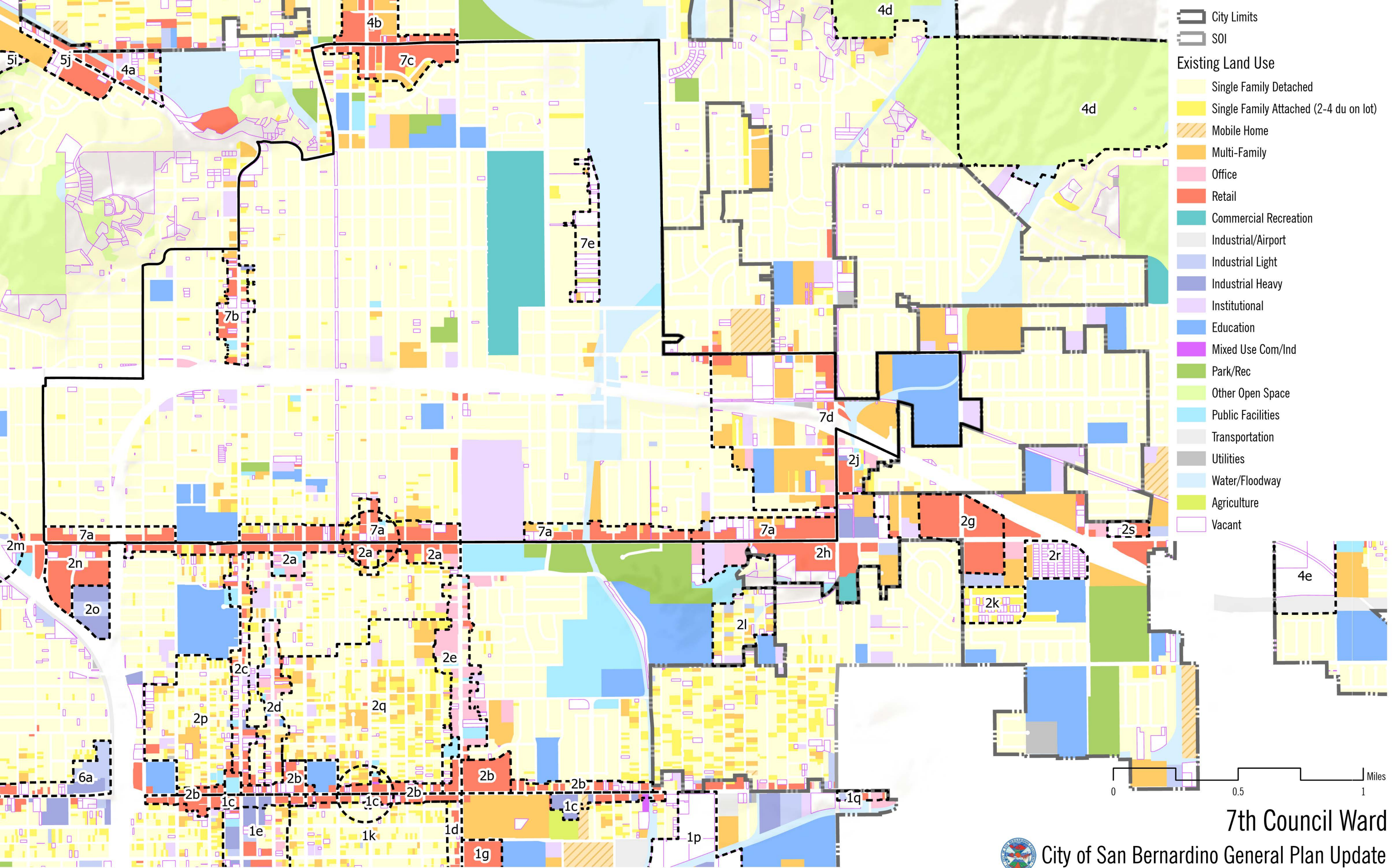




## WARD 6

Focus Area	Location	Zoning	Public	GPAC Recommendations
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 (per zoning) South of Highland: Residential Medium (per zoning)
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	GPAC Recommendations
	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)



- City Limits
- SOI
- Existing Land Use**
- Single Family Detached
- Single Family Attached (2-4 du on lot)
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- 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

0 0.5 1 Miles





## WARD 7

Focus Area	Location	Zoning	Public	GPAC Recommendations
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>	Commercial on Del Rosa frontage; Maintain existing designations on other properties