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IV
LAND USE
ELEMENT

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EXECUTIVE SUMMARY

A. Amendment Overview

The Upland General Plan Program amends the Land Use and Circulation Elements of the General Plan. The General Plan has been prepared to include the following:

Introduction and Background

Presents background data and existing conditions survey.

Determinants of Land Use Issues

Identifies existing or potential conditions that require action through the General Plan process.

Relationship to Other Elements

Explains the functional relationship of Land Use and Circulation Elements to the other required elements included in the General Plan.

Description of Land Use Categories and Roadway Descriptions

Discusses the General Plan land use designations and roadway rights-of-way.

Map

Provides a graphic representation of the Land Use and Circulation Elements of the City of Upland General Plan.

Goals and Strategies

Establishes the goals and strategies for each issue topic.

Implementation

Presents the planning policies, regulatory actions, and City programs for the Land Use and Circulation Element of the City of Upland General Plan.

B. Issue Format

The need to address substantive land use issues in Upland offered the City an opportunity to organize the General Plan in an issues format. The General Plan review process was designed to identify critical issues of interest throughout the City.

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The General Plan process included three community workshops and a series of Planning Commission and City Council public workshops to elicit public input. Surveys of existing conditions and land use analyses were also conducted. At the end of this process, the concerns identified by the citizens were categorized by issue and addressed by implementing strategies in each element of the General Plan.

An issue is defined as an existing or potential condition that is important to the well-being of the City and requires that some action be taken. The issues presented in the General Plan included neighborhood protection, housing opportunities, historical preservation, economic development, commercial revitalization, industrial development, and circulation.

The proposed General Plan Program policies are the options available that best carry out the primary goals of the plan--to reinforce quality residential uses in Upland and provide for a mixture of supporting commercial and regional/commercial/industrial uses to expand economic opportunities for the residents of Upland.

C. Implementation Guidance

Each element contains a series of General Plan implementation measures, which are actions, procedures, or techniques that carry out the General Plan strategies.

The programs contained in the Upland General Plan Amendment encompass a broad range of actions which implement the strategies of each element.

- Programs which are currently being implemented by the City and will be continued;
- Modifications of existing programs, with little or no fiscal impact on the City;
- Proposed new programs.

Of these, some are mandated by State law (e.g. zoning, CEQA review, and housing programs). Others account for plan policies which, while they may be contained in a State-mandated element, are not necessarily mandated actions by the City. Unless otherwise noted by State law, each and every implementation measure listed in the General Plan Amendment is not to be construed as mandatory, but only as guidance for the City in accomplishing the goals and strategies of the General Plan Amendment.

D. Planning Issues

The General Plan Program addresses the Land Use and Circulation Element issues which are required by State law.

The *Land Use Element* designates general distribution, location, and extent (including standards for population density and building intensity) of the uses of land for housing, commercial, industry, public buildings and grounds, open space/recreation, special uses, and other categories of public and private uses

The *Circulation Element* identifies the general location and extent of the existing and planned transportation network, including: highways, streets, pedestrian paths, bikeways, air transport, buses, rail, and para-transit services.

Both the Land Use and Circulation Elements address relevant issues, recommended in the State's advisory guidelines. The Upland General Plan Program addresses each issue specified by State law.

Issues relevant that are addressed in this General Plan include the following:

- Protection of the viability and stability of residential neighborhoods.
- The necessity to implement programs and policies to maintain and increase opportunities for provision of affordable housing in the City.
- Preservation of the integrity of historically significant neighborhoods throughout the City.
- The amounts and types of non-residential land uses which are feasible for short- and long-term development in the City.
- The recognition that commercial revitalization is necessary to update the declining Seventh Street commercial area.
- Industrial revitalization potential for industrial properties located along the Ninth Street industrial corridor.
- The need to plan for unincorporated areas within the City's Sphere of Influence that are reserved for potential annexation to the City.
- Development of a transportation system that will support the comprehensive goals of the region.
- Creation of a balanced transportation system that both supports, and is integrated with, planned land uses.
- Protection of residential neighborhoods from traffic intrusion while accommodating local and through traffic.
- Development of a transportation system that is financially, legally, and politically feasible; has broad public support; and has a commitment to its implementation by elected officials and those providing transportation services.
- Efficient use of existing transportation facilities.

E. Amendment Characteristics

After thorough analysis of issues related to the City, specific topics were chosen from which the Land Use and Circulation Amendments evolved. Each amended element contains specific goals and strategies organized by issues and includes implementation measures to attain achievement of the goals and strategies. The following presents an overview of the fundamental components of the Land Use and Circulation Elements directed at improving the quality of life in the City

Land Use Element

The Land Use Element contains updated estimates of current land uses in the City. The Amended Land Use Element also describes the proposed land use pattern and distribution for the community. Single-family residential land uses are anticipated to continue as the predominant land use in the City. Additional emphasis is placed on policies that promote economic development programs.

Circulation Element

The updated Circulation Element responds to changes in the amended Land Use Element plan and reflects changes that have occurred to the circulation network and transportation policies since adoption of the 1982 Circulation Element. Several roadway segments are redesigned or reclassified to better reflect existing and proposed land uses and traffic conditions. All segments of the transportation network are planned to accommodate existing and ultimate development patterns of the Upland community. At the same time, the transportation network is designed to accommodate inter-city through-traffic and to comply with regional transportation goals.

Element Format

Each amended Element (Land Use and Circulation) is formatted to include the following:

Current Conditions

This section supplies information for the General Plan Amendment that pertains to existing conditions throughout the City.

Determinants of Land Use/Circulation Issues

This section is a description of the issues that were identified by residents during the public-participation issues identification process.

Relationship of Other Elements

This discusses each element's relationship to the other elements in the General Plan.

Land Use and Zoning Inconsistency

This section is unique to the Land Use Element and discusses the relationship between the Amendment and zoning within the City

Interpreting the Map

This section is located in the Land Use Element. It aids the reader with an in-depth description of the map and how it should be read.

Land Use Categories/Circulation Plan

These sections outline the new type of land use categories and Circulation Plan descriptions. They offer detailed descriptions of all categories.

Goals and Strategies

This section of each element is the basis of the policies that are recommended in the amendment. They are broken down by issues which were identified during the community participation process.

Implementation Programs

This section serves as the basis from which the goals and strategies can be implemented.

