

LAND USE ELEMENT

A. Introduction and Background

Current Conditions

Existing Conditions

The City of Upland consists of approximately 15 square miles of land generally bounded by the San Gabriel Mountains on the north, Grove Avenue and the City of Rancho Cucamonga on the east, the San Bernardino (I-10) Freeway on the south, and the Los Angeles County line on the west.

An additional 2.75 square miles of land is located in three unincorporated areas which are within the City's "Sphere of Influence;" (i.e., areas which the Local Agency Formation Commission [LAFCO] has designated, for the purposes of comprehensive planning, as being reserved for potential future annexation to the City). These areas are described as follows:

- **Area 1:** San Antonio Heights: an irregularly shaped area of about 2.1 square miles located immediately adjacent to the City's north city limits and being bounded on the north by the south boundary of the Angeles National Forest, by the Rancho Cucamonga city limits on the east, and by the Los Angeles County line on the west.
- **Area 2:** An irregularly shaped area of about .07 square miles being generally bounded by Benson Avenue on the east, Central Avenue on the west, the Upland city limits on the north, and the Montclair city limits on the south.
- **Area 3:** An irregularly shaped area of about .58 square miles being generally bounded by Foothill Blvd. on the north, Arrow Highway on the south, Benson Avenue on the east, and the Los Angeles County line on the west.

The planning area for the City of Upland, therefore, encompasses a total area of approximately 18 square miles. The land use map of the General Plan; as amended periodically since its adoption in 1953 in order to keep pace with contemporary planning goals, objectives, and policies; depicts the current planned location and distribution of major land uses within the City and its unincorporated sphere.

Planning Terms

The City of Upland General Plan Land Use Element describes broad categories of "land use." A General Plan designation refers to the broad category of land use planned or designated for areas throughout the City.

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EXHIBIT 2 Existing Land Use

<i>Land Use Category, Used in Survey</i>	<i>General Plan Designation in Land Use Element (Equivalent Category)</i>	<i>Number of Acres (from Parcel Map)</i>	<i>% of Total Land Surveyed</i>
Vacant Land/Non-Taxed	Varies	2,236.77	28.44
Single-Family Residential	Low-density Residential (LDR: 4-6 du/ac)	3,384.5	43.05
Single-Family Residential with 2 nd Unit	Low-density Residential (LDR: 4-6 du/ac)	43.42	.55
Duplex/Triplex Residential	Low-density Residential (LDR: 4-6 du/ac)	16.19	.02
Multi-Family Residential (4-6 DU)	Low-density Residential (LDR: 4-6 du/ac)	51.72	.65
Multi-Family Residential (6+ DU)	Medium-Density Residential (MDR: 7-12, 7-20, 7-30 du/ac)	295.53	3.75
Condominium	Low-/Medium-Density DU Residential	170.84	2.17
Mobile Home Park	Medium-Density Residential	62.32	.79
Small Office	Commercial and Professional	157.03	1.99
Medium Office	Commercial and Professional	.27	
Large Office	Commercial and Professional	-0-	-0-
Retail	Commercial and Professional	355.82	4.52
Parking	Highway Related	9.82	.12
Hospital	Special Land Uses	2.82	.0003
Light Industrial	Light Industry	817.83	10.40
Heavy Industrial (includes Flood Control and Easements)	Heavy (general) Industry or Public Facilities for Flood Control and Easements	4.55	.0005
Public	Public Facilities	9.43	.11
Church	Public Facilities	73.94	.94
Airport		71.29	.90
TOTAL LAND IN SURVEY:		7,476.82	98.40

Some land parcels are not used for the planned purposes as described in the "land use category" within the General Plan. To avoid confusion, in this document the term "existing land use" will refer to the actual use of a parcel whereas the term "General Plan designation" will refer to the planned "land use category" as shown on the General Plan Land Use Map.

In contrast, zoning refers to particular land uses which are legally permitted or prohibited on any given parcel of land. Zoning is the method the City uses to control land uses in accordance with planned goals and policies. In some instances, a particular parcel will have been planned for one category of land use by its General Plan designation, but zoned to a category which is in conflict. This situation is inconsistent and may be corrected by changing either the General Plan land use designation, which requires an amendment to the General Plan, or the zoning, which requires a zone change. An analysis of conflicts that will occur between General Plan designations and zoning is included.

An additional type of conflict in land use occurs when a parcel is used for a purpose that is non-conforming. A non-conforming use refers to a situation where the existing land use is prohibited by the current zoning for that parcel.

Existing General Plan Designations

The Upland General Plan Land Use Map shows the geographic distribution of various planned land uses in the City. The Alternatives Map shows the current distribution of General Plan designations for Upland. The Upland General Plan Land Use Summary (See Exhibit 1) provides a summary of information about the existing General Plan designations. The Upland Land Use Element discusses the percentage of each category that has been allocated to each designation.

The northern quadrants are designated primarily as low-density residential, in keeping with the more steeply sloping terrain (northward toward the San Gabriel Mountains). Low residential densities are encouraged in the north portions of the City in order to minimize the impacts on the physical infrastructure (such as municipal water, sewer, storm water disposal, and circulation systems). Generally, it is more difficult and costly to construct infrastructure in a hillside environment. The southern areas of the City, in contrast, have been planned to accommodate higher densities of residential uses where infrastructure costs would be the least expensive.

Residential land uses are the largest category of land uses currently planned for the City. This includes 55.5 percent of total land area, or about 4,253.81 acres. Categories of residential uses are based on the density of families or dwelling units permitted on each net acre of land. There are 3,727.68 acres (48.1 percent) designated for single-family residences and

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526.13 acres (7.4 percent) for multi-family residences. The predominant residential land use in the City is for low-density, single-family residential. The General Plan also includes 143.29 acres (1.8 percent) for a mid-density, small-lot single-family designation and 112.70 acres (1.5 percent) with a single-family residential mobile home park designation.

The next largest distribution of general plan designation is for commercial uses, which makes up a total of 544.75 acres in the various categories. This represents a total of 7.1 percent of land use. Industrial uses account for 268.33 acres in the City, or 3.5 percent of land uses.

The City has allocated 2,096.35 acres (28.3 percent) to special uses that include the Lakes Specific Plan and the Upland Country Club (624.98); the hospital (21.13 acres); Cable Airport and the proposed Route 30 Freeway reserved right-of-way (99.98). The land use table shows that 696.88 acres (9%) are allocated to public facilities which include government buildings, schools, parks, open space and flood control.

The City also includes 1,511.52 acres of unincorporated area within its Sphere of Influence. San Antonio Heights is comprised of 990.22 acres of low-density single-family uses, 3.99 acres of neighborhood commercial, and 147 acres of open space uses. The areas located on the western boundary of the City (369.95 acres) are designated for special uses including commercial/industrial mixed use and institutional uses. These are currently designated as specific plan overlay areas.

Existing Land Use

The County of San Bernardino Mapping Division has completed a land use survey of the County on a parcel-by-parcel basis. The land uses were characterized based on the County's land use code categories.

Some allowances need to be made for differences in land use categories and methodology for digitizing the parcel information. The summary of information on existing land use is shown on the Upland General Plan Land Use Summary. (See Exhibit 2.)

According to the data collected, most of the land in the City is used for residential uses (3,427.92 acres, or 43.05 percent of the land surveyed). The next largest category of land included vacant or non-taxed land (2,236.77 acres, or 28.44 percent of the land in the City). This category includes public owned properties, open space land, flood control, water recharge areas, and mineral resource areas. Industrial uses comprise 822.38 acres (10.40 percent); 817.83 acres are committed to light industrial uses, and 4.55 acres are occupied by heavy industrial uses.

Office and retail uses are currently located on 513.12 acres of land (6.51 percent). These uses include small office (157.03 acres, or 1.99 percent), medium office (.27 acres), and retail uses (355.83 acres, or 4.52 percent). The City has 71 acres of land (.90 percent) committed to airport uses. The balance of the land surveyed includes parking (9.82 acres), and special and public facilities including San Antonio Community Hospital, churches, and public owned buildings.

B. Determinants of Land Use Issues

Discussion of Issue Topics and Conclusions

Proposed land uses have been generated in response to a number of issues which relate to existing land use, circulation, and economic factors. The current single-/multi-family residential density trends and economic development potential of existing commercial and industrial uses serve as a foundation for the synthesis of land uses as proposed in this element. The issues addressed in formulating the land use plan involve a two-tiered approach. Base level analysis of existing conditions and development trends, current land use patterns, infrastructure capacity, environmental issues, fixed physical assets (roadways, rail rights-of-way, flood control channels) and opportunities and constraints determine base factors which have influenced the location, design, and extent of land uses in the community. The second-tier analysis involves an issue related approach to address the substantive land use and circulation questions specific to the City, which includes the following issues:

Neighborhood Protection

The issue addresses protection of desirable residential environments in the existing single-family areas of the City. In some areas, neighborhoods are declining and structures are characterized by poor physical condition. The effect of the distress, if not addressed, is to spread to an ever widening circle. The desire to preserve the historic character of the City is in conflict with the increasing deterioration of neighborhoods due to lax property management and practices.

The future viability and stability of residential areas in the City depends on effectiveness of measures taken to ensure compatible development, to encourage housing rehabilitation and eliminate blight, and to preserve existing desirable housing stock and historic structures. A number of these measures are incorporated into the formulation of the Land Use Plan and Map, including:

- Maintaining stable single-family neighborhoods through low-density designation.

- Revising current single-family density designations to six designations which clearly show how they should be used. Designations include 0-4 du/ac, 4-6 du/ac, 7-10 du/ac, and 8-14 du/ac Mobile Home Park, which clarifies how they should be interpreted in single-family residential areas.
- Locating medium-density land use designations in areas currently characterized by predominantly multi-family housing.
- Revising current medium-density land use designations to designations which include 7-12 condominium and 12-20 condominium; and 7-12 du/ac and 12-20 du/ac which clarifies how they should be interpreted in medium-density residential areas.
- Applying an historic overlay district designation in areas containing concentrations of historically significant structures.

Additional Housing Opportunities

The predominant neighborhood character of low-density, single-family homes and duplexes in the City has been impacted by the changing character of higher-density areas, the changing demographics of residents, the lack of zoning controls, a high degree of deferred property maintenance, and property owners who increasingly tend to be absentee landlords and speculators. The area of the City located south of 13th Street has also become a source of lower-cost housing within the City.

One community interest group favors the balance of the single-family character which currently exists. Another interest group in the community favors the increase of multi-family housing and other high-density residential development. Tensions between property owners and developers who want to maintain the existing stock of increased densities and other residents who wish to minimize additional multi-family development have surfaced.

Strategies which will result in sufficient residential uses for residents located in areas which are already predominantly multi-family are proposed. Implementation measures which separate such multi-family uses from stable residential and historically sensitive areas are incorporated in the implementation section.

The General Plan Amendment is a means to establish a specific housing policy direction for the area. Legally, the General Plan must provide the strategy for the provision of adequate and affordable housing for all economic population levels. The rehabilitation and preservation of existing affordable housing is important for the economic and social health of the City and for its ability to meet future housing needs.

The General Plan shall promote a strategy of overall community stability through land use designations and recommended goals and strategies.

Historic Preservation

The area south of Foothill Boulevard is one of the oldest residential and commercial areas in the City of Upland, providing a variety of housing types and building styles.

These residential neighborhoods contain a number of historically significant homes. The character and appeal of some of these neighborhoods is declining due to deferred maintenance or severely altered architectural style.

The preservation of historic resources will serve the interest of many factors of the community. An effective historic preservation program can contribute to a culturally richer community in the City. Through the preservation, rehabilitation, use, and reuse of culturally significant buildings, sites, and districts throughout the City, as established in Upland, residents can participate in the perpetuation of the City's heritage.

The implementation of historic preservation measures has the potential to strengthen economic vitality within the City through the general increase in property values, the stimulation of related investments in new construction and infill, and the increased tax revenues from property and sales tax.

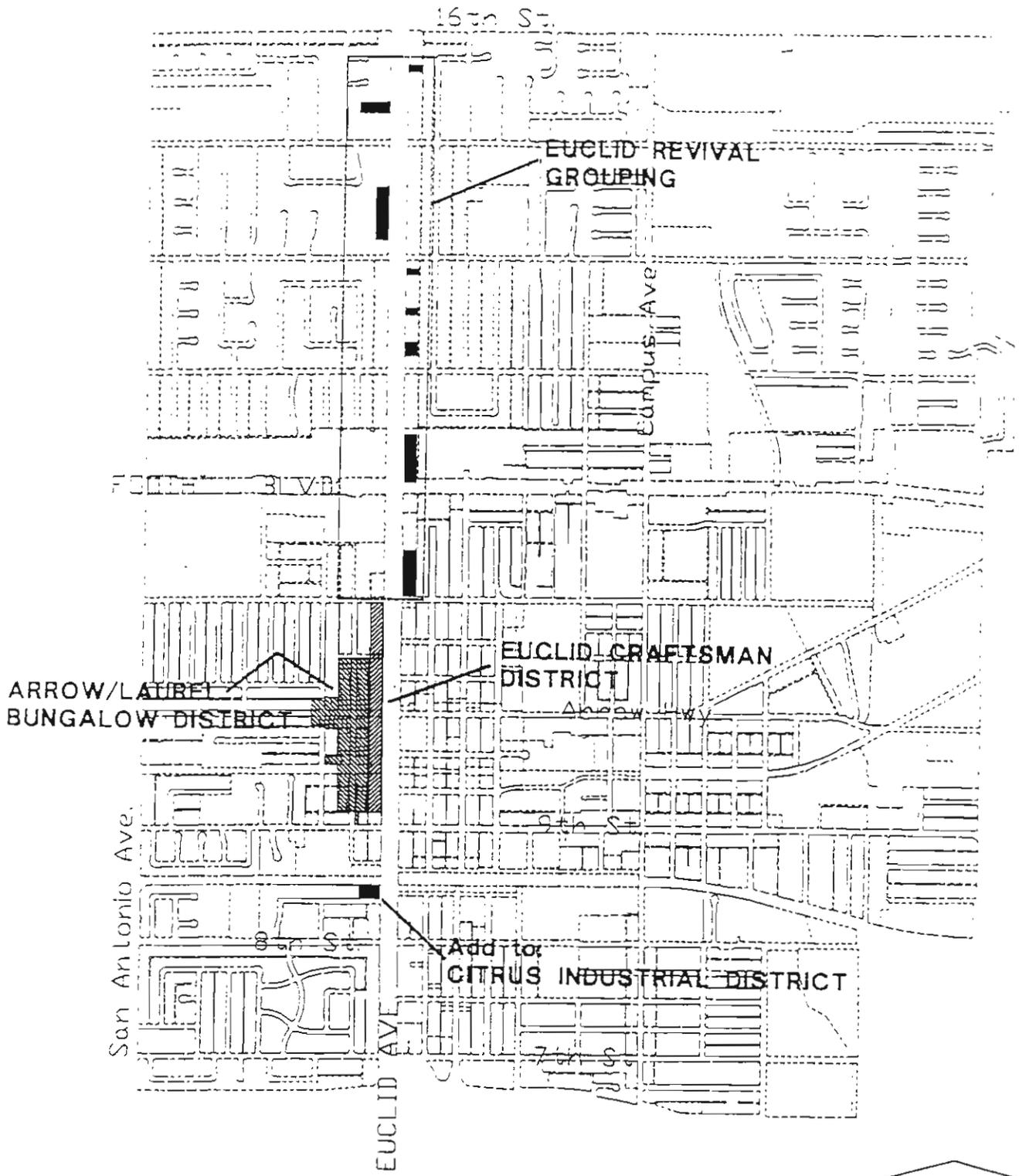
This General Plan Amendment establishes goals which uphold the preservation of historically significant structures and areas and recommends a number of development process actions and strategies, supported by implementation measures, to achieve these goals. (See Figure 3)

C. Relationship to Other Elements

As a comprehensive strategy for the management of a city's diverse physical, economic, and social resources, there is a high level of interrelationship among the topics and elements of the General Plan. The Land Use Element, through its text, diagrams, and land use map, incorporates most of the issues addressed in the other elements of the General Plan. The Land Use Element serves as the component which pulls all of the individual elements into a cohesive whole, reflecting the issues as presented in the other elements.

In this sense, the Land Use Element Amendment and Map provide the framework for establishing the City's future.

Figure 3
Upland General Plan Historic Districts



D. Land Use and Zoning Inconsistencies

The Land Use Map of the General Plan and the City Zoning Map are two district regulatory mechanisms. Although the two maps both depict location, density, and acreage requirements for each of the major urban land use categories; differences exist between the two maps.

The Land Use Map relates the Plan's policies and actions to general areas and locations in Upland. The Land Use Map is a graphic representation of the distribution of land use districts as forecasted to exist at a projected build-out period according to policies set forth in the General Plan.

The zoning map is a regulatory mechanism which dictates specific and immediate control of land uses and identifies distinct uses permitted within each zone. The zoning map depicts a specific location for each classification of land use and establishes space requirements and development standards applicable to each zone.

The land use map, which is general and conceptual in nature, is intended to serve as a guide to future growth management and the "vision" of the City. In contrast, the zoning map is intended to serve as an implementing tool of the General Plan.

State law, by its requirement "that zoning be in conformance with the General Plan," formally recognizes that the City's overall planning goals, objectives, and policies presented in the General Plan cannot be attained unless the regulatory mechanisms which establish specific development standards and restrictions for the location, distribution, scheduling, and maintenance of land uses also lead to their attainment.

There are areas within the City where current zoning will not result in land uses designated under the General Plan. The current zoning designations, in these instances, permit more intensive use of the land and increased residential density.

Under the Land Use Concept, areas will be created where the current zoning will not reflect the General Plan land use designations. A new residential General Plan designation: Single-Family Mobile Home Park; two commercial/industrial designations: Regional Commercial and Industrial/Artist Loft; and three zones regulated by a specific plan overlay provision: Institutional/Institutional(SP), Residential/Commercial (SP), and Commercial/Industrial (S) are created under the Land Use Element. When the General Plan amendment is adopted, current zoning will not be consistent with these new land use districts, and the role of zoning as an implementing tool of the General Plan will not be achieved. As the General Plan is not the regulatory document to make changes in the Zoning Code, it is recommended that, in accordance with State Law, a consistency zone change program commence within a specified period of time to rezone the temporary inconsistencies resulting from the General Plan amendment.

E. Interpreting the Map

The graphics of the General Plan Map must be consistent in the interpretation of the Plan's policies and actions to specific areas and locations within the City. The General Plan Map depicts parcel-specific land use districts developed through digitized mapping techniques. The land use map, along with the text, contains the types and intensities of land use, densities, and the conditions under which the uses are allowed.

The outlines of the land use areas are generally precise and definite. A straight definite line which is conterminous with the edge of a defined physical boundary such as a street, easement, channel, railroad right-of-way, parcel lot line, or other fixed and observable line indicates a definite boundary for the land use designations. Roads, alleys, and other accesses are contained within the adjacent land use category for purposes of mapping clarity. Existing public facilities such as schools, parks, and civic center facilities are shown on the General Plan Map as individual, separate land use designations. Proposed public facilities are indicated by the appropriate land use designation mapping category, as identified in the map legend.

F. Land Use Categories

The Land Use Element presents a mix of land uses which achieves the basic Land Use Element goals and strategies of preserving the integrity of the residential character of the community while providing opportunity for neighborhood commercial uses. The plan promotes single-family residential opportunities by modifying land uses in neighborhoods and converting mobile home parks to a new Single-Family Mobile Home Park 8-14 du/ac designation. Residential neighborhoods which have experienced a transition to higher-density neighborhoods are identified for medium-density multi-family residential uses. The development intensity of selected medium-density residential areas has been reduced through assignment of the medium-density 12-20 du/ac designation.

The unincorporated area located to the north of the City in Upland's Sphere of Influence remains classified as low-density, single-family residential (*0-3 du/ac*).

The Institutional/Institutional (SP) and Commercial/Industrial (S) designations are proposed for the western section of the City to encourage economic development activities as well as to expand the job base. The uses are designated with either a specific plan or special use permit overlay provision to maximize the potential for orderly commercial, industrial, residential, or mixed use development. An Industrial/Artist Loft mixed-use area has been added to promote artist/craftsman activities in the industrial parks.

The Neighborhood Conservation designations form a hierarchy of zones intended to conserve the Southeast Quadrant as a mixed-use neighborhood by preserving historic residential neighborhoods, encouraging retention of exiting businesses, and supporting expansion of existing commercial and industrial uses in selected areas. The new zones include:

- *Neighborhood Conservation*
- *The Neighborhood Business Specialty*
- *The Neighborhood Industrial (IN) Zone*

Overall, the Land Use Element increases compatibility between land uses throughout the City. The Land Use Element, as shown on the General Plan is comprised of six (6) major categories: Residential, Commercial, Industrial, Public Facilities, and Special Land Uses. All these categories are further divided according to more specific intensity information. The various land use categories used within the City are as follows:

Residential

Low- and medium-density residential land uses are expressed in terms of the number of families or dwelling units (DU) which are permitted on each acre of land as follows:

- *Single-family Residential 0-2, 0-3, 0-4, and 4-6 du/ac*
- *Single-Family Residential 7-10 du/ac*
- *Single-family Mobile Home Park 8-14 du/ac*
- *Multi-Family Condominium 7-12 du/ac and 12-20 du/ac*
- *Multi-Family Residential 7-12 du/ac and 12-20 du/ac*

Neighborhood Conservation

The Neighborhood Conservation designation for Ninth Street is intended to provide incentives for the residents and business owners to conserve the existing single-family character and preserve the historic resources of the Ninth Street Neighborhood. It is also intended to give assurances to existing businesses that they are welcome to continue operations in the area.

Commercial/Office

Highway Commercial

Those commercial uses that are conducive to highway uses for frontage or efficiency reasons, and those uses that are too intensive to consider for neighborhoods. However, minimum size increments of this land use category, subject to special use permit, may be an appropriate, innovative

approach for providing a variety of housing alternatives along commercial corridors.

Neighborhood Shopping Center

Those commercial uses that provide convenient shopping facilities for neighborhoods. These centers are generally sensitive to neighborhood concerns.

Commercial and Professional

These areas are preserved for the development of professional and administrative offices and related uses.

Central Trading Area

This designation identifies the historic central business district of Upland (Town Center). The area is intended to recognize the importance of the district and the unique character of the area and to encourage the preservation, enhancement, and revitalization of the area as a historic central business district. In addition to commercial types of uses, this designation allows for a limited amount of residential uses in low to medium densities. The uses are meant to mix together to create a vital historic community.

Office Only

This designation is specifically aimed at office use, and intends to limit the type of use to professional offices. The limitation would inhibit commercial uses that may not necessarily serve an office purpose. The main intent is to concentrate the areas that are designated for professional uses and therefore reduce the related impacts such as traffic.

Institutional/Institutional (SP)

This land use designation is intended to facilitate expansion and development of a range of institutional uses including religious or education centers, specialized housing such as senior and student housing, sports facilities or fields, libraries, classrooms, and student centers. The Specific Plan Overlay designation is applied to encourage a comprehensive planning effort.

Residential/Commercial (SP)

This designation is applied to the San Antonio Lakes Specific Plan Area and is intended to facilitate the development of high quality residential, commercial, and open space uses.

Commercial/Industrial Mixed Use (S)

This designation will accommodate a variety of industrial and regional retail uses and will support commercial activities to satisfy a range of shopping needs for residents of the community. It is also intended to encourage development of business in the City and to maximize the potential for job generation. Uses permitted under this category include commercial and industrial. Industrial uses would include: limited general industrial, manufacturing, assembly, warehousing, multi-tenant industrial, research and development, and airport-related uses. Commercial activities include: retail commercial and durable sales goods, tourist-related commercial, entertainment, recreational uses, administrative and professional offices, commercial activities, business support services, food establishments, and child care. Other uses would include: public facilities and institutional uses, as well as residential, subject to a reasonable minimum increment of land area as well as special use permit process. The Special Use Permit Overlay provision will apply to all parcels five acres and larger in size.

Transit Commercial

This designation identifies two areas: one is located immediately adjacent to the Central Trading Area and the Atchison Topeka and Santa Fe Railroad lines; and the second area is located between Euclid Avenue and Third Avenue along the Southern Pacific Railroad right-of-way. These areas are suitable locations for some type of commuter rail use. The intent is to preserve the land for commercial uses that support a transit station.

The Neighborhood Business Specialty

The Neighborhood Business Specialty designation in the Southeast Quadrant is intended to provide incentives for the residents and business owners to conserve the existing single-family character of the area. The objective of the zone is to provide development standards to maintain the quality of existing and future residential development. It is also intended to allow the existing design and construction-related specialized businesses to remain and expand. Design standards are included that require businesses to maintain the single-family residential character of the front building elevations, setbacks, and landscaping requirements.

The Neighborhood Industrial (IN) Zone

The Neighborhood Industrial (IN) Zone is intended to provide a location for industrial uses, offices, and support administrative services for industrial uses. The objectives and purposes of the Neighborhood Industrial (IN) Zone are:

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- To recognize that the City of Upland is very nearly built out and that future development within the City will occur primarily as infill and redevelopment;
- To provide a location for industrial uses, offices, and supportive administrative services for industrial uses essential to the development of a balanced economic base for the City of Upland;
- To provide a complimentary mix of employment and residential opportunities in the Southeast Quadrant of the City of Upland;
- To encourage small neighborhood business to thrive through the efficient, aesthetic, and desirable use of land by ensuring that development will be of high-quality character and compatible with existing surrounding properties and residential neighborhoods.

The Light Industrial-Neighborhood Designation

The Light Industrial-Neighborhood Designation is intended to provide for the development of industrial uses which include fabrication, manufacturing, assembly or processing of materials that are in already processed form and which do not in their maintenance, assembly, manufacture or plan operation create smoke, gas, odor, dust, sound, vibration, soot, or lighting to any degree which might be termed obnoxious or offensive to persons residing in, or conducting business in, either this or any other zone of the City. The Light Industrial-Neighborhood Designation is intended to encourage orderly and harmonious development in the mixed-use area of the City.

Light Industrial

These areas are appropriate for limited industrial operations such as research and development, processing, assembly, and/or storage of products and, in some instances, limited retail “on-sale” of such projects.

Industrial/Artist Loft

This designation is intended to facilitate the adaptive reuse of otherwise obsolete structures and to promote the growth of arts and crafts in the community. Older industrial buildings located on properties with non-residential land use designations may be converted into combined studio/workshop and living quarters for artists, artisans, and crafts persons engaged in activities commonly considered artistic in nature. This policy applies equally to new construction. The residential aspect of this use will be allowed only in combination with the individual studio or workshop space of the residents and is intended to provide an integrated working/living environment. Other uses such as galleries, restaurants, and the like, may be incorporated as deemed appropriate.

Public Facilities

This area is comprised of the Civic Center complex, schools, city and neighborhood parks, flood control channels, and reservoir uses.

Special Land Uses

These are areas located throughout the City with special characteristics such as scenic corridors; density bonus areas; or privately owned but publicly used (quasi-public) facilities such as an airport, hospitals, churches, golf courses, and electrical transmission lines.

G. Goals and Strategies

Goals and Strategies are intended to reinforce neighborhoods throughout the City to enable Upland to continue to function as a viable residential community and, at the same time, provide the mix of uses which ensures a high quality of life for residents.

In earlier years, the neighborhoods south of Foothill Boulevard were the foremost residential areas in Upland, providing housing of various types. Developments of the neighborhood in the northern part of the City became known for high-quality residential development; primarily large-lot, single-family properties. As other areas of the City developed, southern sections of the City began to recycle to higher-density residential uses. Over the years, some of the single-family structures have gradually declined as demographic composition changed, development regulation and zoning enforcement became lax, use designations conflicted, and deferred maintenance became more prevalent. Non-residential

land use viability has also declined in these areas over the years. The land use strategies of this plan are directed at the provision of opportunities to reinforce the low-density residential character of the area. The strategies are also directed at the recapturing of opportunities for commercial and industrial development and employment-generating uses which will attract revenue uses and attract small to midsize industrial uses.

Overall objectives of this Land Use Element include:

- Preserve and enhance single-family residential opportunities.
- Right-size the density/ intensity of multi-family residential areas to assure an adequate supply of single and medium-density housing city wide.
- Ensure that the quality of the existing mixed-use development is maintained throughout the City.
- Cluster office development to maximize architectural, site planning and streetscape design potential.
- Enhance and revitalize the older commercial and industrial areas in the City.
- Condense and recycle industrial areas in the western portion of the City to more compatible land use designations.
- Maintain neighborhood commercial support for the residential population.
- Improve the quality of site development and construction.
- Implement historic preservation strategies to help reinforce cultural resources, identity, and opportunities in the community.
- Increase compatibility between residential land uses and their abutting commercial and industrial uses.
- Promote the creation of professional and skilled employment in the City.

The following goals and strategies were chosen for this Upland General Plan Amendment.

ISSUE ONE

HOW CAN A DESIRABLE RESIDENTIAL ENVIRONMENT BE PROTECTED IN EXISTING SINGLE-FAMILY AREAS?

Goal 1A

Preserve and maintain the predominantly low-density residential character of the community.

Strategies

Designate land currently developed with a stable, low-density residential use for continued low-density residential uses, unless conversion to another use is provided for by the strategies of this plan.

Ensure that the type and quality of housing adjacent to existing low-density residential development is compatible and provides reasonable continuity with the existing uses through the establishment of land use designations.

Permit the development of single-family residential units designated for a minimum of 3,727.68 acres within the City.

Develop "neighborhood plans" to establish improvement programs and to control the development of land uses which may adversely impact the character of low-density residential neighborhoods. (Refer to Goal 1D.)

Redesignate permitted General Plan residential densities for selected areas with the creation of the Single-Family Mobile Home Park Zone 8 to 14 du/ac (112.70 acres) land use designation and the balancing of mixed-density use areas with low-density designations.

Restrict single-family uses from non-residential zoning districts.

Goal 1B

Guide the orderly development of older residential areas where preservation and enhancement of the existing housing stock is desirable and economically feasible.

Strategies

Improve the visual quality of individual neighborhoods through a city-wide program of beautification.

Apply an historic overlay district designation in areas containing a concentration of historically significant structures.

Establish an ongoing design review process with specific design criteria to guide compatible development within historic districts.

Goal 1C

Create cohesive neighborhoods with compatible land use patterns.

Strategies

Allocate medium-density land use designations to areas currently characterized by predominantly multi-family housing.

Maintain the existing mixed-use character of the City through establishment of a non-conforming use provision in the zoning regulations.

Revise low- and medium-density land use designations to clarify the manner in which they are to be interpreted in mixed use areas.

Establish guidelines for low and medium-density development in selected mixed use neighborhoods.

Encourage maintenance and repair of multi-family units in single-family zones throughout the City that is consistent with established guidelines for medium-density development.

Protect multi-family housing units at lower intensities by redesignating high-density residential areas to a medium-density residential designation of 12-20 du/ac.

Revise development standards to minimize adverse impacts on adjacent single-family uses in zoning districts consistent with medium-density land use designations.

Designate appropriate areas to meet the demand for diverse types of housing, with properly related amenities and facilities.

Establish an ongoing design review process with specific design criteria to guide compatible development within mixed density residential areas.

Multi-family residential projects should, through the application of state-of-the-art site planning techniques, provide an efficient, desirable residential environment for inhabitants of the project and enrich the visual quality of the City.

Goal 1D

Eliminate blight and declining physical conditions in study area.

Strategies

Develop "neighborhood plans" to put into motion improvement strategies consistent with the objective to create a desirable residential character in the City. Such plans could include:

- Code enforcement programs to increase the standard of property maintenance.
- Housing rehabilitation and neighborhood improvement programs financed through the Community Development Block Grant Program (CDBG).

Create historic districts, incentives for historic preservation, or conservation zones.

Maintain and enhance planning review procedures to ensure the continued functional and aesthetic consistency of development with community, environmental, social, cultural, and economic goals and strategies.

Goal 1E

Promote neighborhood pride and identity through supportive planning programs.

Strategies

Establish a neighborhood organization to assist in the development, promotion, and implementation of the neighborhood plan(s).

Develop citizen awareness programs and provide of educational material for housing rehabilitation incentives and governmental support in historical districts.

