

## **PLAN ALTERNATIVES**

1. Existing General Plan
2. Neighborhood Conservation
3. Increased Economic Development
4. Community Land Use I
5. Community Land Use II

The proposed General Plan Land Use concept evolved through a community involvement program. A series of three meetings were held to identify community issues and develop land use alternatives that would respond to those concerns that were identified as a top priority of Upland residents.

### **A. Guiding Assumptions**

To identify the General Plan policies that will direct the future development pattern and mix of Upland's land uses, six underlying assumptions about the future of Upland were agreed on by the community through a community consensus process. The participants in plan development agreed that all land use alternatives considered during the General Plan review process should be consistent with the following assumptions:

- Upland will be a predominantly low-density residential community.
- Community and neighborhood values will not be compromised by new development.
- Upland is not likely to become a major regional retailing or employment center.
- Additional economic development in Upland can take place in selected parts of the City.
- California is changing, and these changes will affect Upland and its neighborhoods.
- Transportation and air quality concerns will increasingly affect land use planning and lifestyles of Upland residents,

Five alternatives (Exhibit 2) have been identified which include the existing General Plan buildout scenario, a neighborhood conservation scenario which focuses on preservation of residential neighborhoods, an increased economic development scenario which emphasizes attracting and expanding revenue

## LAND USE ELEMENT

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generation and land uses to the City, and two community land use alternatives which include citizen recommendations that resulted from public workshops, Planning Commission, and City Council meetings.

### B. Alternative 1: Current General Plan

The current General Plan was adopted in 1980 and has been amended a number of times, most significantly for the Southeast Quadrant General Plan Update in 1990. The goal of the Land Use Element of the Current General Plan is to "protect and enhance the character and image of the community as a predominantly low-density suburban residential community compatible with its natural environmental setting."

The alternative would result in a buildout scenario characterized by a mix of land uses consisting of single- and multi-family residential, commercial, and industrial.

The Upland General Plan Land Use map shows the geographic distribution of various planned land uses in the City. Upland General Plan Land Use Summary (See Exhibit 3) provides a summary of information about the existing general plan designations. The Upland Land Use Element discusses the proportions of each category that have been allocated to each designation.

The northern quadrants are designated primarily for 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 56.51 percent of total land area, or about 4,236.05 acres. Categories of residential uses are based on density of families or dwelling units permitted on each net acre of land. There are 3,517.13 acres or 46.92 percent designated for single-family residences; 718.69 acres (9.58 percent) for multi-family residences. The predominant residential land use in the City is 3,464.25 acres (46.21 percent) for low density single-family residential. 4,148.79 acres (52.8 percent) is single-family residential use. The General Plan also includes 53.11 acres (0.7 percent) of a mid-density small lot single-family designation.

The next largest distribution of general plan designation is for commercial uses, which makes up a total of 827.45 acres in the various categories. This represents a total of 11.03 percent of land use. Industrial uses account for 479.74 acres in the City, or 6.3 percent of land uses.

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## EXHIBIT 3 General Plan Alternatives Land Use Summary

Land Use Summary Within City Limits					
Land Use Categories	Alt. I	Alt. II	Acres Existing General Plan	N.C.	E.D.
<b>Single-Family Residential</b>					
0-2, 0-3, 0-4 du/ac	2,379.08	2,379.08	2,389.72	2,389.72	2,389.72
4-6 du/ac	996.62	1,046.43	1,074.53	1,032.59	1,005.59
7-10 du/ac	83.76	126.65	53.11	51.84	51.84
7-12 du/ac Condominium	159.12	159.12	0.00	9.13	0.00
12-20 du/ac Condominium	39.78	20.64	0.00	2.92	2.92
Mobile Home Park	112.70	112.70	0.00	0.00	0.00
<b>Total</b>	<b>3,771.06</b>	<b>3,844.62</b>	<b>3,517.36</b>	<b>3,486.20</b>	<b>3,450.07</b>
<b>Multi-Family Residential</b>					
7-12 du/ac	33.10	12.60	106.54	245.12	245.12
12-20 du/ac	333.49	349.98	325.42	428.96	435.92
7-30 du/ac	0.00	0.00	286.73	0.00	0.00
<b>Total</b>	<b>366.59</b>	<b>362.58</b>	<b>718.69</b>	<b>674.08</b>	<b>681.04</b>
<b>Commercial</b>					
Highway Commercial	322.67	287.73	397.82	397.82	405.55
Regional Commercial	264.97	264.97	0.00	0.00	0.00
Office Professional	43.90	43.90	45.45	50.45	53.70
Commercial Professional	26.77	26.58	30.07	30.07	36.82
Transit Commercial	15.53	15.53	15.53	15.53	15.53
Neighborhood Commercial	34.45	34.81	46.12	37.12	37.12
Central Trading	69.37	69.37	56.76	56.76	80.61
Airport-Related Commercial	0.00	0.00	235.70	235.70	235.70
<b>Total</b>	<b>777.66</b>	<b>742.89</b>	<b>827.45</b>	<b>823.45</b>	<b>865.03</b>
<b>Industrial</b>					
Light Industrial	348.64	348.64	479.74	427.58	437.01
Industrial/artist Loft	12.43	12.43	0.00	12.43	12.43
Industrial Commercial Mixed Use	120.00	120.00	0.00	55.47	55.47
<b>Total</b>	<b>481.07</b>	<b>481.07</b>	<b>479.74</b>	<b>495.48</b>	<b>504.91</b>
<b>Special Uses</b>					
P.U.D. (Lakes, Country Club)	624.98	624.98	624.98	624.98	624.98
Airport	56.00	56.00	0.00	0.00	0.00
Hospital	21.13	21.13	21.13	21.13	21.13
Proposed Rte. 30	99.98	99.98	99.98	99.98	99.98
<b>Total</b>	<b>802.09</b>	<b>802.09</b>	<b>746.09</b>	<b>746.09</b>	<b>746.09</b>
<b>Public Facilities</b>					
<b>Total</b>	<b>1,123.43</b>	<b>1,123.43</b>	<b>1,123.43</b>	<b>1,123.43</b>	<b>1,123.43</b>
<b>Other</b>					
	174.10	139.32	83.24	147.27	125.43
<b>Grand Total</b>	<b>7,496.00</b>	<b>7,496.00</b>	<b>7,496.00</b>	<b>7,496.00</b>	<b>7,496.00</b>

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## EXHIBIT 3 (continued)

Land Use Summary  
San Antonio Heights

Land Use Categories	Acres				
	Alt. I	Alt. II	Existing General Plan	N.C.	E.D.
SFR 0-3 du/ac	990.22	990.22	990.22	990.22	990.22
Neighborhood Commercial	4.01	4.01	4.01	4.01	4.01
Open Space	147.38	147.38	147.38	147.38	147.38
<b>Total</b>	<b>1,141.61</b>	<b>1,141.61</b>	<b>1,141.61</b>	<b>1,141.61</b>	<b>1,141.61</b>

Land Use Summary  
County Island

Land Use Categories	Acres				
	Alt. I	Alt. II	Existing General Plan	N.C.	E.D.
Regional Commercial	149.12	149.12	0.00	0.00	0.00
Retail/Wholesale Industrial	187.13	187.13	0.00	0.00	0.00
Light Industrial	0.00	0.00	336.25	336.25	336.25
<b>Total</b>	<b>336.25</b>	<b>336.25</b>	<b>336.25</b>	<b>336.25</b>	<b>336.25</b>

The City has allocated 746.09 acres (9.95 percent) to special uses that include the Lakes Specific Plan and the Upland Country Club (624.98); the hospital (21.13 acres); and the proposed Route 30 Freeway reserved right-of-way (99.98). The land use table indicated that 1,123.43 acres (14.98%) are allocated to public facilities which include government buildings, schools, parks, and flood control.

The City also includes 1,477.86 acres of unincorporated area within the Sphere of Influence. San Antonio Heights is comprised of 990.22 acres of low density single-family uses; 4.01 acres of neighborhood commercial; and 147 acres of open space uses. The areas located on the western boundary of the City (336.25 acres) are designated for light industrial uses.

### C. Alternative 2: Neighborhood Conservation

Under this alternative, both existing development and future development would be carefully evaluated to avoid adverse impacts on the quality of life in neighborhoods and to remedy inconsistencies with accepted neighborhood and community values.

The Neighborhood Conservation Alternative most closely resembles the Existing General Plan Alternative in that it provides for preservation of single-family residential uses as they currently exist. In this alternative 2,389.72 acres (31.88 percent) are designated as *0-4 du/ac Single-Family-Residential*. Other single-family residential land use designations include 1,032.59 acres of *4-6 du/ac*, 51.84

acres of 7-12 du/ac, 9.13 acres for 7-12 du ac condominium, and 2.92 acres of 12-20 du ac condominium, or 14.76 percent of the total land use. The *Small-Lot, Single-Family Residential 7-10 du ac* is committed to 57.84 acres.

The neighborhood conservation alternative also includes additional acreage for multi-family, commercial, and industrial uses. This includes 25.12 acres for 7-12 du/ac Multi-Family Residential and 428.96 acres for 12-20 du/ac Multi-Family Residential land uses, or 8.99 percent of land uses.

Commercial acreage increase to 823.45 (compared to the existing General Plan of 591.75 acres. Industrial use includes 427.58 acres for light industrial, 12.43 for industrial/artist loft, and 55.4 for industrial/commercial mixed use.

The other mixed uses and public/quasi-public uses remain the same as for the other alternatives. The neighborhood conservation alternative increases the acreage for commercial and industrial land use designations when compared with the current General Plan.

The Neighborhood Conservation Alternative does not propose any changes to the unincorporated areas that fall within the City's Sphere of Influence.

### D. Alternative 3: Increased Economic Development

Under this alternative, Upland would emphasize attracting revenue-generating land uses, such as retail and lodging. Upland would also seek to expand opportunities to employers of appropriate size and nature to located in Upland and to provide increased opportunities for business formation by Upland residents.

This alternative provides for single-family residential uses which are similar to the Neighborhood Conservation Alternative: 3450.09 acres (46.03 percent) are committed to single-family uses, 681.04 acres (9.08 percent) are committed to multifamily uses; 7-12 du/ac (245.12 acres) and 12-20 du/ac (435.92 acres).

Land uses in the alternative are committed to commercial and industrial uses. Commercial uses are allocated to 865.03 acres (11.5 percent of the total land use) including Highway Commercial--405.55 acres, Office Only--53.70 acres, Commercial Professional--36.82 acres, Transit Commercial--15.53 acres, Neighborhood Commercial--37.12 acres, and Central Trading--80.61 acres, and Airport Related Commercial/Industrial--235.70 acres. Industrial uses account for 504.91 acres (6.73 percent of the total land uses) allocating 437.01 acres to light industrial uses and 12.43 acres to a proposed new designation, *Industrial/Artist Loft* and 55.47 acres to *Industrial/Commercial Mixed Use*.

The remainder of the land uses are committed to special land uses (1,487.68 acres) such as Planned Unit Development (624.98 acres), the Hospital (21.13 acres), and Public Facilities (1,123.43 acres).

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This alternative does not propose any land use changes to the unincorporated areas included in Upland's Sphere of Influence.

### E. Community Land Use Alternatives

These alternatives were defined based on input from community meetings. Public workshops and Planning Commission and City Council workshops. The final General Plan Land Use Alternative will evolve from continuing community involvement as the General Plan program continues. It is likely that the adopted General Plan Land Use Element will include elements from each of the alternatives studied.

In Community Land Use Alternative 1 the largest General Plan designation is for single-family residential. This includes 3,771.06 acres, or 50.30 percent of the total land area. The largest designation is for low-density residential at 2,379.08 acres (31.73 percent). Other single-family designations include 996.62 acres (13.29 percent) for other single-family, detached residences. The remaining single-family residential uses are 159.15 acres for condominiums and 34.28 acres (1.4 percent) for mobile home park. The remaining residential land use designation is for multi-family uses. In this category the largest designation is for medium-density use, 12-20 du/ac, with 333.49 acres, or 4.2 percent of total land use, the remaining 33.10 acres (0.4 percent) designated for multi-family residences is for lower-density use (7-12 du/ac). There are no acres designated for residential uses over 20 du/ac.

Land committed to commercial/office uses is 777.66, or 10.37 percent of the total. Of the total, the uses are broken down into Highway Commercial--322.67 acres, Regional Commercial--264.97 acres, Office Only--43.90 acres, Commercial Professional--26.77 acres, Transit Commercial--15.53 acres, Neighborhood Shopping--34.45 acres, and Central Trading--69.39 acres.

This alternative provides for 481.07 acres (6.41 percent) of industrial land uses including Light Industrial--348.64 acres, Industrial/Artist Loft--12.43 acres, and Industrial/Commercial Mixed Use--120 acres.

Special uses including PUB/Specific Plan--624.98 acres), Airport--56 acres, Hospital--21.13 acres, and Proposed Route 30 right-of-way--(99.98 acres) comprise a total of 802.09 acres, or 10.70 percent of the total land uses. Public Facilities occupy 1,123.44 acres, or 14.98 percent of the City's land uses.

No changes are proposed in the San Antonio Heights area of the City's Sphere of Influence. Land uses include Single-Family Residential 0-3 du/ac--990.22 acres, Neighborhood Commercial--4.01 acres, and Open Space--147.38 acres.

The 320-acre County Island is changed to Regional Commercial uses (149.12 acres, or 44.34 percent) on Industrial\Commercial, Mixed Use (187.13 acres, or 55.65 percent).

**F. Community Land Use Alternative II**

Community Land Use Alternative II is a refinement of Alternative I. The land allocated to the Single-Family Residential classification is increased to 3,844.62 acres, or 51.28 percent. The proposed land uses with low-density 0-4 du/ac (2,379.08 acres), 4-6 du/ac (1,046.43 acres), 7-10 du/ac (126.65 acres), 7-12 du/ac Condominium (159.12 acres), 12-20 du/ac Condominium (20.64 ac), and 8-14 du/ac Mobile Home Park (112.70 acres).

Multi-Family Residential uses account for 362.58 acres, or 4.8 percent of the total uses with 12.60 acres allocated to Multi-Family Residential--12-20 du/ac.

Commercial/Office uses are committed to 742.89 acres, or 9.9 percent of the total acreage of the City. The uses are allocated to Highway Commercial--287.73 acres, Commercial/Industrial Mixed Use (SP) , Office Only--43.90 acres, Commercial Professional--26.58 acres, Transit Commercial--15.53 acres, Neighborhood Shopping--34.81 acres), and Central Trading--99.37 acres.

The remaining land use categories are the same as Alternative I, Industrial uses--481.07 acres, Special Uses--802.09 acres, and Public Facilities--1,123.4 acres.

