

LAND USE ELEMENT

ELEMENT DESCRIPTION FOR HOMEPAGE:

The Land Use Element regulates the growth of the community in order to achieve a balanced and orderly pattern of development. It promotes a stable and livable environment by preserving existing residential neighborhoods, while ensuring compatibility in the development of new residential and non-residential land-uses for citizens to live and work locally and access commercial and recreational opportunities. Through a mix of well-designed and complementary land uses centered around public transit, the land use element promotes the viability of modes of travel other than the car, which is necessary for Upland to meet specific greenhouse gas emissions targets, and for ensuring a high quality of life for our existing and future citizens.

Land Use Designations

This section describes the General Plan land use designations for the City of Upland, as shown in Figure LU-1. The boundaries of the land use designations are delineated as specifically as possible, in most cases following parcel lines. The land use designations are intended to help implement the future vision of Upland, as reflected in the goals and policies of this General Plan, while also providing flexibility for landowners.

The land use designations establish the types and intensity or density of uses allowed on each parcel; these densities and intensities are summarized in Table LU-1. The land use designations establish minimum and maximum allowable gross densities. New development must fall within the density range established by the land use designation for a given area or parcel. However, the land use designations contained in the General Plan are more general in nature than the Zoning Code. The Zoning Code may contain several zones that are consistent with one land use designation. For example, the SFR-L (0-4 du/ac) designation will encompass the more specific residential zones that permit 0-2 and 2-4 du/ac.

Figure LU-1 Land Use Plan

Table LU-1 General Plan Land Use Designations

Land Use Designation	Density (du/ac)	Floor Area Ratio (FAR)
Residential		
Single-Family Low	0-4	--
Single-Family Medium	4-10	--
Mobile Home	8-14	--
Multi-Family Low	10-20	--
Multi-Family Medium	20-30	--
Commercial		

Neighborhood Commercial	--	0.5
Highway Commercial	--	0.5
Regional Commercial	--	0.5
Office/Professional	--	0.5
Industrial		
Light Industrial/Business Park	--	0.5
Industrial	--	0.5
Gravel Mine	--	--
Mixed-Use		
Business/Residential Mixed-Use	20	0.5
Commercial/Residential Mixed-Use	20	1.0
Commercial/Industrial Mixed-Use	--	1.0
Commercial/Office Mixed-Use		1.5
Special/Institutional		
Institutional	--	-0.5
Civic/Schools	--	-0.5
Park/Open Space	--	--
Public Utilities	--	-0.5
Cable Airport	--	--
Specific Plan		
Specific Plan	--	--

Residential Land Use Designations

The residential designations include six distinct designations of varying density. They permit certain non-residential uses including places of worship, day care centers, schools, libraries, and recreational facilities.

Single-Family Low (SFR-L)

Intensity: 0-4 dwelling units per acre

The Single Family Low designation provides for the development of detached single-family units and contributes to the preservation of existing single-family suburban residential neighborhoods. The permitted density range is from zero up to 4 dwelling units per acre.

Single-Family Medium (SFR-M)

Intensity: 4-10 dwelling units per acre

The Single-Family Medium designation is intended for new and existing single-family neighborhoods with slightly higher densities than areas designated as Single-Family Low. This designation is implemented primarily in older existing neighborhoods and in transition zones between lower-density residential uses and higher-density commercial, industrial, and multi-family residential land uses. The permitted density range is from 4 to 10 dwelling units per acre.

Mobile Home (MH)

Intensity: 8-14 dwelling units per acre

The Mobile Home land use designation provides for the development of mobile home parks. The permitted density range is from 8 to 14 dwelling units per acre.

Multi-Family Low (MFR-L)

Intensity: 10-20 dwelling units per acre

The Multi-Family Low designation supports vertical attached multi-family development (i.e., townhomes.) The purpose of this land use designation is to support slightly more dense multi-family development. The permitted density range is from 10 to 20 dwelling units per acre.

Multi-Family Medium (MFR-M)

Intensity: 20-30 dwelling units per acre

The Multi-Family Medium designation supports a variety of residential development types including vertical and horizontal attached units (i.e., stacked flats, etc.) as well as detached products. This designation is typically located on major corridors, near major commercial areas, and near transit stations and opportunities (i.e., bus lines). The purpose of this land use designation is to provide for a relatively high density residential environment. The permitted density range is from 20 to 30 dwelling units per acre.

Commercial Land Use Designations

There are four solely commercial land use designations in the Land Use Plan. The commercial designations provide locations for a diverse array of local- and regional-serving commercial establishments in Upland.

Neighborhood Commercial (NC)

Intensity: 0.5 FAR

The Neighborhood Commercial designation is intended to provide appropriately located shopping centers for daily shopping needs with a service radius of approximately 1 mile. These centers should be provided throughout the City, generally on lots no greater than 5 acres. Typical uses within the Neighborhood Commercial designation include supermarkets, drug stores and a variety of smaller shops.

Highway Commercial (H-C)

Intensity: 0.5 FAR

The Highway Commercial designation is intended to provide commercial uses for Upland residents' daily and occasional needs. It is applied only in existing major commercial areas. General commercial areas include a wide variety of commercial, office, and restaurant uses oriented to retail trade and services.

Regional Commercial (RC)

Intensity: 0.5 FAR

The Regional Commercial designation is intended for the development of regional shopping centers and accompanying uses that are visible from a regional standpoint, such as near freeways and major arterials. Typical uses include department stores, home furnishings and appliance stores, apparel stores, specialty retail stores, and restaurants.

Office/Professional (OP)

Intensity: 0.5 FAR

While office uses are supported in all commercial designations, the Office/Professional designation provides areas to be used predominantly for professional and administrative offices, supporting retail, and related uses. Mixed office and commercial uses are supported as well.

Industrial Land Use Designations

Upland has three categories of industrial land uses to plan for the industrial economy in the City.

Light Industrial/Business Park (LI-BP)

Intensity: 0.5 FAR

The Light Industrial/Business Park designation is intended to accommodate office and industrial uses that produce minimal traffic, noise, odors, or pollutants and generate employment opportunities in the City. Supported land uses include light manufacturing, assembly, processing and office. The implementation of design guidelines provided in this General Plan will ensure high-quality industrial and business park developments.

Industrial (IN)

Intensity: 0.5 FAR

Areas designated as Industrial are designed for industrial or manufacturing uses located in College Heights. Typical uses include light manufacturing and assembly, small scale warehousing and distribution, and research and development. In addition, administrative offices supporting the primary industrial use of the property may be permitted.

Gravel Mine (GM)

The Gravel Mine designation is intended for the lands used for gravel mining in the northern part of Upland.

Mixed-Use Designations

There are four mixed-use designations within the Land Use Plan. These designations are intended to foster developments that provide a mix of related land uses within close proximity and walking distance in order to encourage more walking and to reduce traffic and greenhouse gas emissions associated with driving. The implementation of mixed-use development standards and design guidelines will ensure quality design and compatibility of adjacent uses.

Commercial/Residential Mixed-Use (C/R-MU)

Intensity: 1.0 FAR/ Maximum 20 dwelling units per acre

The Commercial/Residential land use designation supports a combination of retail, service commercial and medium-density multi-family residential. The preference for land uses within this designation is to provide integrated (i.e., horizontal) mixed-uses. The Commercial/Residential Mixed-Use designation is intended to support the development of compact, walkable and pedestrian-oriented districts.

Business/Residential Mixed-Use (B/R-MU)

Intensity: 0.5 FAR/ Maximum 20 dwelling units per acre

The Business/Residential designation is intended for areas in which business and/or light industrial uses are compatible with multi-family or single-family residential. Supported uses include light manufacturing, assembly, processing, office, and multi-family and single-family residential.

Commercial/Office Mixed-Use (C/O-MU)

Intensity: FAR 1.5

The Commercial/Office Mixed-Use designation is intended to accommodate multi-story office buildings along Foothill Boulevard near San Antonio Hospital, and along Mountain Avenue near the I-10 Freeway, to support regional employment opportunities. Commercial uses are also supported within this designation, and are expected to be integrated into the office complex.

Commercial/Industrial Mixed-Use (C/I-MU)

Intensity: 1.0 FAR

The Commercial/Industrial Mixed-Use designation is designed to accommodate a variety of industrial and regional retail uses and to 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 supported under this category include commercial and industrial. Typical industrial uses could include limited general industrial, manufacturing, assembly, warehousing, multi-tenant industrial, research and development, and airport-related uses. Typical commercial uses include retail commercial and durable sales goods, tourist-related commercial, entertainment, recreational uses, administrative and professional offices, commercial activities, business support services, food and institutional uses, as well as residential, subject to a reasonable minimum increment of land area as well as a special use permit process.

Special/Institutional Designations

Institutional (I)

Intensity: 0.5 FAR

The Institutional designation is for large private institutions, including the hospital and churches.

Civic/Schools (C-S)

Intensity: 0.5 FAR

The Civic/Schools designation is for major public uses or institutions, including the Civic Center, schools, and fire stations.

Park/Open Space (P-OS)

Areas designated as Parks/Open Space are designed for green space. This designation encompasses active and passive public parks of all sizes and other forms of open space, such as natural hillside areas and retention basins. Residential, commercial, and industrial activities are not supported within the Park/Open Space designation.

Public Utilities (PU)

Intensity: 0.5 FAR

The Public Utilities designation provides areas for landfills, flood control/recharge facilities and public utilities including gas, electricity, and water.

Cable Airport (CA)

The Cable Airport designation is for the Cable Airport land.

Specific Plan (SP)

The Specific Plan designation is for the multiple special plan areas of the City, which have specific land use designations and development standards. These specific plans include Historic Downtown Upland, the Colonies, College Park, Foothill Walk, Foothill Benson Terrace, Wyeth Cove, Upland Crossing, College Commerce Center, and Park View.

OVERARCHING GOAL:

Upland aspires to protect our residential neighborhoods and existing business community and encourage new, balanced growth with a range of housing choices, diversified industry with high-quality employment opportunities, a variety of retail and commercial businesses, and access to recreational and cultural opportunities.

GOALS, POLICIES AND ACTIONS SECTIONS:

- A Viable Community
- Stable and Livable Neighborhoods
- High-Quality Non-Residential Uses
- Feasible and Rational Land Use Patterns
- Multi-Modal Mobility
- Complementary Development

GENERAL PLAN FIGURES:

- Land Use Plan (Figure LU-1)

BACKGROUND DOCUMENTS:

- Upland General Plan Existing Conditions Report: Land Use White Paper

Goal LU-1	A viable community with a mix of land uses and building types that offer a wide range of choices to live, work, shop and participate in civic, cultural, open space, and recreational opportunities.
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Policies

Policy LU-1.1 **Land Use Plan.** Utilize and maintain the Land Use Plan (see Figure LU-1) to designate the location and extent of each land use designation within the Planning Area.

Policy LU-1.2 **Permitted Densities and Intensities.** Ensure existing and future zoning designations correspond to the permitted density and intensity ranges as listed in Table LU-1 of the Land Use Element.

Policy LU-1.3 **Strategic Growth.** Concentrate growth in strategic locations that strengthens the City’s economic base, offers new housing opportunities, maximizes available and planned infrastructure, and fosters the development and use of transit and multi-modal transportation. These areas include Historic Downtown Upland, Foothill Boulevard, the Southeast Quadrant, College Heights, Mountain Avenue, along the Interstate 10 corridor, and in the 9th Street Industrial area.

Policy LU-1.4 **Complete and Balanced Community.** Foster new land uses and building types that contribute to City revenues and increase employment while also ensuring the provision of sufficient housing, shopping, civic, cultural, open space, and recreational opportunities.

Policy LU-1.5 **Range of Housing Types and Densities.** Provide high-quality housing in a range of types, densities, and unit sizes that meets the housing needs of residents of all income levels.

Policy LU-1.6 **Jobs-Housing Match.** Encourage new employment opportunities that match the range of housing types to make it possible for people to live and work in Upland.

Goal LU-2	A community with stable and livable residential neighborhoods.
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Policies

Policy LU-2.1 **Low-Density Residential.** Maintain low-density residential designations in existing low-density residential areas, unless conversion to another use is provided for by the land use plan and policies of this General Plan.

Policy LU-2.2 **Historic Residential Districts.** Ensure the protection of Upland’s nine designated historic residential districts through active maintenance and upkeep of historic homes, as well as adequate buffers and transitions to adjacent neighborhoods.

Policy LU-2.3 **Living Environment.** Provide healthy, affordable and desirable living environments consistent with adopted code requirements that set forth the acceptable health and safety standards for the occupancy of housing.

Goal LU-3	A community with high-quality non-residential uses sufficient to serve the shopping, employment, and cultural needs of Upland residents and the region.
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Policies

Policy LU-3.1 **Economic Development.** Retain and attract land uses that generate revenue to the City, provide employment for residents while balancing other community needs such as housing, parks and open space, and public facilities.

Policy LU-3.2 **Economic Revitalization.** Promote the development of vacant and underutilized parcels with higher intensity commercial and industrial land uses.

Policy LU-3.3 **Commercial Attractions.** Support the redevelopment and revitalization of certain commercial uses along Interstate 10 to create an attractive freeway frontage that draws people into Upland.

Policy LU-3.4 **Design of Commercial Centers.** Discourage new “strip” commercial development and encourage site design for new commercial projects that enhances the pedestrian environment through proper building design, orientation and scale.

Policy LU-3.5 **Commercial Revitalization.** Encourage the revitalization of aging commercial centers to improve the tax base and provide improved commercial services for the community.

Policy LU-3.6 **Adaptive Reuse.** Encourage the adaptive reuse of historic buildings in non-residential land use designations and zones as an alternative to demolition.

Policy LU-3.7 **Industrial Uses.** Maintain sufficient amounts of industrial land and uses in appropriate parts of the City to encourage the retention and expansion of the City’s employment base.

Policy LU-3.8 **9th Street Industrial.** Support the continuation of mixed residential and industrial uses located along 9th Street between Central and San Antonio Avenues.

Policy LU-3.9 **Cable Airport.** Ensure land uses surrounding Cable Airport comply with the policies and restrictions of the Cable Airport Land Use Compatibility Plan.

Policy LU-3.10 **Ontario International Airport.** Ensure land uses in Upland affected by Ontario International Airport comply with the policies and restrictions of the Ontario International Airport Land Use Compatibility Plan.

Policy LU-3.11 **Gravel Mining.** Ensure that gravel mining operations do not impact new development by ensuring their compliance with regulatory documents and adequate buffering between dissimilar uses.

Policy LU-3.12 **Inter-Jurisdictional Coordination.** Maintain an ongoing liaison with Caltrans, Public Utilities Commission, the railroads and other agencies to help minimize impacts and improve the operations and aesthetics of their facilities.

Goal LU-4	A community whose land use patterns focus growth in ways that are supportable and environmentally responsible, including the implementation of smart growth practices and the reduction of greenhouse gas emissions consistent with Assembly Bill (AB) 32, Senate Bill (SB) 375, the Regional Transportation Plan and Sustainable Community Strategy.
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Policies

- Policy LU-4.1 **Infill Development.** Encourage mixed-use, infill development on brownfields or underutilized parcels, particularly near public transit and within the historic downtown.
- Policy LU-4.2 **Balance Commercial and Residential Development.** Strive to balance commercial and residential development within the City to provide services for residents and a supportive local clientele for businesses.
- Policy LU-4.3 **Jobs Housing Balance.** Encourage a balance between jobs, workforce skills, and housing supply.
- Policy LU-4.4 **Incentives.** Work to identify and support financial and administrative incentives (i.e., fee reductions) to encourage desired land uses, development patterns, and alternative modes of transportation that reduce greenhouse gas emissions.
- Policy LU-4.5 **Infrastructure Improvements.** Preserve and maintain the City’s infrastructure and give preference to infrastructure improvements that support or enhance desired land uses and projects.

Goal LU-5	A community that facilitates options for the use of cars, walking, biking, and the use of public transportation.
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Policies

- Policy LU-5.1 **Complementary Uses.** Encourage the development of complementary land uses such as grocery stores, basic commercial services, parks and recreational fields, and schools in close proximity to residential uses.
- Policy LU-5.2 **Mixed-Use Development.** Along major arterials such as Foothill Boulevard, provide opportunities for residential, commercial and employment uses to occupy the same site in mixed-use configurations, and regulate mixed-use development to ensure high-quality development and protection of the occupants.
- Policy LU-5.3 **Transit Zones.** Support transit zones around existing and planned transit stations where transit-oriented development should be facilitated.
- Policy LU-5.4 **Transit-Oriented Development.** Support the development of multi-family residential and mixed-use projects around transit stations by allowing a reduction in the parking requirements or other development standards.
- Policy LU-5.5 **Pedestrian Safety.** Encourage the creation of safe, walkable environments that include elements such as wide, smooth sidewalks, good lighting, safe crosswalks, clear signage, curb bulb-outs, curb cuts, street furniture, trees and traffic-calming measures which

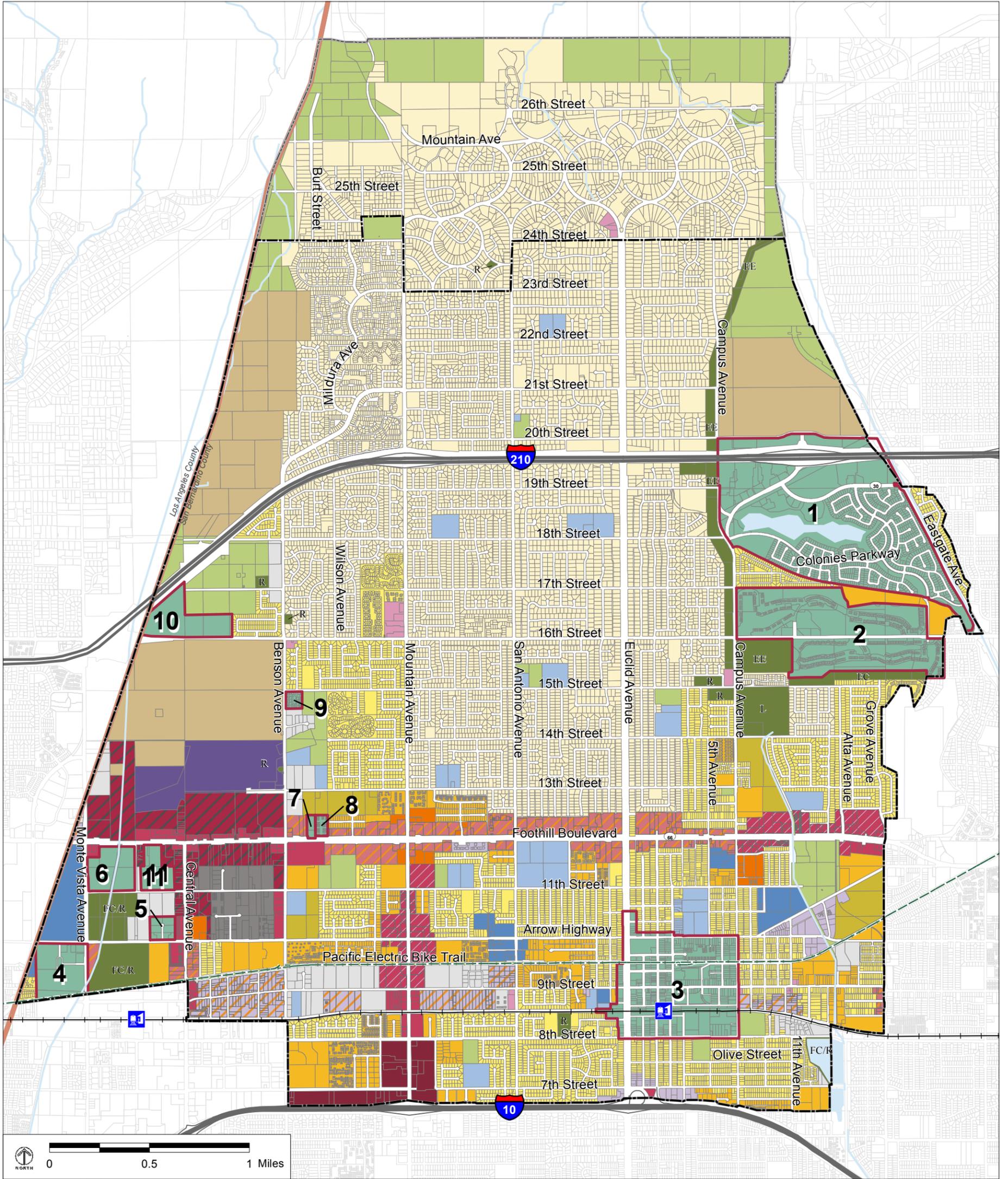
allow people of all ages and abilities to exercise and safely access public transportation, community centers, schools and goods and services.

Goal LU-6	A community that encourages complementary development and maintenance of existing development.
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Policies

- Policy LU-6.1 **Quality Development.** Ensure that development is attractive and promotes harmony in the visual relationships and transitions between newer and older buildings.
- Policy LU-6.2 **Compatibility of Uses.** Control the location, concentration and operations of land uses that have potential impacts on surrounding development through effective design principles, adequate buffering, and enforcement of regulatory documents.
- Policy LU-6.3 **Regulation of Nuisances and Code Violations.** Prevent and address nuisances and code violations through educational efforts and enforcement of regulatory documents.
- Policy LU-6.4 **Hazardous Uses.** Carefully review the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants or hazardous materials to ensure they are appropriately located and operated to minimize impacts to adjacent development.

Map Date: 9/14/15



Source: City of Upland

SINGLE-FAMILY RESIDENTIAL

- LOW (0-4 du/ac; SFR-L)
- MEDIUM (4-10 du/ac; SFR-M)
- Mobile Home (8-14 du/ac; MH)

MULTI-FAMILY RESIDENTIAL

- LOW (10-20 du/ac; MFR-L)
- MEDIUM (20-30 du/ac; MFR-M)
- HIGH (30-40 du/ac; MFR-H)

COMMERCIAL

- Neighborhood Commercial (NC)
- Highway Commercial (HC)
- Regional Commercial (RC)
- Office/Professional (OP)

MIXED-USE

- Commercial/Residential Mixed-Use (C/R-MU)
- Commercial/Office
- Business/Residential Mixed-Use (B/R-MU)
- Commercial/Industrial Mixed-Use (C/IN-MU)

INDUSTRIAL

- Light Industrial/Business Park (LI-BP)
- Industrial (IN)
- Gravel Mine (GM)

SPECIAL/INSTITUTIONAL

- Cable Airport (CA)
- Institutional (I)
- Civic/School (C-P)
- Park/Open Space (P-OS)
- Public Utilities (PU)
- R- Reservoir
- L- Landfill
- EE- Edison Easement
- FC/R- Flood Control/Recharge

SPECIFIC PLAN

- Specific Plan (SP)
- 1. The Colonies
- 2. Upland Hills Country Club
- 3. Historic Downtown Upland
- 4. College Park
- 5. College Commerce Center
- 6. Harvest at Upland
- 7. Foothill Benson Terrace
- 8. Foothill Walk
- 9. Wyeth Cove
- 10. Park View
- 11. The Enclave
- Metrolink
- Rail Line
- Pacific Electric Trail
- City Limits
- Sphere of Influence
- County Boundary



**FIGURE LU-1
GENERAL PLAN LAND USE**

