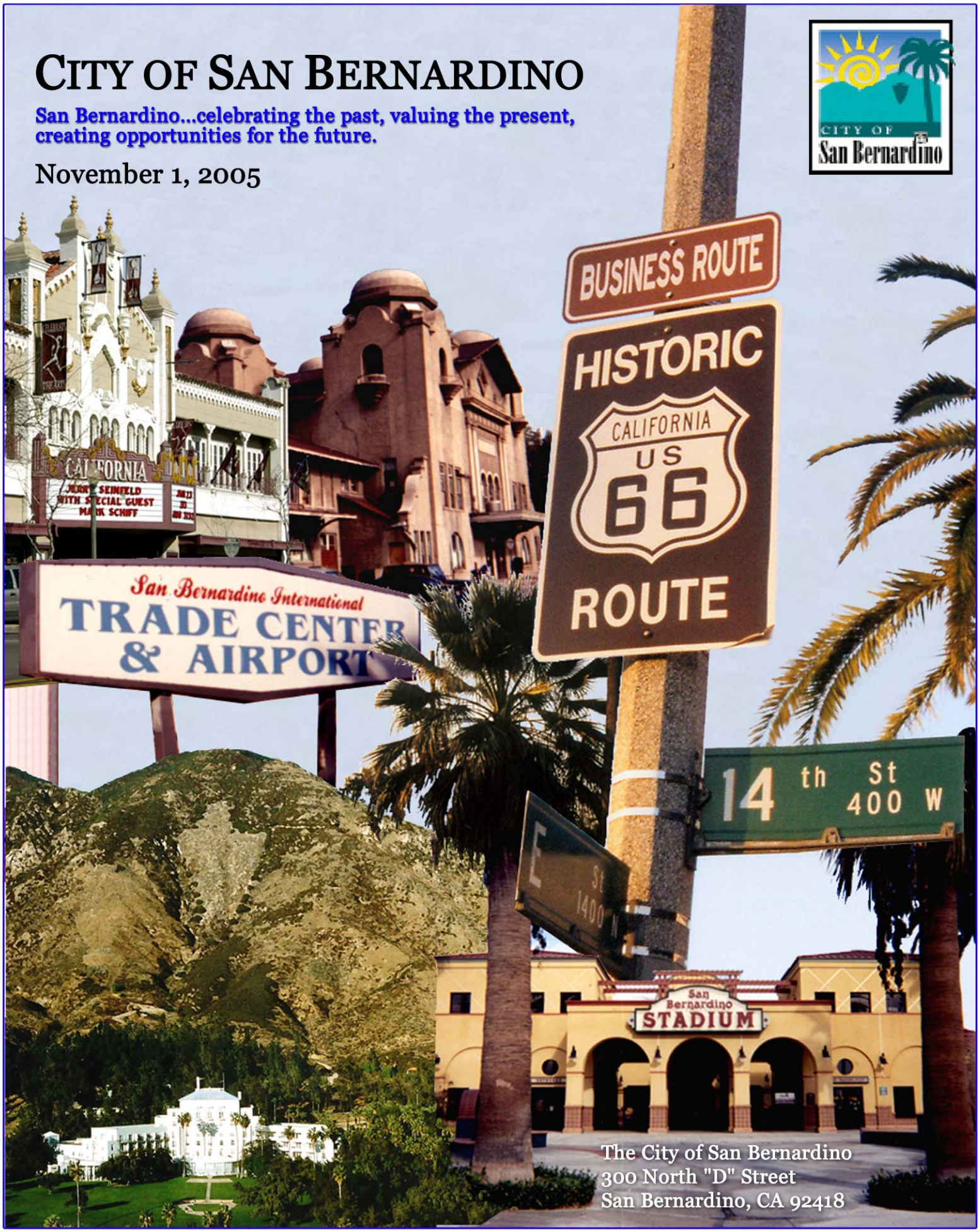
CITY OF SAN BERNARDINO

San Bernardino...celebrating the past, valuing the present, creating opportunities for the future.

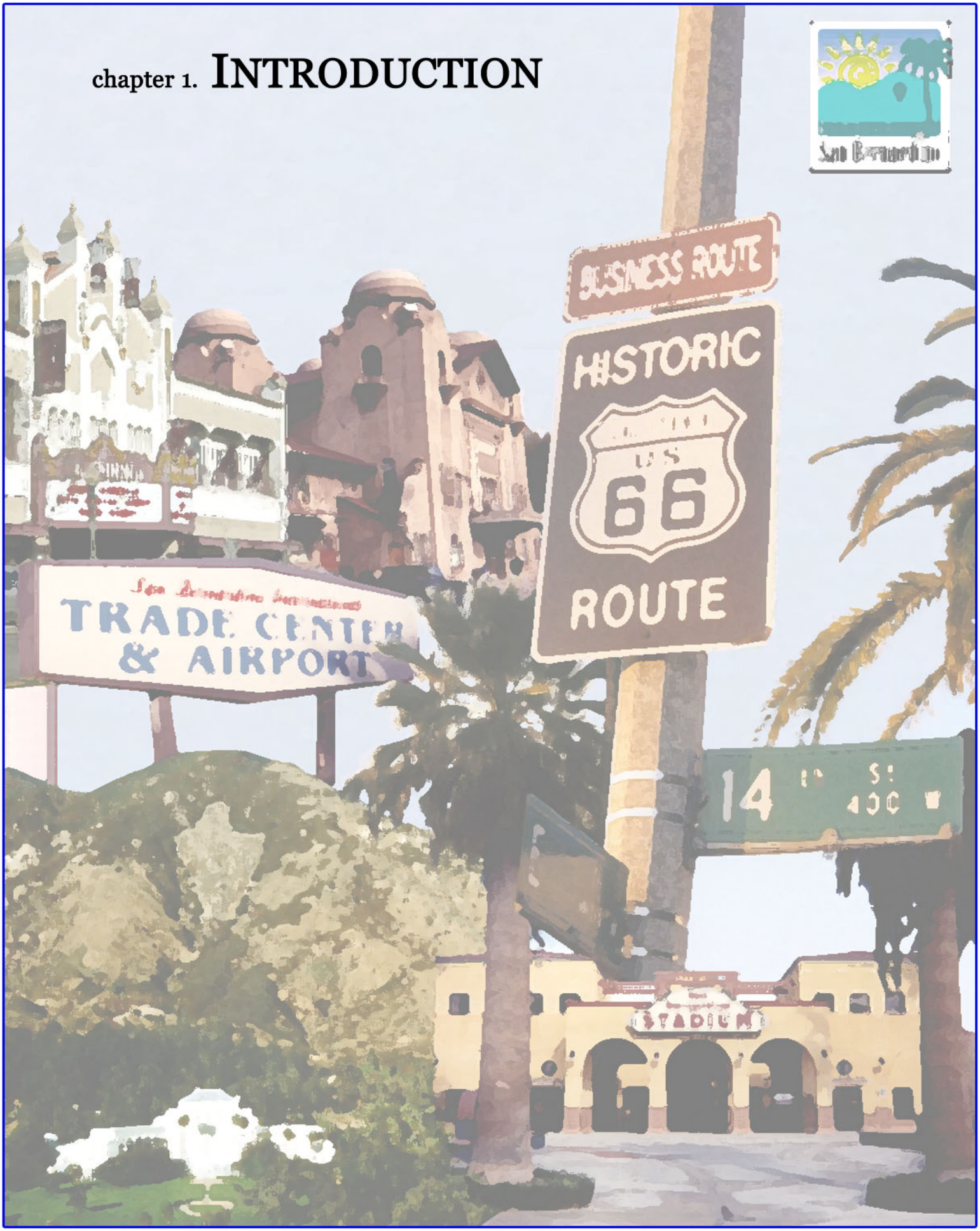
November 1, 2005



The City of San Bernardino
300 North "D" Street
San Bernardino, CA 92418

This page intentionally let blank.

chapter 1. INTRODUCTION



This page intentionally let blank.

Acknowledgements

COMMON COUNCIL

Judith Valles, Mayor
Esther Estrada, Council Member First Ward
Susan Lien Longville, Council Member Second Ward
Gordon McGinnis, Council Member Third Ward
Neil Derry, Council Member Fourth Ward
Chas A. Kelley, Council Member Fifth Ward
Rikke Van Johnson, Council Member Sixth Ward
Wendy McCammack, Council Member Seventh Ward

PLANNING COMMISSION

Carol Thrasher, Former Chair
Mike Sauerbrun, Chair
John Coute, Commissioner
Kenneth Durr, Commissioner
Alfredo Enciso, Commissioner
Jim Morris, Vice Chair
Roger Powell, Commissioner
Larry Heasley, Commissioner
Cheryl Brown, Commissioner

CITY STAFF

James Funk, Development Services Director
Valerie C. Ross, Deputy Director/City Planner
Terri Rahhal, Principal Planner
Mark Lancaster, Deputy Director/City Engineer
Robert Eisenbeisz, Senior Civil Engineer

CONSULTANTS TO THE CITY

The Planning Center, General Plan
Transtech Engineering, Inc, Circulation
Stanley R. Hoffman Associates, Economic Analysis
Psomas & Associates, GIS
San Buenaventura Research Associates, Historic Resources

TABLE OF CONTENTS

CHAPTER 1. INTRODUCTION 1-1
HOW THE GENERAL PLAN SERVES SAN BERNARDINO 1-1
ABOUT THE CITY OF SAN BERNARDINO 1-2
ABOUT THIS PLAN 1-9
USING THE PLAN 1-14
SHAPING THE PLAN 1-16
A VISION FOR OUR CITY'S FUTURE 1-17

CHAPTER 2. LAND USE 2-1
INTRODUCTION 2-1
ACHIEVING OUR VISION 2-6
LAND USE PLAN 2-7
GOALS AND POLICIES 2-33
CITYWIDE GOALS AND POLICIES 2-33
STRATEGIC POLICY AREAS 2-51

CHAPTER 3. HOUSING 3-1
INTRODUCTION 3-1
COMMUNITY PROFILE 3-7
HOUSING NEEDS 3-23
EVALUATION OF PROGRAMS UNDER THE 1989 HOUSING ELEMENT 3-40
HOUSING GOALS, POLICIES, AND OBJECTIVES 3-40

CHAPTER 4. ECONOMIC DEVELOPMENT 4-1
INTRODUCTION 4-1
ACHIEVING THE VISION 4-2
ABOUT OUR ECONOMY 4-3
GOALS AND POLICIES 4-10

CHAPTER 5. COMMUNITY DESIGN 5-1
INTRODUCTION 5-1
ACHIEVING THE VISION 5-3
COMMUNITY DESIGN SCOPE AND STRUCTURE 5-3
GOALS AND POLICIES 5-7

CHAPTER 6. CIRCULATION 6-1
INTRODUCTION 6-1
ACHIEVING THE VISION 6-3
ABOUT OUR CIRCULATION SYSTEM 6-4
GOALS AND POLICIES 6-23

CHAPTER 7. PUBLIC FACILITIES AND SERVICES 7-1
INTRODUCTION 7-1
ACHIEVING THE VISION 7-2
GOALS AND POLICIES 7-4

CHAPTER 8. PARKS, RECREATION, AND TRAILS 8-1
INTRODUCTION 8-1
ABOUT PARKS 8-2
ABOUT MULTI-PURPOSE TRAILS AND BIKEWAYS 8-11
ACHIEVING THE VISION 8-15
GOALS AND POLICIES 8-16

CHAPTER 9. UTILITIES 9-1
INTRODUCTION 9-1
ACHIEVING THE VISION 9-2
GOALS AND POLICIES 9-3

CHAPTER 10. SAFETY 10-1
INTRODUCTION 10-1
ACHIEVING THE VISION 10-2
GOALS AND POLICIES 10-3

CHAPTER 11. HISTORICAL AND ARCHAEOLOGICAL RESOURCES 11-1
INTRODUCTION 11-1
ABOUT OUR HISTORIC AND ARCHAELOGICAL RESOURCES 11-2
ACHIEVING THE VISION 11-10
GOALS AND POLICIES 11-11

CHAPTER 12. NATURAL RESOURCES AND CONSERVATION 12-1
INTRODUCTION 12-1
ACHIEVING THE VISION 12-2
GOALS AND POLICIES 12-3

CHAPTER 13. ENERGY AND WATER CONSERVATION 13-1
INTRODUCTION 13-1
ACHIEVING THE VISION 13-1
GOALS AND POLICIES 13-3

CHAPTER 14. NOISE 14-1
INTRODUCTION 14-1
ACHIEVING THE VISION 14-10
GOALS AND POLICIES 14-11

APPENDICES

Appendix 1 Implementation Program
Appendix 2 Neighborhood Improvement Program
Appendix 3 Summary of Community Workshops
Appendix 4 Common Council Interviews and Business Stakeholders Workshop Summary
Appendix 5 Methodology Report
Appendix 6 Glossary of Terms
Appendix 7 Issues Report
Appendix 8 Zoning Consistency Matrix
Appendix 9 Circulation Plan Changes
Appendix 10 Economic Report
Appendix 11 Tippecanoe Baseline Infrastructure Plan (under a separate cover)
Appendix 12 Environmental Impact Report (under a separate cover)
Appendix 13 Historical Context
Appendix 14 Traffic Analysis Summary
Appendix 15 General Plan Index

LIST OF FIGURES

Figure I-1 Regional Location 1-5
Figure I-2 City Boundaries and Sphere of Influence 1-7
Figure LU-1 Foundation Component Plan 2-9
Figure LU-2 General Plan Land Use Map 2-13
Figure LU-3 Illustrative Land Use Examples 2-25
Figure LU-4 San Bernardino International Airport Planning Boundaries 2-47
Figure LU-5 Strategic Area Map 2-53
Figure LU-6 Verdemont Heights Area Plan 2-79
Figure ED-1 City Redevelopment Areas 4-17
Figure ED-2 IVDA Redevelopment Areas 4-25
Figure CD-1 Community Design Plan 5-5
Figure CD-2 Illustrative Examples 5-17
Figure C-1 Scenic Highways/Routes 6-9
Figure C-2 Circulation Plan 6-21
Figure PFS-1 Civic, Institutional, and Cultural Facilities 7-13
Figure PRT-1 Existing Parks and Recreation Facilities 8-9
Figure PRT-2 Conceptual Trail System 8-13
Figure U-1 Sewerage Service Area Boundaries 9-7
Figure U-2 Water Service Area Boundaries 9-13
Figure U-3 Geothermal Resources 9-25
Figure S-1 100-Year Flood Plain 10-13
Figure S-2 Seven Oaks Dam Inundation 10-15
Figure S-3 Alquist-Priolo Study Zones 10-19
Figure S-4 Regional Faults 10-21
Figure S-5 Liquefaction Susceptibility 10-25
Figure S-6 Potential Subsidence Areas 10-31
Figure S-7 Slope Stability and Major Landslides 10-33
Figure S-8 Wind Hazards 10-37
Figure S-9 Fire Hazard Areas 10-43
Figure NRC-1 Potential Habitat for Sensative Species 12-7
Figure NRC-2 Biological Resource Management Overlay 12-9
Figure NRC-3 Mineral Resources 12-15
Figure N-1 Land Use Compatibility for Community Noise Exposure 14-5
Figure N-2 Future Roadway Noise Contours 14-17

LIST OF TABLES

Table LU-1 Approved Specific Plans 2-3
Table LU-2 Land Use Designations 2-17
Table LU-3 Land Use Plan Statistical Summary: Residential Designations 2-29
Table LU-3 Land Use Plan Statistical Summary: Non-Residential Designations 2-30
Table H-1 Population Growth Trends in San Bernardino 3-7
Table H-2 Household Growth 3-8
Table H-3 2000 Households with Children in San Bernardino 3-8
Table H-4 Persons by Ethnicity and Hispanic Origin in 1990 and 2000 3-9
Table H-5 2001 Income Limits – Riverside & San Bernardino Counties 3-10
Table H-6 1999 City and County Income Levels 3-11
Table H-7 San Bernardino Households by Income in 1999 3-11
Table H-8 Primary Employers in the City of San Bernardino 3-13
Table H-9 Educational Attainment 3-14
Table H-10 Mobility and Self-care Limitation Status of Civilian Non-Institutionalized Persons 3-16
Table H-11 Tenure by Persons in Occupied Units 3-18
Table H-12 1990 through 1999 Housing Estimates for the City of San Bernardino 3-23
Table H-13 1999 City of San Bernardino Rental Rates 3-25
Table H-14 1998-1999 City of San Bernardino Home Prices 3-26
Table H-15 1999 Comparative New Home Prices (Averages) 3-26
Table H-16 Number of Households Paying Over 30% of Income on Housing 3-27
Table H-17 Housing Expenditures per Income Group 3-28
Table H-18 Median Rent in Relation to Median Income 3-29
Table H-19 For Sale Units Affordable to Lower-Income Households in 1999 3-29
Table H-20 Building Permit Activity Summary 3-30
Table H-21 Age of Housing Units 3-31
Table H-22 San Bernardino Housing/Property Condition Survey Summary 3-33
Table H-23 Number of Bedrooms Per Housing Unit 3-35
Table H-24 Rooms per Housing Unit in 2000 3-35
Table H-25 Persons Per Room in All Occupied Housing Units 3-36
Table H-26 Overcrowded Housing 3-37
Table H-27 HUD-Assisted Multi-family Housing - Section 8 Contracts 3-39
Table H-28 Fair Market Rents for Existing Housing in San Bernardino County 3-39
Table H-29 Non-Profit Agencies Interested in the Right of First Refusal 3-41
Table H-30 Housing Need by Income 3-43
Table H-31 Projected Regional Demand in San Bernardino 1998-2005 3-45
Table H-32 Total New Units Distributed by Income 3-45
Table H-33 Vacant Land Summary 3-47
Table H-33a Vacant Land with High Development Potential 3-48
Table H-33b Vacant Parcels Suitable for Lower Income Housing 3-49
Table H-33c Vacant Sites by Size 3-50
Table H-33d Vacant Sites Over One Acre 3-50

Table H-34 Impact of Interest Rates on Consumer Borrowing Costs on Monthly Payment 3-56
Table H-35 Impact of Interest Rates on Commercial Borrowing Costs 3-57
Table H-36 2001 City Development Fees 3-62
Table H-37 Minimum Dwelling Size Requirements 3-65
Table H-38 Residential Development Standards 3-66
Table H-39 Success of Housing Element Programs and Actions 3-72
Table H-40 RHNA Housing Allocations 3-77
Table PRT-1 Parkland Needs 8-4
Table PRT-2 Existing City Parks and Recreation Facilities 1 8-6
Table HAR-1 Designated Historic Landmarks 11-10
Table N-1 FHWA Design Noise Levels 14-2
Table N-2 Summary of EPA/FRA Railroad Noise Standards 14-4
Table N-3 State of California Interior and Exterior Noise Standards 14-7