
Adopted 12/7/92

University Business Park

Specific Plan 92-01
General Plan Amendment 92-09
General Plan Amendment 92-12
Development Code Amendment 92-09

City of San Bernardino, California

University Business Park Specific Plan

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University Business Park Specific Plan

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University Business Park Specific Plan

I. INTRODUCTION

1.0 Purpose and Scope of Specific Plan

This Specific Plan was written and adopted to establish a comprehensive set of development standards and guidelines for the University Business Park in the City of San Bernardino. The majority of the standards and guidelines contained in this Plan were compiled from other documents, including the City General Plan, the Development Code, the State College Redevelopment Plan, various City ordinances and corporate documents such as Covenants, Conditions and Restrictions and various sales and development agreements. This Specific Plan consolidates all of these existing laws, requirements and guidelines into one comprehensive document for the first time. Preparation of the Plan has also provided an opportunity to evaluate the complete inventory of Policies and Standards to determine whether certain gaps or inconsistencies existed. Some of the Policies and Standards contained in this Specific Plan were developed by the preparer and the City to fill any gaps and to remove any inconsistencies that were found.

The Plan also identifies “preferred” uses on certain parcels that are approved upon adoption of this document by the City Council, subject to satisfactory completion of a Development Permit application. However, identification of a preferred use on a particular parcel does not preclude the possibility of other permitted uses on that same parcel, subject to all regulations found in the Development Code or this Specific Plan.

At the City's request, this Specific Plan evaluates problems and opportunities that may be present within the project area with respect to planning and urban design issues.

Like other Specific Plans that have been prepared for similar projects, this document contains an Infrastructure Plan to address issues such as traffic and circulation, water, sewer, drainage and other facilities. These infrastructure facilities were installed when the Park was originally designed in the late 1970's and, after detailed review, have been found to be more than adequate to serve the needs of the Park with the revised land uses and densities. Therefore, the infrastructure analysis contained in this Plan focuses on the recommendations of the Traffic Impact Analysis which discusses the generation of vehicular traffic from the new uses.

The legislative authority for this Specific Plan is established in Chapter 19.64 of the Development Code pursuant to Section 65450 through 65453 of the California Government Code. Section 65450.1 states that...*"The legislative body or planning agency may designate areas within a city...for which the development of a specific plan may be necessary or convenient to the implementation of the General Plan."*

Section 65451 states that a Specific Plan should include regulations, conditions and programs as listed below. Some have direct application and are, therefore, addressed in this Plan, while those which have no application are not addressed:

- (a) *Location and regulation of buildings and land uses.*
- (b) *Location and standards for streets and transportation facilities.*
- (c) *Standards for population density, building intensity and provisions for water supply, sewage disposal, stormwater drainage and the disposal of solid waste.*
- (d) *Standards for the conservation and development of natural resources.*
- (e) *Implementation of the Open Space Element.*
- (f) *Other measures as may be necessary to ensure the execution of the General Plan.*

This Specific Plan has been prepared in conformance with the provisions of the California Government Code. Its contents and organization have been formatted similar to the model outline suggested by the Governor's Office of Planning and Research.

2.0 Background

2.1 Project Location

The City of San Bernardino is located approximately 60 miles east of Los Angeles in the Inland Empire of Southern California. The project site lies in the northwestern quadrant of the City of San Bernardino, immediately adjacent to Interstate 215. About two miles north of the site, Interstate 215 merges with Interstate 15 and continues northward through Cajon Pass into the Mojave Desert and points east. Eight miles south of the site, Interstate 215 intersects with Interstate 10.

See page 4 for Figure 1.

Figure 1 (Regional Map) shows the general location of the project site.

2.2 Project Boundaries and Vicinity

Please note....

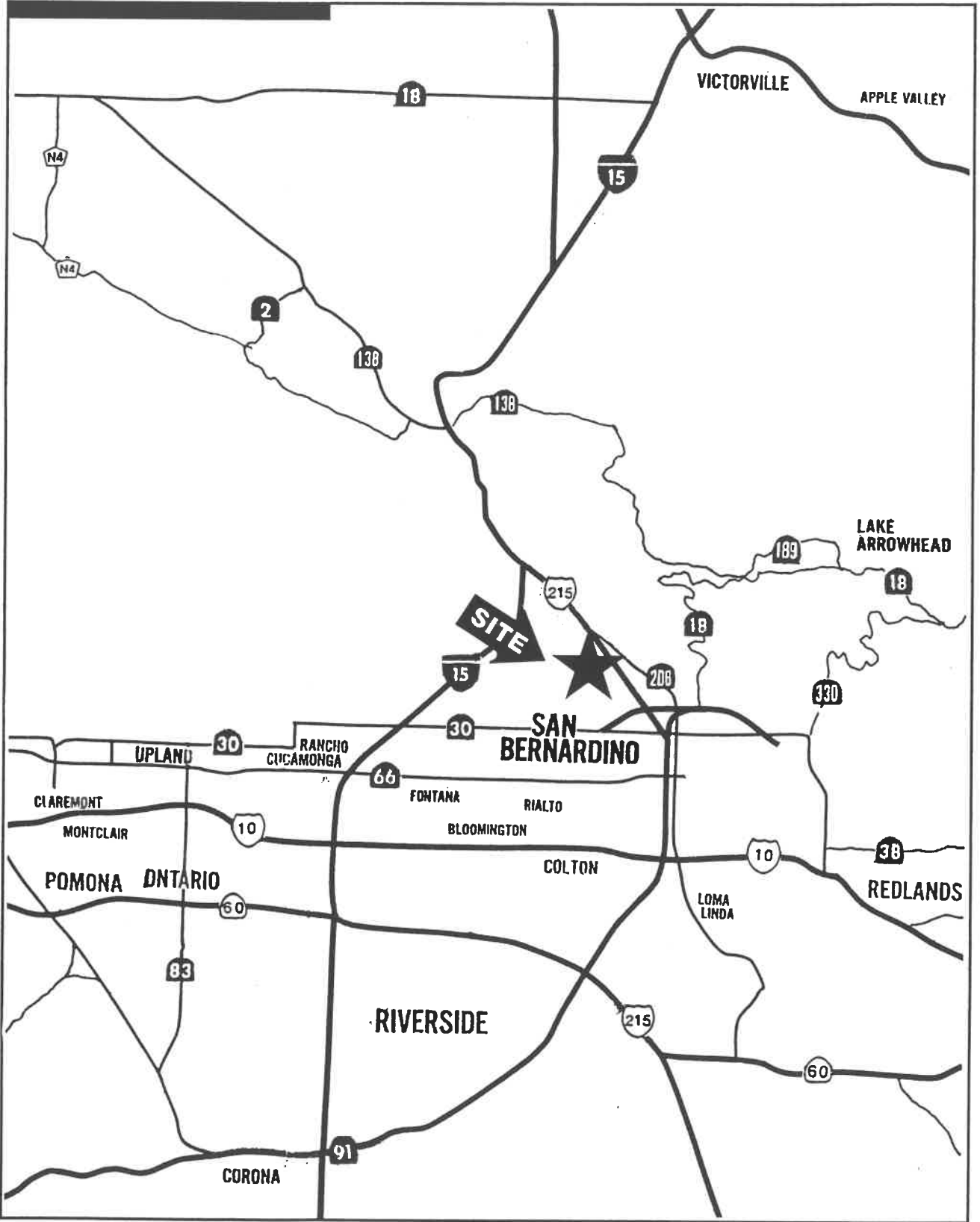
The University Business Park Specific Plan addresses 38 parcels on about 70 acres that lie within the larger University Business Park which contains 82 parcels on about 270 acres.

The University Business Park Specific Plan site is wholly contained within the larger University Business Park and is bounded on the east by McArthur Boulevard, on the south by University Parkway, on the west by Georgia Boulevard and on the north by Saratoga Way. Hallmark Parkway provides the major entryway to the Park at a signalized intersection with University Parkway. A secondary access is by way of a four lane bridge which connects Hallmark Parkway to the industrial park to the north, across Devil Creek Flood Control Channel. Figure 2 (Vicinity Map) on page 5 shows the project site in relation to the general vicinity.

See page 5 for Figure 2.

About one mile northeast of the site, at the end of University Parkway, is the entrance to the campus of California State University at San Bernardino, usually referred to as Cal State. On the west side of Cajon Boulevard lies the unincorporated community of Muscoy. The Central Business District of the City of San Bernardino is located approximately five miles to the south of the project site, on the west side of Interstate 215.

The Center is located in what is known as the University area of the City because of its proximity to Cal State. Just to the north of the Devil Creek Flood Control Channel lies the Verdemont area which contains some of the larger residential lots within the City.



DRAWING TITLE:
Regional Map

SOURCE:
SMITH, PERONI & FOX

SMITH,
PERONI
& FOX

Figure
1

UNIVERSITY BUSINESS PARK





<p>DRAWING TITLE: Vicinity Map</p>	<p>SOURCE: U.S.G.S. MAP SMITH, PERONI & FOX</p>	<p>SMITH, PERONI & FOX</p>	<p>Figure 2</p>
<p>UNIVERSITY BUSINESS PARK</p> <p>FEET 0 1500 3000 4500</p>			

2.3 Project History

In early 1970, the City of San Bernardino adopted the State College Redevelopment Plan which included the project site within its 1800 acre project area boundaries. Adoption of this redevelopment project area facilitated the approval of an industrial subdivision which created the State College Industrial Park in the late 1970's. In the mid-1980's the name was changed to State College Business Park. In 1992 the name was changed once again to the University Business Park.

From its inception, the University Business Park was oriented toward heavy and light industrial uses which generated considerable truck traffic and minor amounts of rail traffic. The emphasis was definitely on large scale warehousing and manufacturing by various firms such as Doan and Southland Corporation.

The University Business Park, from its date of approval, has been designated for industrial uses in the General Plan, the State College Area Redevelopment Plan and the former Zoning Ordinance. Despite these designations, the City at various times permitted a few non-industrial uses to be developed.

In June, 1989 the City adopted a major revision to its citywide General Plan. It was at that time that a new land use designation called Office Industrial Park (OIP) was assigned to a portion of the Park where the University Business Park Specific Plan is now being proposed. Originally, the OIP designation was designed for application in another part of the City, along south Waterman Avenue. Prior to final adoption of the General Plan by the City Council, it was expanded to cover other areas including the University Business Park.

The new General Plan also introduced a Commercial General (CG-1) designation on a few parcels at the entrance to the Park north of University Parkway and east of Hallmark Parkway. In November, 1991 the new owners of those parcels received approval of a General Plan Amendment (GPA 91-09) which entirely deleted the OIP designation within the University Business Park and expanded the Commercial General (CG-1) designation to include additional parcels on the west side of Hallmark Parkway, just north of University Parkway.

The State College Redevelopment Plan designates the entire Park for "Urban Uses" which would include all industrial, office and commercial land uses. Therefore, adoption of the various General Plan Amendments over the years to change the land use designations within the Park have, in fact, maintained consistency between the Redevelopment Plan and the General Plan.

Prior to adoption of the City's revised General Plan, various zoning designations were assigned within the Park which were, for the most part, consistent with the old General Plan. The new General Plan and its accompanying Development Code completely eliminated all potential inconsistencies between the two documents by creating a "one map system." Under this system, the Land Use Zoning Districts have exactly the same boundaries (and titles) as the General Plan Land Use Designations.

2.4 Existing Land Use

Of the 38 parcels in the University Business Park Specific Plan, five have been developed and 33 remain vacant. In terms of physical land area, the Plan area contains 70.57 acres, 9.19 acres (or 13 percent) of which are developed, leaving 61.38 (or 87 percent) undeveloped. The five developed parcels contain the following uses:

APN 266-361-35	Prime Line (hardware)
APN 266-361-37 and 38	Cumberland Swan (pharmaceutical)
APN 266-361-59	Farm Credit Services (credit union)
APN 266-361-57	Chambers Cable (cable television)

2.5 General Plan and Development Code

As mentioned above in Section I. 2.3, the University Business Park was the subject of a General Plan Amendment (GPA 91-09) in November, 1991. That amendment deleted the Office Industrial Park (OIP) designation and expanded the Commercial General (CG-1) designation within the site. This action by the City Council left only two land use designations, Industrial Light

See page 9 for Figure 3.

(IL) and Commercial General (CG-1), assigned to parcels in the Center. Figure 3 (Existing General Plan Land Use Designation) shows the distribution of the IL and CG-1 land use designations.

The existing IL designation (i.e., existing prior to adoption of this Specific Plan) is described in the General Plan as one of three designations within the Industrial category of land uses. It is intended to provide for the following:

**General Plan
Policy 1.32.10**

Permit manufacturing, warehousing, research and development, mini-storage, outdoor display and storage and similar uses characterized by the location of their predominant activities in enclosed buildings.

**General Plan
Policy 1.32.11**

Permit supporting retail and personal service commercial uses (restaurants, newsstands, florists, tobacco shops, etc.), provided that these uses constitute no more than 15 percent of total building square footage.

**General Plan
Policy 1.32.12**

Permit supporting retail sales of products manufactured on-site.

The existing CG-1 designation is described in the General Plan as one of four designations within the Community-Serving Commercial category. It is intended to provide for the following:

**General Plan
Policy 1.19.10**

Permit a diversity of community-serving retail and service uses (grocery stores, apparel and accessories, furniture and home furnishings, garden supplies, restaurants, bookstores, cleaning establishments, shoe repair, beauty salons/hair styling and similar), entertainment uses and professional and financial offices.

**General Plan
Policy 1.19.11**

Permit the development of new and used car dealerships and auto-related retail and service uses (excluding auto body and paint) with a Conditional Use Permit to ensure compatibility with adjacent uses.

The Development Code (known in other jurisdictions as the Zoning Ordinance) describes the existing IL (Industrial Light) District as follows:

**Development Code
Section 19.08.010.2.A**

This district is intended to retain, enhance and intensify existing and provide for the new development of lighter industrial uses along major vehicular, rail and air transportation routes serving the City.

The CG-1 (Commercial General) District is described in the Development Code as follows:

Development Code
Section 19.06.010.2.D

This district is intended to provide for the continued use, enhancement and new development of retail, personal service, entertainment, office and related commercial uses along major transportation corridors and intersections to serve the needs of the residents; reinforcing existing commercial corridors and centers and establishing new locations as residential growth occurs.

2.6 Subdivision Patterns

The basic subdivision pattern for the University Business Park was established by the approval of Parcel Map 5902. That Parcel Map also determined the general site layout and circulation pattern for the Park. Since then, other Parcel Maps have been approved throughout the balance of the Park. It is unlikely that any further subdivision will take place, although the Development Code would permit parcels as small as 0.25 acres in size in certain designations.

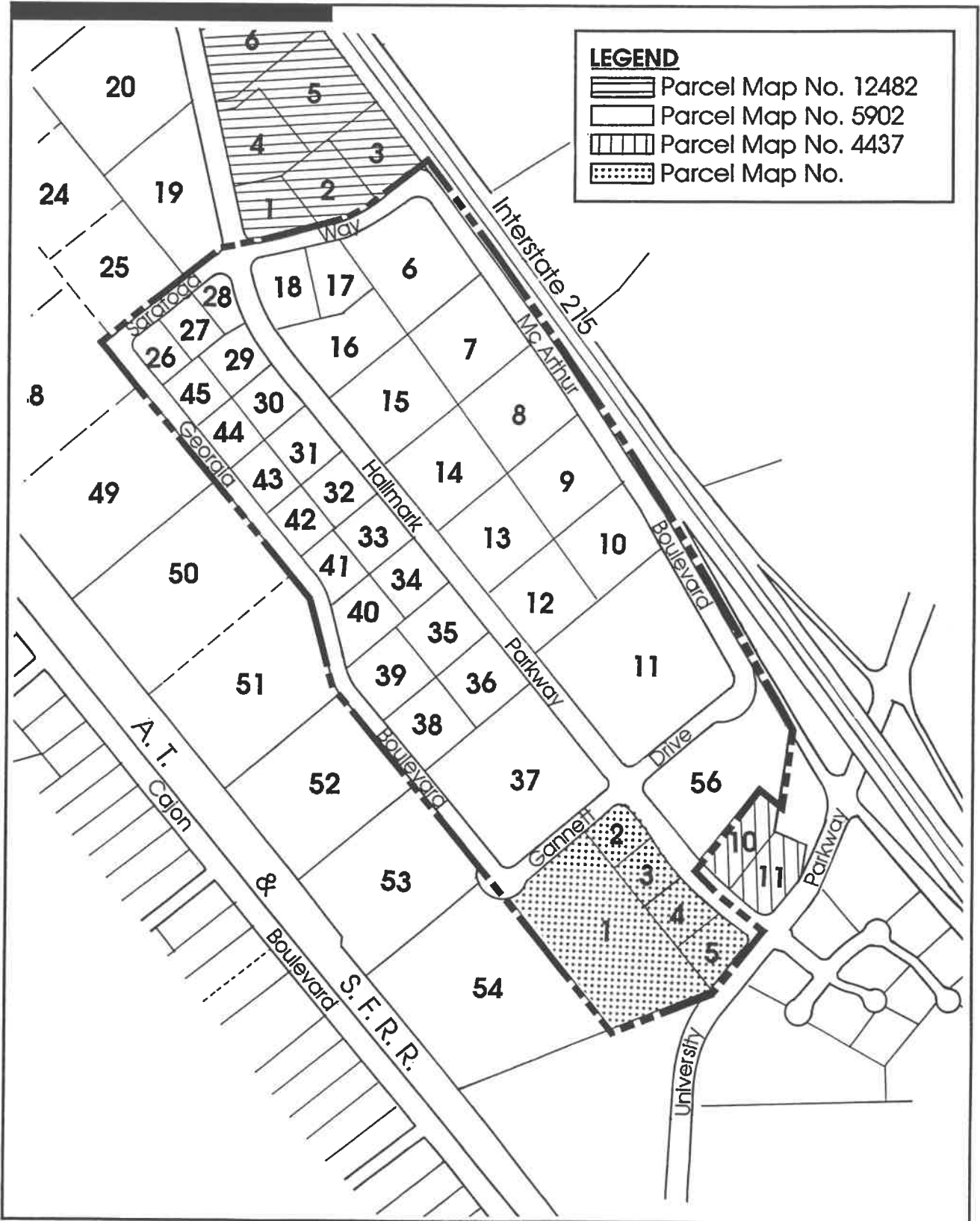
See page 11 for Figure 4.

The University Business Park Specific Plan area contains a total of 38 parcels. Figure 4 (Subdivision Patterns) graphically depicts the parcelization throughout the Plan area.

2.7 Circulation and Traffic

Hallmark Parkway serves as the main arterial spine for the Park's overall circulation pattern. All other streets loop or branch off the main spine. The entire length of Hallmark Parkway, from University Parkway, was a cul-de-sac since there was no way of exiting the Park except through the original point of entry. This situation was recently corrected with the completion of a four-lane bridge extending along Hallmark Parkway northward from its intersection with Lexington Way.

All public streets, curbs and gutters were installed in the late 1970's when the entire Park was subdivided and constructed. No changes have been made to the street improvements, although one name change did occur in 1991 when Campeau Drive was renamed Gannett Drive.



DRAWING TITLE:
Subdivision Patterns

SOURCE:
 SMITH, PERONI & FOX

SMITH,
 PERONI
 & FOX

Figure
4

UNIVERSITY BUSINESS PARK



2.8 Infrastructure

All of the infrastructure necessary to fully develop the entire University Business Park, including the Specific Plan area, was installed in the late 1970's when the Park was originally built. Water, sewer, drainage, telecommunications, natural gas, electricity and other facilities were originally sized and installed to serve the Park at ultimate build-out. Therefore, the existence or condition of the infrastructure need not be discussed in the detail otherwise found in other Specific Plans.

2.9 Problems and Opportunities

Since it is a part of the larger University Business Park, the Specific Plan area is affected by the same problems and opportunities. There are a few minor problems that can be easily rectified, as well as, several excellent opportunities. Solving these problems and using these opportunities will help create a first class business environment within both the Park and the Plan area.

Problems

The following problems exist:

1. A lingering perception that this is not a first class, viable business park when compared to other similar parks in the vicinity and the region.
2. An overall lack of consistent architectural style and coordination throughout the Park due to the unusually long time frame for its development. It should be pointed out, however, that some of the new facilities such as Shearson Lehman and the Sun Company are more representative of desired design criteria for future users.
3. A lack, thus far, of a bustling business and pedestrian traffic to give the area an image that it is a strong activity node.
5. A lack of coordinated design and placement of private identification and public directional signs.

Opportunities

The Park's opportunities include the following:

1. A prime, highly visible location adjacent to an Interstate freeway with immediate access at University Parkway.
2. Emergence of the University area as a strong, viable portion of the City that has shown consistent growth and overall improvement.
3. Proximity to the cultural, social and educational climate offered by Cal State San Bernardino.
4. Proximity to the Atcheson-Topeka and Santa Fe railroad right of way.
5. Existence of a complete, new and properly-sized infrastructure system including streets, water, sewer, drainage, electrical, natural gas, telecommunications and other facilities.
6. Availability of over 61 acres of flat, fully improved, ready-to-build parcels.
7. Availability of a four lane bridge providing access to the north through another industrial park and ultimate access to Interstate 215 at Palm Avenue.
8. Filling the need for additional local serving, professional and family oriented businesses and services for the employees working within the business park, as well as, the surrounding residential community.

It is the Goal of this Specific Plan

. . . to enhance, and capitalize on, the opportunities available to the Park and the Specific Plan area and to help correct or delete as many of the problems as possible. This can only be accomplished through a conscientious effort on the part of both the City of San Bernardino and the various owners and developers of parcels within the Specific Plan area to follow the standards and criteria established in this Specific Plan.

University Business Park Specific Plan

II. LAND USE PLANNING AND REGULATORY PROVISIONS

1.0 General

The University Business Park Specific Plan is quite different from any other business park project in that it addresses an area that already contains all of the necessary infrastructure (streets, curbs, gutters, street lighting, drainage, utilities, etc.) and other facilities that would normally be installed in any similar business park. Five of the parcels within the Plan area have, at the time of adoption, been developed. In addition, it is not the intent of this Specific Plan to modify the basic layout of the Park since it would be unnecessary (and impractical) to do so. Therefore, the focus of this Specific Plan is to establish regulatory provisions for future land uses that may develop within the existing Plan area.

2.0 Goals and Objectives

The City of San Bernardino has determined that the following Goals and Objectives for the University Business Park Specific Plan are consistent with the Goals and Objectives of the City General Plan. Any future amendments to these Goals and/or Objectives must also be determined to be consistent in order to maintain and ensure the proper legal relationship between the Specific Plan and the General Plan.

It shall be the Goal of the City of San Bernardino to:

Goal 1

Provide employment opportunities within the University Business Park for existing and future residents of the City and those of adjacent communities.

Goal 2

Provide for the continuation and development of land uses within the University Business Park which meet the needs of regional and local populations.

Goal 3

Ensure that the types of land uses developed in the University Business Park complement and do not adversely affect the quality of life and health of the City's residents and businesses.

Goal 4

Achieve a pattern and distribution of land uses within the University Business Park which enhances, revitalizes and upgrades the Park and which provides a distinctive and compatible activity node.

Goal 5

Continue existing industrial and commercial districts and establish new commercial, office and industrial districts within the University Business Park which are uniquely characterized by their functional role, permitted uses, density, intensity and physical form.

It shall be the Objective of the City of San Bernardino to:

Objective 1

Provide for the continuation and development of land uses within the University Business Park to retain the 1700 existing employment positions and achieve an additional 1000 - 2000 employment opportunities by the year 2002.

Objective 2

Provide for the development of a diversity of region- and community-serving uses within the University Business Park including a minimum of 50 acres for expanded commercial, retail, office and similar uses.

Objective 3

Control the development of land uses within the University Business Park which may adversely impact the character of the City and quality of life of its residents.

Objective 4

Provide for an interrelated pattern of compatible land uses within the University Business Park which emphasizes commercial uses at the primary entrance at University Parkway and a mixture of office and commercial uses along the Interstate 215 corridor.

Objective 5

Provide for the continued use, enhancement, and new development of retail, personal service, entertainment, office and related commercial uses within the University Business Park to serve the needs of the community, especially residents of the University and Verdemon areas.

3.0 Land Use Designations

The University Business Park Specific Plan hereby creates the following land use designations which may be applied only to parcels within the project area boundaries. They are:

- **University Business Park - 1 (UBP-1)**
- **University Business Park - 2 (UBP-2)**
- **University Business Park - 3 (UBP-3)**

The first and second land use designations listed (UBP-1 and UBP-2) are similar to existing designations in the General Plan and the Development Code. UBP-1 combines certain uses within the existing IL and OIP designations, while UBP-2 is patterned after the CG-1 designation. Both have been slightly modified from the originals and, therefore, apply only to this Specific Plan. The modifications primarily involve the list of permitted land uses. The third land use designation (UBP-3) is a new designation which, again, applies only to this Specific Plan.

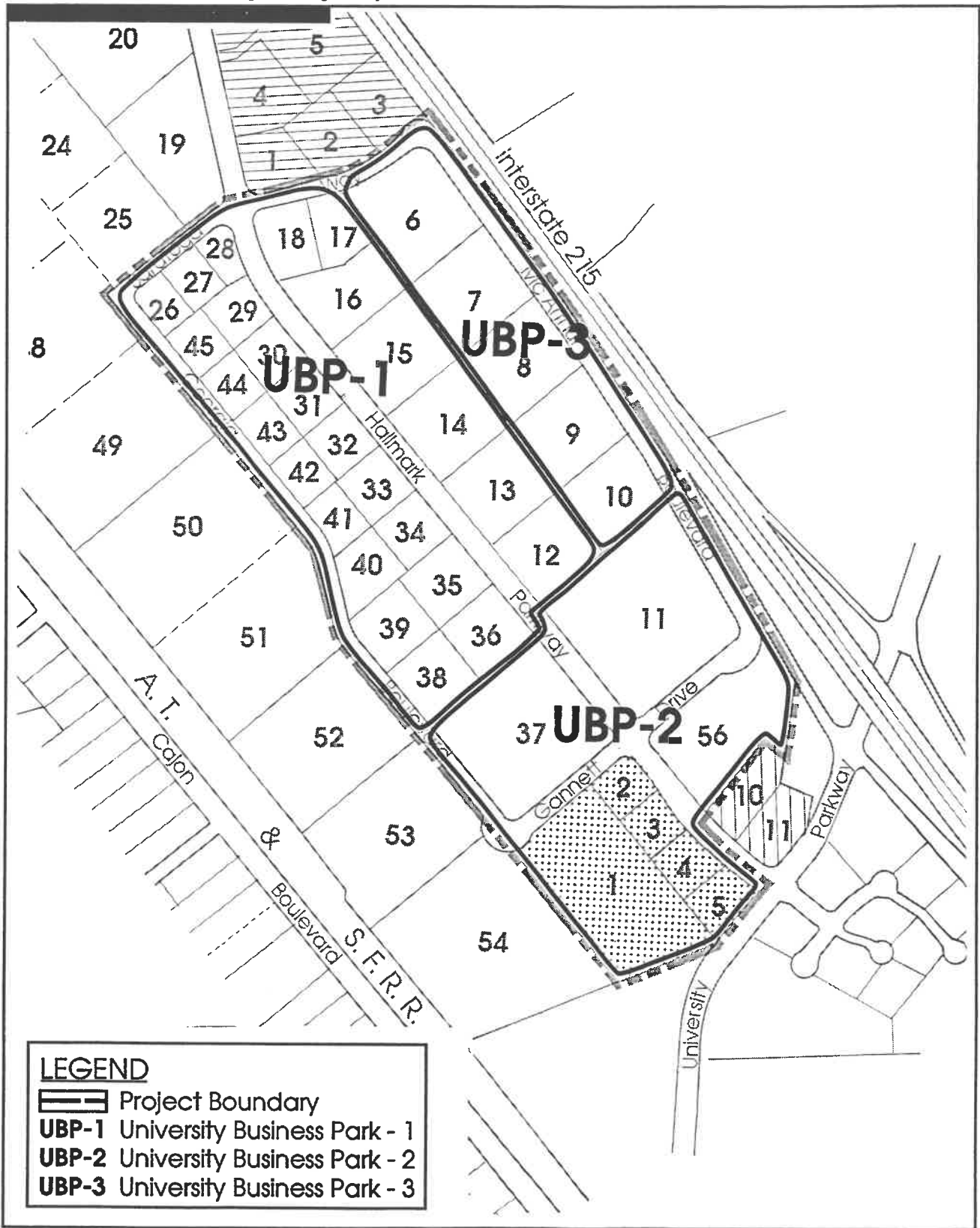
The following section describes each of the three new land use designations.

See page 17 for Figure 5.

3.1 University Business Park - 1 (UBP-1)

The University Business Park - 1 (UBP-1) land use designation applies only to certain parcels within this Specific Plan shown on Figure 5 (Land Use Plan Map).

Except as modified in Section 7.0 below, the Design and Development Policies and Standards created for the UBP-1 designation in this Specific Plan remain the same as those which currently exist in the General Plan and the Development Code for Office Industrial Park (OIP). The list of permitted uses in the UBP-1 District, however, differs slightly from the list of permitted uses in the OIP District described in the Development Code. See Section 5.1 below for a complete listing of the land uses permitted in the UBP-1 District.



DRAWING TITLE:
Land Use Plan Map

SOURCE:
SMITH, PERONI & FOX

SMITH,
PERONI
& FOX

Figure

5

UNIVERSITY BUSINESS PARK



3.2 University Business Park - 2 (UBP-2)

The University Business Park - 2 (UBP-2) land use designation applies only to certain parcels within this Specific Plan shown on Figure 5 (Land Use Plan Map)

See page 17 for Figure 5.

Except as modified below in Section 7.0, the Design and Development Policies and Standards created for the UBP-2 designation in this Specific Plan remain exactly the same as those which currently exist in the General Plan and the Development Code for Commercial General - 1 (CG-1). The list of permitted uses in the UBP-2 District, however, differs slightly from the list of permitted uses in the CG-1 District described in the Development Code. See Section 5.1 below for a complete listing of the land uses permitted in the UBP-2 District.

3.3 University Business Park - 3 (UBP-3)

The University Business Park - 3 (UBP-3) land use designation applies only to certain parcels within this Specific Plan shown on Figure 5 (Land Use Plan Map). The following Policies apply only to the UBP-3 land use designation:

See page 17 for Figure 5.

It shall be the Policy of the City of San Bernardino to:

(PERMITTED USES)
Policy 1

Allow for the enhancement of economic activity within the University Business Park Specific Plan area by establishment of a node which sensitively combines certain professional office, commercial and industrial service uses, emphasizes community and professional development, allows higher floor area ratios to facilitate employee-intensive uses and improves the overall visual quality of the Park and its view from Interstate 215.

Policy 2

Permit a diversity of large, stand-alone, community-serving professional office, commercial retail and similar service uses (family fitness centers, furniture and home furnishings, garden supplies, restaurants and similar uses), movie theater and other entertainment uses and financial offices in areas designated as "University Business Park - 3 (UBP-3).

(DENSITY, INTENSITY AND HEIGHT)
Policy 3

Permit a maximum floor area ratio of 1.0 and height of three stories (42 feet).

(DEVELOPMENT GUIDELINES)

(Please refer to Section 7.0 of this Chapter for a complete listing of the Design and Development Policies and Standards that apply to the UBP-3 designation.)

3.4 Acreage By Designation

Table 1 (Acreage By Designation) below, shows the total developed and undeveloped acreage within each designation.

University Business Park Specific Plan Table 1: Acreage By Designation			
Designation	Devel.	Undevel.	Total
University Business Park - 1	9.19	22.37	31.56
University Business Park - 2	0.00	26.86	26.86
University Business Park - 3	0.00	12.15	12.15
TOTALS	9.19	61.38	70.57
(public rights-of-way are not included in these figures)			

4.0 Land Use Plan Map

The University Business Park Specific Plan is graphically represented by Figure 5 and is officially entitled the Land Use Plan Map. This map depicts the three Land Use Designations which have been assigned to parcels within the Specific Plan area boundaries. The General Plan Land Use Plan / Land Use Zoning District Map and the University Business Park Specific Plan Land Use Plan Map are intended to be identical for the area within the project area boundaries.

5.0 Permitted Uses

5.1 Uses Permitted Within Designations

Table 2 (List of Permitted Uses) lists those uses allowed within the individual land use designations, subject to a Development Permit (D), a Conditional Use Permit (C) or a Temporary Use

University Business Park Specific Plan Table 2: List of Permitted Uses

Use	Land Use Designation		
	UBP-1	UBP-2	UBP-3
CONSTRUCTION	D		
MANUFACTURING	D		D
TRANSPORTATION, COMMUNICATION, AND SIMILAR USES	D	C	
WHOLESALE TRADE Wholesale trade, durable & non-durable goods	D		D
RETAIL			
Building materials, garden supply, hardware	D	D	D
General merchandise		D	D
Mini-malls		D	
Commercial centers		D	D
Food stores		D	D
Gasoline sales w/mini-market		D	
Automotive dealers		D	
Apparel and accessory stores		D	D
Eating establishments	D	D	D
Sale of alcohol		C	C
Video tape rental		D	
Miscellaneous retail		D	
Fuel dealers	D		
PROFESSIONAL OFFICES AND SERVICES			
Business services	D	D	D
Professional services	D	D	D
Schools	D	D	D
Health services and treatment	D	D	D
Animal care	D	D	D
Laundry	D		
Dry cleaners and laundromats		D	
Equipment rent / lease	D	D	
Auto repair and related services	D	D	
Auto and truck rental	C	C	
Car wash	D	D	
Miscellaneous repair services	D	D	
Personal services		D	
Hotels and motels		D	C
Cinemas		D	D
SPECIAL PURPOSES			
Motion pictures	D		D
Theatrical production	D	D	D
Miscellaneous outdoor entertainment	D	C	
Miscellaneous indoor entertainment	D	D	D
Daycare facilities	D	D	D
OTHER			
Miscellaneous	D	D	D
Temporary	T	T	T

Important:
Refer to pages 21-28 for details and clarifications about the uses in each category.

D = Development Permit

C = Conditional Use Permit

T = Temporary Permit

Permit (T). Table 2 is hereby incorporated into the Development Code.

5.2 Description Of Permitted Uses

UBP-1

Each of the proposed land use designations or zones emphasizes a combination of industrial, office and commercial uses. The UBP-1 designation emphasizes industrial and non-retail commercial service uses. Essentially, it combines uses currently permitted within the OIP and IL designations, but without the more intense industrial uses such as motor freight transportation, mini-storage, truck stops, service stations, etc.

UBP-2

The UBP-2 designation emphasizes the typical commercial retail uses currently permitted in the CG-1 designation but eliminates some of the heavier (and less desirable) uses that would not be appropriate within a business park setting. For example, the UBP-2 does not permit recreation camps and RV parks, funeral parlors, truck and RV rental agencies and commercial sports. No outside uses or storage is permitted. The UBP-2 designation makes provision for a 24 hour self-serve gasoline station with ancillary AM/PM mini-market as a preferred use at the entry to the University Business Park.

UBP-3

The UBP-3 designation emphasizes large, stand-alone uses which have a single freestanding building on each parcel. It would not permit strip commercial centers with several small tenants. Light manufacturing uses, including warehouses and research and development businesses, are permitted as long as all activities take place indoors and there is no outside storage. One of the primary criteria for structures within this designation is the visual impact to the Interstate freeway. For this reason, the City would like to locate large, architecturally pleasing buildings close to the front of the parcels facing McArthur Blvd. with required parking to the side and rear of the structure. Landscaping along the front setback area will be emphasized.

The following section of the Specific Plan describes the major categories of uses permitted within each of the three land use designations.

<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Not Permitted Not Permitted</p>	<p>a. Construction - Activities include the storage of construction equipment and supplies by either large or small contractors for both general and special trade. This use is permitted only on parcels fronting Georgia Blvd.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Not Permitted Permitted</p>	<p>b. Manufacturing - These activities involve the manufacture or assembly of products typically used for business, commercial or residential purposes. Among these are precision instruments for medical and optical uses, electronic equipment, office supplies and equipment, wrought iron, leather, rubber or plastic products, non-explosive chemicals, paper products, fixtures and furniture. Printing and publishing establishments for private and commercial purposes, regardless of size, are permitted. The manufacture of stone, clay, glass or concrete products may be permitted subject to a Conditional Use Permit.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Permitted/CUP Not Permitted</p>	<p>c. Transportation, Communication and Similar Services - These activities include, but are not limited to, warehousing, heliports and helipads, pipelines and various transportation and communications services. Warehousing is not permitted in the UBP-2 zone.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Not Permitted Permitted</p>	<p>d. Wholesale Trade - Activities include large volume sales of durable and non-durable goods to wholesale users or contractors as opposed to retail consumers.</p>
		<p>e. Retail</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Permitted Permitted</p>	<p>1. Building Materials, Garden Supply and Hardware - Activities include the sale of these items for home and office use to small contractors or homeowners. Garden supplies and live plants may be available for retail consumers as opposed to wholesale users or contractors.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Not Permitted Permitted Permitted</p>	<p>2. General Merchandise - Activities include, but are not limited to, the sale of both durable goods such as furniture, pianos, organs, major appliances and furnishings and non-durable items such as apparel, cosmetics, infant supplies and sundries to retail consumers as opposed to wholesale buyers.</p>

<p>UBP-1 UBP-2 UBP-3</p>	<p>Not Permitted Permitted Not Permitted</p>	<p>3. Mini-Malls / Commercial Centers - Mini-Malls are groupings of retail establishments of <20,000 square feet, while Commercial Centers are groupings of retail establishment of >20,000 square feet. Within both, activities typically include, but are not limited to, the sale of apparel, children’s furnishings and clothing, music and videos, home entertainment equipment and sports equipment. These groupings may also typically include eating establishments, bakery and specialty food stores. Personal service establishments and dry cleaners are also included in this category.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Not Permitted Permitted Permitted</p>	<p>4. Commercial Centers - <i>(This use is specially tailored for the UBP-3 Zone)</i>. Commercial Centers are groupings of retail establishments of >20,000 square feet. Activities typically include, but are not limited to, the sale of apparel, children’s furnishings and clothing, music and videos, home entertainment equipment and sports equipment. Small specialty store, personal service establishments and dry cleaners are not included in this category.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Not Permitted Permitted Permitted</p>	<p>5. Food Stores - Activities typically include, but are not limited to, the retail sales of meat, fish, produce and other foods and associated household products. This category includes uses such as supermarkets and large discount stores. Bakeries and specialty food stores are permitted in the UBP-2 Zone. In the UBP-3 Zone, however, bakeries and specialty food stores must be integrated into the primary business.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Not Permitted Permitted Not Permitted</p>	<p>6. Freeway Oriented, Self Serve Gasoline Station - <i>This use is limited to Assessor’s Parcel Number 266-361-18 (also shown as Parcel 5 on Figure 5, Land Use Plan Map, on page 17). Please refer to page 31 for a complete description of the preferred use for this parcel.</i></p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Not Permitted Permitted Not Permitted</p>	<p>7. Automotive Dealers - Activities typically include new automobile sales dealerships with incidental used car sales. The category also permits associ-</p>

			ated part and accessories sales and vehicle service and repair work (<u>except</u> for auto body work).
UBP-1	Not Permitted	8.	Apparel and Accessory Stores - Activities typically include, but are not limited to, the retail sales of clothing, shoes, hosiery, jewelry and related item to retail consumers as opposed to wholesale customers.
UBP-2	Permitted		
UBP-3	Permitted		
UBP-1	Permitted	9.	Eating Establishments - These activities typically involve businesses primarily engaged in the sale of prepared food and non-alcoholic beverages for on-site or off-site consumption. If alcohol is to be sold for on-site consumption with food services, a Development Permit will be required. Typical uses include sit-down restaurants, coffee shops, bakeries, take-out fast food restaurants, short order eating places, including free standing fast food. In the UBP-1 Zone, these activities are intended to be ancillary to the primary use(s) on a parcel. They must be integrated into the main structure and may not be stand-alone structures. In the UBP-2 and UBP-3 Zones, these establishments are primarily stand alone structures and are not ancillary to other uses. Drive through service is only permitted in the UBP-2 Zone.
UBP-2	Permitted		
UBP-3	Permitted		
UBP-1	Not Permitted	10.	Sale of Alcohol - These activities include establishments or stores (<u>except</u> stores less than 5,000 square feet) primarily engaged in the sale of alcoholic beverages for either on-site or off-site consumption. These typically include liquor stores, cocktail lounges, pubs and private clubs. A Conditional Use Permit does not apply to stores over 15,000 square feet whose main business is not the sale of liquor.
UBP-2	Permitted/CUP		
UBP-3	Permitted/CUP		
UBP-1	Not Permitted	11.	Video Tape Rental - Activities include, but are not limited to, the retail sale and rental of video tapes for home entertainment purposes.
UBP-2	Permitted		
UBP-3	Not Permitted		
UBP-1	Not Permitted	12.	Miscellaneous Retail - Activities include, but are not limited to, small recyclable materials collection facilities, pet stores (including grooming), hobby
UBP-2	Permitted		
UBP-3	Not Permitted		

and craft supply sales, book, card and music sales and similar establishments.

UBP-1 Permitted
UBP-2 Not Permitted
UBP-3 Not Permitted

13. Fuel Dealers - Activities include the sale of different types of fuel (gasoline, diesel, propane, oil, etc.) either at the premises or by a fleet of delivery vehicles.

f. Professional Offices and Services

UBP-1 Permitted
UBP-2 Permitted
UBP-3 Permitted

1. Business Services - Activities include, but are not limited to, establishments that provide such things as mass-mailing, reprographics, cleaning, delivery, repair, maintenance or other similar services for individuals and business customers.

UBP-1 Permitted
UBP-2 Permitted
UBP-3 Permitted

2. Professional Offices and Services - This activity includes such things as temporary employment, secretarial and clerical support, telephone answering and protective services, engineering, accounting, research, management, real estate, financial, government, legal or other professional offices and similar services.

UBP-1 Permitted
UBP-2 Permitted
UBP-3 Permitted

3. Schools - This activity includes any type of educational facility which conducts classes in such things as business, the arts, sciences, auto repair, electronic repair, family and home economics, basic living skills, primary and secondary education and similar subjects.

UBP-1 Permitted
UBP-2 Permitted
UBP-3 Permitted

4. Health Services and Treatment - Activities typically include, but are not limited to, establishments primarily engaged in the provision of personal health services including prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, mental health technicians, nurses and other health personnel as well as the provision of medical testing and analysis services. Typical uses include medical offices, emergency clinics, dental laboratories and health / fitness centers. Excluded are facilities which provide overnight sleeping facilities for patients. The facilities for treatment of alcohol or drug related cases require a Conditional Use Permit.

UBP-1	Permitted	5. Animal Care - Activities typically include, but are not limited to, the provision of animal care, treatment and boarding services of large and small animals. Uses include, but are not limited to, animal clinics, hospitals and kennels which support and are incidental to these uses. Outdoor kennels are not permitted.
UBP-2	Permitted	
UBP-3	Permitted	
UBP-1	Permitted	6. Laundry - This type of use is intended to serve as the large, wholesale laundry and cleaning service for several small, independent commercial cleaning establishments located elsewhere. Retail customers would not come directly to this facility.
UBP-2	Not Permitted	
UBP-3	Not Permitted	
UBP-1	Not Permitted	7. Dry Cleaners and Laundromats - Activities typically include, but are not limited to, apparel and drapery dry cleaning establishments and self-serve laundry facilities.
UBP-2	Permitted	
UBP-3	Not Permitted	
UBP-1	Permitted	8. Equipment Rent / Lease - This activity includes the rental, lease and repair of equipment from precision and medical items to heavy construction items. All such equipment must be stored indoors.
UBP-2	Permitted	
UBP-3	Not Permitted	
UBP-1	Permitted	9. Auto Repair and Related Services - This activity includes any type of auto or truck repair (<u>except</u> for dismantling yards) including tune-up, detailing, engine work and general repairs, painting and body work (except in the UBP-2 zone), upholstery, window tinting, etc. All such activities must be done inside an enclosed structure out of view from the public right-of-way. Vehicles awaiting repair may be stored outdoors during the day and indoors at night and weekends except along Georgia Blvd. where vehicles may be stored outdoors, even at night and on weekends, as long as decorative screening and landscaping is provided to completely shield the vehicles from public view.
UBP-2	Permitted	
UBP-3	Not Permitted	
UBP-1	Permitted/CUP	10. Auto and Truck Rental and Leasing - This activity includes the rental and leasing of autos and trucks. Fleets of vehicles available for rent or lease must be stored and maintained out of view from the public right-of-way. The rental or leasing of trucks is not permitted in the UBP-2 Zone.
UBP-2	Permitted/CUP	
UBP-3	Not Permitted	

<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Permitted Not Permitted</p>	<p>11. Car Wash - This activity includes the washing and detailing of vehicles. It also includes minor servicing and repair that can be accomplished without the need for overnight storage, except along Georgia Blvd., subject to the same provisions as item 9 above.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Permitted Not Permitted</p>	<p>12. Miscellaneous Repair Services - This activity includes the repair of such things as appliances, garden tools, electronic equipment and similar home and business items. Such services in the UBP-1 Zone may include dismantling and the use of welding equipment.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Not Permitted Permitted Not Permitted</p>	<p>13. Personal Services - Activities typically include, but are not limited to, beauty and barber shops, manicuring establishments, massage, florist shops and photography studios. Uses also include some sales of small personal convenience items.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Not Permitted Permitted/CUP Permitted/CUP</p>	<p>14. Hotels and Motels - Activities typically include, but are not limited to, lodging services to transient guests on a less-than-monthly basis. All uses are subject to a Conditional Use Permit. Ancillary uses may include, but not be limited to, eating establishments, pool and spa or other recreation, conference facilities and specialty retail sales.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Not Permitted Permitted Permitted</p>	<p>15. Cinemas - Activities typically include, but are not limited to, the showing of motion pictures with associated sales of refreshments, snacks and non-alcoholic beverages.</p>

g. Special Purpose

<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Not Permitted Permitted</p>	<p>1. Motion Pictures - This activity includes the production of film and/or video motion pictures and any associated technical support.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Permitted Permitted</p>	<p>2. Theatrical Production - This use is intended to provide for the rehearsal space, storage space and production activities which are typically needed to put on a performance at another location.</p>

<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Permitted/CUP Not Permitted</p>	<p>3. Miscellaneous Outdoor Entertainment - This type of facility may include open-air stadiums for sports such as baseball, soccer, boxing, etc. Such facility must provide fixed seating for all patrons. Other types of amusement facilities such as miniature golf are also permitted. All uses in the UBP-2 are subject to a Conditional Use Permit. Loud or potentially hazardous sports or competitions such as go-cart racing, bicycle or motorcycle race courses, shooting with firearms or bow and arrow, etc. are specifically prohibited.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Permitted Permitted</p>	<p>4. Miscellaneous Indoor Entertainment - Activities include any kind of indoor sport or recreation such as bowling, boxing, video arcades, swimming, exercise or similar items. Sports or competition events such as go-cart racing, bicycle or motorcycle race courses, shooting with firearms or bow and arrow, etc. are also permitted. This type of facility must be fully enclosed to prevent noise from affecting adjacent properties. Also included are ancillary dining, conference room and daycare facilities.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Permitted Permitted</p>	<p>5. Daycare Facilities - Activities typically include the day time care of individuals under 18 years of age within nursery schools, preschools and day care centers. However, adult day care facilities will be considered. Overnight sleeping facilities are not permitted.</p>
<p>h. Other</p>		
<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Permitted Permitted</p>	<p>1. Miscellaneous - Activities include museums, membership organizations, churches, antennae (satellite or vertical) and other uses the Director determines to be similar.</p>
<p>UBP-1 UBP-2 UBP-3</p>	<p>Permitted Permitted Permitted</p>	<p>2. Temporary - Uses of a temporary or seasonal nature such as fairs, farmer's markets, pumpkin sales and Christmas tree sales are permitted subject to a Temporary Use Permit.</p>

5.3 Assignment of Preferred Use(s) on Specific Parcels

It is the intent of this Specific Plan to assign "preferred" uses on specific parcels within the Plan area. By doing so, the preferred uses are deemed consistent with the Goals, Objectives and Policies of the Specific Plan as long as it remains in effect, or is amended using the procedures established by the City. However, other uses listed in Table 2 may still be permitted on the site, subject to approval of a Development Permit (if designated as a **D**) or Conditional Use Permit (if designated as a **C**).

See page 20 for Table 2.

Although the preferred uses on certain parcels are deemed consistent, the actual construction of any structure or facility on that parcel must be reviewed and approved by the City of San Bernardino through its Development Review process. It remains the responsibility of the City to ensure that all development criteria in this Specific Plan is followed and incorporated into the site layout, architectural design, parking plan, landscape plan, etc., prior to issuance of building permits.

It must also be noted that all preferred uses assigned to a specific parcel have been addressed within the Environmental Assessment prepared and adopted for this Specific Plan. In each case, the preferred uses have been determined by the City of San Bernardino to have a non-significant environmental impact. Any adverse impacts have been reduced to a level of non-significance through design criteria incorporated into this Specific Plan.

See page 30 for Table 3.

Table 3 (Preferred / Permitted Uses By Parcel) lists every parcel within the University Business Park Specific Plan area, its land use designation and size, and the use or uses that are either preferred or permitted within each one. Table 3 lists 6 separate parcels as having preferred uses assigned to them. These uses are consistent with this Plan and only require review and approval of a Development Permit application by the Development Review Committee. The following is a detailed description of the preferred uses that have been approved on the parcels listed.

Preferred Use For APN 266-361-34

Assessor's Parcel Number 266-361-34 (also shown as Parcel 11 on Figure 5, Land Use Plan Map, on page 17) may contain a

University Business Park Specific Plan
Table 3: Preferred/Permitted Uses By Parcel

APN	Designation	Size (Ac)	Permitted Use(s) and Other Requirements
266-361-29	UBP-3	2.91	See Table 2.
266-361-30	UBP-3	2.48	See Table 2.
266-361-31	UBP-3	2.40	See Table 2.
266-361-32	UBP-3	2.32	See Table 2.
266-361-33	UBP-3	2.04	See Table 2.
266-361-34	UBP-2	7.51	See Section 5.3 for details of preferred use(s).
266-361-35	UBP-1	1.96	See Table 2. <i>(Developed at time of Plan approval)</i>
266-361-36	UBP-1	2.24	See Table 2.
266-361-37	UBP-1	2.35	See Table 2. <i>(Developed at time of Plan approval)</i>
266-361-38	UBP-1	2.55	See Table 2. <i>(Developed at time of Plan approval)</i>
266-361-39	UBP-1	2.18	See Table 2.
266-361-40	UBP-1	0.81	See Table 2.
266-361-41	UBP-1	0.96	See Table 2.
266-361-49	UBP-1	0.71	See Table 2.
266-361-50	UBP-1	0.72	See Table 2.
266-361-51	UBP-1	0.79	See Table 2.
266-361-52	UBP-1	0.82	See Table 2.
266-361-53	UBP-1	0.83	See Table 2.
266-361-54	UBP-1	0.89	See Table 2.
266-361-55	UBP-1	0.89	See Table 2.
266-361-56	UBP-1	0.96	See Table 2.
266-361-57	UBP-1	0.96	See Table 2. <i>(Developed at time of Plan approval)</i>
266-361-58	UBP-1	1.40	See Table 2.
266-361-59	UBP-1	1.37	See Table 2. <i>(Developed at time of Plan approval)</i>
266-361-60	UBP-2	5.84	See Table 2.
266-361-61	UBP-1	1.40	See Table 2.
266-361-62	UBP-1	1.42	See Table 2.
266-361-63	UBP-1	1.09	See Table 2.
266-361-64	UBP-1	0.90	See Table 2.
266-361-65	UBP-1	0.87	See Table 2.
266-361-66	UBP-1	0.87	See Table 2.
266-361-67	UBP-1	0.81	See Table 2.
266-361-68	UBP-1	0.81	See Table 2.
266-361-14	UBP-2	5.66	See Table 2.
266-361-15	UBP-2	0.82	See Section 5.3 for details of preferred use(s).
266-361-16	UBP-2	0.85	See Section 5.3 for details of preferred use(s).
266-361-17	UBP-2	0.97	See Section 5.3 for details of preferred use(s).
266-361-18	UBP-2	1.00	See Section 5.3 for details of preferred use(s).
266-361-92	UBP-2	4.20	See Section 5.3 for details of preferred use(s).

multi-screen theater complex with up to 15 individual screens and not greater than 60,000 square feet. One freeway oriented marquee sign listing names of movies currently being shown shall be permitted to be placed on a wall facing the Interstate 215 right-of-way. Said sign shall be a maximum of 125 square feet in area and shall be placed no higher than the eave of the structure. One monument sign with a maximum height of 8 feet from ground level may be placed along the Gannett Drive frontage. No other monument or pole sign may be permitted. Parking area shall be located on the opposite side of the main building as the Interstate 215 right-of-way, with the building, landscaping and berming situated such that visibility of the parking area is screened as much as possible. No parking shall be permitted along the street frontage surrounding the site. All other Development Code requirements apply. In lieu of this preferred use or uses, any other permitted use (as determined by Table 2) may be developed.

***Preferred Use For
Assessor's Parcel
Numbers
266-361-16 and
266-361-17***

Assessor's Parcel Numbers 266-361-16 and 266-361-17 (also shown as Parcels 3 and 4 on Figure 5, Land Use Plan Map, on page 17) will each contain fast food restaurants with drive-up windows. The gross floor area of each shall not exceed 2,500 square feet. On-site traffic circulation and stacking lane for the drive-up window is subject to review and approval by the City. One monument sign per parcel with a maximum height of 8 feet from ground level may be placed along the Hallmark Parkway frontage. No other monument or pole sign may be permitted. All other Development Code requirements shall also apply. In lieu of this preferred use or uses, any other permitted use (as determined by Table 2) may be developed.

***Preferred Use For
APN 266-361-18***

Assessor's Parcel Number 266-361-18 (also shown as Parcel 5 on Figure 5, Land Use Plan Map, on page 17) may contain a freeway oriented, self service, 24 hour gasoline station with ancillary mini-market. The facility is the only one allowed within the boundaries of the Specific Plan and will have no less than 12 gasoline dispensing pumps for autos and/or trucks and 18 parking spaces. The mini-market will not exceed a gross floor area of 5,000 square feet. The sale of alcohol for off-premise consumption will be permitted. One monument sign with a maximum height of 8 feet from ground level may be placed along the Hallmark Parkway frontage. No other monument or pole sign may be permitted on this parcel. However, the tenent for this

parcel may utilize the Park's existing freeway oriented sign. All other Development Code requirements shall also apply. In lieu of this preferred use or uses, any other permitted use (as determined by Table 2) may be developed.

Preferred Uses For APN 266-361-92

Assessor's Parcel Number 266-361-92 (also shown as Parcel 56 on Figure 5, Land Use Plan Map, on page 17) may contain a motel with up to 150 units and a maximum height of two stories. The motel shall provide a swimming pool, spa and at least one conference room that is available to the community for various meetings, etc. To comply with the City's Freeway Corridor Overlay, the structure shall be located at least 50 feet from the Interstate 215 right-of-way. Parking may be located within this setback area, but the first 25 feet from the right-of-way line shall be landscaped. The portion or elevation of the structure facing the Interstate right-of-way shall be designed to be an integrated part of the architectural theme.

The parcel may also contain a restaurant with a maximum of 5,000 square feet of gross floor area and/or a full service car care center including washing and detailing. These uses shall be located to the west of the motel use described above. The car care center may include the sale of auto accessories and gasoline, minor auto maintenance services and a tune-up shop. No heavy or major mechanical work or auto painting shall be permitted. One monument sign with a maximum height of 8 feet from ground level may be placed along the Hallmark Parkway frontage. The sign shall identify the use or uses available on the site. No other monument or pole sign may be permitted. All other Development Code requirements shall also apply. In lieu of these preferred uses, any other permitted use (as determined by Table 2) may be developed.

Preferred Use For APN 266-361-15

Assessor's Parcel Number 266-361-15 (also shown as Parcel 2 on Figure 5, Land Use Plan Map, on page 17) may contain a full service restaurant. The gross floor area shall not exceed 5,500 square feet. One (1) monument sign with a maximum height of 8 feet from ground level may be placed along the Hallmark Parkway frontage. The sign shall identify the use or uses available on the site. No other monument or pole sign may be permitted. All other Development Code requirements shall also apply. In lieu of this preferred use, any other permitted use (as determined by Table 2) may be developed.

6.0 Building Intensity

Building intensity is not synonymous with population density which is a measurement of the concentration of people. Instead, building intensity defines the concentration of use. Intensity standards for non-residential uses usually include two variables, 1) permitted land uses and building types and 2) concentration of use, which is expressed in terms of a floor area ratio (FAR) which is the ratio of building floor area to the total site area. Permitted land uses are discussed in Section 5.0 above.

In the University Business Park Specific Plan, the maximum FAR permitted within each of the three land use designations is as shown in Table 4 (FAR By Designation) below:

University Business Park Specific Plan
Table 4: FAR By Designation

Designation	Max. FAR
University Business Park - 1 (UBP-1)	1.00
University Business Park - 2 (UBP-2)	0.70
University Business Park - 3 (UBP-3)	1.00

7.0 Design and Development Policies and Standards

7.1 General

Design and Development Policies and Standards are an important part of this Specific Plan because they directly influence the property owners, developers and design professionals such as architects and engineers, who will be responsible for the development of individual projects within the Specific Plan project area. As stated in Section I.1.0 (Purpose and Scope), the majority of the policies contained this Plan were compiled from other documents, including the City General Plan, the Devel-

Code, the State College Redevelopment Plan, various City ordinances and several corporate documents such as Covenants, Conditions and Restrictions and various sales and development agreements. This Specific Plan consolidates all of these existing laws, requirements and guidelines into one comprehensive document for the first time. The primary source of development guidelines is the City's Development Code. However, it is the General Plan that contains the enabling language that sets the stage for the details found in the Development Code.

7.2 Design and Development Policies and Standards for the UBP-1, UBP-2 and UBP-3 Designations

Policies

The following section lists the Design and Development Policies which, by adoption of this Specific Plan, are hereby incorporated into the **General Plan** and apply to all three designations. The numbers in parenthesis at the end of each policy refer to the General Plan Implementation Program which implements that particular policy.

Policy 1

Require that sites within the University Business Park be developed as a corporate/business park setting, including:

- a. siting of structures in proximity to streets and pedestrian areas;*
- b. location of parking to minimize its view from public and pedestrian areas;*
- c. use of common architectural vocabulary (materials, colors, design character, etc.);*
- d. development of interconnecting pedestrian paths and open spaces;*
- e. provision of employee amenities; and*
- f. use of consistent and well designed public and informational signage (I1.1, I1.4, I1.6 and I1.11).*

Policy 2

Require that all structures and sites be designed to convey visual interest and character and be compatible with their adjacent uses; including:

- a. differentiation of building facades by materials, color, architectural details (columns, recessed or projected windows, articulated beams or spandrels, etc.), and offset planes and volumes;*
- b. architectural treatment of all facades;*
- c. extensive use of landscape along the building street frontage and on-site;*
- d. enclosure of storage areas with decorative screening or walls;*
- e. mitigation of noise, odor, lighting and other impacts attributable to the use (I1.1, I1.6 and I1.9).*

Policy 3

Require that new developments be designed to convey a low-rise, pedestrian-scaled, community-oriented environment including the following site and architectural treatments:

- a. avoid large undifferentiated, flat facade, "box" or warehouse" like structures;*
- b. incorporate architectural elements which differentiate the facade (articulated columns, beams and spandrels, offset planes, recessed or projecting windows, etc.);*
- c. site buildings around common pedestrian walkways, plazas, courtyards and open spaces;*
- d. incorporate pedestrian sidewalks, arcades or trellises linking the site to peripheral sidewalks and uses;*
- e. include extensive site landscape (including shrubs and trees);*
- f. provide art and other visual amenities (I1.1, I1.6 and I1.9).*

Policy 4

Require that commercial buildings be designed to enhance pedestrian activity and convey a “human scale” at their street elevation, by using the following design concepts:

- a. the ground floor elevation of a building facing the sidewalk must, 1) be visually and physically “penetrable,” 2) incorporate architectural elements to provide visual interest and relief from flat surfaces (e.g. textured materials, offset planes, differentiated piers and columns, recessed entries and windows and awnings), and 3) be compatibly landscaped;
- b. use awnings, overhangs, arcades, trellises and other design elements which provide protection to pedestrians.
- c. structures on a site must be located within 25 feet of the sidewalk along 30 percent of the property frontage for parcels 150 feet wide and greater.
- d. require that a landscape buffer (using ground cover, flowering shrubs and trees) be palced along the street frontage (I1.1 and I1.6).

Standards

The following section lists the Design and Development Standards which, by adoption of this Specific Plan, will be incorporated into the **Development Code** and apply to all three designations.

Standard 1

<i>Gross Lot Area (for new subdivisions)</i>	UBP-1= 20,000 sq. ft. UBP-2= 10,000 sq. ft. UBP-3= 1 acre
<i>Front Setback</i>	All zones= 10 feet
<i>Rear Setback</i>	All zones= 10 Feet
<i>Side Setback (Each)</i>	All zones= 10 Feet
<i>Side Setback (Street Side)</i>	All zones= 10 Feet
<i>Lot Coverage (Maximum)</i>	All zones= 50 Percent
<i>Structure Height (Maximum)</i>	UBP-1= 2 stories or 42 feet UBP-2= 2 stories or 35 feet UBP-3= 3 stories or 42 feet

Standard 2

No outside storage shall be permitted within the UBP-2 and UBP-3 designations. In the UBP-1 designation, outside storage may be permitted only if adequately screened with decorative walls.

Standard 3

All uses shall be conducted within a completely enclosed structure. Ancillary outdoor storage is permitted in the rear yards of parcels fronting on Georgia Blvd. All outdoor storage must be screened from public rights-of-way. Limited outside uses (e.g. patio dining areas and nursery sales limited to plants and trees) shall be approved with a Development Permit. Miscellaneous Outdoor Entertainment in the UBP-2 zone shall require a Conditional Use Permit.

Standard 4

There shall be no visible storage of motor vehicles (except display areas for sale or rent of motor vehicles, where permitted) trailers, airplanes, boats, recreational vehicles or their composite parts; loose rubbish, garbage, junk or the receptacles; tents; equipment; or building materials, in any portion of a lot except for parcels fronting on Georgia Blvd. No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.

Standard 5

Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of a sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least three sides by a solid wall six feet in height and on the fourth side by a solid gate not less than five feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.

Standard 6

All roof-mounted air conditioning or heating equipment, vents or ducts shall not be visible from any abutting lot, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof or screened in a manner which is architecturally integrated with the main structure(s).

Standard 7

Elevations of all structures shall be architecturally treated to ensure compatibility with high quality neighboring structures.

Standard 8

An intensity bonus of up to 12 square feet for each one square

foot of permanent space for properly designed and administered day care facilities may be approved by the review authority.

Standard 9

Permitted Operations and Uses. Unless otherwise specifically prohibited, industrial, research and development uses will be permitted if such uses are performed or carried out entirely within a building that is so designed and constructed that the operations and uses therein do not cause or produce a nuisance to adjacent sites, including without limitation nuisance caused by vibration, sound, electro-mechanical disturbance, radiation, air or water pollution, emission of obnoxious odors or emission of just or other toxic or non-toxic matter. Nuisances of reasonably limited duration which result from breakdowns or malfunctions in systems or equipment which were not reasonably preventable shall not be deemed a violation of this policy.

Standard 10

Prohibited Operations and Uses. The following operations and uses shall not be permitted:

- a. Residential uses, whether permanent or temporary,*
- b. Hospital uses,*
- c. Heavy manufacturing,*
- d. Operation of salvage or junk yards, or storage of inoperable vehicles, junk or surplus materials,*
- e. Oil drilling, development, refining or processing,*
- f. Keeping, breeding or slaughtering of animals, rendering of animal fat or other animal products, or dumping, disposing, incinerating or other reduction of garbage, sewage, offal, dead animals or refuse,*
- g. Foundary operations and smelting of any minerals or metals,*
- h. Quarry operations.*

Standard 11

Maintenance and Repair. All improvements located on each parcel shall be maintained at all times in good, safe and attractive condition and repair, and shall be properly painted in colors approved in the Development Permit.

Standard 12

Materials Prohibited. Buildings made from prefabricated metal components shall be prohibited. Wood or other pressed-board siding shall not be permitted as exterior surface material, except for trim or other minor uses of wood products, as approved by the Development Permit.

Standard 13

Fences. Chain link or barbed wire fences shall not be permitted.

Standard 14

Loading Areas. All loading areas shall meet the requirements of the City of San Bernardino Development Code.

Standard 15

Signs. All tenant identification and public information signs shall meet the requirements of the City of San Bernardino Development Code, except for the following provisions which shall apply to every parcel in this Specific Plan:

- a. Freestanding pole signs shall not be permitted.
- b. One (1) monument sign up to a maximum area of seventy-five (75) square feet and a maximum height of eight (8) feet may be permitted on any parcel.

Standard 16

Site Layout. All structures shall be oriented on the site in such a way as to provide a buffer from high winds for public outdoor areas.

Standard 17

Parking. The number of parking spaces required for any use may be reduced by up to 25 percent provided:

- a. The required 75 percent is fully paved and meets all other Development Code standards for parking areas,
- b. The remaining 25 percent is set aside as expansion area and is paved with approved concrete landscape pavers, planted with turf, irrigated and properly maintained.
- c. The expansion area is not used for storage of any type.

(Trees shall not be required to be planted within the expansion area until it is brought up to full development standards.)

Standard 18

Development within all three designations shall be subject to all of the provisions of Section G19.06.060 (Commercial Develop-

ment Design Guidelines) as it currently exists or is hereinafter amended, and which is included herein by reference.

Standard 19

The Specific Standards referred to in Table 06.03 and detailed in Section 19.06.030 of the Development Code shall also apply to the UBP-1, UBP-2 and UBP-3 designations. Specifically, the applicable sections include the following:

- 119.06.030.2.B (Alcohol Beverage Control License)*
- 19.06.030.2.C (Automobile Sales)*
- 19.06.030.2.G (Day Care Facilities)*
- 19.06.030.2.H (Drive-Thru Restaurants)*
- 19.06.030.2.I (Mini-malls)*
- 19.06.030.2.L (Recycling Facilities)*
- 19.06.030.2.N (Service Stations - Gasoline)*

Standard 20

In addition to the Standards listed above, development within all three designations shall also be subject to all provisions contained in Article III (General) and Article IV (Administration) in the Development Code, and which are included herein by reference.

7.3 Other Standards for the UBP-3 Designation Only

The following standards apply only to the five parcels fronting on McArthur Blvd. which are designated UBP-3. The primary purpose of these standards is to enhance the view of these parcels from the travel lanes along Interstate 215 and encouraging architectural designs which are “inviting” to travelers. Although the parcels may develop at different times, it is incumbent upon the City to maintain a unified architectural and landscape theme between parcels.

Standard 21

Parking Location. No vehicular parking shall be permitted closer than 20 feet from the front property line. This parking setback area shall be entirely landscaped except for required driveways for access. On-street parking shall not be permitted along McArthur Blvd.

Standard 22

Sidewalks. All development along McArthur Blvd. shall provide pedestrian sidewalks at the parkway to allow entrance to the structure(s) through the main entrance facing the street.

University Business Park Specific Plan

III. INFRASTRUCTURE

1.0 General

All of the infrastructure necessary to fully develop the University Business Park has been installed. Streets water, sewer, drainage, telecommunications, natural gas, electricity and other facilities were originally sized and installed to serve the Park at ultimate build-out. Any changes in the overall intensity of development that will be brought about as a result of implementation of this Specific Plan will not require that any of the basic infrastructural facilities be redesigned or reinstalled. If impacts that have not been adequately assessed result from any proposed project and modification to the infrastructure is required, it will not necessitate an amendment to this Plan.

2.0 Traffic and Circulation

Traffic generated by the University Business Park Specific Plan will significantly contribute to future traffic volumes on area roadways. However, the volume increases associated with the Specific Plan are relatively small compared to the traffic generated by the existing General Plan land use designations. The proposed land use designations will not require any additional mitigation beyond what would be required under the existing designations.

The following is a summary of the conclusions and recommendations found in the Traffic Impact Analysis prepared for this Specific Plan and which is included in its entirety in Appendix A.

- a. The additional lane movements required in the year 2010 should be planned and implemented before a level of service problem occurs.
- b. The signal system at University Parkway and Interstate 215 should be designed to accommodate the future lane movements required.

Recommendation (c) was adopted as a mitigation measure by the City's Environmental Review Committee and is included as part of Section IV. Implementation of this Specific Plan.

c. The intersection of Saratoga Way and Hallmark Parkway will continue to experience traffic operation and safety problems caused by the lack of sight distance. The limit lines for Saratoga traffic are set back from the curb prolongations of Hallmark Parkway approximately 13.5 feet. This distance should be reduced to allow motorists to stop closer to the intersection providing greater clear sight distance. Moving the limit line will not sufficiently mitigate this problem, and a reevaluation of the landscaping in the vicinity of this intersection is recommended. The landscaping should be modified and trees should be removed to provide a 400 foot minimum clear distance, based upon a 45 mile-per-hour operating speed. Another option for mitigation of the limited sight distance is to install 4-way stop control at the intersection. This will also mitigate the excessive vehicle speed and traffic flow problems caused by the lack of control along Hallmark Parkway. These measures will become increasingly important as the traffic increases on the minor street.

Recommendation (d) was adopted as a mitigation measure by the City's Environmental Review Committee and is included as part of Section IV. Implementation of this Specific Plan.

d. The Gannett Drive / Hallmark Parkway intersection is expected to be congested under build-out conditions because of its geographical location. A traffic signal with pedestrian signals and crosswalks is recommended because of the anticipated pedestrian traffic, congestion and traffic control needs in the build-out condition. The Pepper/Linden interchange will relieve the congestion at this intersection as well as the primary access intersection of Hallmark Parkway and University Parkway. The need for future traffic signal considerations at Gannett Drive will depend upon the planning and implementation of the Pepper/Linden facility, inasmuch as traffic volumes will be reduced at this location when it is implemented.

e. The Pepper/Linden arterial should be planned for the future to provide the area with additional access to Interstate 215. This additional access to Interstate 215 is an improvement that may benefit the entire area, inasmuch as it will relieve congestion at other access points.

f. The project does not create any additional problems beyond what already exist or what would be expected under the existing land use designations. Therefore, the Specific Plan is not expected to adversely affect the circulation elements in the area.

3.0 Water

See page 44 for Figure 6.

The water distribution system for the University Business Park is fully installed. The system, as designed, will adequately serve the type, density and intensity of land use development which would be permitted by this Specific Plan. Facilities are located throughout the Park as shown in Figure 6 (Existing Water Supply Infrastructure).

4.0 Sewer

See page 45 for Figure 7.

The sewer collection system for the University Business Park is fully installed. The system was designed to adequately handle the type, density and intensity of land use development which would be permitted by this Specific Plan. Thus, no further analysis is required regarding the sewer collection system. Facilities are located throughout the Park as shown in Figure 7 (Existing Sewer Infrastructure).

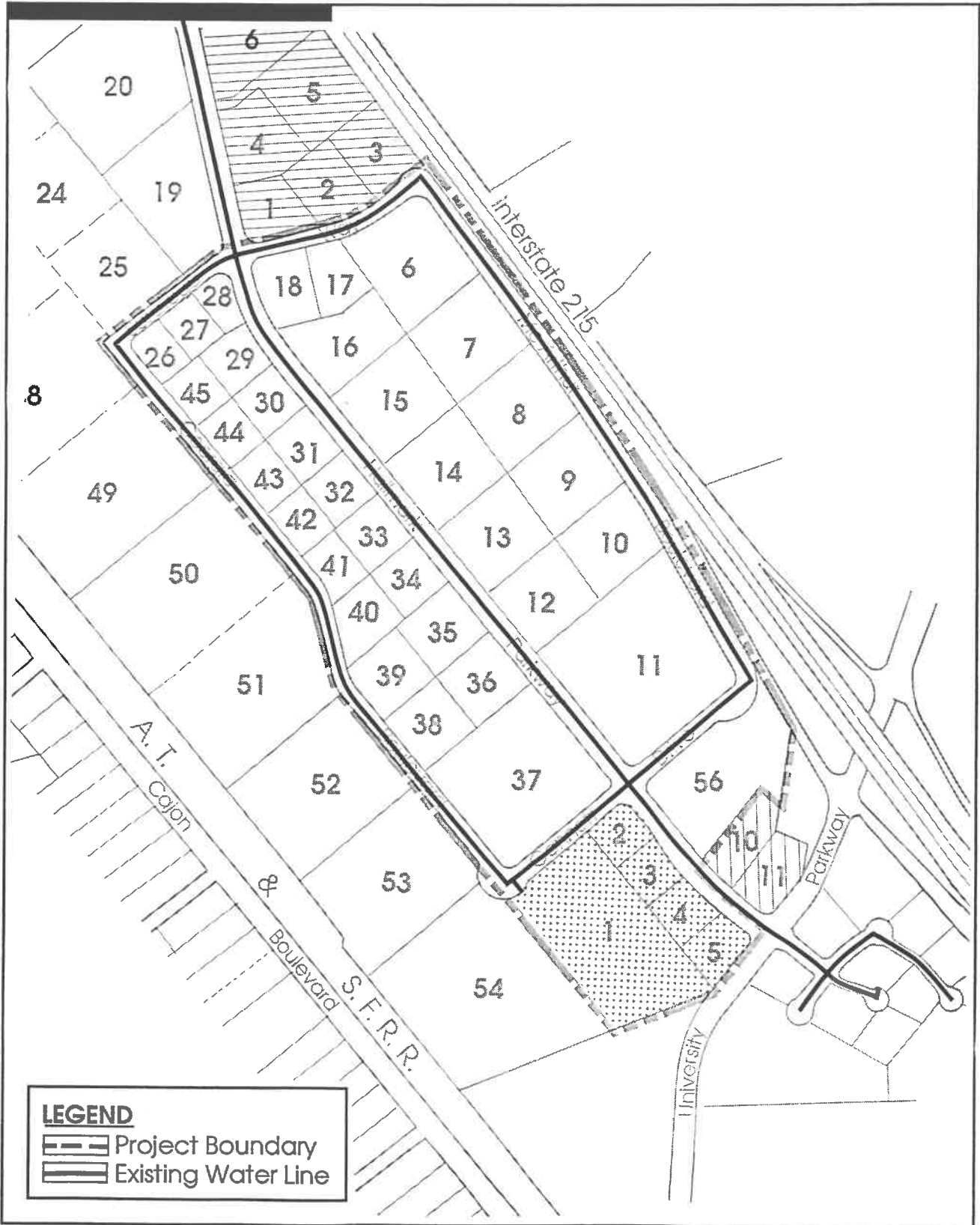
5.0 Storm Drainage

The storm drainage system for the University Business Park is fully installed. The system was designed to adequately handle the type, density and intensity of land use development which would be permitted by this Specific Plan. Thus, no further analysis is required regarding the storm drainage system.

6.0 Solid Waste Disposal

The City of San Bernardino Refuse Department provides solid waste disposal services to all business throughout the Park. The department reviews the disposal needs of uses proposed to be located in the Specific Plan area during the Development Permit review and/or the building permit issuance process. Trash pick-up in commercial and industrial areas is provided from a minimum of one to a maximum of six times per week, depending upon the frequency that a particular business needs, and is willing to pay for, service.

The use, storage, transport and disposal of hazardous materials by businesses in the Specific Plan area is discussed in the Initial Study which is included as Appendix C to this Specific Plan.



DRAWING TITLE:
Existing Water Supply Infrastructure

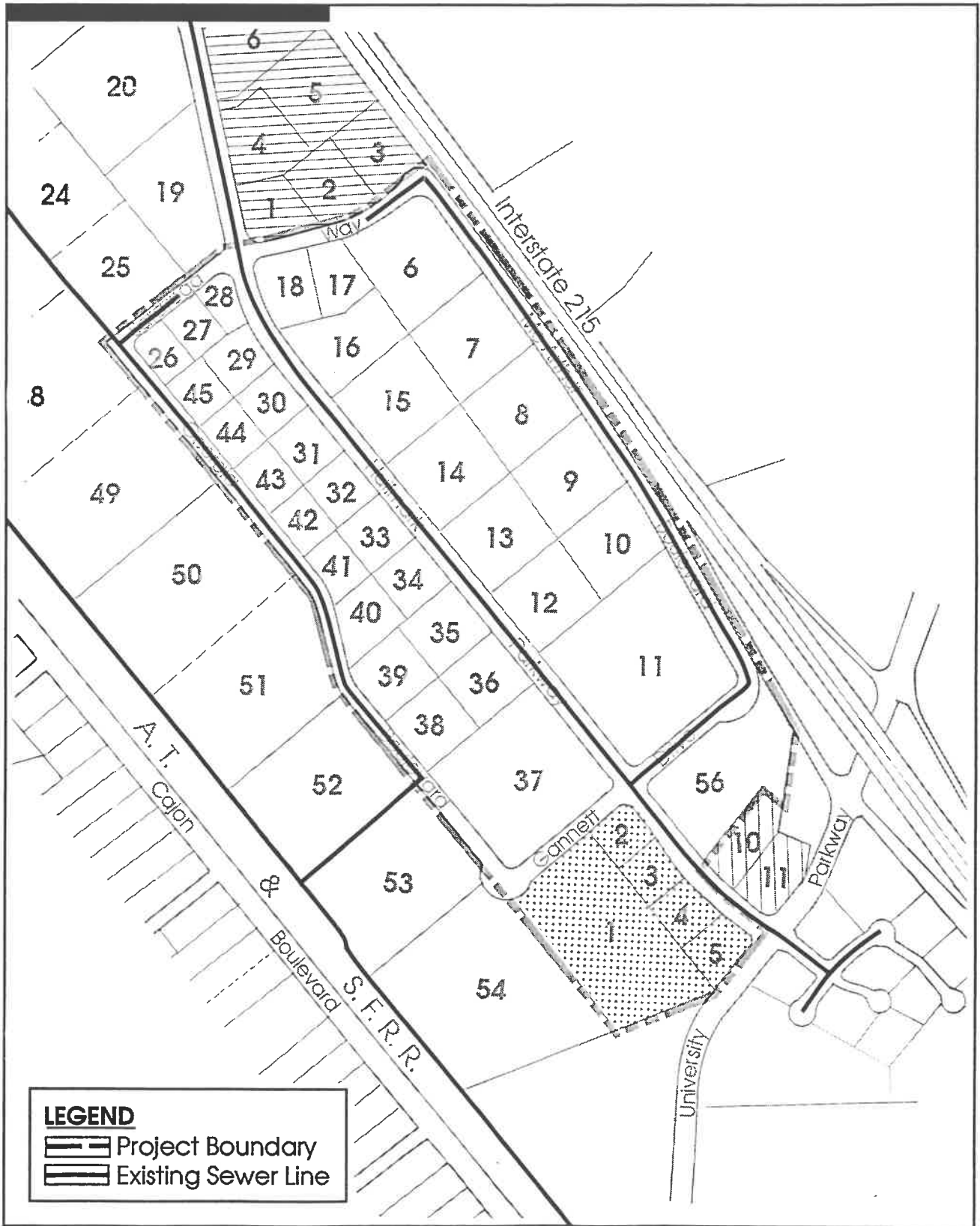
SOURCE:
 CITY OF SAN BERNARDINO
 ENGINEERING DEPARTMENT

SMITH,
 PERONI
 & FOX

Figure
6

UNIVERSITY BUSINESS PARK





<p>DRAWING TITLE: Existing Sewer Infrastructure</p>	<p>SOURCE: CITY OF SAN BERNARDINO ENGINEERING DEPARTMENT</p>	<p>SMITH, PERONI & FOX</p>	<p>Figure 7</p>
<p>UNIVERSITY BUSINESS PARK</p>		<p>FEET 0 400 800</p>	<p>N</p>

7.0 Other Facilities

All standard utilities and other facilities such as electricity, natural gas, telephone and cable television are available to the Park. The various purveyors have indicated that they can and will continue to serve the needs of all current and future businesses throughout the Specific Plan area.

University Business Park Specific Plan

IV. IMPLEMENTATION

1.0 General

As stated in Section III. Infrastructure, the University Business Park contains all of the infrastructure necessary to be fully developed. Streets, water, sewer, drainage, telecommunications, natural gas, electricity and other facilities were originally sized and installed to serve the Park at ultimate build-out. Development under the provisions of this Specific Plan would not require any infrastructure improvements to take place.

For this reason, the Implementation section of the University Business Park Specific Plan focuses on three recommendations contained in the Traffic Impact Analysis. These include the two mitigation measures adopted by the City's Environmental Review Committee and a third recommendation which addresses the need for two separate traffic lanes at the exit to the Park along University Parkway. Therefore, these three traffic-related items are described and listed as the "Implementation Programs" for the Specific Plan.

Implementation Program No. 1

Upon development of Assessor's Parcel Number 266-361-41 and 266-361-51 (shown as Parcels 18 and 28, respectively, on Figure 5, page 17), the limit lines for traffic on Saratoga shall be set closer to the curb prolongations of Hallmark Parkway to allow motorists to stop closer to the intersection in order to provide a 400 foot minimum clear sight distance. In addition to adjustment of the limit lines, any existing landscaping shall be modified (and trees removed, if necessary) to help achieve the 400 foot minimum clear distance, based upon a 45 mile-per-hour operat-

ing speed. Both measures shall be in place prior to approval of a Certificate of Occupancy on either parcel.

Implementation Program No. 2

A traffic signal with pedestrian signals and crosswalks shall be installed at the intersection of Hallmark Parkway and Gannett Drive. This traffic signal will be required when the traffic generated by the undeveloped parcels within the entire University Business Park (including undeveloped parcels outside of the Specific Plan area) equals or exceeds 55 percent of the total trips forecasted for the remaining undeveloped parcels within the Park. This percentage is equal to 8150 *new* daily two-way trips. The following size thresholds are based upon the 8150 daily trips and the average daily traffic forecasted for each individual land use within the entire University Business Park.

90 acres for UBP-1

25 acres for UBP-2

60 acres for UBP-3

235 acres for IL in the remaining portions of the UBP outside of the Specific Plan boundaries.

Implementation Program No. 3

The existing southbound lane for through movement on Hallmark Parkway at University Parkway shall be modified to a shared lane for left turn and through movements. This will be implemented at the time that the traffic signal in Program No. 2 above is required.

Funding Mechanism

The City shall collect Traffic Impact Fees as each parcel within the entire University Business Park develops for installation of Implementation Programs 1,2 and 3 described above.

University Business Park Specific Plan

V. ADMINISTRATION AND ENFORCEMENT

1.0 Adoption of the Specific Plan

Specific Plan No. 92-01, also known as the University Business Park Specific Plan, was adopted on December 7, 1992 by the Mayor and Common Council of the City of San Bernardino through Resolution No. 92-461. General Plan Amendments 92-09 and 92-12 were also adopted through Resolution No. 92-461. Development Code Amendment 92-09 was adopted concurrently through Ordinance No. MC 856.

2.0 Relationship to the General Plan

The University Business Park Specific Plan is a mechanism for implementing the City's General Plan. The General Plan contains various statements, which specifically identify the use of Specific Plans as "*...programs which shall be carried out by the City... to implement the goals, objectives, policies and standards of the Land Use Element...*" Two particular suggestions in the General Plan are that Specific Plans "*...be considered for the following applications:*

a. Provide a mechanism for large scale multiple-parcel development projects within the densities and heights prescribed by land use policy, whose objective is to achieve a special purpose or character...[and]

b. Provide a mechanism for the consideration of variation from the base-line permitted use, densities/intensities, and development standards for "significant" regional or community uses...."

Adoption of the University Business Park Specific Plan constitutes an amendment to the City of San Bernardino General Plan.

See page 17 for Figure 5.

Therefore, the Specific Plan is hereby incorporated by reference into the General Plan. The attached Land Use Plan Map (see Figure 5) amends the General Plan Land Use Plan for the area which lies within the project area boundaries of this Specific Plan. The Land Use Designations as depicted on the Land Use Plan Map and described in this Specific Plan have been added to the Legend of the General Plan Land Use Plan. The Goals, Objectives and Development Standards contained within this document amend the General Plan text and apply only to the area which lies within the project area boundaries of this Specific Plan. No other elements of the General Plan nor other areas of the Land Use Plan Map have been amended as a result of this Specific Plan. All other relationships and internal consistencies between portions of the General Plan text and Land Use Plan remain intact. Where slight differences occur between the wording of standards and guidelines found in this Specific Plan and those found in the General Plan, Development Code and other ordinances and regulations, the provisions of this Specific Plan shall apply. These slight differences shall not render this Specific Plan inconsistent with the other documents.

The General Plan Land Use Plan and the University Business Park Specific Plan Land Use Plan Map are intended to be identical for the area within the project area boundaries. Within the project area boundaries, no amendment to the General Plan shall be made without an amendment also being made to the University Business Park Specific Plan which will maintain consistency between the two documents.

3.0 Relationship to the Development Code

While it is true that the Development Code influences the shape of a building through setback and height requirements, it does not deal to any extent with a building's appearance, its architecture and above all, its quality. The University Business Park Specific Plan will add to the City's Development Code by dealing more precisely with these issues. The requirements of the present Development Code will still continue to apply. In certain areas, however, the Specific Plan will replace a portion of the Development Code. In most cases, the provisions of the Specific Plan are more precise in influencing overall design and appearance.

Adoption of the University Business Park Specific Plan also

4.0

Relationship of Environmental Document to Subsequent Discretionary Projects

requires a concurrent amendment to the City of San Bernardino Development Code. Therefore, the Specific Plan will be incorporated by reference into the Development Code.

Ultimate buildout of all the parcels within the project area will undoubtedly require the application and approval of discretionary projects, that is, ones in which the City will have the discretion of approval, approval with conditions or denial. All discretionary projects must be reviewed to determine whether there will be any environmental impacts under the provisions of the California Environmental Quality Act (CEQA). The City has all of the required ordinances and procedures in place to implement CEQA.

This Specific Plan underwent the required CEQA analysis during its review and adoption process. A Preliminary Environmental Description Form and an Environmental Assessment were prepared which evaluated all of the potential environmental impacts that could occur as a result of adoption of the Plan. Based on those documents, the City of San Bernardino determined that there would be no impacts and adopted a Negative Declaration.

If a subsequent discretionary project is determined to be consistent with this Specific Plan, the data, research, analysis and findings made in the Environmental Assessment for this Specific Plan may be used as the basis for environmental evaluations on those projects. Development of preferred uses on specified parcels listed in Table 3 shall require an Initial Study but may rely on the previous Negative Declaration adopted as part of the Environmental Assessment for this Specific Plan. However, if the City determines, and provides written findings, that a preferred project has been significantly modified or was not addressed in sufficient detail in the Environmental Assessment for this Specific Plan, it may then request the adoption of another Negative Declaration based on a new Initial Study. As an alternative, the City may request the preparation of a special study or studies applicable to the site to help provide the detail that may be lacking for a particular issue on a subsequent project. It should be noted that this paragraph applies to modifications of the designated preferred use only. Any development other than

See page 30 for Table 3.

See page 20 for Table 2.

5.0 Enforcement of the Specific Plan

the preferred use, may be permitted as long as the proposed use is listed on Table 2 as a permitted use and all other provisions of this Specific Plan are followed.

5.1 General

The provisions of the University Business Park Specific Plan must be adequately and consistently enforced if they are to help develop the Park as envisioned by the City and the project proponents. For the most part, enforcement of provisions in the Development Code or other regulatory documents, including this Specific Plan, is quite easy to do since there is little room for interpretation. But when one deals with more intangible issues such as quality or good architectural design, evaluation is harder since reasonable people may disagree on interpretation. The following comments are offered to guide the users of this Specific Plan and its guidelines.

First and foremost, there is the matter of commitment to the concept of achieving a high quality in the architecture and environment within the University Business Park. If the commitment to enforce this Specific Plan is not there, then it may as well not exist.

Second, there is the issue of differing levels of quality. The Development Code standards are at the most basic level, usually influencing land uses, building setbacks and building heights. The next level would be the introduction of standards that encourage the use of appropriate colors and building materials. At the highest level there are standards influencing a building's architecture and the external environment. This Specific Plan and its various policies standards are intended to ensure the highest level of quality for the University Business Park Specific Plan area.

Finally, there is the issue of the economic advantages of high design quality. It is probably cheaper in the short run to build to minimum zoning requirements than to higher standards. But cheaper is not necessarily better in terms of economic return in the long run. Businesses will not build within, and customers will not patronize, the University Business Park unless it achieves

and maintains a high degree of quality and a wide range of uses and activities. These are the primary reasons this Specific Plan has been developed in the first place. The Park must possess good design, and it is the aim of the City to achieve good design standards and quality architecture.

5.2 Responsibility

Primary responsibility for enforcement of the Goals, Objectives Policies and Development Standards contained in this Specific Plan is assigned to the Planning Division of the Department of Planning and Building Services of the City of San Bernardino.

5.3 Project Review and Approval Process

With a majority of the parcels in the project area still available for development, there will be considerable opportunity for the review and approval of specific discretionary development projects within the Park. It is the intent of this Specific Plan to allow the review and processing of development projects proposed within the project area boundaries to proceed under the regulations, timeframes, policies and procedures already established by the City of San Bernardino, or as modified from time to time. All of the development standards and guidelines listed in this Specific Plan are to be applied as necessary and applicable.

5.4 Enforcement

Enforcement of the provision of this Specific Plan shall comply with Chapter 19.46 of the San Bernardino Development Code.

5.5 Annual Letter to the City

A letter shall be provided by the applicant of record by January 31st of each year, following approval of this Specific Plan, to the City Planning and Building Division. The letter shall discuss, but not be limited to, the following:

- 1) The overall status of the University Business Park Specific Plan,

- 2) The type and number of businesses added to the Specific Plan area during the previous twelve months,
- 3) The amount of commercial, office and industrial square footage added to the Specific Plan area during the previous twelve months,
- 4) A discussion of any infrastructural improvements made within the Plan area and the entire University Business Park during the previous twelve months,
- 5) A discussion of any facility or service related problems which occurred during the previous twelve months,
- 6) A discussion of any enforcement problems encountered by the City during the previous twelve months,
- 7) Any other pertinent issues.

6.0 Consistency Requirements

The University Business Park Specific Plan may be amended from time to time as physical, economic and social conditions warrant. Any amendment to this Specific Plan shall require that all of its provisions remain consistent with the General Plan and the Development Code. Therefore, any amendment to one of the three documents shall require an evaluation of the other two to determine whether a similar amendment is necessary.

University Business Park Specific Plan

VI. APPENDICES

- A. **Traffic Study** (available at the City Planning Division)

- B. **Legal Description of Land Use Designations** (available at the City Planning Division)

- C. **Initial Study** (available at the City Planning Division)