



LU

Land Use

Introduction to Land Use

The Land Use Element is a guide to land use planning in San Jacinto and provides a framework for the economic, environmental, and infrastructure issues examined in the other General Plan elements. The Land Use Element identifies how land will be used in the future—for housing, commercial, and business centers, public facilities, parks, open space, and transportation. The Land Use Plan is designed to:

- encourage economic development throughout the City,
- enhance the City’s existing residential neighborhoods,
- support expanded housing and employment opportunities,
- and promote a strong sense of place and identity in San Jacinto.

Organization of Element

The Land Use Element goals and policies will address each of the following topics as they relate to San Jacinto:

- Mix of Land Uses
- Managed Growth
- Land Use Compatibility
- Mixed-Use Activity Centers
- Community Character and Design

Contents:

- + Mix of Land Uses
- + Managed Growth
- + Land Use Compatibility
- + Mixed-Use Activity Centers
- + Community Character and Design

Overview

The Land Use Element provides for a development and resource conservation pattern that preserves and protects San Jacinto’s unique character while promoting opportunities for economic development, local job growth, and expanded housing opportunities. Ensuring that San Jacinto has sufficient capacity and flexibility to support a diverse mix of land uses is essential to the community’s ability to thrive and be economically sustainable over time.

The Land Use Map (Figure LU-1) depicts the City’s vision for how open space, commercial, industrial, residential, and other uses will occur in the city.

State law requires the Land Use Element to address:

- Proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding, which are addressed in the Public Safety Element.

Background information regarding land use is presented in Chapter 2 of the General Plan Update Existing Conditions Report.

Planning Area Boundaries

City Limits

The City Limits include all area within the City’s corporate boundary, over which the City exercises land use authority and provides public services.

Sphere Of Influence

A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). A SOI includes both incorporated and unincorporated areas within, which a city or special district will have primary responsibility for the provision of public facilities and services.

Planning Area

For the purposes of the General Plan, the Planning Area is defined as the city limits and SOI that is included in the analysis and planning for the 20-year horizon of the General Plan.

The Land Use Map (Figure LU-2) identifies the location of various land use designations throughout the Planning Area. Uses allowed in each designation are described below.

Specific Plan Areas

San Jacinto has several Specific Plans that oversee the development of each respective planning area. The plans act as tools for implementing the goals and policies of the General Plan through the regulation of use, density, height and other design standards to achieve the overall vision for the selected area. Specific Plan Areas within San Jacinto include: the Villages of San Jacinto, the Cove, Esplanade, Trails and SP 01-85 (Soboba Springs).

Special Study Area

The City has identified a “Special Study Area” beyond the Sphere of Influence. This area is of special interest to the City because this area may be added to the City’s Sphere of Influence and/or the City’s corporate boundary in the future. However, the identified Special Study Area is currently outside of the San Jacinto City Limits, and SOI and the City does not exert land use authority in this area.

Land Use Designations

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation, as well as the allowed range of development intensity, which is expressed in density or floor area ratio. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan.

Land Use Classification System

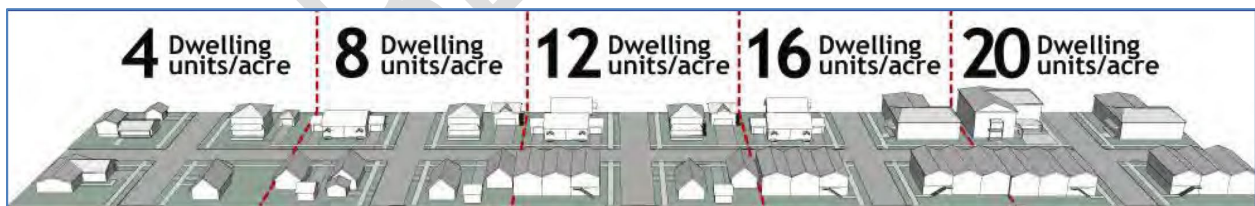
The Land Use Map (Figure LU-1) illustrates the various types and distribution of land uses planned for the community. The land use classification system includes 15 land use designations. Land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Map (Figure LU-1).

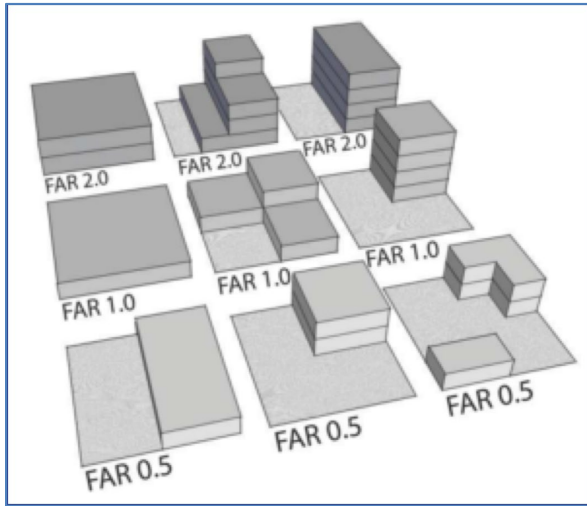
The residential category includes five designations that allow for a range of housing types and densities. The nonresidential grouping includes a variety of jobs-generating designations (Commercial, Business Park, and Industrial) as well as designations that serve the public good, including Public Institutions, Open Space, Park, and Water. The City also has two categories (Mixed-Use and Downtown Village), which allow for a mix of residential and nonresidential development. Finally, the Specific Plan designation indicates that there is an adopted Specific Plan for an area, which guides future land use and zoning decisions.

Land Use Density and Intensity

This Element uses certain terminology to describe the 15 land use designations. Land use concepts, including density and floor area ratio, are described below.

Density. Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.





Floor Area Ratio. Floor area ratio, referred to as FAR, is used to express the building intensity for non-residential uses, such as commercial, industrial, community facilities, and the non-residential component of mixed-use projects. FAR refers to the ratio of the gross floor area of all structures on a lot, excluding parking structures and outdoor storage areas, to the total (gross) lot area..

Buildout Potential

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Map

are described in detail in this Element. Table LU-1 lists each of the land use designations shown on the Land Use Map and provides a corresponding indication of maximum density or intensity of development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. The table also includes the effective overall level of development within each land use designation within the City. These effective levels of development represent an anticipated overall density and intensity of development for San Jacinto and are, therefore, less than the absolute maximum allowed for an individual parcel of land. For various reasons, many parcels in the community have not been developed to maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels.

The overall future development in San Jacinto is anticipated to occur at the expected level of density or intensity indicated in Table LU-1. Development at an intensity or density between the expected and maximum levels is desired when projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan. For the residential land use designations, projects are expected to build to a density at least as high as the lowest density allowed by the respective designation.



Residential Land Use Designations

Very Low Density Residential (VLDR); 0-2 du/ac

The Very Low Density Residential land use designation provides for the development of very low density single-family dwellings at a density of up to 2 dwelling units per gross acre of land. This designation is generally most suitable in rural areas and areas where scenic and natural resources should be protected, in areas that consist of small agricultural operations and rural-oriented residences, or where natural hazards limit development potential (such as hillsides).

Low Density Residential (LDR); 2-7 du/ac

The Low Density Residential land use designation provides for the development of low density detached single-family dwellings at a density between 2 and 7 dwelling units per gross acre.

Medium Density Residential (MDR); 5-14 du/ac

The Medium Density Residential land use designation allows for a range of housing types including single-family attached and detached units, condominiums, townhouses, and mobile home parks, as well as multiple-family dwellings such as apartments, and senior housing at a density of between 5 and 14 dwelling units per gross acre.

High Density Residential (HDR); 14-22 du/ac

The High Density Residential land use designation provides for a variety of single-family dwelling units and multiple-family dwellings including: garden style units, stacked flats, courtyard homes, patio homes, townhouses, apartments, condominiums, senior housing and mobilehome parks. Project densities between 14 and 22 dwelling units per gross acre allowed.

Very High Density Residential (VHDR); 22-32 du/ac

The Very High Density Residential land use designation provides for the development of a wide range of multiple-family living accommodations, such as townhomes, condominiums, apartments, and senior housing. Project densities between 22 and 32 dwelling units per gross acre are allowed.



Non-Residential Land Use Designations

Commercial (C); Maximum FAR 0.50

The Commercial land use designation provides for a variety of retail and service-oriented business activities, including both small and large scale commercial development with retail, entertainment, and/or service uses. This designation allows for uses such as hotels, auto sales, auto repair, auto repair related uses, “big box” retail, factory outlets, and movie theaters. Uses such as offices, and others that are determined to be employment generators and compatible with commercial uses may also be allowed. The maximum intensity of development is a floor area ratio (FAR) of 0.50.

Business Park (BP); Maximum FAR 1.0

The Business Park designation provides for employment and community serving uses including single-tenant and multi-tenant configurations. Also included are small convenience or service commercial activities intended to meet the needs of the nearby business community. Other uses that are determined to be compatible with the primary uses may also be allowed. The maximum intensity of development is a floor area ratio (FAR) of 1.0.

Industrial (I); Maximum FAR 0.50

The Industrial designation allows for a variety of industrial and manufacturing activities that do not generate significant amounts of pollution, including limited regional and sub-regional commercial activities that are non- or low-polluting and which can co-exist compatibly with surrounding land uses. Other uses that are determined to be compatible with primary uses may also be allowed. The maximum intensity of development is a floor area ratio (FAR) of 0.50.

Public Institution (PI); Maximum FAR 0.50

The Public Institutional designation provides for publicly owned properties and facilities including, schools, fire stations, police stations, community centers, utility substations, water facilities, administrative offices and City government office complexes. Other uses that are determined to be compatible with primary uses may also be allowed. The maximum intensity of development is a floor area ratio (FAR) of 0.50.

Open Space (OS); Maximum 0.025 du/ac and Maximum FAR 0.15

The Open Space designation allows for: open space areas; hiking, biking and equestrian trails; and outdoor recreational facilities, including golf courses, swimming schools, tennis clubs, equestrian clubs and caretaker facilities. The OS designation also allows for passive and active recreation sites operated by the City and regional agencies. Parks may include areas for active sports play, including large multipurpose fields for community events and informal recreation, sports fields and courts, concessions, tot lots, picnic areas, and support facilities. This designation provides for the conservation of natural and scenic resources and the protection of property from natural hazards.

Uses such as extremely low density single-family dwellings, and other uses that are compatible with and oriented toward preserving open space may also be allowed. The maximum allowable density is 1 unit per 40 acres. The maximum intensity of development is a floor area ratio (FAR) of 0.15.

Park (P); No development potential

The Park designation allows for passive and active recreation sites operated by the City and regional agencies. Parks may include areas for active sports play, including large multipurpose fields for community events and informal recreation, sports fields and courts, concessions, tot lots, picnic areas, community centers, and support facilities. No development potential is allowed within the Park designation.

Water (W); No development potential

The Water designation recognizes the natural waterways in San Jacinto. No development potential is allowed within the Water designation.



Mixed-Use Land Use Designations

Mixed-Use (MU); 10.1-36 du/ac and Maximum FAR 1.0

The Mixed Use designation provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or within the same area.

Mixed-use areas offer opportunities for people to live, work, shop, and recreate without having to use cars. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are located next to each other. Single-use projects are allowed; stand-alone residential projects should be located in proximity to existing or future nonresidential development.

The Mixed Use designation allows residential densities between 10 and 36 dwelling units per gross acre and a floor area ratio (FAR) of up to 1.0. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Mixed-use projects that include both residential and non-residential uses may include both, between 10.1 and 36 dwelling units per gross acres and up to 1.0 FAR for non-residential components.

Downtown Village (DV); 40 du/ac Maximum and Maximum FAR 2.0

The Downtown Village land use designation allows for a variety of commercial uses with a strong pedestrian orientation and design that enhances the City's small-town character. Development in these areas will be subject to additional design and development standards intended to support the Downtown area.

Mixed commercial, office, and residential development (residential uses above or beside commercial uses) is also permitted in the DV designation. Single-use projects are allowed; stand-alone residential projects should be located in proximity to existing or future nonresidential development.

The Downtown Village designation allows residential densities up to 40 dwelling units per gross acre and non-residential developments with a floor area ratio (FAR) of up to 2.0. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Mixed-use projects that include both residential and non-residential uses may include both, up to 40 dwelling units per gross acres and up to 2.0 FAR for non-residential components.

Specific Plans

Specific Plan; Densities and Intensities Vary

The Specific Plan designation indicates an adopted Specific Plan for an area, which provides detailed policies, standards, and criteria for the area's development or redevelopment. As required by state law, Specific Plans generally consist of a land plan, circulation plan, development standards, design guidelines, and a phasing plan, which set forth detailed implementation programs necessary to serve the development.

The actual designation of each area will be SP followed by a corresponding number (e.g., SP-1). Land uses within each SP are detailed in the Specific Plan documents (zoning). Amendments to the land use in a Specific Plan will not warrant a revision to the General Plan (General Plan Amendment).



Table LU-1 General Plan Land Use 2040 Potential Buildout Summary

Land Use Designation	Acres (1)	Allowed Density and/or Intensity	Assumed Density and/or Intensity (2)	Units	Population	Non-Residential Square Feet	Jobs
RESIDENTIAL LAND USES							
Very Low Density Residential	1,073	0-2 du/ac	0.4 du/ac	215	718	-	-
Low Density Residential	4,025	2-7 du/ac	3 du/ac	6,033	20,149	-	-
Medium Density Residential	1,366	5-14 du/ac	6 du/ac	4,098	13,686	-	-
High Density Residential	854	14-22 du/ac	16 du/ac	6,835	22,830	-	-
Very High Density Residential	41	22-32 du/ac	24 du/ac	495	1,654	-	-
<i>Residential Subtotal</i>	<i>7,360</i>	-	-	<i>17,676</i>	<i>59,037</i>	-	-
NON-RESIDENTIAL LAND USES							
Commercial	1225	0.50 FAR	0.25 FAR	-	-	6,792,240	7,180
Business Park	727	1.0 FAR	0.25 FAR	-	-	3,956,817	3,044
Industrial	373	0.50 FAR	0.30 FAR	-	-	2,437,334	1,625
Public Institution	1393	0.50 FAR	0.05 FAR	-	-	1,678,815	2,772
Open Space	6189	0.025 du/ac and 0.15 FAR	0.017 du/ac and 0.0008 FAR	56	186	197,968	1,057
Park	175	-	-	-	-	3,821	64
Water	1,157	-	-	-	-	-	-
Right-of-Way	1,736	-	-	-	-	-	-
<i>Non-Residential Subtotal</i>	<i>12,975</i>	-	-	<i>56</i>	<i>186</i>	<i>15,066,995</i>	<i>15,740</i>
MIXED-USE LAND USES							
Mixed-Use	871	10.1-36 du/ac and 1.0 FAR	22 du/ac and 0.25 FAR	11,500	38,410	3,795,004	5,060
Downtown Village	60	40 du/ac and 2.0 FAR	6 du/ac and 0.30 FAR	181	603	393,341	571
<i>Mixed-Use Subtotal</i>	<i>931</i>	-	-	<i>11,681</i>	<i>39,013</i>	<i>4,188,344</i>	<i>5,631</i>
SPECIFIC PLAN LAND USES							
Specific Plan Area	1,530	Varies	Varies	2,669	8,916	5,157,888	5,618
<i>Specific Plan Subtotal</i>	<i>1,530</i>	-	-	<i>2,669</i>	<i>8,916</i>	<i>5,157,888</i>	<i>5,618</i>
Totals	22,796	-	-	32,081	107,152	24,413,227	26,989

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
2. Density/intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel, and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume buildout at the maximum density or intensity but are adjusted downward to account for variations in development.

GOAL LU-1 MIX OF LAND USES

A community with a land use plan that accommodates a mix of uses to meet current and future needs.

Every community requires a mixture of land uses: residential land to provide housing; commercial and industrial land to provide goods and services, tax revenue, and employment opportunities; public and institutional land to provide public services and infrastructure; and parks and open space for the enjoyment of all. A desirable community provides a balance of land uses that responds to and anticipates its resident's needs.

LU-1 Policies

- LU-1.1 **Land Use Pattern.** Promote an appropriate land use plan that fosters and enhances community livability and public health; sustains economic vitality; promotes efficient development and multiple transportation options; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other resources; and ensures compatibility between uses consistent with the land use designations identified in this Element and Land Use Map (LU-2).
- LU-1.2 **Fiscal Sustainability.** Maintain a fiscally sustainable land use plan with balanced residential and nonresidential developments.
- LU-1.3 **Balancing Jobs and Housing.** Balance levels of employment and housing within the community to provide more opportunities for San Jacinto Valley residents to work locally, cut commute times, and improve air quality.
- LU-1.4 **Commercial, Office, and Industrial Uses.** Support a balanced distribution of well-maintained, functional, and appropriate commercial, office, and industrial use areas to expand local employment opportunities and support a stable tax base.
- LU-1.5 **Public Services for Quality of Life.** Maintain appropriate sites for institutional and public facility uses that can accommodate the infrastructure and facilities needed to serve the community.
- LU-1.6 **Gathering Spaces.** Support the provision of attractive outdoor gathering places such as plazas, green space, and squares to strengthen social engagement and provide visual relief in developed areas.



LU-1 Actions

- LU-1a Update the City’s Development Code and Zoning Map as appropriate to ensure consistency with this land use element and designations shown on Figure LU-2. As part of the update, create new zoning districts to implement the City’s new Downtown Village, Mixed-Use, and Very High Density Residential land use designations.
- LU-1b Review the Development Code and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.
- LU-1c Review the Subdivision Code and update as appropriate to accommodate the changes in the Development Code and the Land Use goals, policies, and implementation actions included in this Plan.
- LU-1d As part of development review process, ensure that residential and non-residential developments fall within the minimum and maximum density requirements and or allowed floor-area-ratios stipulated on the Land Use Map and included within the Land Use Descriptions. Projects shall also be reviewed for consistency with the development standards and density requirements established by any applicable Specific Plan governing the area in question.

PUBLIC DRAFT

GOAL LU-2 MANAGED GROWTH

A City that manages and directs growth so that the community and its neighborhoods are protected and enhanced.

San Jacinto, as well the surrounding region, has experienced substantial growth over the past 20 years. The trend is expected to continue, accompanied by new development with the potential to change community character. While recognizing that change is inevitable, the community can strategically plan and guide future development that welcomes new opportunities, while protecting and enhancing the existing character of San Jacinto and its neighborhoods.

LU-2 Policies

- LU-2.1 **Plan for New Development.** Ensure that new development corresponds to the provision of infrastructure, public services, and community facilities, and that new development funds and constructs its fair share of improvements in accordance with City requirements.
- LU-2.2 **Infill Development.** Encourage new development to occur in infill locations in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses and activity centers.
- LU-2.3 **Commercial Corridors.** Encourage development of commercial, retail, and employment opportunities along major circulation routes at major intersections where there is maximum access and visibility.
- LU-2.4 **Agricultural Uses.** Allow and support the continuation of agricultural operations on lands within the City limits that are designated for development uses, until such time as new development is proposed for the land.
- LU-2.5 **Specific Plans.** Encourage the preparation and adoption of Specific Plans to guide developments larger than 100 acres.
- LU-2.6 **Annexation.** Continue to annex land within the City's Sphere of Influence to promote compatibility between new and existing uses.
- LU-2.7 **Special Study Area.** Continue conversations with property owners and other interested parties regarding a future potential amendment to the City's sphere of influence to include the Special Study Area identified in Figure LU-3.



LU-2 Actions

- LU-2a Cooperate with LAFCo and the County of Riverside to direct growth outside the City limits on lands that are served, or planned to be served, with a full range of urban services, such as public water and sewer, an extensive road network, public transit, safety and emergency response services, parks, trails, and open space.
- LU-2b The City will plan to accommodate the final SR-79 alignment through the following land use actions:
- Promote commercial, visitor-serving, and employment generating land uses along the SR-79 Corridor.
 - During the planning phase of the SR-79 alignment, ensure that the alignment of the highway and proposed off-ramps are compatible with and complement San Jacinto's plans for revenue-generating land uses along the SR-79 corridor.
- LU-2c Implement Planned Development Permits and Specific Plan (SP) requirements during the review of applicable projects. Encourage Planned Development Permits and Specific Plans to include creative and thoughtful design solutions that enhance not only the project, but the community.
- LU-2d Abate non-conforming buildings and uses through a Code Enforcement Program. Provide code complaint forms online and at City Hall. Annually assess the success of the programs and the staffing levels through the budget process.
- LU-2e Give priority to redevelopment and infill projects that reduce development pressure on agricultural lands and other sensitive resources.
- LU-2f Work with property owners and agricultural operations interested in retaining agricultural land to identify feasible ways to maintain the land in agricultural production. Apply agricultural conservation easements to land desired by the City and the property owner to remain as agricultural land.

GOAL LU-3 LAND USE COMPATIBILITY

A community that promotes high-quality development and compatibility with surrounding land uses and major transportation corridors.

San Jacinto is primarily a residential community and will continue to have a substantial portion of its land devoted to housing. While the City requires a comprehensive circulation system and revenue generated by commercial, industrial, and agricultural uses to support the needs of the community, these roadways and non-residential land uses must be compatible with the existing community.

LU-3 Policies

- LU-3.1 **Surrounding Uses.** Consider as part of the development review process the compatibility of new development with surrounding uses and the ability of new development to enhance the character of the surrounding area.
- LU-3.2 **Residential Uses.** Require that new residential development be designed to protect residents from potential conflicts with adjacent land uses, and other features including rail corridors, and high-volume roadways.
- LU-3.3 **Industrial Areas.** Promote industrial uses that are environmentally sustainable with limited potential to create nuisances, such as noise and odors, when located within close proximity of existing and planned sensitive receptors.
- LU-3.4 **Environmental Compatibility.** Limit development in areas subject to severe natural hazards, such as landslides, ground subsidence, liquefaction, and flooding.
- LU-3.5 **Telecommunications Facilities.** To the extent legally possible, regulate and ensure that telecommunications facilities such as cell towers, radio towers, and other appurtenances do not block, impede, or impair the visual quality of San Jacinto.
- LU-3.6 **Agricultural Compatibility.** Ensure that new urban uses that are proposed adjacent to lands designated for agricultural uses include adequate buffers to reduce potential land use conflicts and nuisance impacts to sensitive receptors.
- LU-3.7 **Hillside Development.** Conserve hillsides by limiting development on slopes greater than 25 percent and allowing unique planning techniques such as Specific Plans, Planned Unit Developments, and clustered development to reduce grading.
- LU-3.8 **Public Utilities.** Ensure land uses and development are compatible with existing and proposed utility facilities including the San Jacinto Wastewater Treatment Facility.

LU-3 Actions

- LU-3a Ensure all projects are reviewed and processed per California Environmental Quality Act (CEQA) Guidelines.
- LU-3b Through the development review process, evaluate development proposals for land use and transportation network compatibility with existing surrounding or abutting development or neighborhoods.



- LU-3c Analyze land use compatibility through the development review process to require adequate buffers and/or architectural enhancements that protect sensitive receptors from intrusion of development activities that may cause unwanted nuisances and health risks.
- LU-3d When industrial projects, including warehouse projects, fulfillment centers, and other projects that may generate high volumes of truck trips and/or air quality emissions are proposed within 1,000 feet of existing or planned residential uses or other sensitive receptors, the City shall require the preparation of a Health Risk Assessment (HRA) that meets the standards established by the Office of Environmental Health Hazard Assessment (OEHHA), and the South Coast Air Quality Management District (South Coast AQMD).
- LU-3e During both redevelopment and the development of new projects, encourage the provision and maintenance of setbacks and buffers, such as roadways, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses.
- LU-3f Work with Southern California Edison (SCE) to improve compatibility of its facilities with other development and scenic resources. On an ongoing basis and through the development review process, the City shall:
- Request SCE improve transmission line corridors with attractive ornamental plantings, landscape screening, and trails.
 - Require new development to underground all utility lines needed to serve the development.
- Work with SCE to coordinate the undergrounding of new utilities with the undergrounding of existing utilities whenever financially and physically feasible.

GOAL LU-4 MIXED-USE ACTIVITY CENTERS

A community with economically successful mixed-use activity centers, including a thriving Downtown Village featuring desirable residential and commercial uses.

Mixed-use development, which can be defined as development that incorporates two or more types of land uses in horizontal or mixed-use formats, can help local governments better respond to public demand for vibrant walkable activity centers. San Jacinto welcomes mixed-use developments as an option to provide flexible spaces to live, work, and play. The mixed-use areas identified in the land use plan are predominantly located along the City’s corridors and around activity centers, including Main Street, where uses are desired to be more concentrated and integrated in order to enhance the functionality of a special development opportunity. To promote the transformation of Downtown San Jacinto into a successful mixed-use activity center, the City has created a special mixed-use designation called “Downtown Village” which allows for a mix of multifamily housing, commercial uses, and public facilities at higher densities and intensities than allowed elsewhere in the City.

Due to the special nature of mixed-use development, additional policy guidance is required to ensure that these areas transition in line with the community’s vision. While historically San Jacinto has developed based upon generally effective land use designations, the mixed-use designations provide the City the ability and authority to be more proactive in land use decisions for the focused areas of San Jacinto where new growth and development is desired. The flexibility built into the mixed-use designation increases the potential to attract quality developments that will benefit the City, supporting the goals and policies articulated in the economic development element.

LU-4 Policies

- LU-4.1 **Use Configuration.** Permit a mixture of compatible land uses on a single site or within a single development project in a vertical or horizontal configuration.
- LU-4.2 **Main Street Revitalization.** Encourage the revitalization of the Main Street area by evaluating and pursuing, when possible, programs, policies, and financing mechanisms to spur local investment and foot traffic.
- LU-4.3 **Main Street Economic Vitality.** Promote the economic vitality of the Main Street area through a mixture of multifamily housing development, destination-type commercial uses, eateries, and civic uses such as cultural and performing art facilities.
- LU-4.4 **Pedestrian Design.** Support pedestrian-friendly and pedestrian-scaled development that encourages more social interaction and less automobile use, especially in the Downtown Village.
- LU-4.5 **Centralized Parking.** Promote centralized parking areas to help reduce or eliminate development-specific parking requirements.
- LU-4.6 **On-Site Amenities.** Encourage residential/commercial mixed-use projects to provide on-site gathering spaces (plazas, courtyards, etc.) and other pedestrian-scale amenities, such as benches, fountains, murals or public art, and landscaping, that contribute to the living environment of residents.
- LU-4.7 **Downtown Village Amenities.** Encourage projects to provide on-site amenities that enhance the pedestrian environment, such as tree plantings, pedestrian-scaled signs and lighting, street furniture, public art, and sidewalk improvements throughout the Downtown Village.



LU-4 Actions

- LU-4a Update the City’s Development Code and Zoning Map as appropriate to ensure consistency with this land use element and designations shown on Figure LU-2. As part of the update, create new zoning districts to implement the City’s new Downtown Village and Mixed-Use land use designations.
- LU-4b Encourage the sharing of parking facilities by reducing parking standards for mixed-use projects.

PUBLIC DRAFT

GOAL LU-5 COMMUNITY CHARACTER AND DESIGN

A visually attractive community that helps create a unique sense of place.

Nestled in the scenic San Jacinto Valley, San Jacinto provides a unique dynamic between the natural and built environment. It is important that new development and redevelopment activities be planned and designed in a manner that enhances the community's identity and quality of life. Comprehensive policies, standards, and guidelines that encourage thoughtful community design and foster a sense of place should be implemented.

LU-6 Policies

- LU-5.1 **Design Features.** Enhance the City's identity with attractive high-quality gateways, city entry signs and design features, cohesive street signs, and other design features at public gathering spaces and other areas, where appropriate.
- LU-5.2 **Standards and Guidelines.** Develop and enforce development standards and objective design guidelines that provide clear direction for achieving quality community design in new development and redevelopment projects.
- LU-5.3 **Site Planning.** Identify and preserve, as feasible, the significant features of a site, such as viewsheds, heritage trees, and rock outcroppings, during the design and development of new projects.
- LU-5.4 **Gathering Places.** Encourage the provision of both formal and informal public gathering spaces through pedestrian-oriented street design; sidewalk furniture and pedestrian-oriented development; well-designed, multi-use public spaces of different sizes including pocket parks, plazas, and monuments; and community events.
- LU-5.5 **Sustainable Design.** Support “green” and “sustainable” developments that respect and conserve the region's important resources.
- LU-5.6 **Arts in Public Places.** Continue to implement the Arts in Public Places program to provide a diverse and culturally rich environment for San Jacinto residents and visitors.
- LU-5.7 **Landscaping.** Use landscaping for screening, solar control, parking lot shade, and other beautification purposes throughout the City.
- LU-5.8 **Streetscapes.** Promote drought tolerant landscaping, tree planting, and tree preservation along City streets as a means of improving aesthetics, making neighborhoods more pedestrian-friendly, and providing environmental and economic benefits.
- LU-5.9 **Public and Private Investment.** Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.
- LU-5.10 **Property Maintenance.** Improve efforts to enforce the Development Code and instill community pride in the appearance and image of the City.
- LU-5.11 **Older Neighborhoods and Businesses.** Develop or participate in programs to rehabilitate older residential neighborhoods and commercial centers to prevent blight and maintain the quality of the built environment.

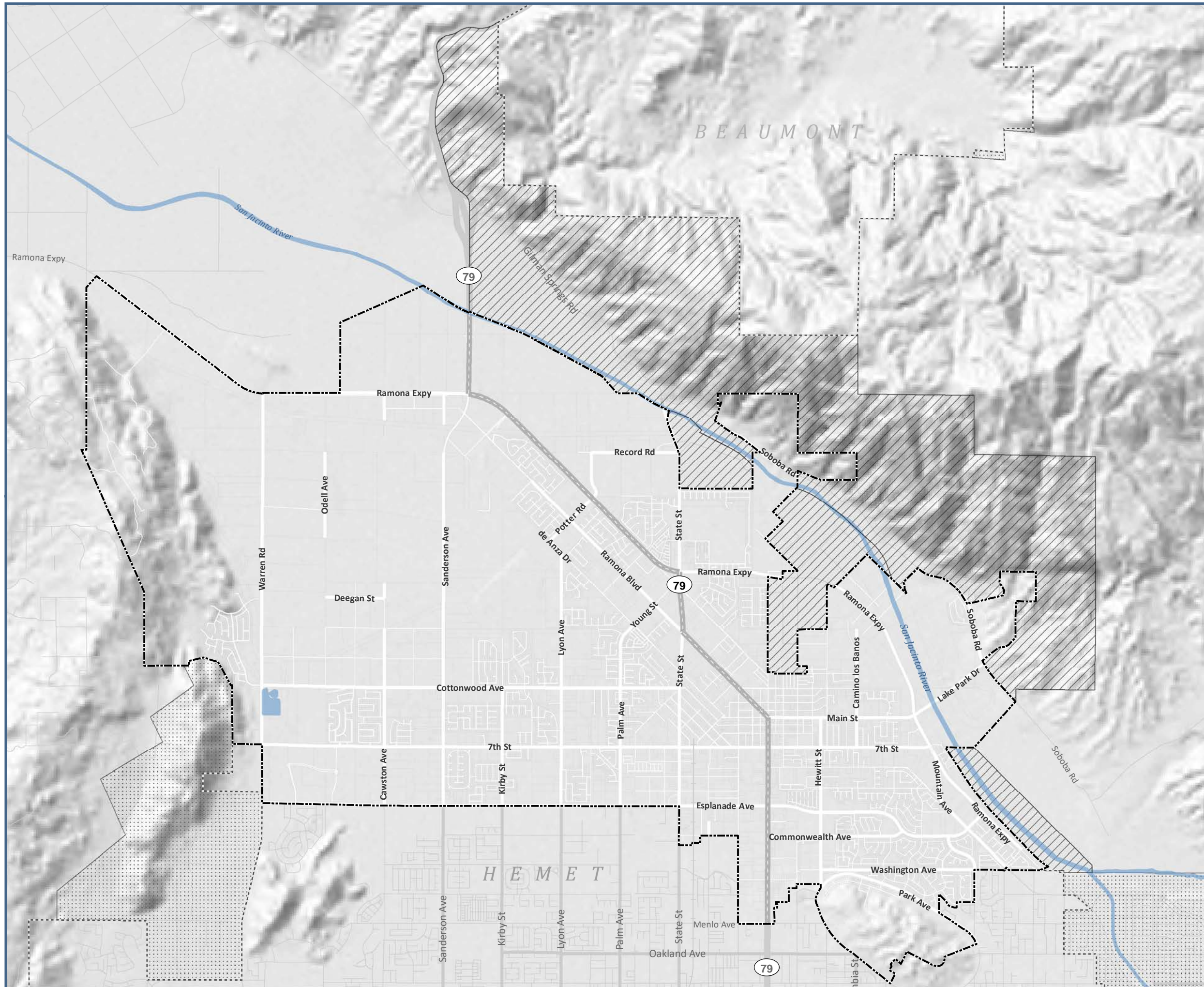


LU-6 Actions

- LU-5a Evaluate how new signage can help support a cohesive identity for San Jacinto and help brand the City.
- LU-5b Collect and evaluate neighborhood generated proposals for consideration in the formulation of the annual Capital Improvement Program budgeting process.
- LU-5c Evaluate and amend the development and design standards of the Development Code to regulate new construction and revisions to existing buildings. In particular, new development standards shall be created for Mixed-Use Land Use Designations (Mixed-Use and Downtown Village).
- LU-5d Seek grant funding (“greening” grants) to help offset the cost of landscape improvements along enhanced corridors.
- LU-5e Actively seek funding opportunities to help rehabilitate residential structures that are in the greatest disrepair. Develop a list of the residences that are in the greatest need of repair to determine where funding should be spent when it becomes available.

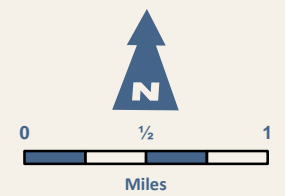
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Figure LU-1
Planning Area



Legend

- City of San Jacinto
- San Jacinto Sphere of Influence
- Neighboring City
- Neighboring Sphere of Influence



Sources: City of San Jacinto; Riverside County. Map date: March 11, 2019.

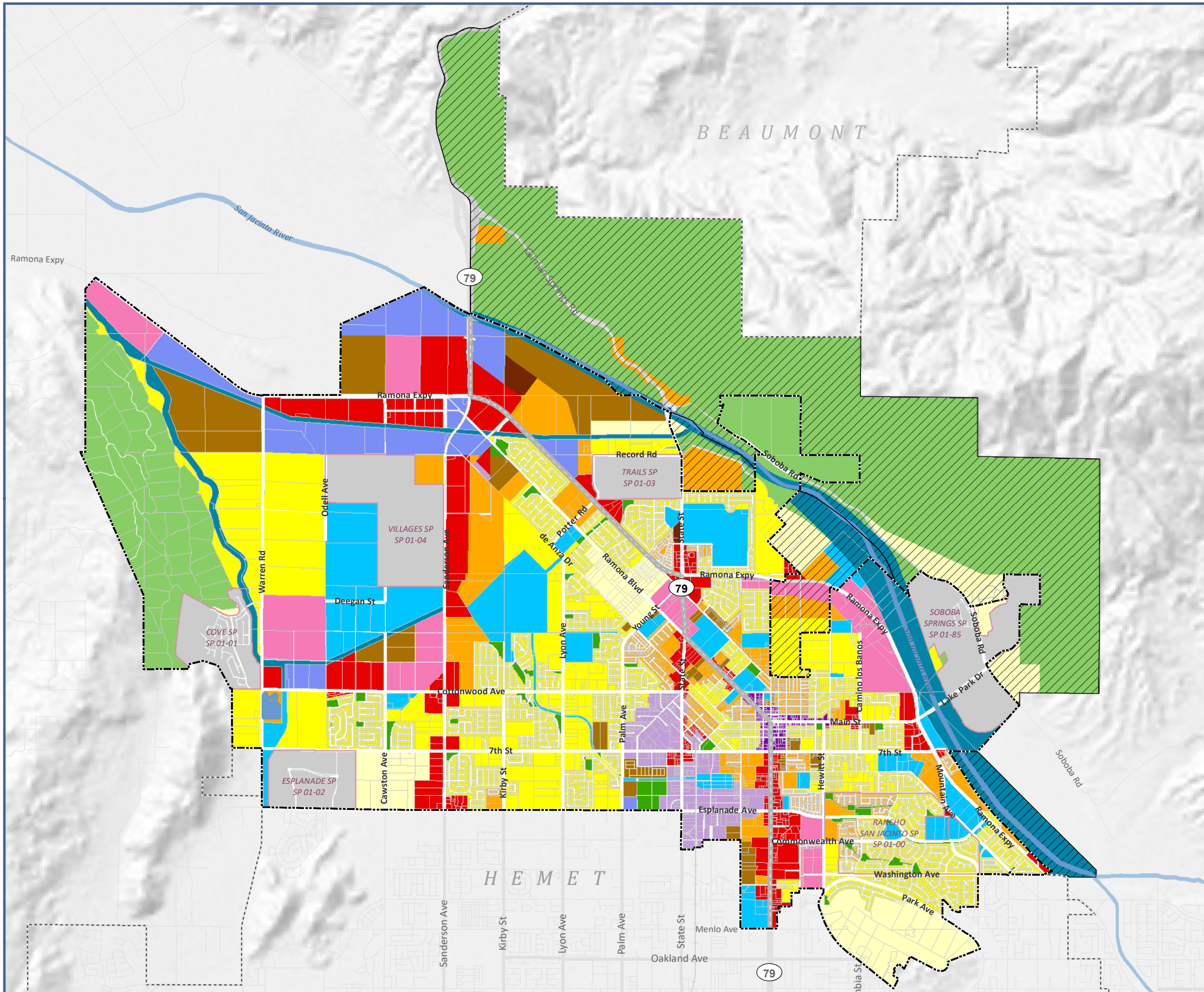




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Figure LU-2
General Plan
Land Use Map

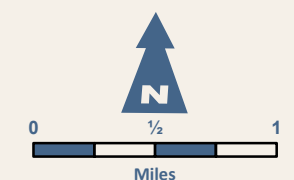


Legend

- City of San Jacinto
- San Jacinto Sphere of Influence
- Neighboring City

Land Use Designation

- VLDR: Very Low Density Residential
- LDR: Low Density Residential
- MDR: Medium Density Residential
- HDR: High Density Residential
- VHDR: Very High Density Residential
- MU: Mixed Use
- C: Commercial
- DV: Downtown Village
- BP: Business Park
- I: Industrial
- PI: Public/Institutional
- OS: Open Space
- P: Park
- SPA: Specific Plan Area
- Water



Sources: City of San Jacinto; Riverside County. Map date: December 3, 2020

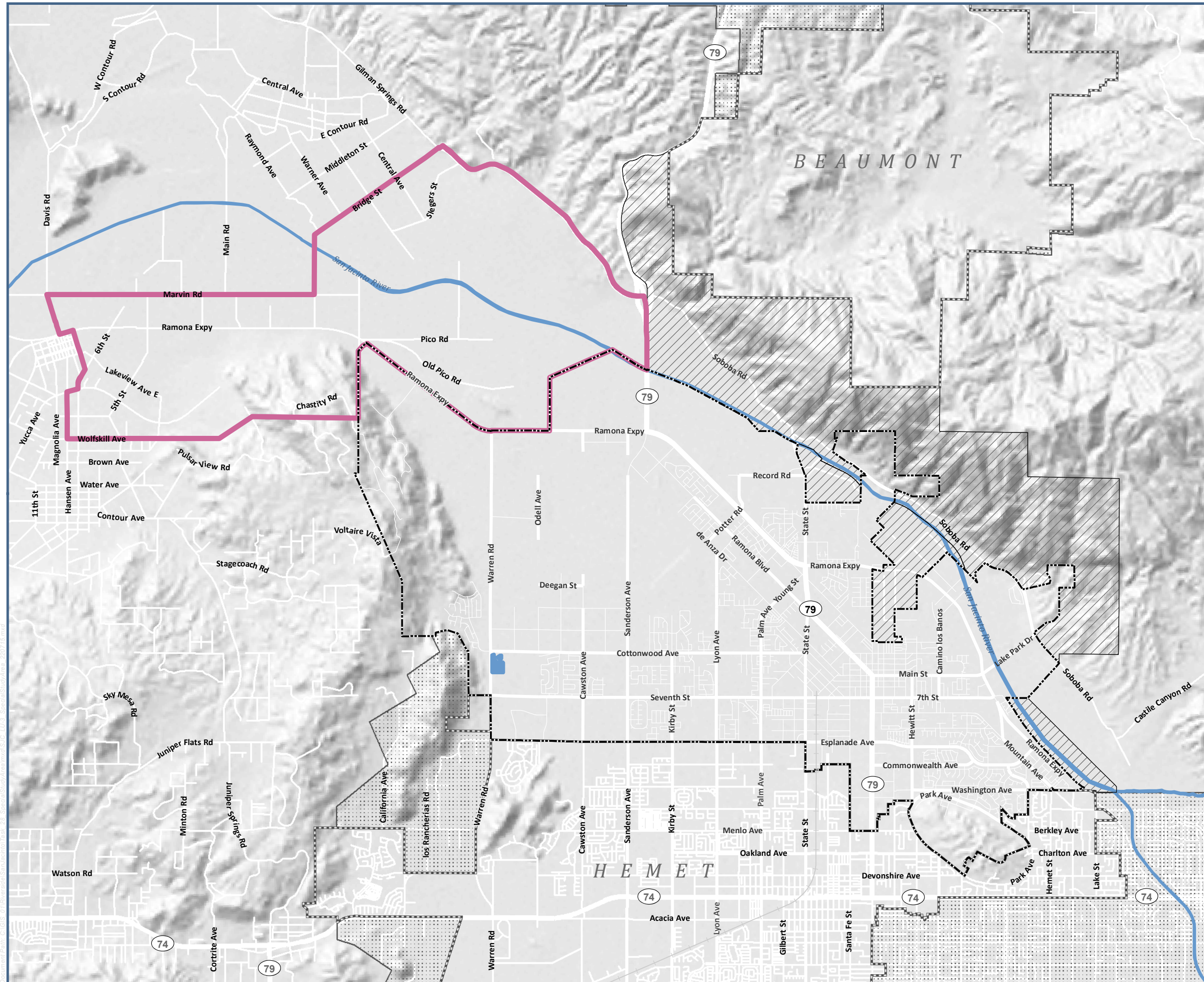




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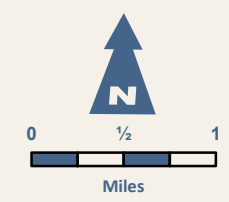
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Figure LU-3
Special Study Area



Legend

- City of San Jacinto
- San Jacinto Sphere of Influence
- Neighboring City
- Neighboring Sphere of Influence
- Special Study Area



Sources: City of San Jacinto; Riverside County. Map date: July 14, 2022.





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