

## SECTION 6. GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan. The Wyeth Cove Specific Plan provides regulations, guidelines and standards that are consistent with the goals and policies of the City of Upland General Plan.

Prior to the adoption by the City of Upland of the Wyeth Cove Specific Plan, the City will adopt a General Plan Amendment changing the General Plan land use designation for the Specific Plan area from “Light Industrial” to “Single Family Residential (7-10 dwelling units per acre).” Pursuant to the adoption of the General Plan Amendment for the Specific Plan Area the Specific Plan will be consistent with the General Plan as discussed in the following section.

### 6.1 LAND USE

This section lists the goals and strategies of the City of Upland Land Use Element applicable to the Specific Plan and describes how the proposed Wyeth Cove Specific Plan complies.

**GOAL:**

*Create cohesive neighborhoods with compatible land use patterns.*

**STRATEGY:**

- Designate appropriate areas to meet the demand for diverse types of housing, with properly related amenities and facilities.

**PROJECT CONSISTENCY:**

The Wyeth Cove Specific Plan is a proposal to rezone a 4.3 acre property from “Light Industrial” to “Specific Plan” consistent with the General Plan Amendment approved by the City changing the General Plan land use designation for the property from “Light Industrial” to “Single Family Residential (7-10 dwelling units per acre).” The change in zoning designates a site appropriate for the development of up to 40 residential single family dwelling units to meet the housing needs of families and individuals desiring to purchase a single family home in a master planned setting. The proposed development project will include a centrally located park offering passive recreational opportunities for project residents. The proposed project is located adjacent to a public park on the east providing active recreational opportunities for residents of the project. The project is consistent with this goal and strategy.

**GOAL:**

*Provide a healthy, affordable, and desirable living environment through the application of space and occupancy standards and acceptable planning and development principles.*

**STRATEGIES:**

- Permit a range of residential unit types and densities to establish low-density areas to be preserved, mixed-use areas to be protected, low-and medium-density housing opportunities, areas needing stabilization, and areas which could benefit from recycling. Such a range includes:
  - a. Single Family 7-10 du/ac.
- Accommodate land use changes in accordance with the Land Use Map for the City.

**PROJECT CONSISTENCY:**

The proposed Wyeth Cove Specific Plan represents the recycling of an undeveloped area designated for light industrial land uses to a single family residen-

tial land use between 7 and 10 dwelling units per acre. The proposed density range is consistent with the General Plan Amendment approved by the City changing the General Plan land use designation for the area from “Light Industrial” to “Single Family Residential” (7-10 dwelling units per acre). The project is consistent with this goal and strategy.

## 6.2 HOUSING

This section describes the applicable goals of the City’s Housing Element as it relates to the Specific Plan.

**GOAL:**

*To assist in the development of adequate housing to meet the City’s fair share of the region’s housing needs for all economic segments of the population, including low-and moderate-income households.*

**PROJECT CONSISTENCY:**

The proposed Wyeth Cove Specific Plan, when adopted, will permit the development of up to 40 single family residential dwelling units increasing the City’s housing stock and contributing to the City’s fair share of the region’s housing needs. The project is consistent with this goal.

**GOAL:**

*Reduce residential energy use within the City.*

**PROJECT CONSISTENCY:**

The project will comply with all the State Energy Insulation Standards (Title 24) and City of Upland codes in effect at the time of application for building permits. By meeting the State and City energy requirements the project will be consistent with this goal.

## 6.3 CIRCULATION

This section describes the Circulation Element as it relates to the Specific Plan.

**GOAL:**

*To develop transportation planning, services and facilities that are coordinated with and support the Land Use Plan.*

**STRATEGIES:**

- Any new development of property shall be required to provide adequate right of way width for possible future needs and to provide for traffic patterns necessary to accommodate future growth needs.
- All streets in the City shall be constructed in accordance with the Circulation Plan and construction standards as established by the City Public Works Director.
- Approval of all new development shall be correlated with roadway improvements that would be necessary to either: maintain an acceptable level of service; or reduce the impact of the development below the established minimum level of service. Development should not be authorized until appropriate funding mechanisms are in place to fund associated roadway improvements.

**PROJECT CONSISTENCY:**

The proposed project will be responsible for improvements to the public right of way adjacent to the project site in accordance with required General Plan right of way improvements. The circulation system for the project has been designed so vehicles can safely travel to and from their destination easily and without creating significant movement conflicts. All public and private roadway improvements required as part of the project will be funded by the development. Therefore, the project is consistent with this goal.

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### GOAL:

*To minimize the impact of existing and future roadways on adjacent land uses, particularly residential, and ensure compatibility between land uses and roadway facilities to the greatest extent possible.*

### STRATEGIES:

- Direct access of new residential developments onto major arterial streets shall be discouraged.
- Where feasible, circulation improvements shall be implemented that minimize impacts on adjacent residential neighborhoods.
- All roadways shall be encouraged to be designed in a manner that will enhance the interplay of vehicular and pedestrian safety.

### PROJECT CONSISTENCY:

The proposed project is designed to provide access to up to 40 single family residential dwellings from a single driveway entry off of 15th street via a private loop road within the project. The private loop road will include sidewalks allowing for the safe movement of residents through the community walking to the centrally located park and through the community. The project is consistent with this goal.

### GOAL:

*To accommodate alternative modes of transportation to the private automobile in the City, including non-motorized transportation (bicycle and pedestrian), public transportation and recreational trails.*

### STRATEGY:

- All new development shall be required to provide sidewalks, in accordance with the Master Plan of Streets and Highways.

### PROJECT CONSISTENCY:

The private loop road proposed for the project will include sidewalks allowing for the safe movement of residents through the community walking to the centrally located park and through the community. The project is consistent with this goal.

### GOAL:

*To achieve a balance between parking supply and demand so that an adequate supply of parking is provided to meet the demands generated by the Land Use Element.*

### STRATEGY:

- All new development shall be required to provide adequate parking to meet their parking demands on-site or in consolidated parking facilities in close proximity to their site.

### PROJECT CONSISTENCY:

The proposed Wyeth Cove Specific Plan requires that new development within the Specific Plan area provide two garage spaces per residential unit to meet the parking needs of residents. Guest parking to serve the community will be provided at a ratio of .5 parking spaces per dwelling unit and will be provided within driveways and available on the private loop road. The project is consistent with this goal.

### GOAL:

*To promote the aesthetic qualities of the street system:*

### STRATEGIES:

- All new development shall be encouraged to provide landscaped parkways, appropriate pedestrian amenities and other streetscape improvements that improve the aesthetics of the roadway to both vehicular and pedestrian traffic.
- Adequate street lighting that is energy efficient and appropriate to the area shall be encouraged.

**PROJECT CONSISTENCY:**

The Wyeth Cove Specific Plan includes landscape design guidelines to promote the development of landscaped pedestrian walkways, an enhanced project entry and a lushly landscaped parkway adjacent to the centrally located park to be developed as part of the project. The development of these amenities will provide consistency of the project with this goal.

## 6.4 NOISE

This section describes the Noise Element as it relates to the Specific Plan.

**POLICY:**

Proposed development projects should not generate noise which violates the noise ordinance (if enacted) or results in a noise level above “satisfactory,” as determined by the noise compatibility standards, on nearby property. Project applicants should reduce or buffer the noise generated therein so as not to create an unsatisfactory noise environment for others.

**PROJECT CONSISTENCY:**

Development within the Wyeth Cove Specific Plan area will implement City noise ordinances and policies to minimize unwanted noise from the project to nearby properties. The project is consistent with this goal.