



Land Use Services Department

# Glen Helen Specific Plan Amendment PROJ-2023-00053

Chad Nottingham, Assistant Executive Officer  
Land Use Services Department  
August 5, 2025



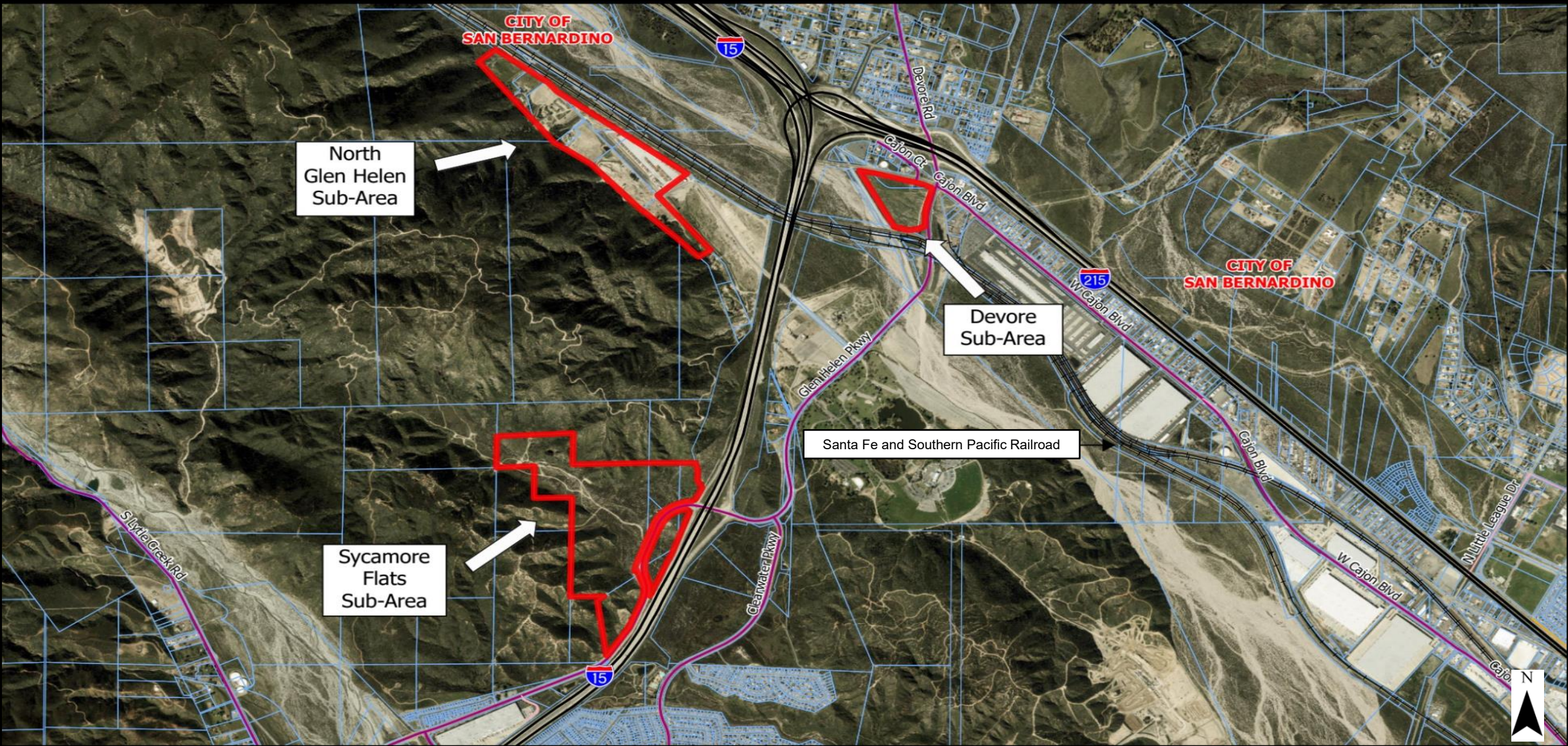
A request to rezone the following three separate areas within the Glen Helen Specific Plan (GHSP) totaling 161.5 acres.

- **North Glen Helen Planning Sub-area:**
  - Rezone Destination Recreation to Corridor Industrial.
- **Sycamore Flats Planning Sub-area:**
  - Rezone Single-Family Residential to Corridor Industrial Overlay.
  - Rezone Commercial/Traveler Services High Density Overlay to Corridor Industrial.
  - Delete the High-Density Overlay zone.
- **Devore Planning Sub-area:**
  - Rezone Commercial/Traveler Services to Corridor Industrial.

- Align zoning designations with existing and planned land uses.
- Support long-term land-use stability.
- Allow existing Planning Temporary Use Permits (PTUPs) to be entitled through discretionary review of a Minor Use Permit process, subject to the California Environmental Quality Act and consistent with the Glen Helen Specific Plan.
- Promote economic development and employment opportunities.
- Allow flexibility for development based on current market conditions.
- Create parameters for approval of storage container stacking.



# Project Vicinity Map





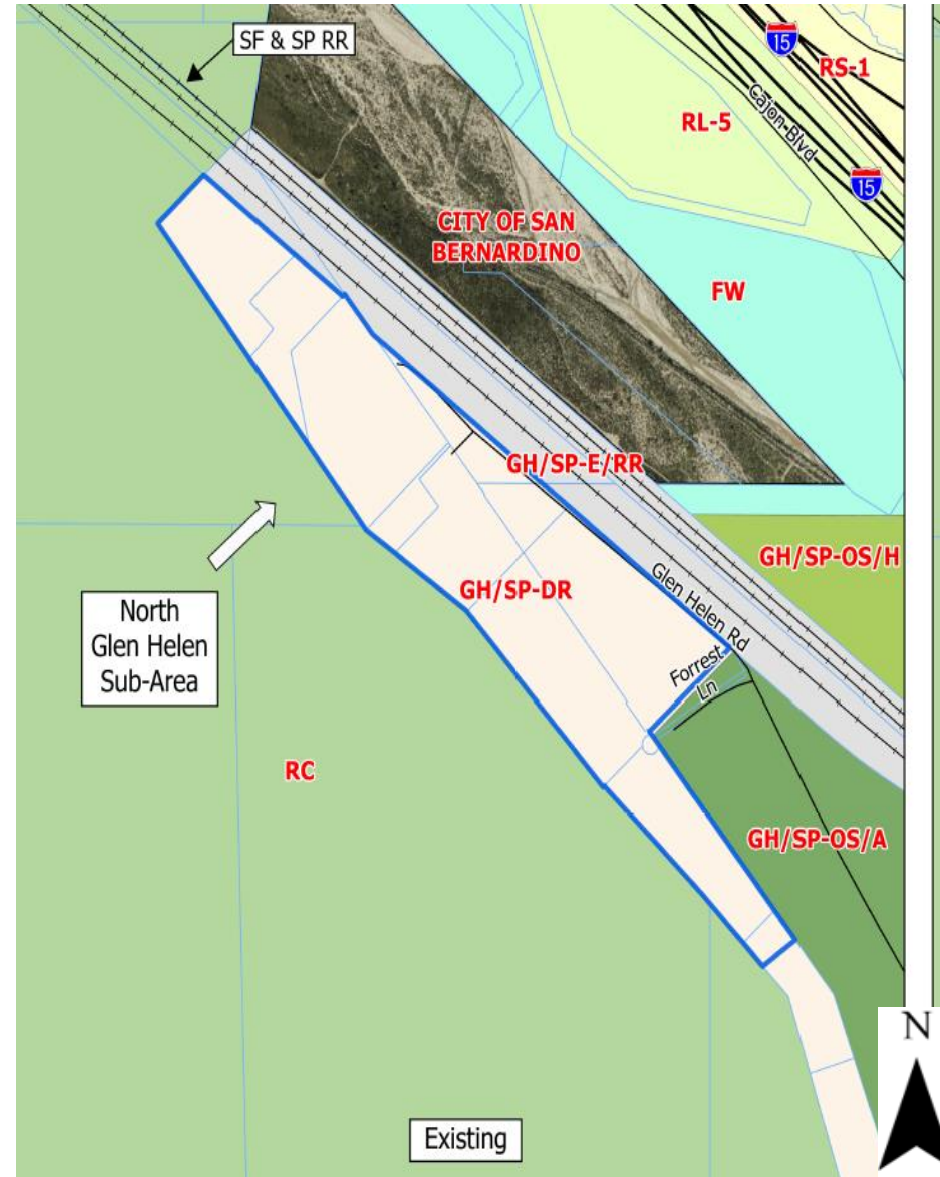
## Corridor Industrial - Proposed

- Site is 81.5 acres and adjacent to BNSF railroad and north of Glen Helen Parkway.
- Current Zoning: Destination Recreation
- Allow broader choice of permitted uses under Corridor Industrial designation and option to entitle industrial uses.
- **PTUP-2021-00018:**
  - 18.31-acre truck terminal facility.
  - Approved June 20, 2021.
  - Valid for 10-years.
  - Six years remaining.
- **PTUP-2022-00046:**
  - 31.64-acre truck terminal facility.
  - Approved August 18, 2023.
  - Valid for 10-years.
  - Nine years remaining.



# North Glen Helen Sub-area – Zoning Amendment

The North Glen Helen Sub-area is proposed to be rezoned from Destination Recreation to Corridor Industrial maintaining allowances for existing PTUPs.



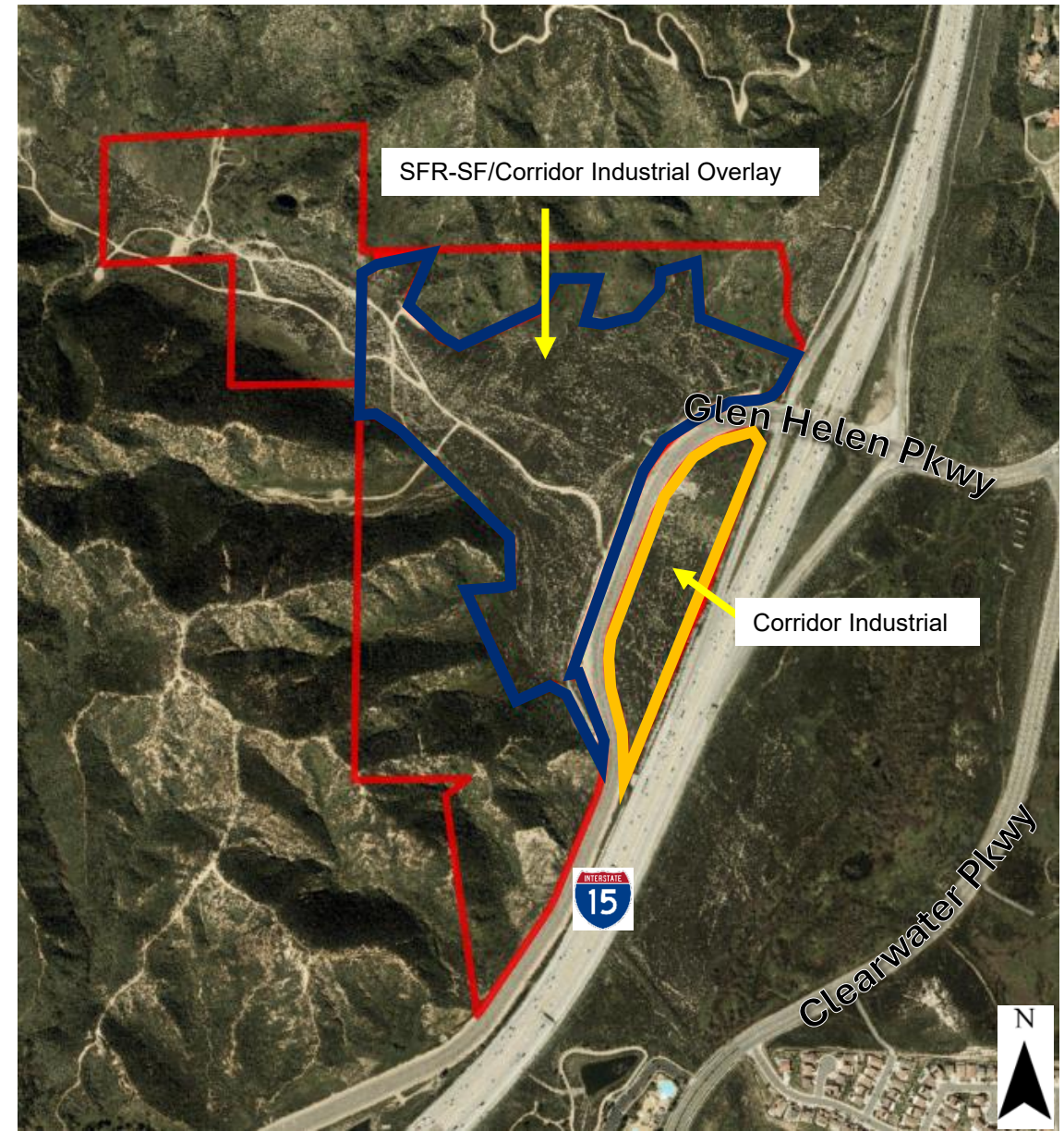


## Corridor Industrial Overlay - Proposed

- Site is 48.7 acres adjacent to Glen Helen Parkway.
- Current Zoning: Single Family Residential-Sycamore Flats.
- Allow broader choice of permitted uses under Corridor Industrial designation and option to entitle industrial uses should market conditions support industrial uses; **OR** allow option to entitle residential uses should market conditions support single-family uses.

## Corridor Industrial - Proposed

- Site is 12.1 acres adjacent to I-15 Freeway.
- Current Zoning: Commercial/Traveler Services (High Density-Overlay).
- Designated for 25-35 dwelling units per acre.
- Irregularly shaped site forces custom design of multi-family wrap building layouts; creates complex design for fire access roads, off-street parking, stormwater management and utilities.



# Sycamore Flats Sub-area- Zoning Amendments

48.7 acres are proposed to be rezoned from Single-Family Residential to Single-Family / Corridor Industrial Overlay.

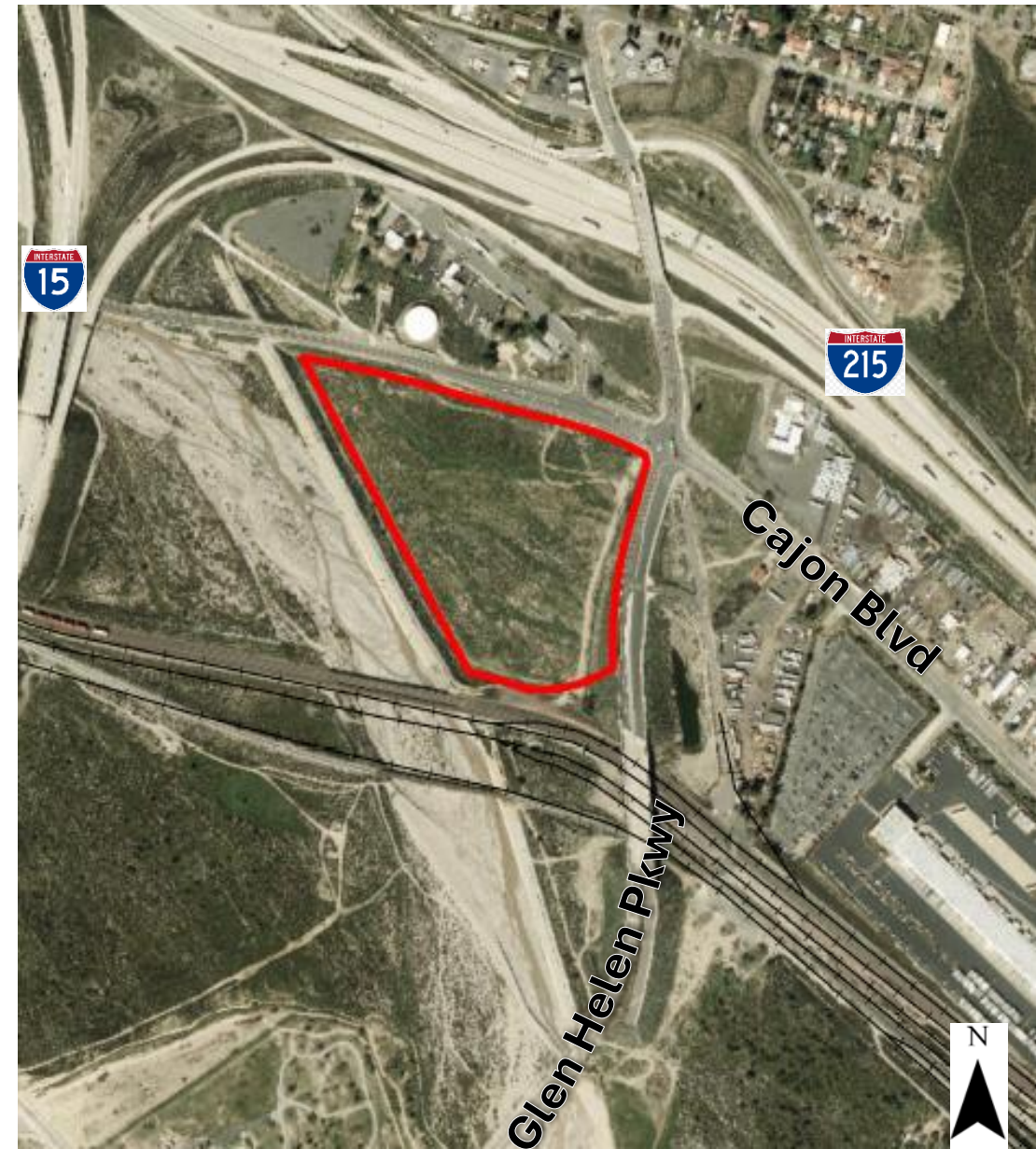
12.1 acres are proposed to be rezoned from Commercial/Traveler Services and High-Density Residential Overlay to Corridor Industrial.





## Corridor Industrial – Proposed

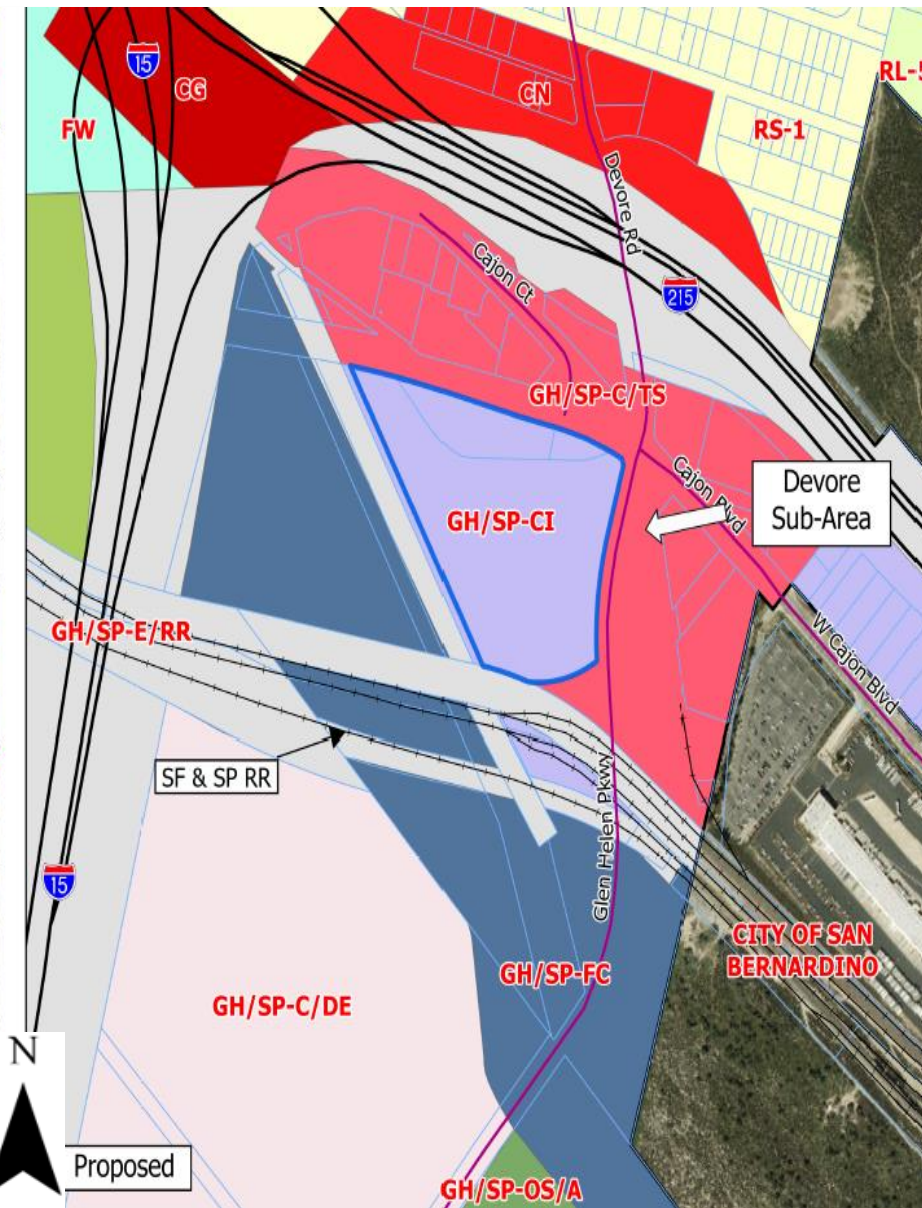
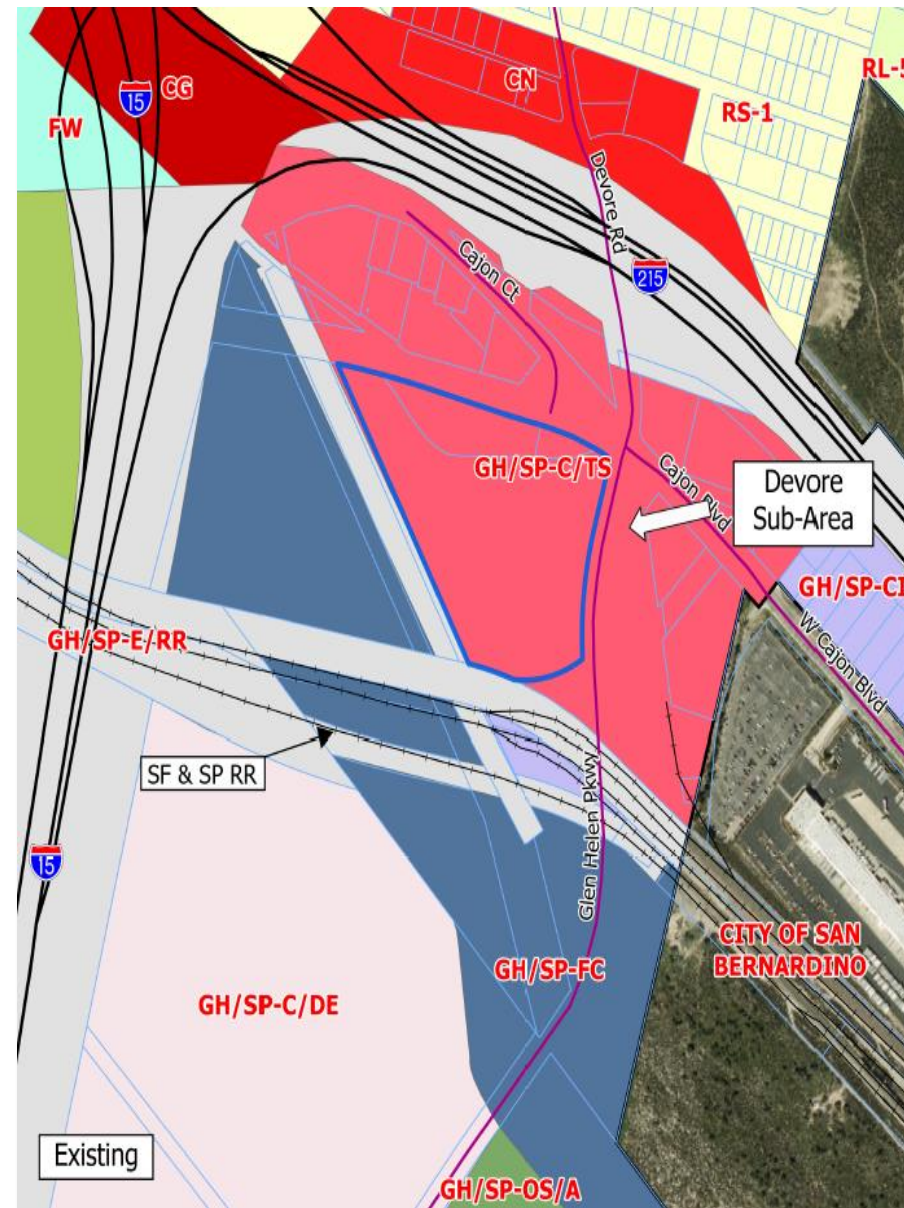
- Site is 19.2 acres located south of Cajon Blvd. and on the west side of Glen Helen Parkway.
- Current Zoning: Commercial/Traveler Services
- Allow broader choice of permitted uses under Corridor Industrial designation and option to entitle industrial uses.
- **PTUP-2022-00017:**
  - 18.63-acres truck terminal facility.
  - Approved March 26, 2024.
  - Valid for 10 years.
  - Nine years remaining.





# Devore Sub-area- Zoning Amendment

The Devore Sub-area is proposed to be rezoned from Commercial/Traveler Services to Corridor Industrial.





## The Addendum to the Glen Helen Specific Plan addressed:

- Air quality  
Will not exceed the approved GHSP Mobile Source Emissions.
- Noise  
Will not result in a substantial increase in ambient operational noise levels in the vicinity of the Project.
- Trip Generation  
Trip generation upon buildout results in a reduction of approximately 11,687 trips (6,031 Passenger Car Equivalent trips) per day.
  - **76,556** trips **without** the proposed project upon buildout.
  - **64,869** trips **with** the proposed project upon buildout.

## **The proposed and completed community benefits include:**

- The Devore Community Cut-Through Traffic Study via a Community Benefits Agreement is provided in response to traffic issues.
- Street, signal, and intersection improvements along Forest Lane, Glen Helen Road, Cajon Boulevard, and Glen Helen Expressway. (Complete)



The Planning Commission held a hearing on May 22, 2025.

Seven comments were received in opposition to the project related to:

- Devore Sub-area Traffic Congestion
- Trails
- Water Supply
- Dark Skies

The Planning Commission recommended approval of the proposed amendments to the Glen Helen Specific Plan by a 4-0-1 vote with one Commissioner absent.

1. **ADOPT** the Addendum to the Glen Helen Specific Plan Environmental Impact Report.
2. **APPROVE** Memorandum of Understanding with Pharris Sycamore Flats, LLC, TDC Glen Helen Owner, LLC, and Old Dominion Freight Line, Inc., to prepare a Focused Devore Heights Community Cut-Through Traffic Study, in an amount not to exceed \$30,000, as a public benefit contribution for the proposed ordinance.
3. **ADOPT** the Findings recommended by the Planning Commission to amend the Glen Helen Specific Plan.
4. **MAKE** alterations, if necessary to proposed ordinance.
5. **APPROVE INTRODUCTION OF THE PROPOSED ORDINANCE:**
  - An ordinance of San Bernardino County, State of California, to amend the Glen Helen Specific Plan, related to rezoning a total of 161.5 acres consisting of 81.5 acres within North Glen Helen Planning Sub-area from Destination Recreation (DR) to Corridor Industrial (CI); 19.2 acres within the Devore Planning Sub-area from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI); 48.7 acres within the Sycamore Flats Planning Sub-area from Single-Family Residential-Sycamore Flats (SFR-SF) to Single-Family Residential-Sycamore Flats (SFR-SF) and Corridor Industrial Overlay (CI-O) and 12.1 acres from Commercial/Traveler Services (C/TS) and High Density Residential Overlay (HDR-O) to Corridor Industrial (CI); and text amendments related to the addition of the Corridor Industrial Overlay (CI-O) zone, accessory uses in the Corridor Industrial (CI) zone, and general clarifications and corrections resulting from rezoning 161.5 acres of the Land Use Plan.
7. **ADOPT ORDINANCE.**
8. **DIRECT** Land Use Services Department staff to file the Notice of Determination in accordance with the California Environmental Quality Act.





Thank you!