

ORDINANCE NO. 3050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC16-001, A CITY INITIATED REQUEST TO CHANGE THE ZONING DESIGNATIONS ON 881 PROPERTIES GENERALLY LOCATED SOUTH OF FOURTH STREET AND WEST OF EUCLID AVENUE, 127 PROPERTIES ALONG EAST HOLT BOULEVARD, AND 37 OTHER PROPERTIES LOCATED THROUGHOUT THE CITY IN ORDER TO MAKE THE ZONING CONSISTENT WITH THE ONTARIO PLAN LAND USE DESIGNATIONS OF THE PROPERTIES, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: AS SHOWN IN EXHIBIT A (ATTACHED).

WHEREAS, City of Ontario ("Applicant") has initiated an Application for the approval of a Zone Change, File No. PZC16-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1,045 properties totaling about 522 acres; and

WHEREAS, the zoning of the properties is inconsistent with The Ontario Plan ("TOP") land use designations of the properties and the proposed zone changes will make the zoning consistent with TOP land use designations of the properties as shown in Exhibit A; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. Sixty-six parcels within Groups A7, A8, A9, A10, A11, A12, A13, A35, A36, A42, A43, E7, and E8 as shown in Exhibit A (attached) are properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the density specified in the Available Land Inventory.

WHEREAS, the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (TOP) (File No. PGPA06-001), for which an Environmental Impact Report (SCH # 2008101140) was adopted by the City Council on January 27, 2010, and an Addendum to TOP EIR prepared for File No. GPA16-001, adopted by the City Council on May 3, 2016, and this Application introduces no new significant environmental impacts; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, on March 22, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and unanimously adopted Resolution No. PC16-010 recommending City Council approval of the project; and

WHEREAS, on May 3, 2016, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1. As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previously adopted Environmental Impact Report (SCH # 2008101140) and Addendum for File No. PGPA16-001, and supporting documentation. Based upon the facts and information contained in the Environmental Impact Report (SCH # 2008101140), Addendum, and supporting documentation, the City Council finds as follows:

- a. The previous EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and
- b. The previous EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and
- c. The previous EIR reflects the independent judgment of the City Council; and
- d. All previously adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by reference.

SECTION 2. Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the City Council hereby concludes as follows:

- a. The proposed Zone Change is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan as follows:

LU1-6 Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

Compliance: Undertaking the zone changes to provide consistency between the zoning and TOP land use designations will further the City's intent of becoming a complete community which will result in a land use pattern that provides residents, employers, workers and visitors a wide spectrum of choices to live, work, shop and recreate within Ontario.

LU4-1 Commitment to Vision. We are committed to achieving our Vision but realize that it may take time and several interim steps to get there.

Compliance: The zone changes will help to bring consistency between the zoning and TOP land uses and will bring the achievement of our Vision closer.

H1-2 Neighborhood Conditions. We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provisions of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.

Compliance: Changing the zoning of certain existing residential properties, to comply with our Vision, will provide for long term stability of the neighborhoods

S4-6 Airport Noise Compatibility. We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The proposed zone changes are consistent with the adopted Airport Land Use Compatibility Plan for both Ontario Airport and Chino Airport.

b. The proposed zone change is reasonable and beneficial, and in the interest of good zoning practice.

c. The project site is physically suitable, including, but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses, for the requested zoning designation and anticipated development.

d. The proposed zone change will not adversely affect the harmonious relationship with adjacent parcels and land uses.

e. The proposed zone change will not have a significant adverse impact on the environment.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council hereby approves the Project.

SECTION 4. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid, unconstitutional or otherwise struck-down by a court of competent jobs, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more portions of this ordinance might be declared invalid.

SECTION 5. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 8. Effective Date. This Ordinance shall become effective 30 days following its adoption.

SECTION 9. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within fifteen (15) days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 17th day of May 2016.



PAUL S. LEON, MAYOR

ATTEST:


SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:


BEST BEST & KRIEGER LLP
CITY ATTORNEY

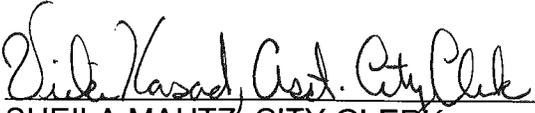
STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. 3050 was duly introduced at a regular meeting of the City Council of the City of Ontario held May 3, 2016, and adopted at the regular meeting held May 17, 2016, by the following roll call vote, to wit:

AYES: MAYOR/COUNCIL MEMBERS: LEON, DORST-PORADA AND BOWMAN

NOES: COUNCIL MEMBERS: NONE

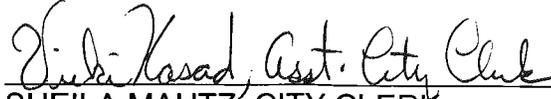
ABSENT: COUNCIL MEMBERS: WAPNER AND AVILA



SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 3050 duly passed and adopted by the Ontario City Council at their regular meeting held May 17, 2016 and that Summaries of the Ordinance were published on May 10, 2016 and May 24, 2016, in the Inland Valley Daily Bulletin newspaper.



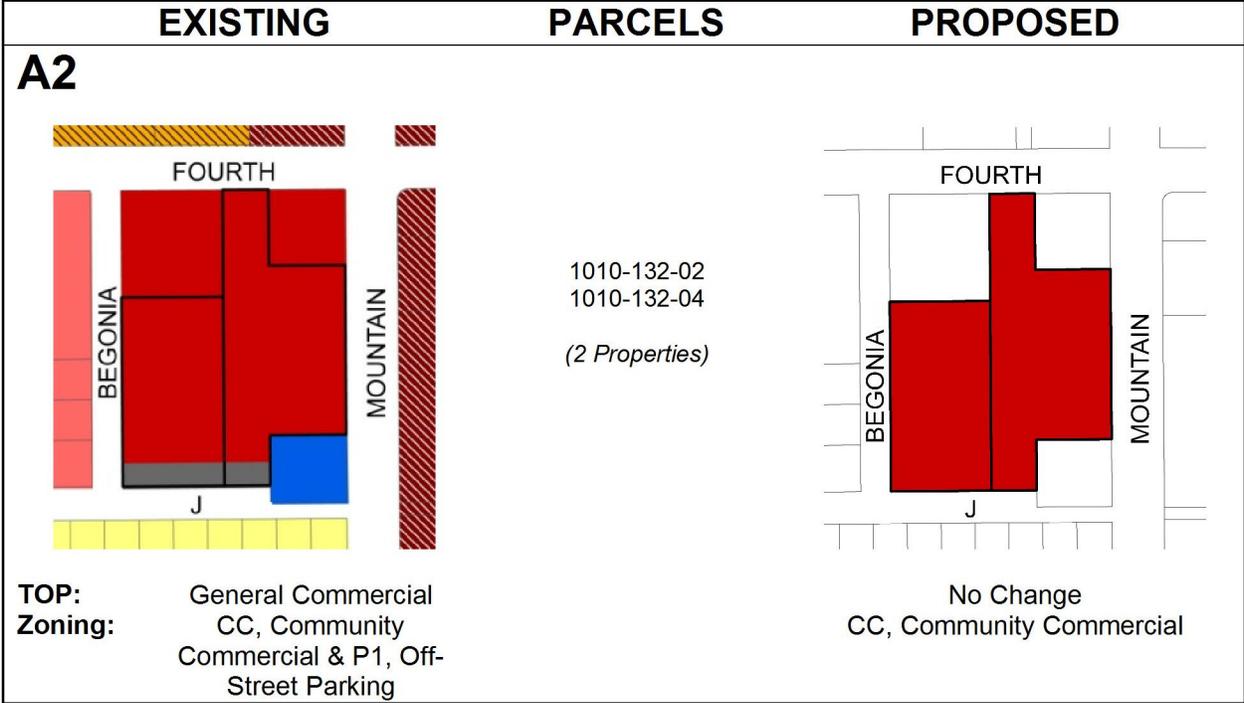
SHEILA MAUTZ, CITY CLERK

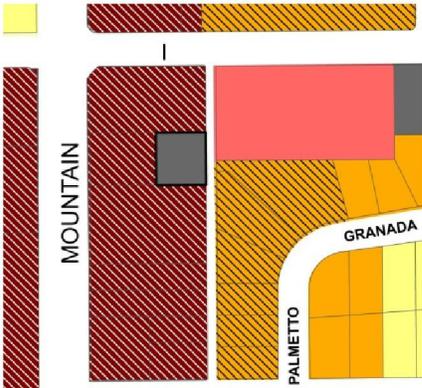
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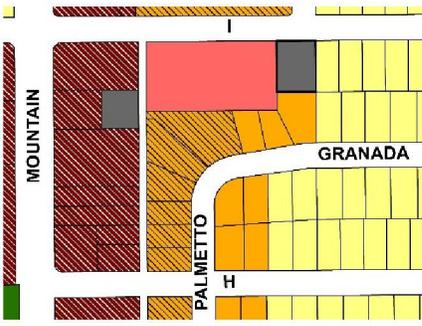
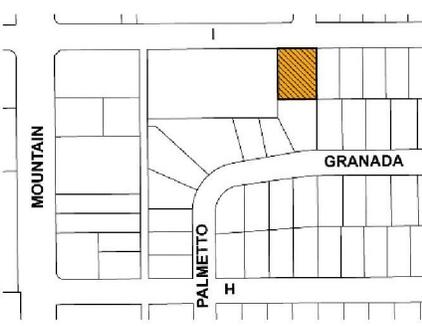
Exhibit A PZC16-001

ZONING Legend:

	AR-2, Residential-Agricultural		PUD, Planned Unit Development		BP, Business Park		OS-R, Open Space - Recreation
	RE-2, Rural Estate		MU, Mixed Use 1 - Downtown, 2-East Holt, 11-Francis&Euclid		IP, Industrial Park		OS-C, Open Space-Cemetery
	RE-4, Residential Estate		CS, Corner Store		IL, Light Industrial		UC, Utilities Corridor
	LDR-5, Low Density Residential		CN, Neighborhood Commercial		IG, General Industrial		SP, Specific Plan
	MDR-11, Low-Medium Density Residential		CC, Community Commercial		IH, Heavy Industrial		SP(AG), Specific Plan with Agricultural Overlay
	MDR-18, Medium Density Residential		CCS, Convention Center Support		ONT, Ontario Int'l Airport		ES, Emergency Shelter Overlay
	MDR-25, Medium-High Density Residential		OL, Low Intensity Office		CIV, Civic		MTC, Multimodal Transit Center Overlay
	HDR-45, High Density Residential		OH, High Intensity Office		RC, Rail Corridor		ICC, Interim Community Commercial Overlay
	MHP, Mobile Home Park						

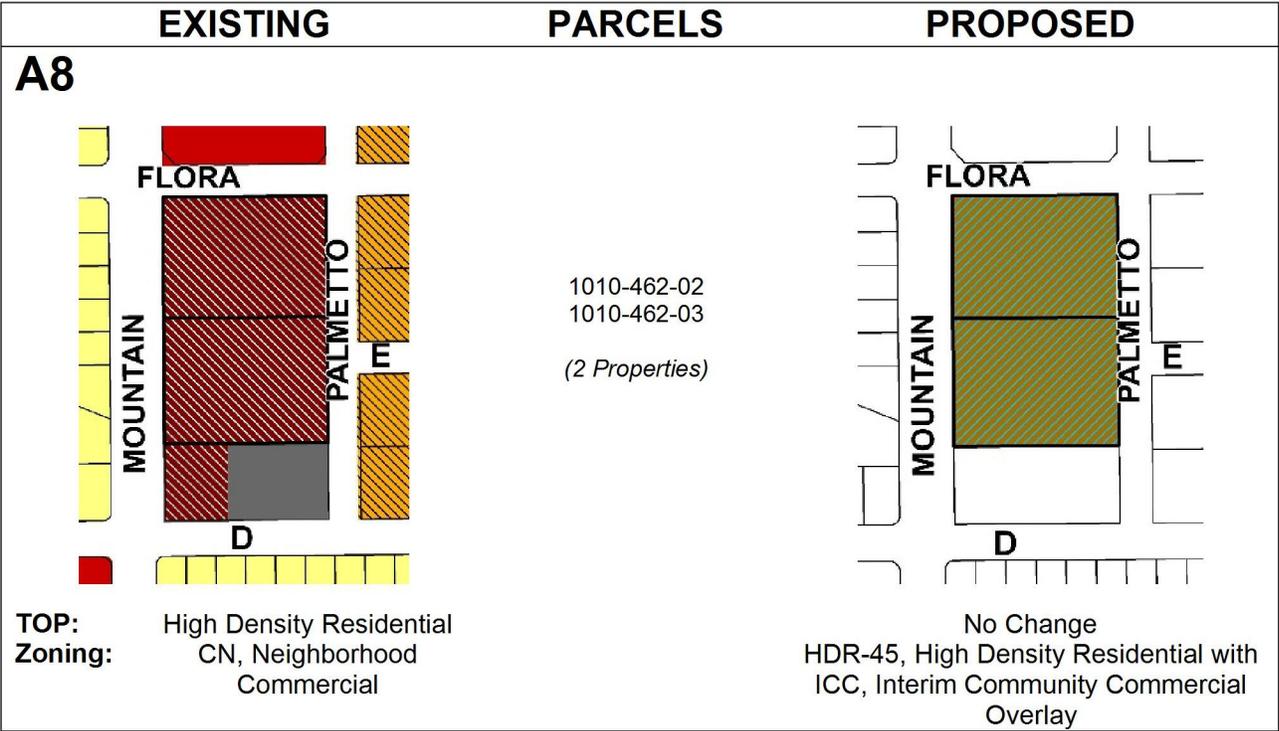
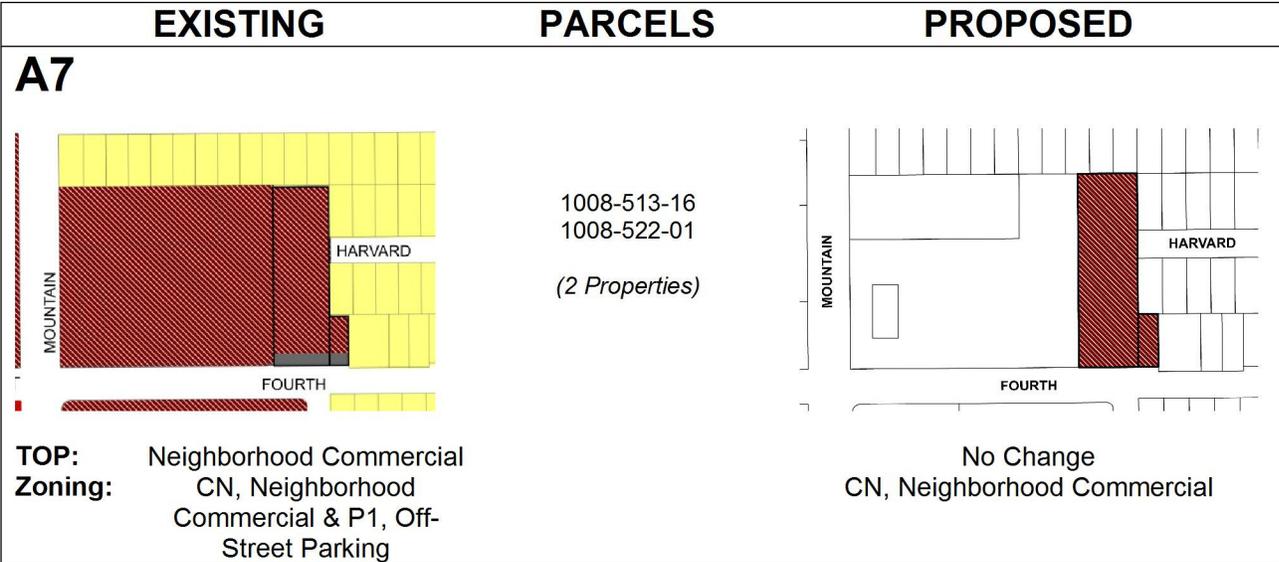


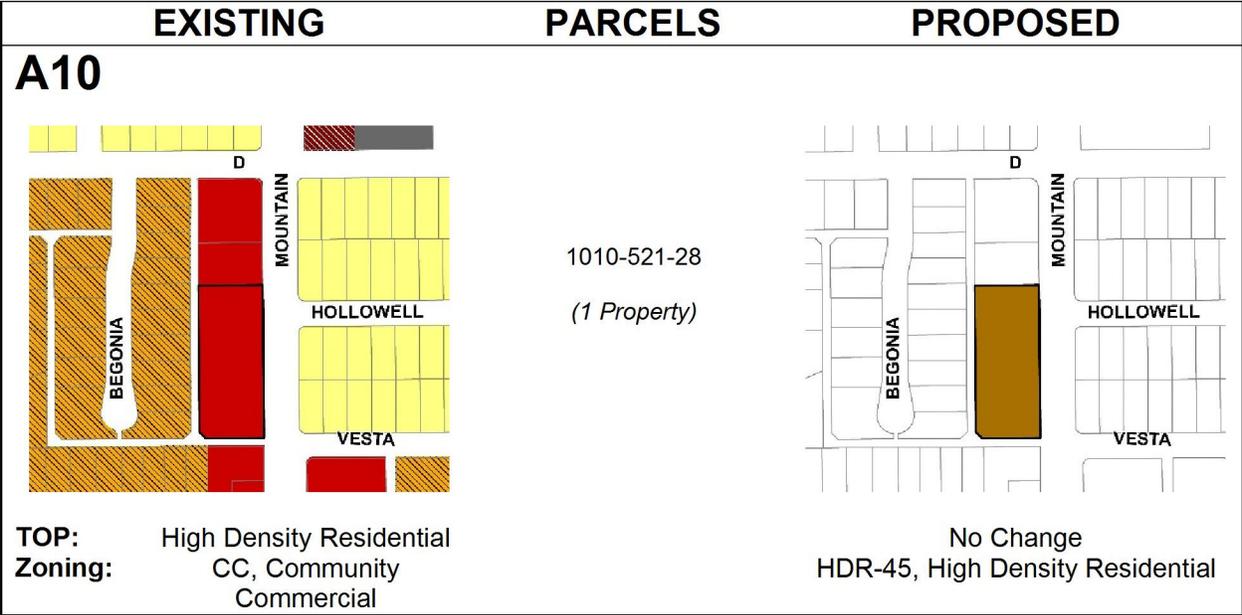
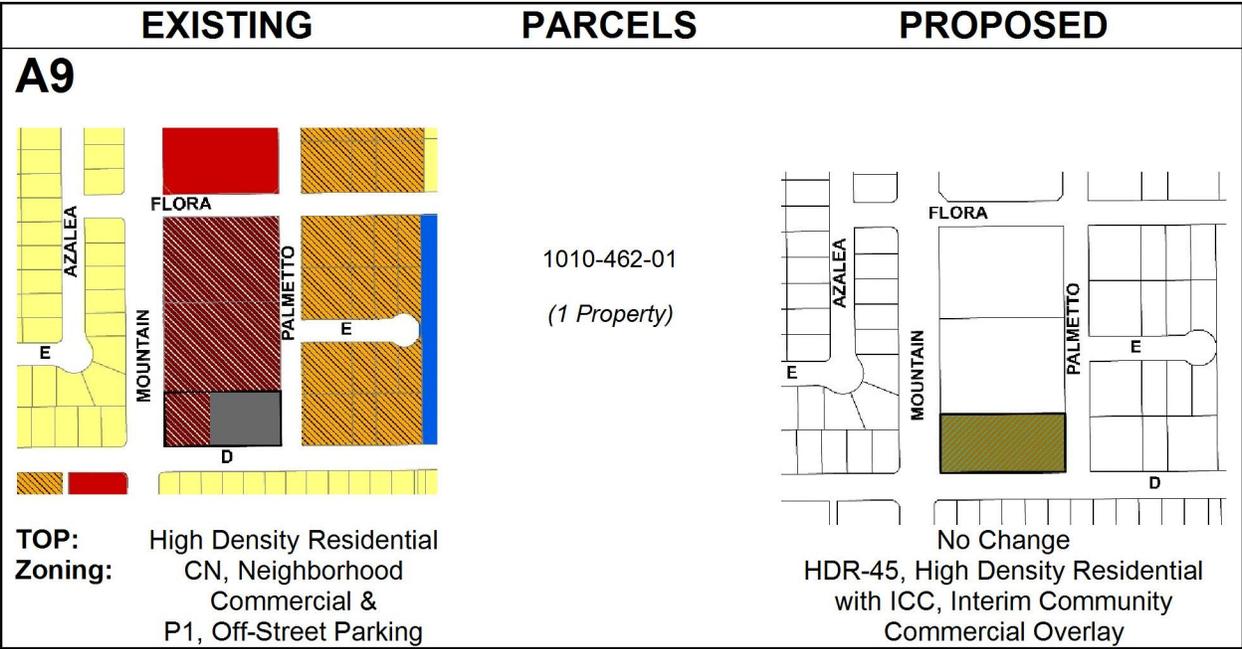
EXISTING	PARCELS	PROPOSED
<p>A3</p>  <p>TOP: Neighborhood Commercial Zoning: P1, Off-Street Parking</p>	<p>1010-191-43 <i>(1 Property)</i></p>	 <p>No Change CN, Neighborhood Commercial</p>

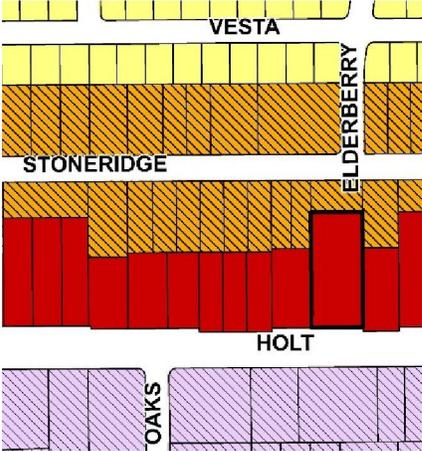
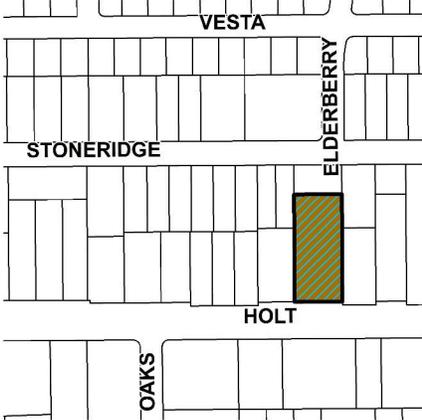
EXISTING	PARCELS	PROPOSED
<p>A4</p>  <p>TOP: Low Density Residential Zoning: P1, Off-Street Parking</p>	<p>1010-191-31 <i>(1 Property)</i></p>	 <p>Medium Density Residential MDR-25, Medium-High Density Residential</p>

EXISTING	PARCELS	PROPOSED
A5		
<p>STONERIDGE</p> <p>MOUNTAIN</p> <p>HOLT</p>	<p>1010-522-07 1010-522-08</p> <p>(2 Properties)</p>	<p>STONERIDGE</p> <p>MOUNTAIN</p> <p>HOLT</p>
<p>TOP: General Commercial</p> <p>Zoning: MDR-25, Medium-High Density Residential</p>		<p>No Change</p> <p>CC, Community Commercial</p>

EXISTING	PARCELS	PROPOSED
A6		
<p>G</p> <p>AZALEA</p> <p>MOUNTAIN</p> <p>PALMETTO</p> <p>F</p> <p>FLORA</p>	<p>1010-461-08 1010-461-09 1010-461-11</p> <p>(3 Properties)</p>	<p>G</p> <p>AZALEA</p> <p>MOUNTAIN</p> <p>PALMETTO</p> <p>F</p> <p>FLORA</p>
<p>TOP: Medium Density Residential</p> <p>Zoning: CC, Community Commercial</p>		<p>No Change</p> <p>MDR-25, Medium-High Density Residential</p>

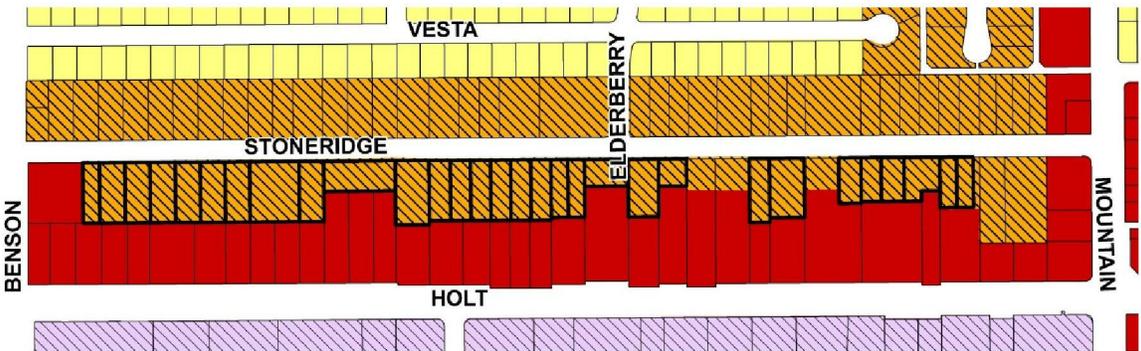




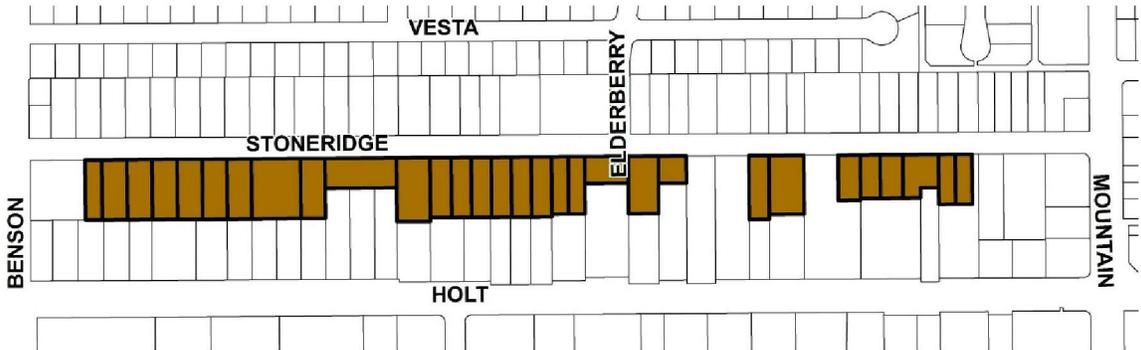
EXISTING	PARCELS	PROPOSED
A11		
	1010-543-02 <i>(1 Property)</i>	
TOP: High Density Residential Zoning: CC, Community Commercial		No Change HDR-45, High Density Residential with ICC, Interim Community Commercial Overlay

A12

EXISTING



PROPOSED



Parcels: (30 Properties)

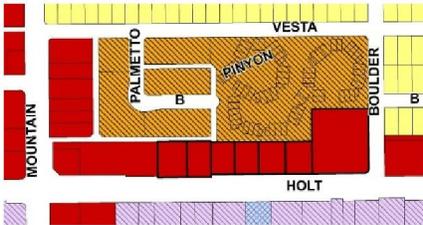
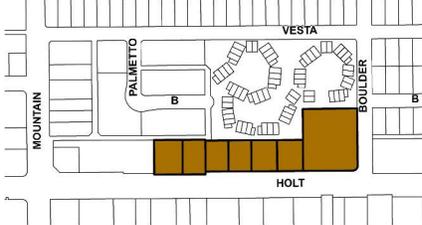
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| 1010-522-02 – 1010-522-05 | 1010-543-31 | 1010-552-31 |
| 1010-522-16 | 1010-552-17 – 1010-552-23 | 1010-552-35 |
| 1010-543-16 – 1010-543-29 | 1010-552-26 | |

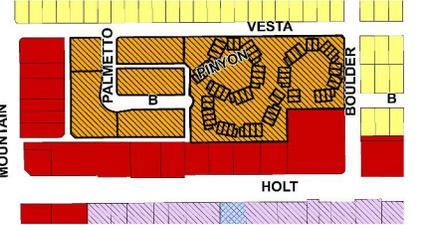
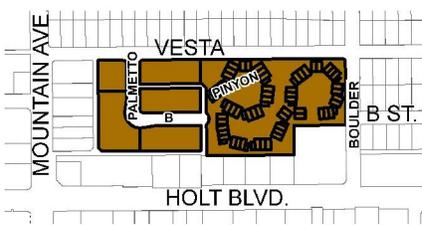
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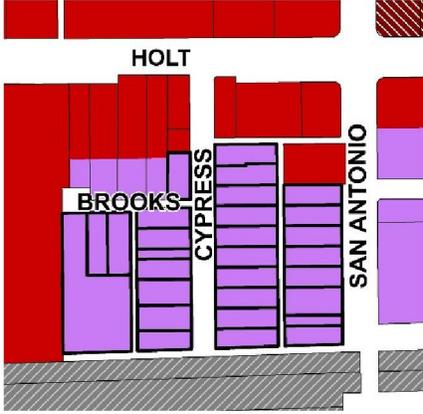
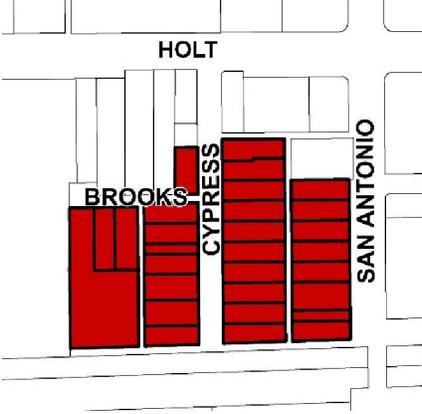
TOP: High Density Residential
Zoning: MDR-25, Medium-High Density Residential

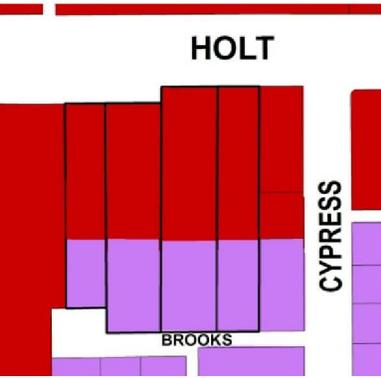
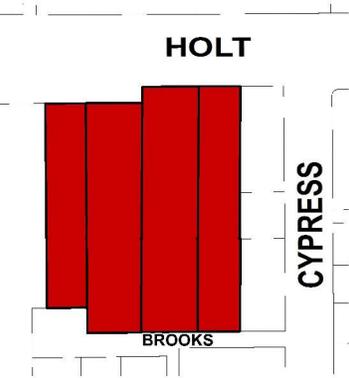
PROPOSED

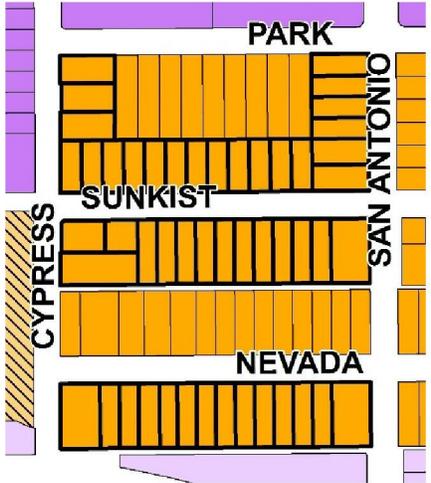
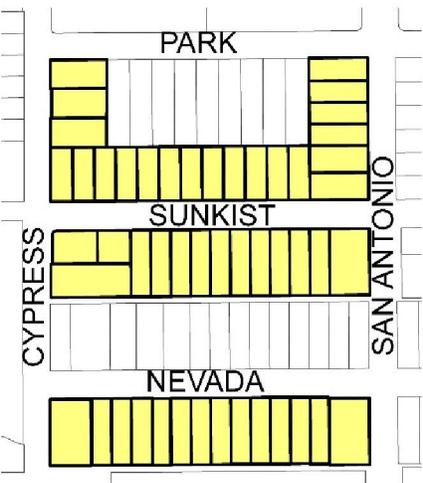
TOP: No Change
Zoning: HDR-45, High Density Residential

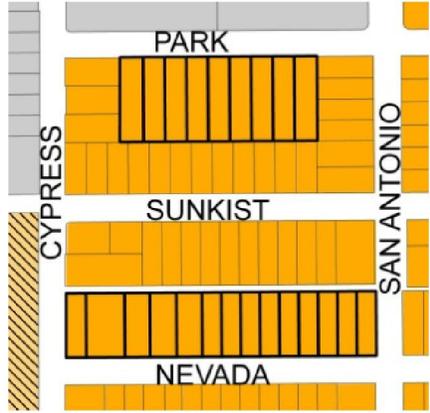
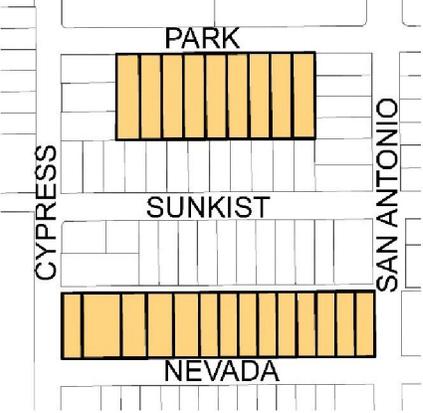
EXISTING	PARCELS	PROPOSED
A13 	1010-501-76 – 1010-501-80 1010-502-06 – 1010-502-07 (7 Properties)	
TOP: High Density Residential Zoning: CC, Community Commercial		No Change HDR-45, High Density Residential

EXISTING	PARCELS	PROPOSED
A14 	1010-501-06 – 1010-501-75 1010-501-81 1010-502-16 – 1010-502-17 1010-502-23 – 1010-502-25 (76 Properties)	
TOP: High Density Residential Zoning: MDR-25, Medium-High Density Residential		No Change HDR-45, High Density Residential

EXISTING	PARCELS	PROPOSED
A15 	1049-011-07 – 1049-011-17 1049-012-06 – 1049-012-21 1049-012-29 – 1049-012-30 (29 Properties)	
TOP: General Commercial Zoning: IL, Light Industrial		No Change CC, Community Commercial

EXISTING	PARCELS	PROPOSED
A16 	1049-011-01 – 1049-011-04 <i>(4 Properties)</i>	
TOP: General Commercial Zoning: IL, Light Industrial & CC, Community Commercial		No Change CC, Community Commercial

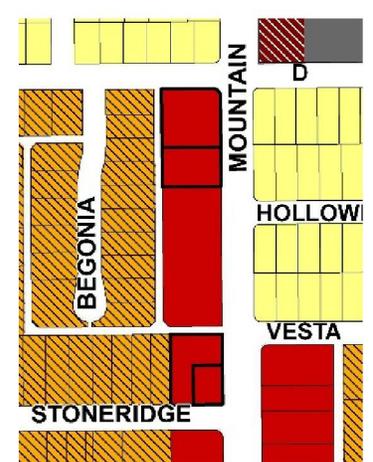
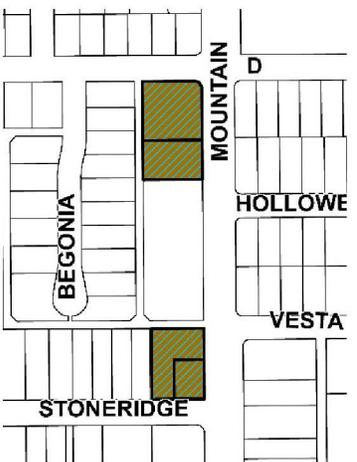
EXISTING	PARCELS	PROPOSED
A24 	1049-302-01 – 1049-302-03 1049-302-13 – 1049-302-30 1049-303-01 1049-303-03 – 1049-303-14 1049-303-29 1049-311-01 – 1049-311-14 <i>(49 Properties)</i>	
TOP: Low Density Residential with Business Park Transitional Overlay Zoning: MDR-18, Medium Density Residential		No Change LDR-5, Low Density Residential

EXISTING	PARCELS	PROPOSED
<p>A25</p>  <p>TOP: Low-Medium Density Residential with Business Park Transitional Overlay</p> <p>Zoning: MDR-18, Medium Density Residential</p>	<p>1049-302-04 – 1049-302-12 1049-303-15 – 1049-303-28</p> <p>(23 Properties)</p>	 <p>No Change</p> <p>MDR-11, Low-Medium Density Residential</p>

EXISTING	PARCELS	PROPOSED
<p>A27</p>  <p>TOP: Open Space Non-Recreation</p> <p>Zoning: OS-R, Open Space-Recreation</p>	<p>1010-201-09 – 1010-201-10 1010-211-01 – 1010-211-03 1010-223-16 – 1010-223-17 1010-241-01 – 1010-241-03</p> <p>(10 Properties)</p>	 <p>No Change</p> <p>OS-C, Open Space-Cemetery</p>

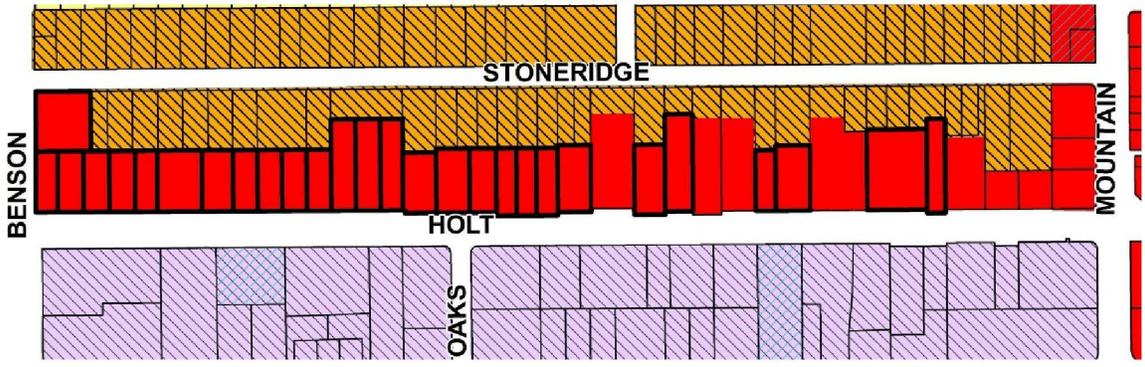
EXISTING	PARCELS	PROPOSED
A35		
	<p>1010-522-06 1010-543-04 1010-543-05</p> <p>(3 Properties)</p>	
<p>TOP: Business Park Zoning: CC, Community Commercial & MDR-25, Medium-High Density Residential</p>		<p>No Change HDR-45, High Density Residential</p>

EXISTING	PARCELS	PROPOSED
A36		
	<p>1010-491-16 1048-604-13 1048-604-14</p> <p>(3 Properties)</p>	
<p>TOP: Medium Density Residential Zoning: CC, Community Commercial</p>		<p>No Change MDR-25, Medium-High Density Residential with ICC, Interim Community Commercial Overlay</p>

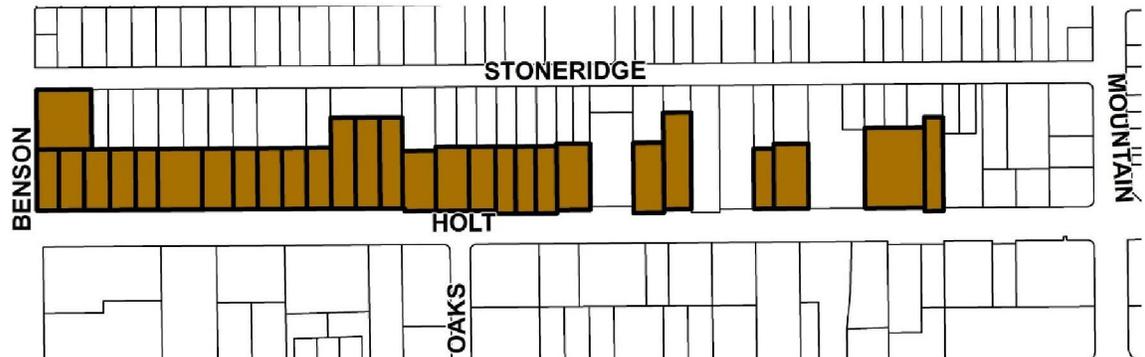
EXISTING	PARCELS	PROPOSED
<p>A42</p>  <p>TOP: High Density Residential Zoning: CC, Community Commercial</p>	<p>1010-521-26 1010-521-27 1010-521-29 1010-521-30</p> <p><i>(4 Properties)</i></p>	 <p>No Change HDR-45, High Density Residential with ICC, Interim Community Commercial Overlay</p>

A43

EXISTING



PROPOSED

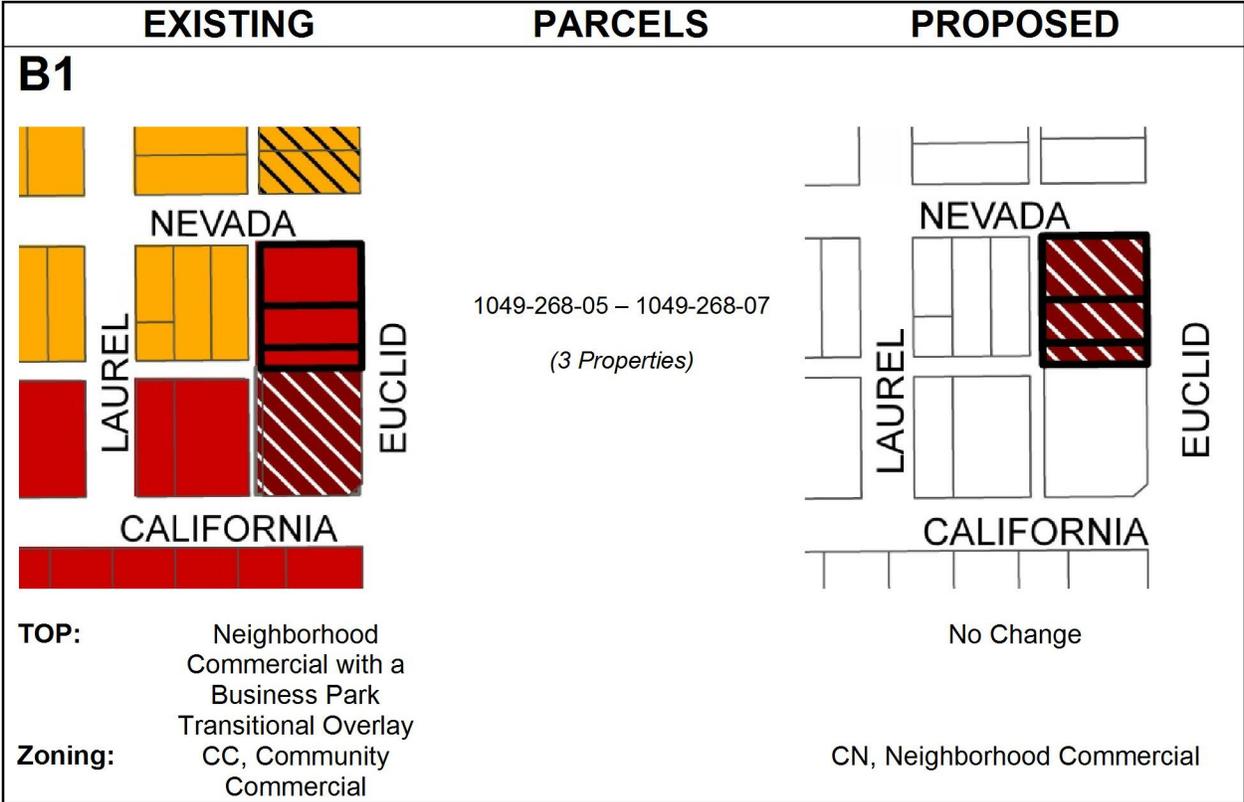
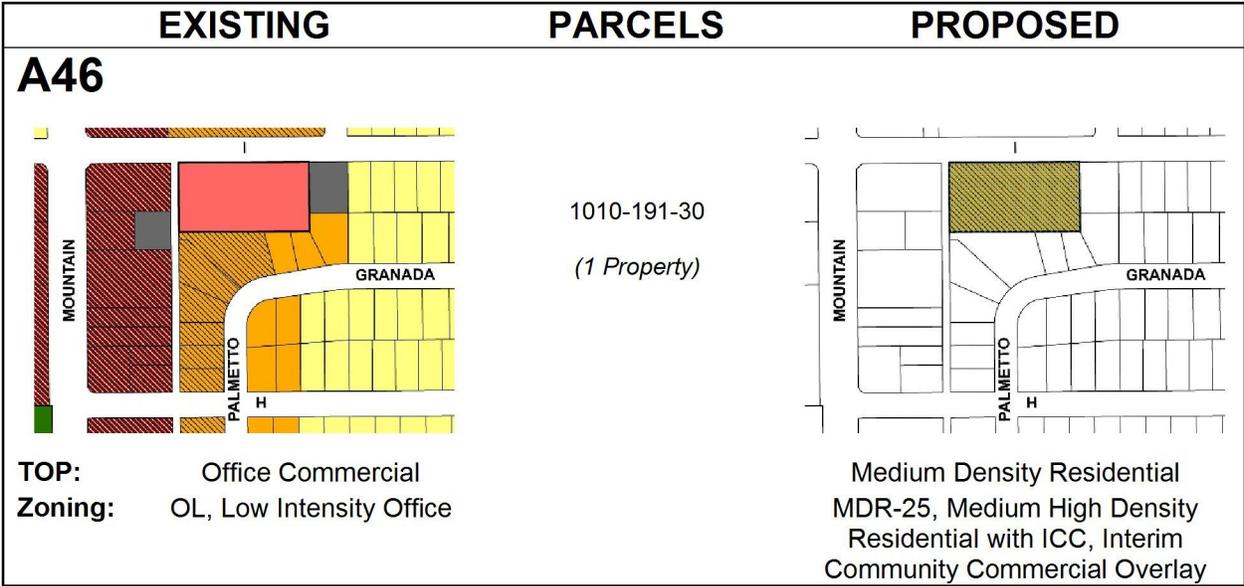


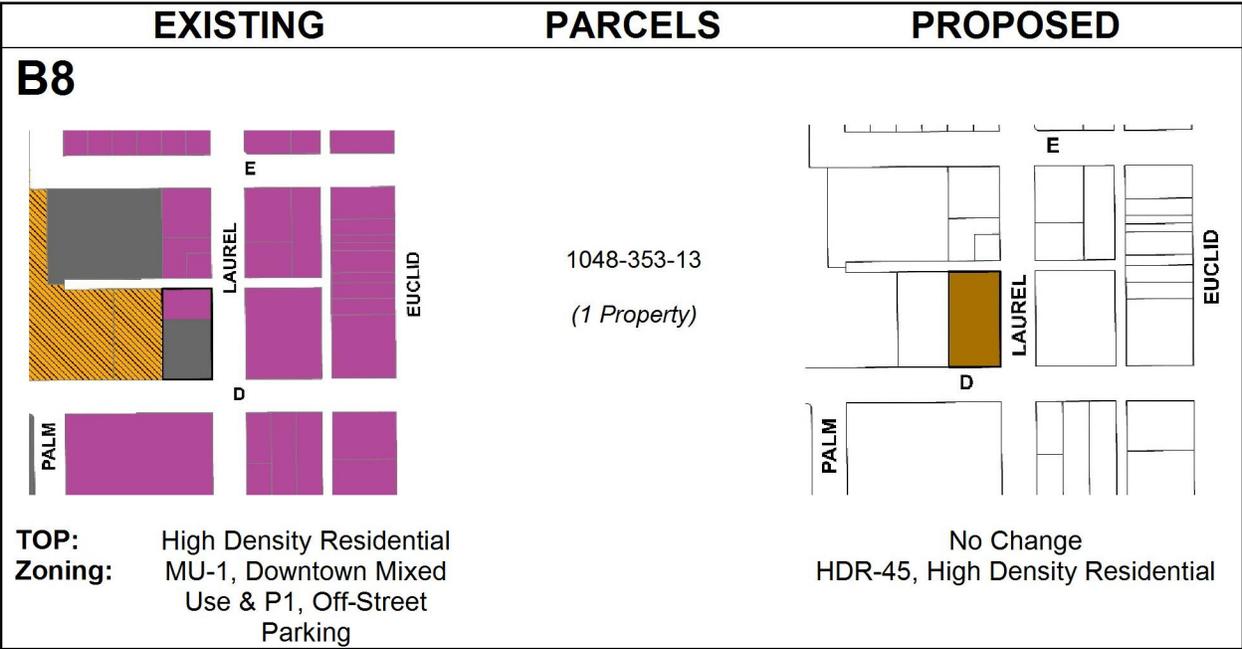
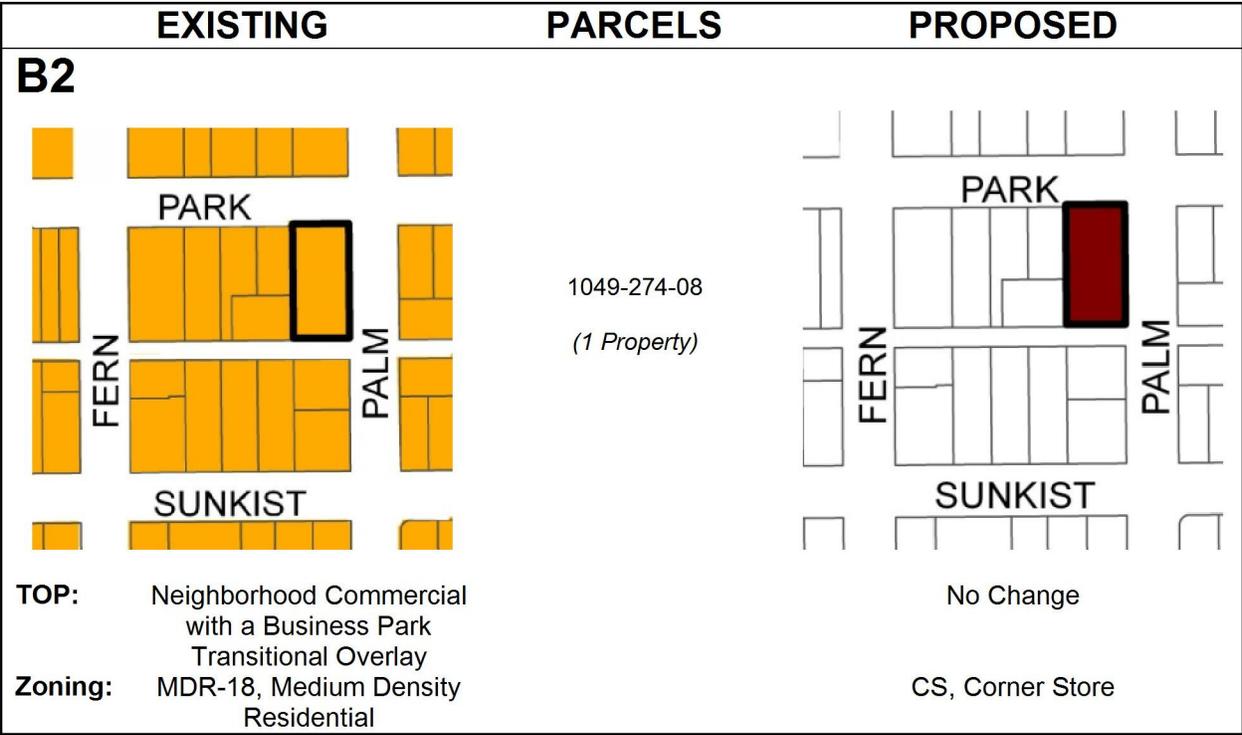
- Parcels:** (28 Properties)
- | | | |
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| 1010-522-13 | 1010-543-09 – 1010-543-14 | 1010-552-11 – 1010-552-16 |
| 1010-522-17 | 1010-543-32 | 1010-552-32 – 1010-552-34 |
| 1010-543-02 – 1010-543-03 | 1010-552-04 – 1010-552-07 | 1010-552-37 – 1010-552-38 |
| 1010-543-06 – 1010-543-07 | | |

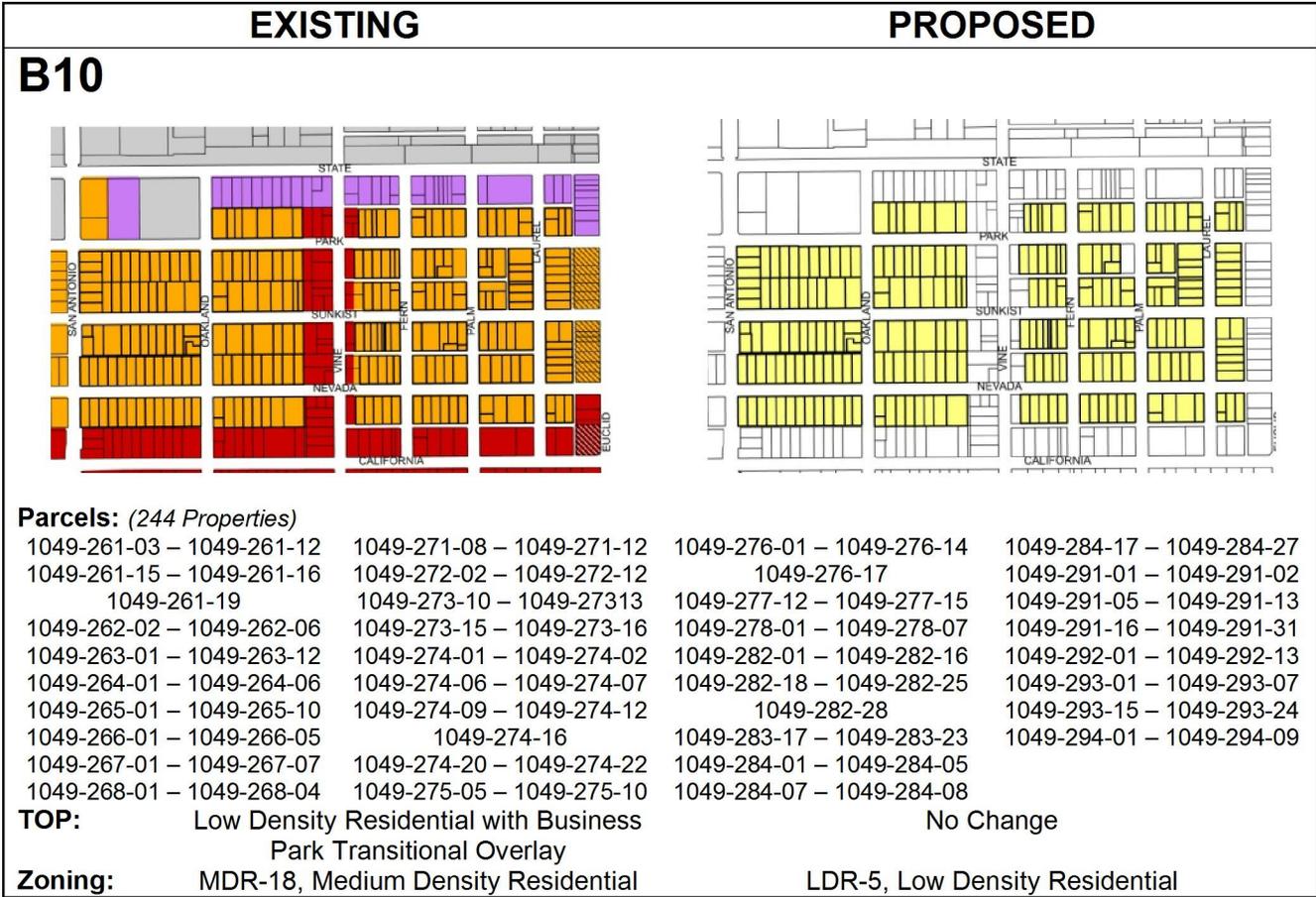
	EXISTING	PROPOSED
TOP:	High Density Residential	No Change
Zoning:	CC, Community Commercial	HDR-45, High Density Residential

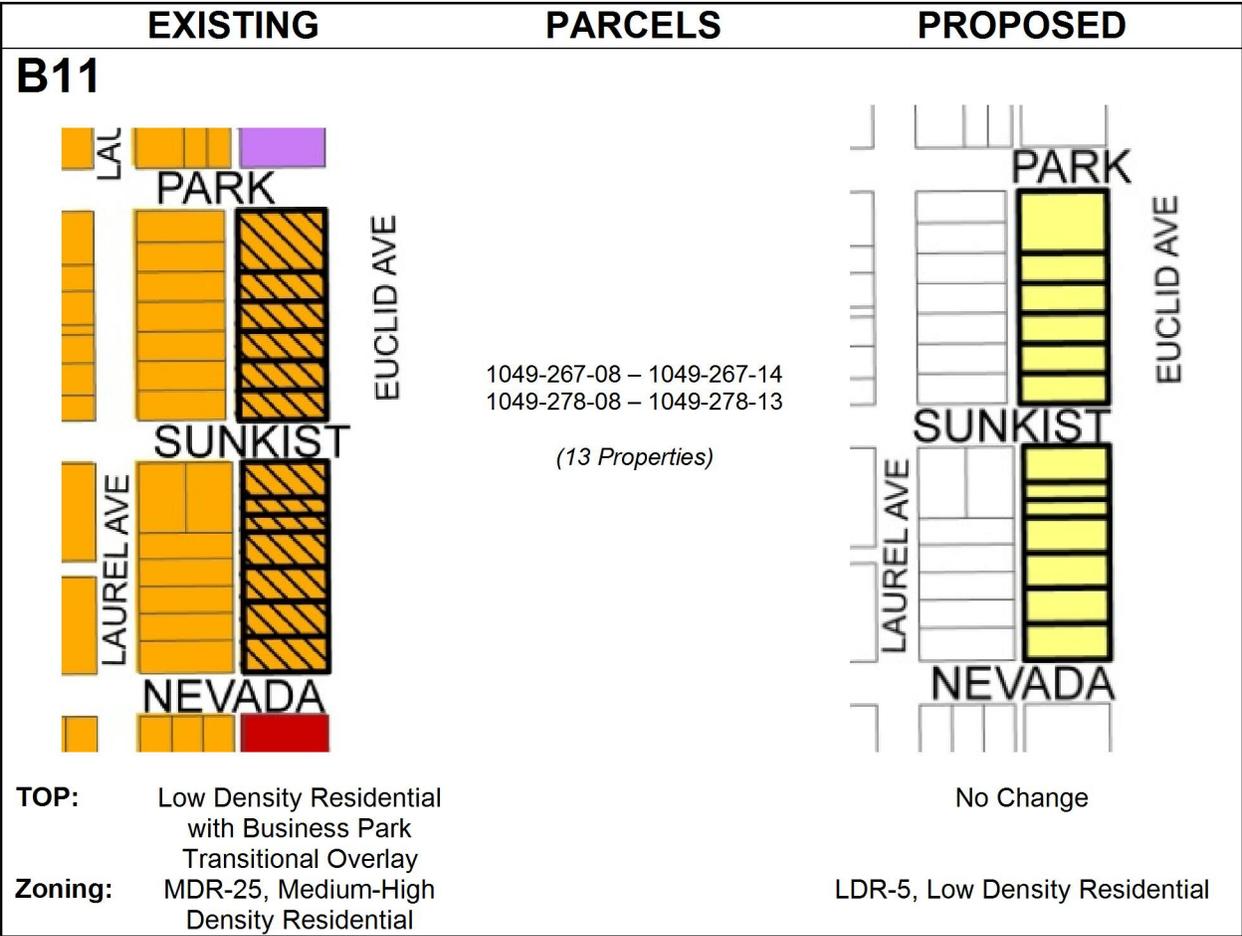
EXISTING	PARCELS	PROPOSED
<h2 style="margin: 0;">A44</h2>		
	<p>1010-543-01 (1 Property)</p>	
<p>TOP: Business Park Zoning: CC, Community Commercial & MDR-25, Medium-High Density Residential</p>		<p>No Change HDR-45, High Density Residential with ICC, Interim Community Commercial Overlay</p>

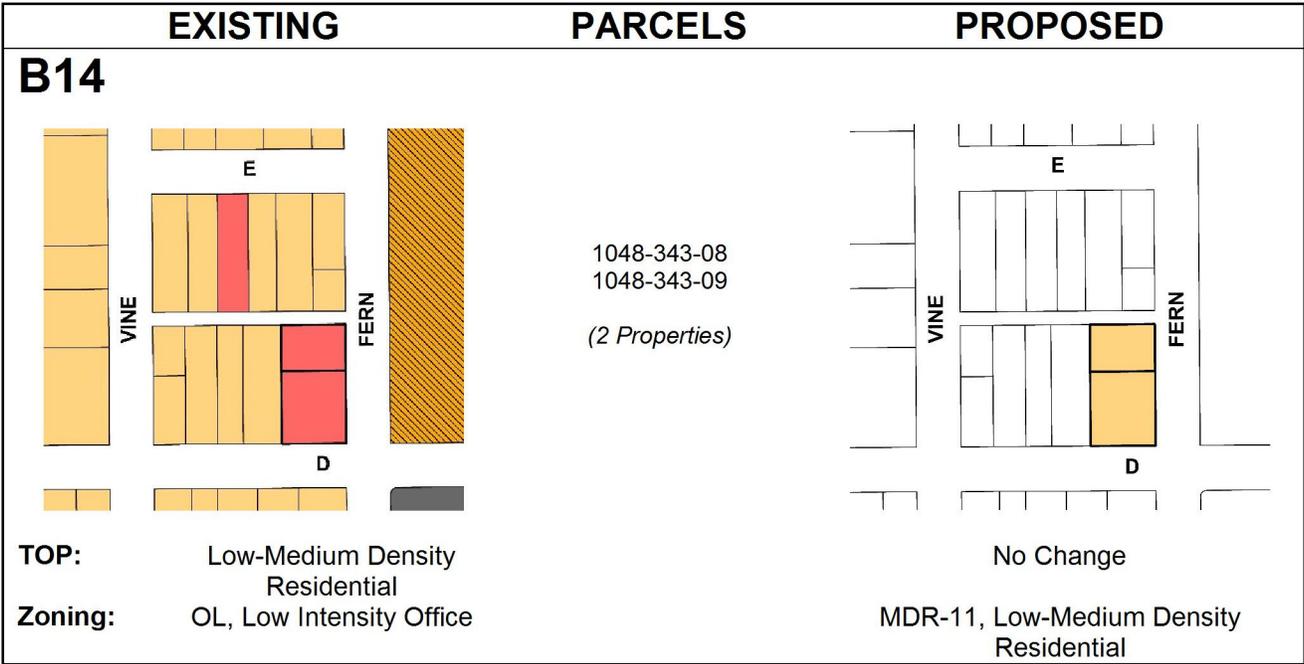
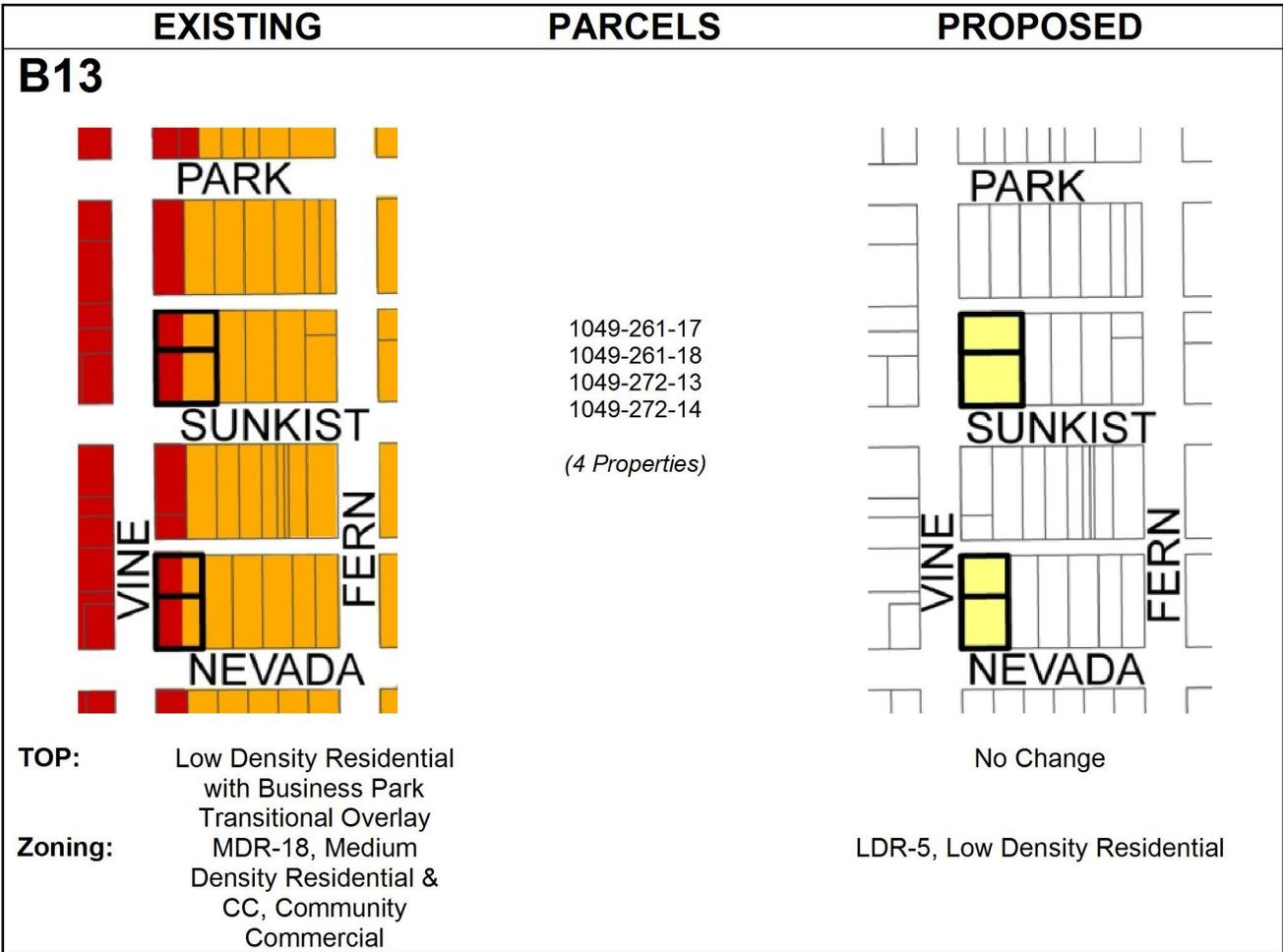
EXISTING	PARCELS	PROPOSED
<h2 style="margin: 0;">A45</h2>		
	<p>1010-491-02 1010-491-03 1010-491-15 1048-604-15 (4 Properties)</p>	
<p>TOP: Medium Density Residential Zoning: CC, Community Commercial</p>		<p>No Change MDR-25, Medium-High Density Residential</p>





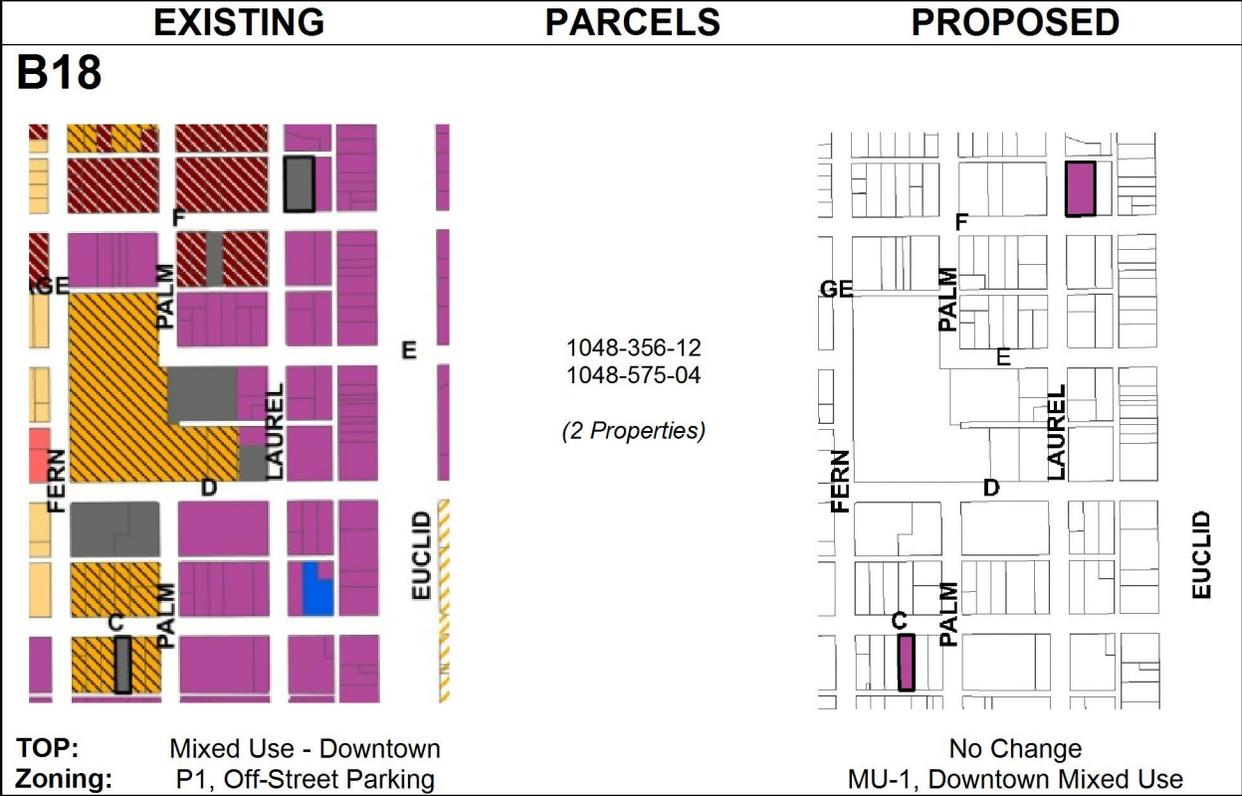
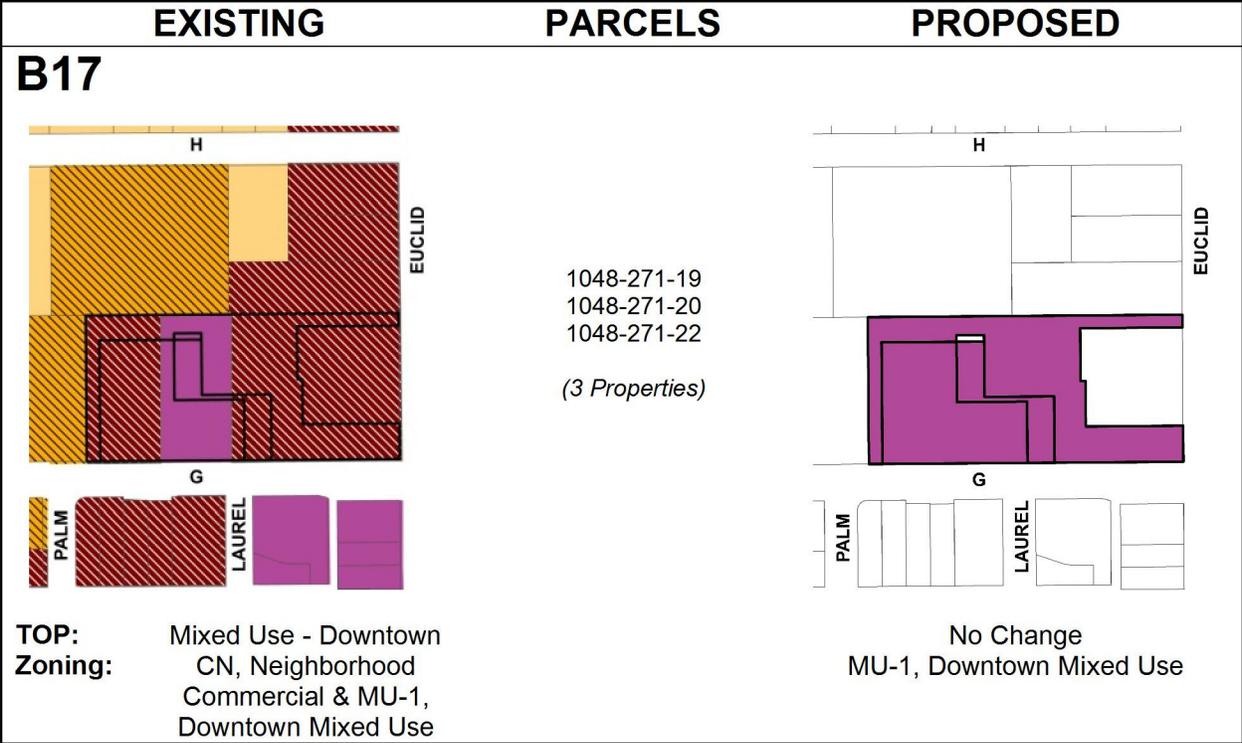


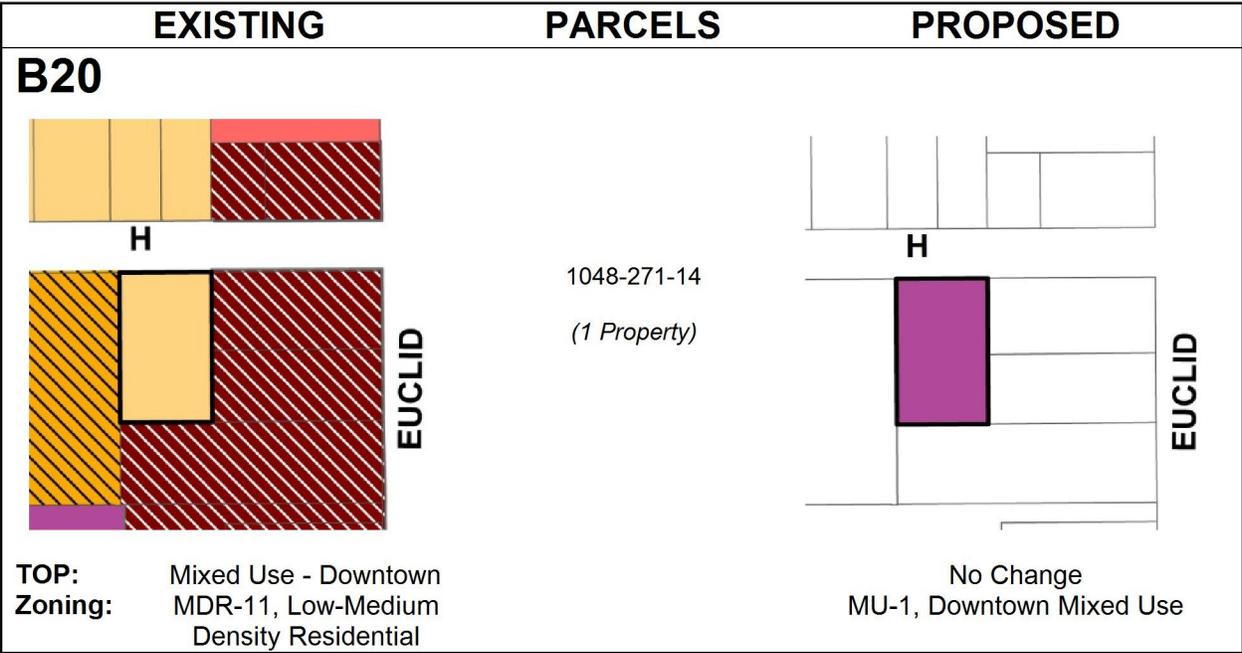




EXISTING	PARCELS	PROPOSED
<h2 style="margin: 0;">B15</h2>		
	<p>1048-341-03 1048-342-04</p> <p>(2 Properties)</p>	
<p>TOP: Low-Medium Density Residential</p> <p>Zoning: CN, Neighborhood Commercial</p>		<p>No Change</p> <p>MDR-11, Low-Medium Density Residential</p>

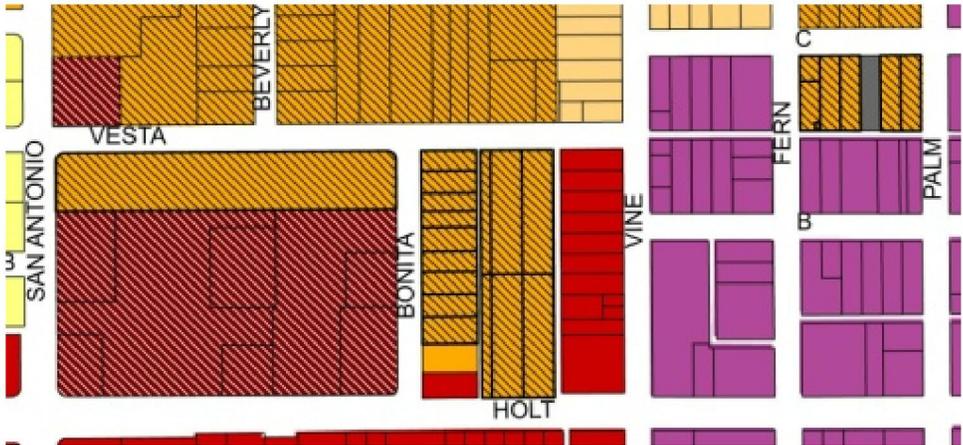
EXISTING	PARCELS	PROPOSED
<h2 style="margin: 0;">B16</h2>		
	<p>1048-271-15 – 1048-271-18 1048-351-01 – 1048-351-05</p> <p>(9 Properties)</p>	
<p>TOP: Mixed Use - Downtown</p> <p>Zoning: CN, Neighborhood Commercial</p>		<p>No Change</p> <p>MU-1, Downtown Mixed Use</p>



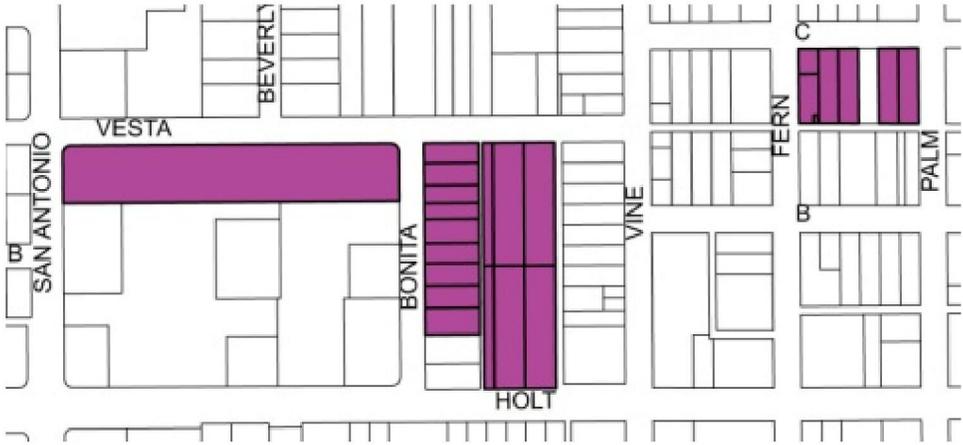


B21

EXISTING



PROPOSED



Parcels: (23 Properties)

1048-575-01 – 1048-575-03
1048-575-05 – 1048-575-06

1048-575-15 – 1048-575-16
1048-591-35

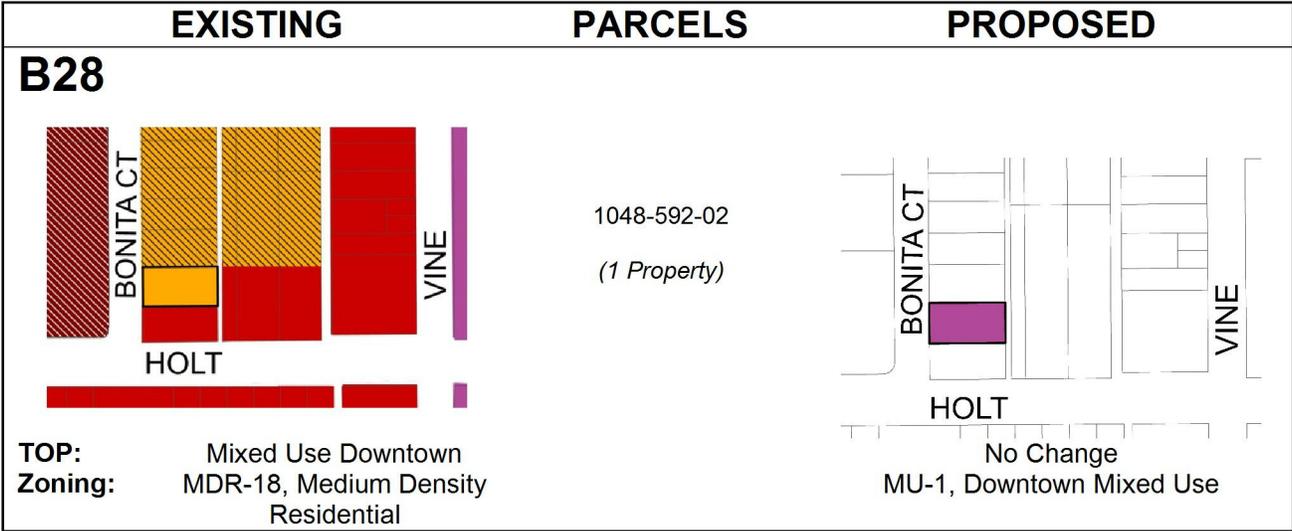
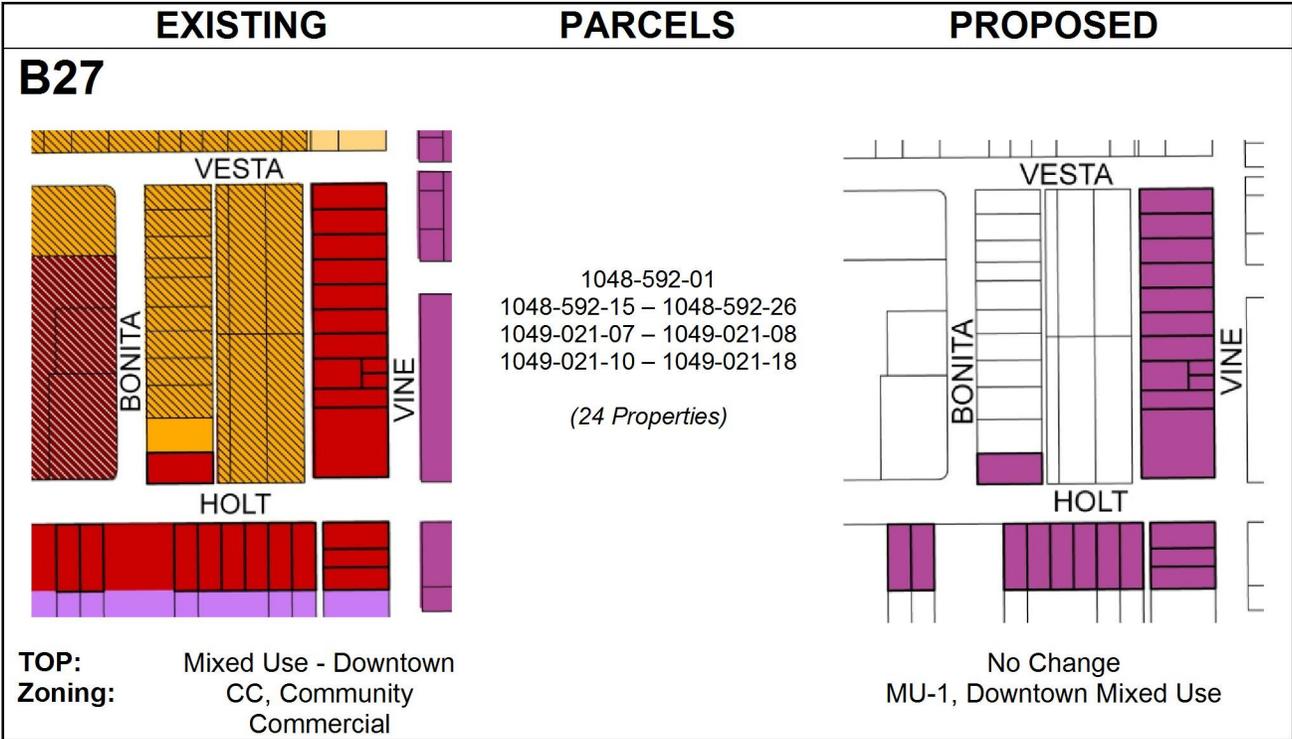
1048-592-03 – 1048-592-14
1048-592-27 – 1048-592-29

EXISTING

PROPOSED

TOP: Mixed Use – Downtown
Zoning: MDR-25, Medium-High Density Residential

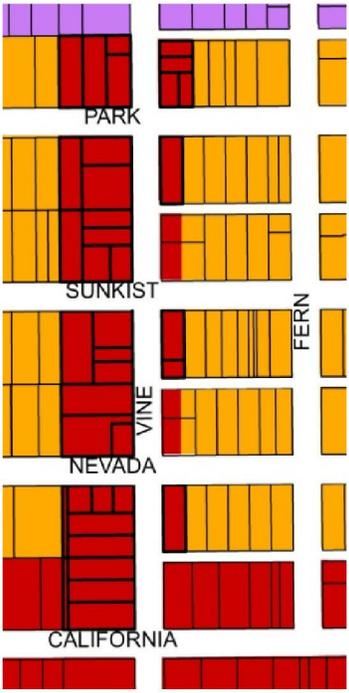
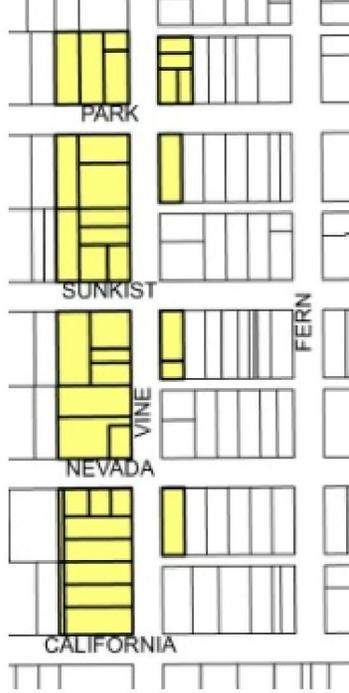
No Change
MU-1, Downtown Mixed Use

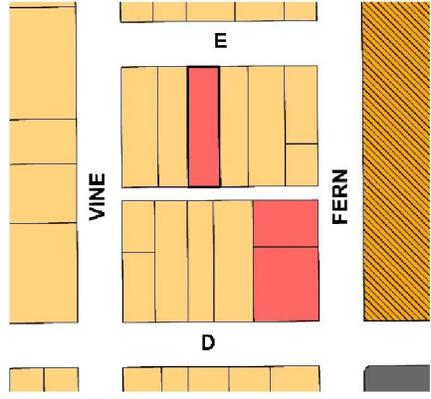
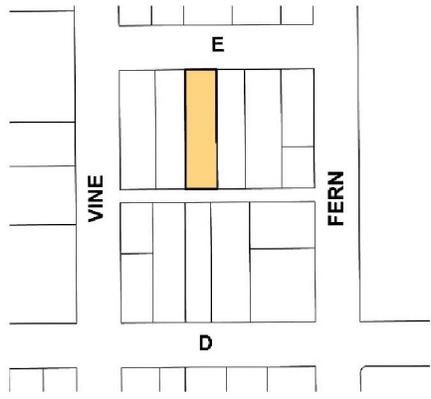


EXISTING	PARCELS	PROPOSED
<h2 style="margin: 0;">B29</h2>		
	<p>1049-021-03 – 1049-021-06 1049-021-09 1049-021-28 – 1049-021-29</p> <p><i>(7 Properties)</i></p>	
<p>TOP: Mixed Use - Downtown Zoning: CC, Community Commercial & IL, Light Industrial</p>		<p style="text-align: center;">No Change MU-1, Downtown Mixed Use</p>

EXISTING	PARCELS	PROPOSED
<h2 style="margin: 0;">B32</h2>		
	<p>1049-021-19 – 1049-021-21 1049-021-24 – 1049-021-26 1049-021-30</p> <p><i>(7 Properties)</i></p>	
<p>TOP: Mixed Use - Downtown Zoning: IL, Light Industrial</p>		<p style="text-align: center;">No Change MU-1, Downtown Mixed Use</p>

EXISTING	PARCELS	PROPOSED
<h2 style="margin: 0;">B34</h2>		
	<p>1048-352-03 1048-353-14 1048-576-01 1048-576-02</p> <p><i>(4 Properties)</i></p>	
<p>TOP: High Density Residential Zoning: P1, Off-Street Parking</p>		<p style="text-align: center;">No Change HDR-45, High Density Residential</p>

EXISTING	PARCELS	PROPOSED
<h2 style="margin: 0;">B35</h2>		
	<p>1049-261-01 – 1049-261-02 1049-262-01 1049-271-13 – 1049-271-15 1049-271-19 1049-272-01 1049-283-13 – 1049-283-16 1049-284-09 – 1049-284-16 1049-293-08 – 1049-293-14 1049-294-10 – 1049-294-19</p> <p><i>(37 Properties)</i></p>	
<p>TOP: Low Density Residential with Business Park Transitional Overlay</p> <p>Zoning: CC, Community Commercial</p>		<p style="text-align: center;">No Change</p> <p style="text-align: center;">LDR-5, Low Density Residential</p>

EXISTING	PARCELS	PROPOSED
<h2 style="margin: 0;">B36</h2>		
	<p>1048-343-03</p> <p><i>(1 Property)</i></p>	
<p>TOP: Low-Medium Density Residential</p> <p>Zoning: OL, Low Intensity Office</p>		<p style="text-align: center;">No Change</p> <p style="text-align: center;">MDR-11, Low-Medium Density Residential</p>

EXISTING	PARCELS	PROPOSED
B37		
	<p>1048-342-05 <i>(1 Property)</i></p>	
<p>TOP: Low-Medium Density Residential Zoning: CN, Neighborhood Commercial</p>		<p>No Change MDR-11, Low-Medium Density Residential</p>

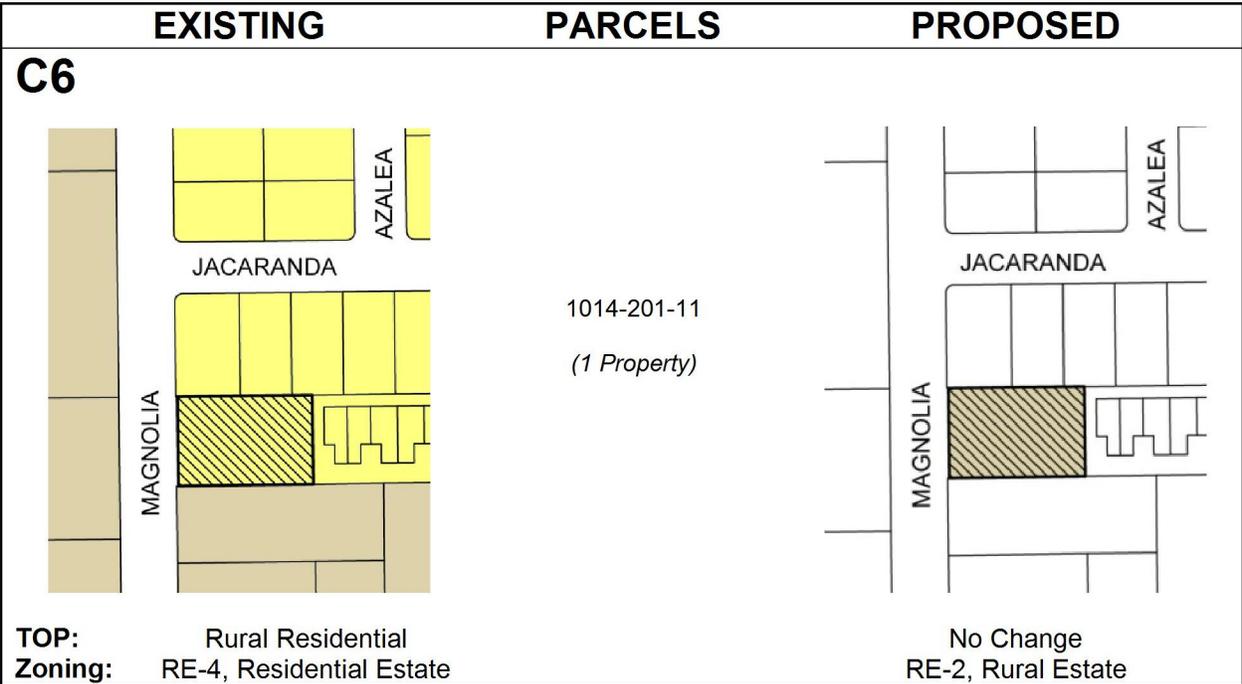
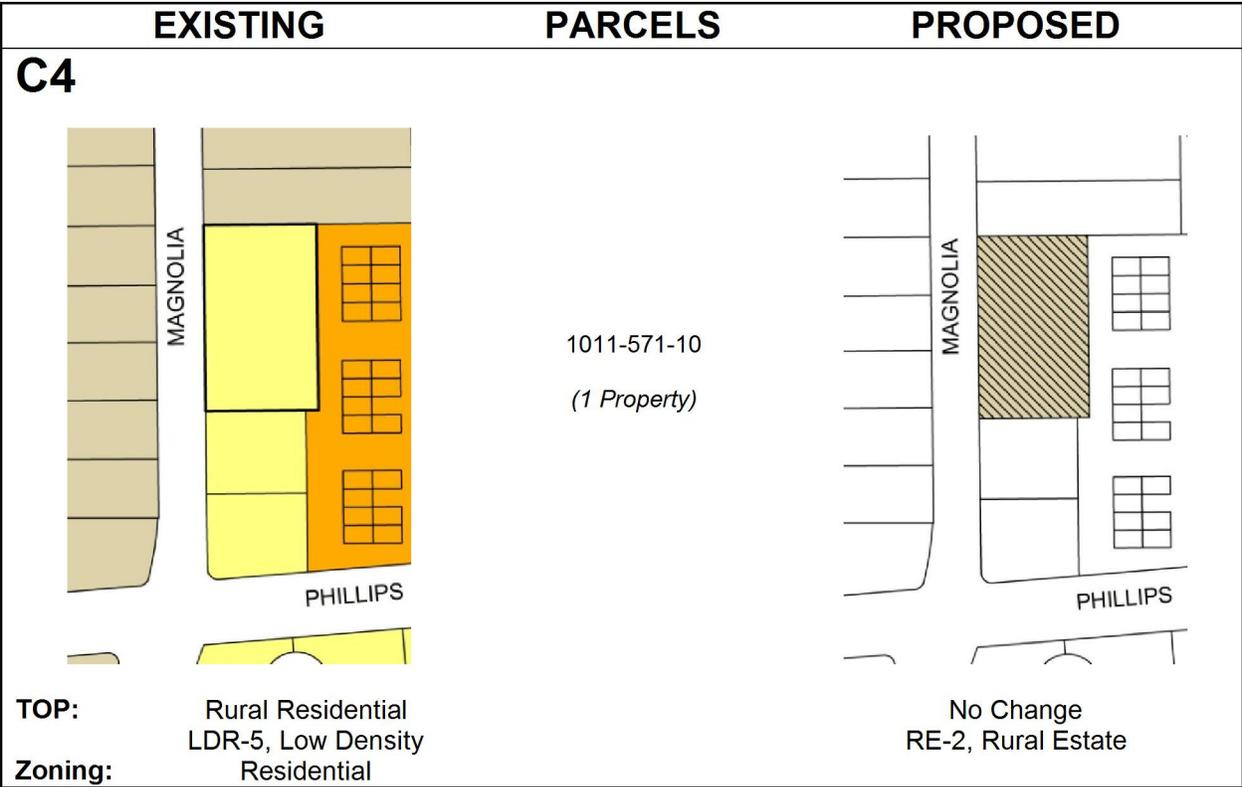
EXISTING	PARCELS	PROPOSED
B38		
	<p>1048-341-01 <i>(1 Property)</i></p>	
<p>TOP: Low-Medium Density Residential Zoning: CN, Neighborhood Commercial</p>		<p>Neighborhood Commercial CS, Corner Store</p>

EXISTING	PARCELS	PROPOSED
B40		
	<p>1048-271-46 <i>(1 Property)</i></p>	
<p>TOP: Mixed Use – Downtown Zoning: MDR-25, Medium-High Density Residential</p>		<p>No Change MU-1, Downtown Mixed Use</p>

EXISTING	PARCELS	PROPOSED
B44		
	<p>1048-591-27 – 1048-591-34 <i>(8 Properties)</i></p>	
<p>TOP: Mixed Use - Downtown Zoning: CN, Neighborhood Commercial</p>		<p>No Change MU-1, Downtown Mixed Use</p>

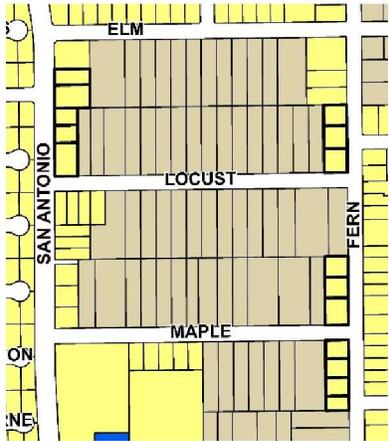
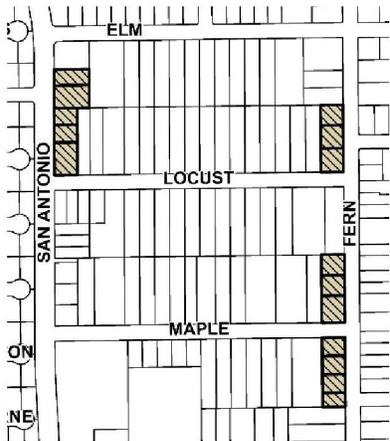
EXISTING	PARCELS	PROPOSED
C1		
	<p>1014-201-02 – 1014-201-07 1014-202-02 – 1014-202-07</p> <p>(12 Properties)</p>	
<p>TOP: Low Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>		<p>Rural Residential</p> <p>RE-2, Rural Estate</p>

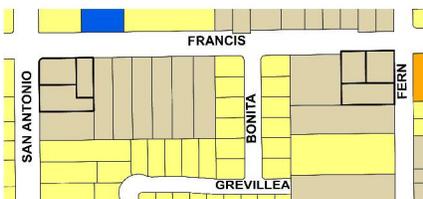
EXISTING	PARCELS	PROPOSED
C2		
	<p>1011-561-01 - 1011-561-03</p> <p>(3 Properties)</p>	
<p>TOP: Low-Medium Density Residential</p> <p>Zoning: AR-2, Residential-Agricultural</p>		<p>No Change</p> <p>MDR-11, Low-Medium Density Residential</p>

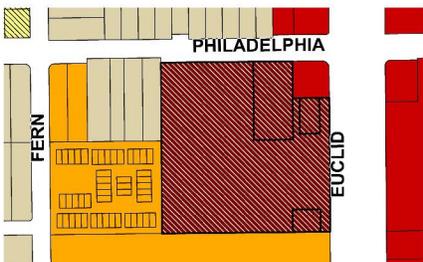
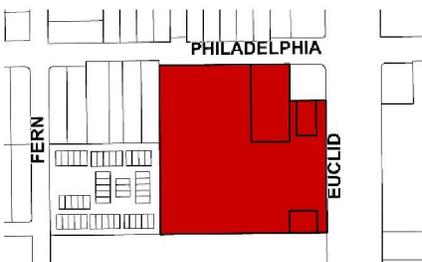


EXISTING	PARCELS	PROPOSED
C8		
	1050-591-01 – 1050-591-04 1050-601-07 – 1050-601-18 <i>(22 Properties)</i>	
TOP: Medium Density Residential Zoning: AR-2, Residential-Agricultural		No Change MDR-18, Medium Density Residential

EXISTING	PARCELS	PROPOSED
C9		
	1011-382-05 <i>(1 Property)</i>	
TOP: Medium Density Residential Zoning: AR-2, Residential-Agricultural		No Change MDR-18, Medium Density Residential

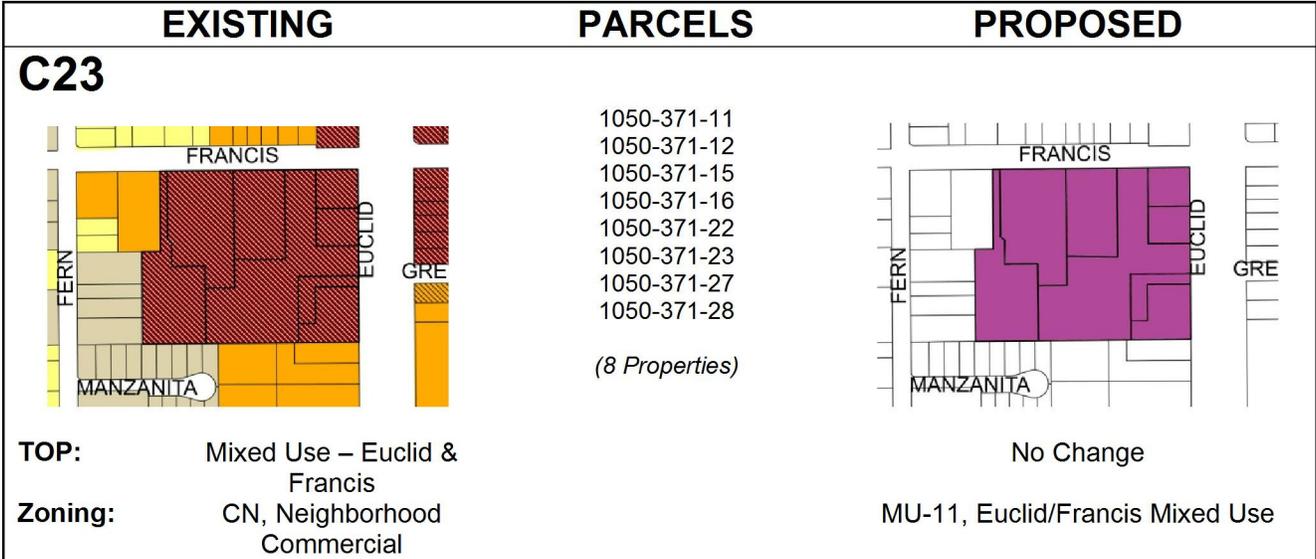
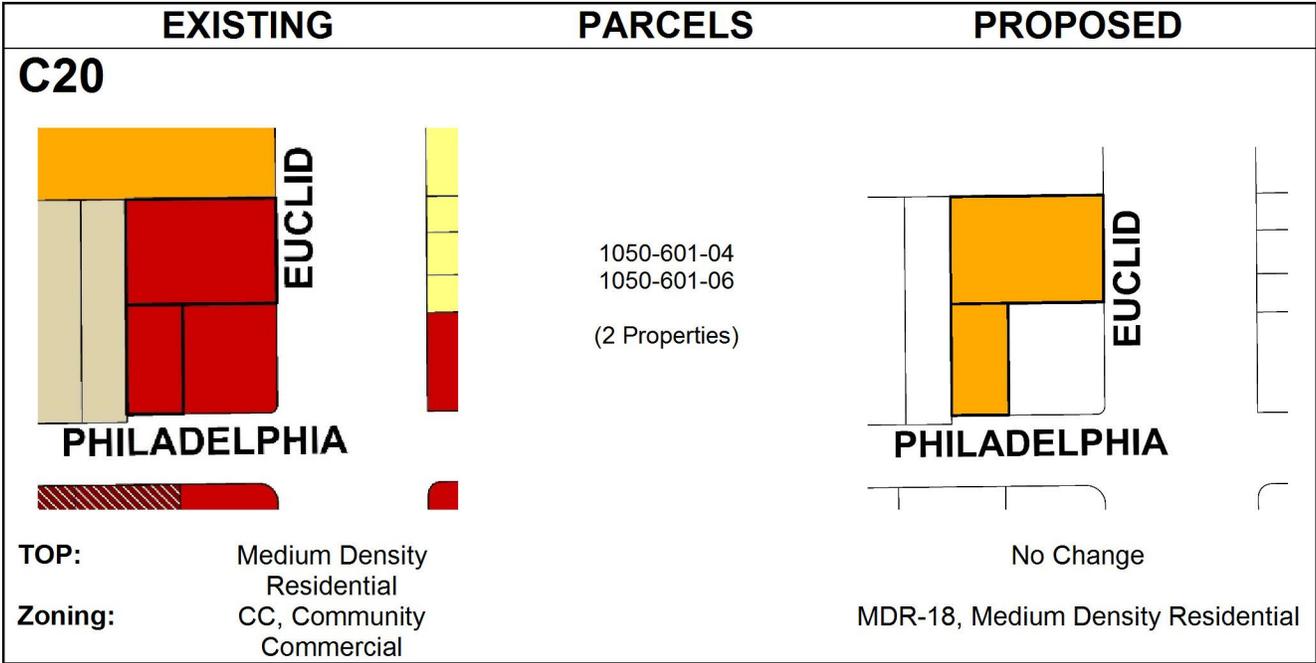
EXISTING	PARCELS	PROPOSED
C10 	1050-031-16 – 1050-031-18 1050-031-36 1050-031-38 – 1050-031-40 1050-031-44 1050-291-10 – 1050-291-13 1050-301-39 – 1050-301-41 <i>(15 Properties)</i>	
TOP: Low Density Residential Zoning: LDR-5, Low Density Residential		Rural Residential RE-2, Rural Estate

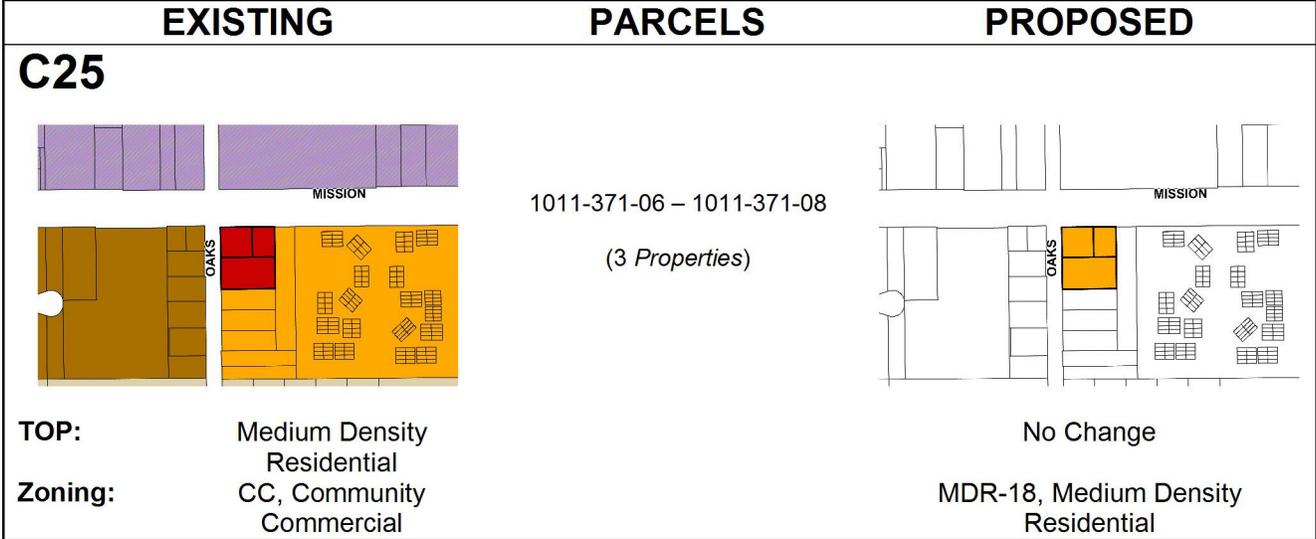
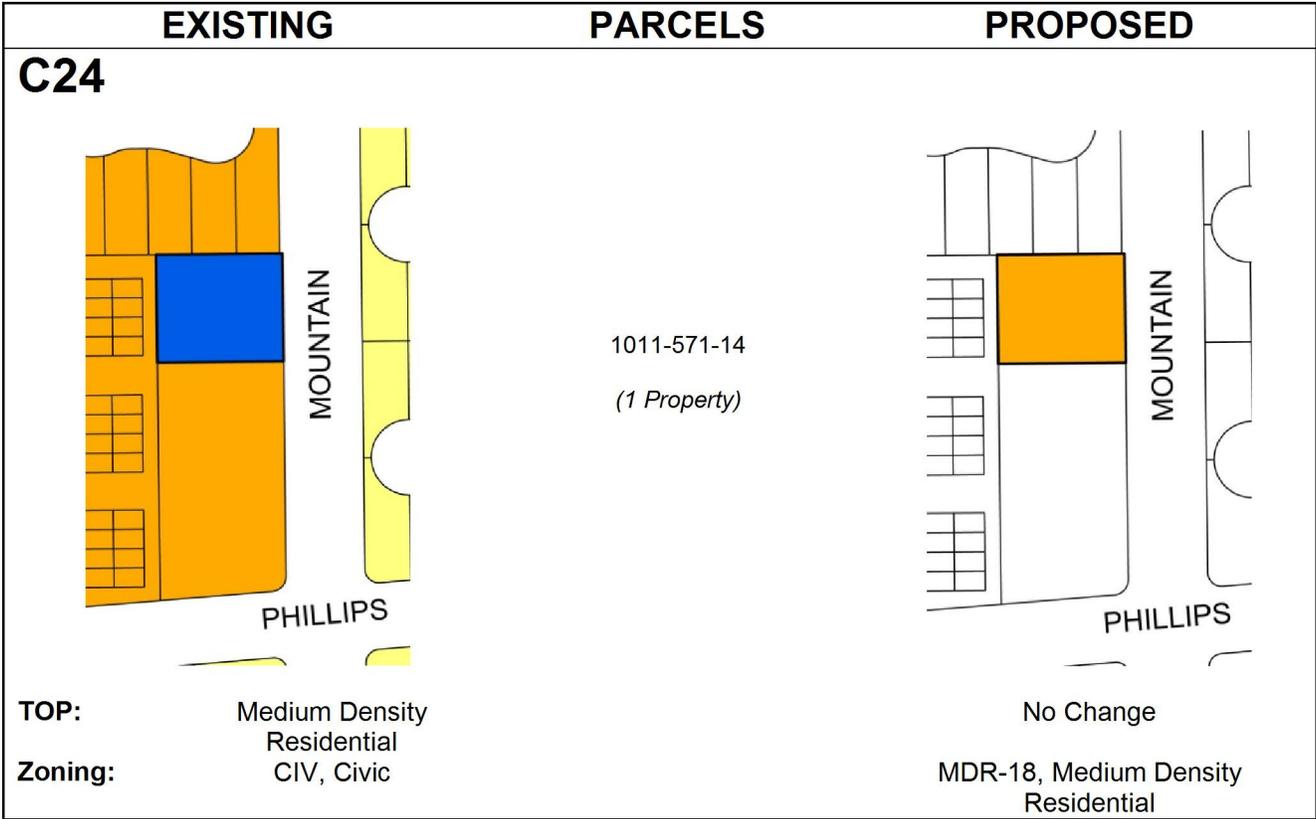
EXISTING	PARCELS	PROPOSED
C12 	1050-351-23 – 1050-351-24 1050-351-27 1050-361-03 – 1050-361-05 <i>(6 Properties)</i>	
TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural		Rural Residential RE-2, Rural Estate

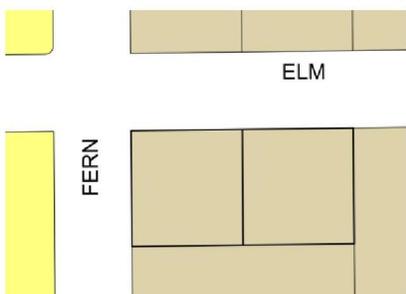
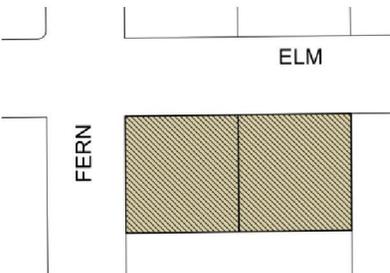
EXISTING	PARCELS	PROPOSED
C13 	1051-051-11 1051-051-17 1051-051-71 1051-051-72 <i>(4 Properties)</i>	
TOP: General Commercial Zoning: CN, Neighborhood Commercial		No Change CC, Community Commercial

EXISTING	PARCELS	PROPOSED
C18		
	<p>1050-051-08 – 1050-051-14 1050-051-17 – 1050-051-29 1050-051-34 – 1050-051-37 1050-061-43 1050-061-45 – 1050-061-46</p> <p>(27 Properties)</p>	
<p>TOP: Low Density Residential Zoning: AR-2, Residential-Agricultural</p>		<p>No Change LDR-5, Low Density Residential</p>

EXISTING	PARCELS	PROPOSED
C19		
	<p>1050-031-13 1050-031-43</p> <p>(2 Properties)</p>	
<p>TOP: Rural Residential Zoning: LDR-5, Low Density Residential</p>		<p>No Change AR-2, Residential-Agricultural</p>

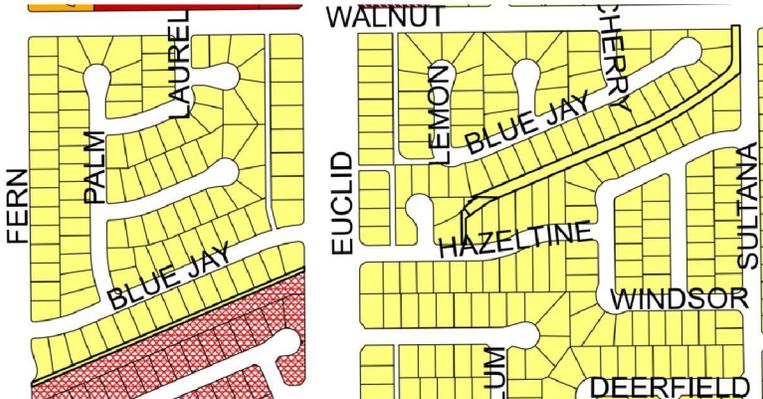




EXISTING	PARCELS	PROPOSED
<p>C27</p>  <p>TOP: Zoning: Low Density Residential AR-2, Residential- Agricultural</p>	<p>1050-061-04 1050-061-05 <i>(2 Properties)</i></p>	 <p>Rural Residential RE-2, Rural Estate</p>

C28

EXISTING



PROPOSED



Parcels: (4 Properties)

1051-411-07
1051-411-40

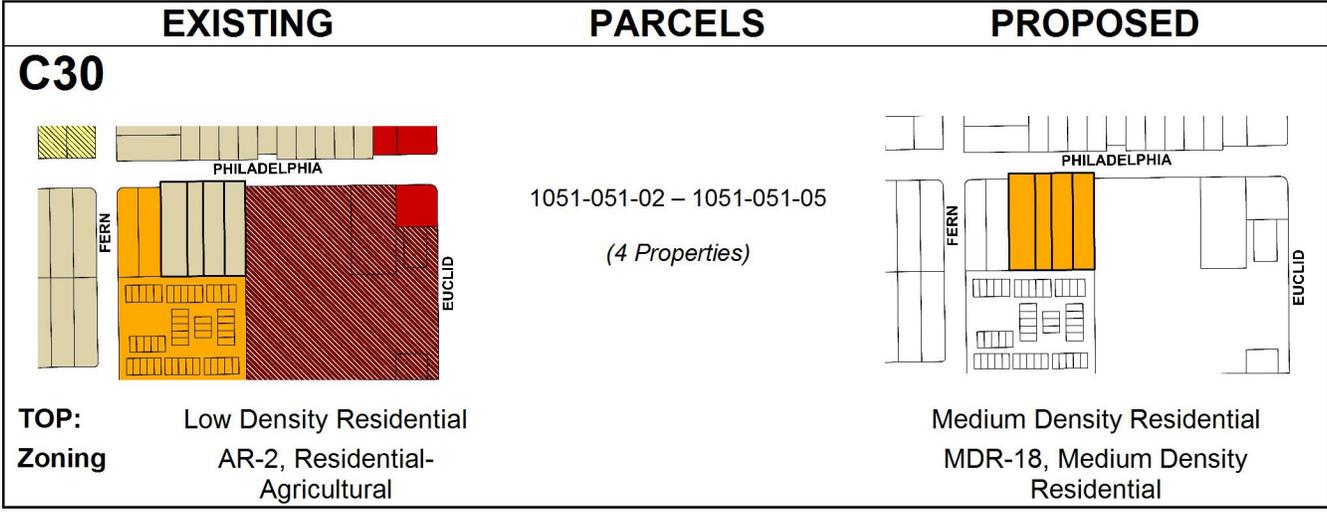
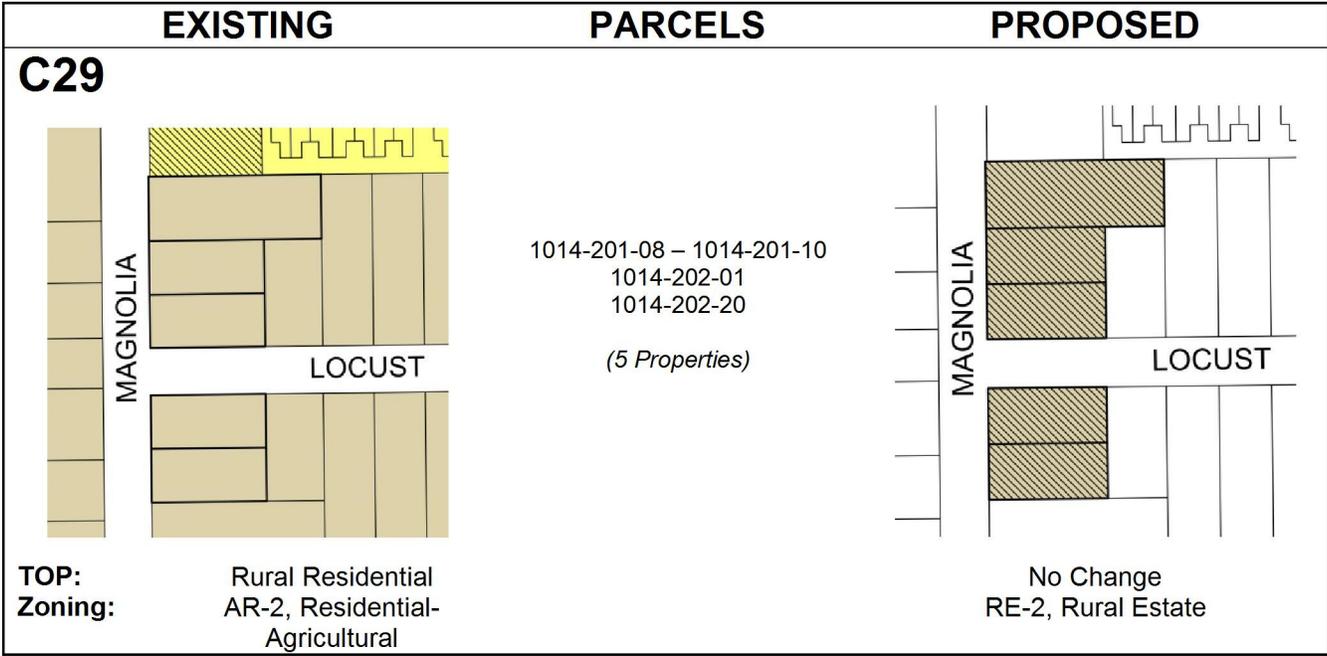
1051-421-63
1051-441-04

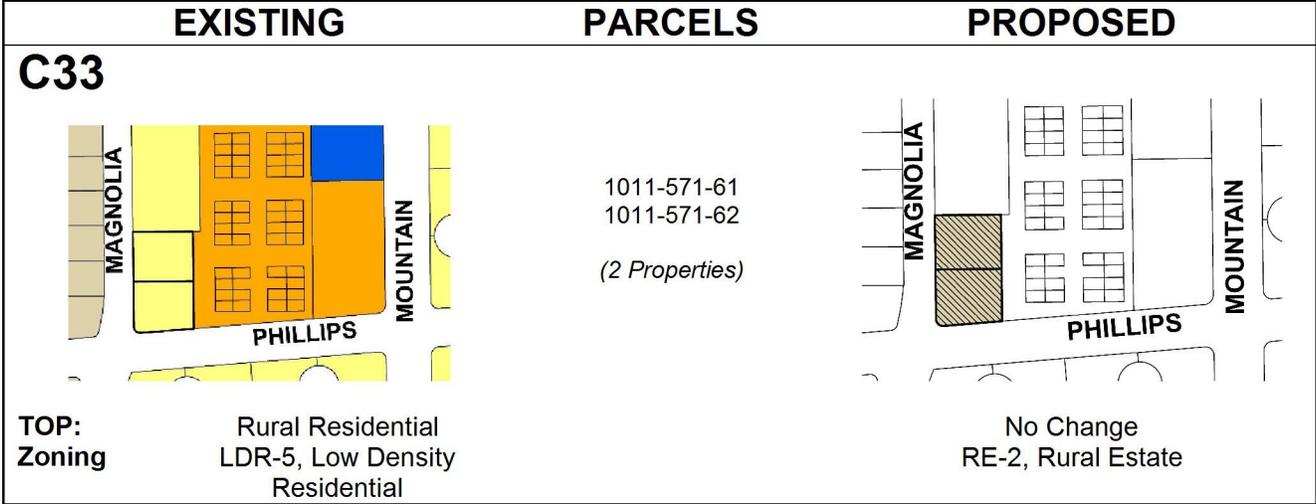
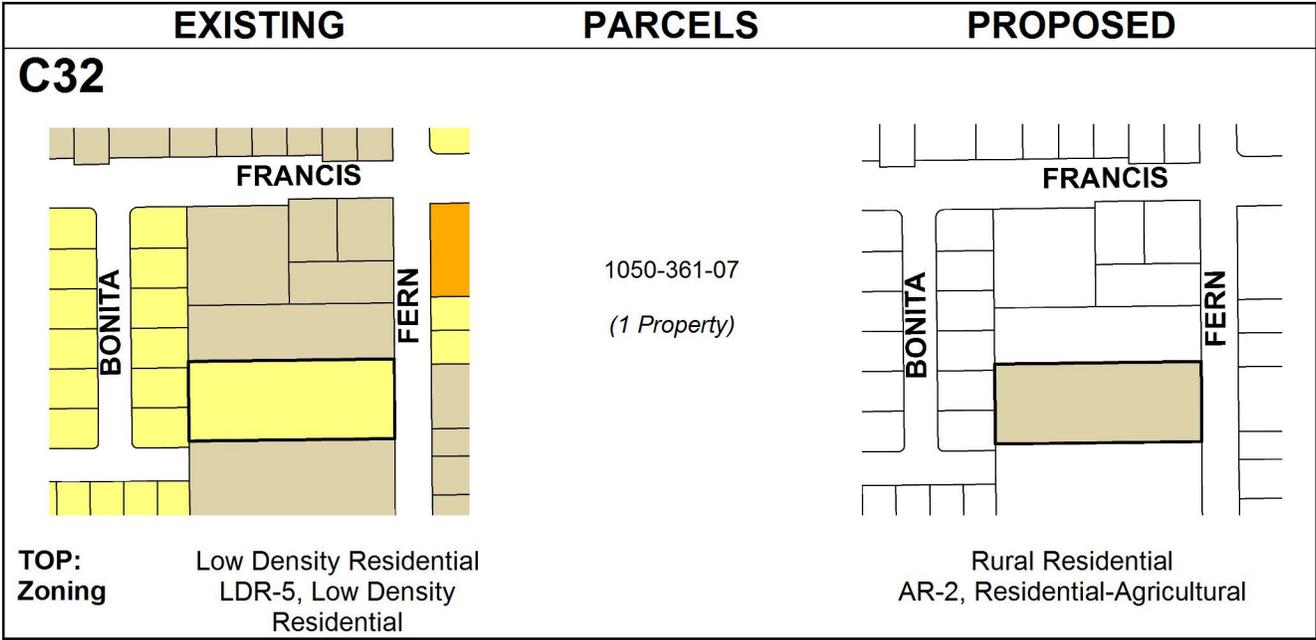
EXISTING

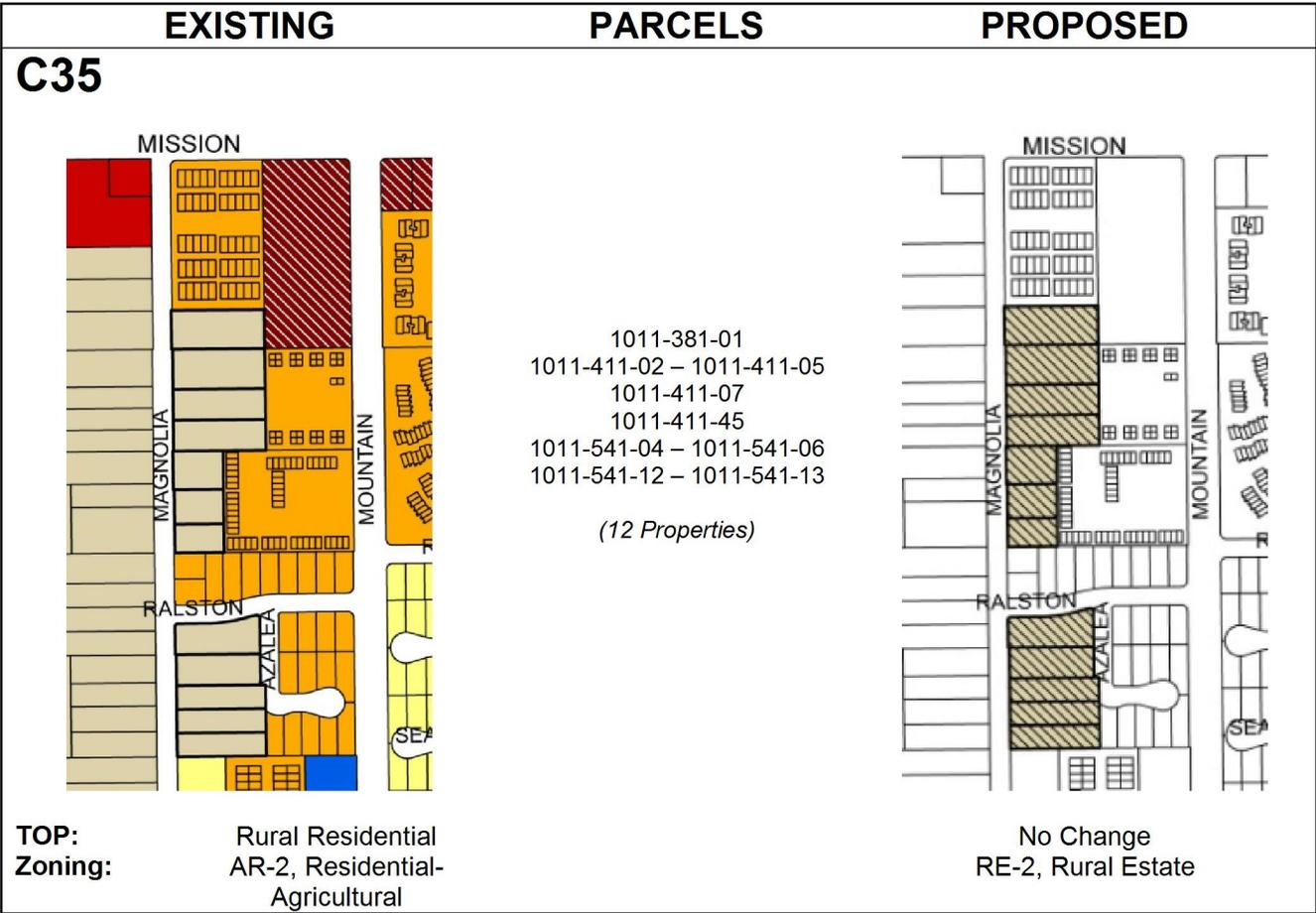
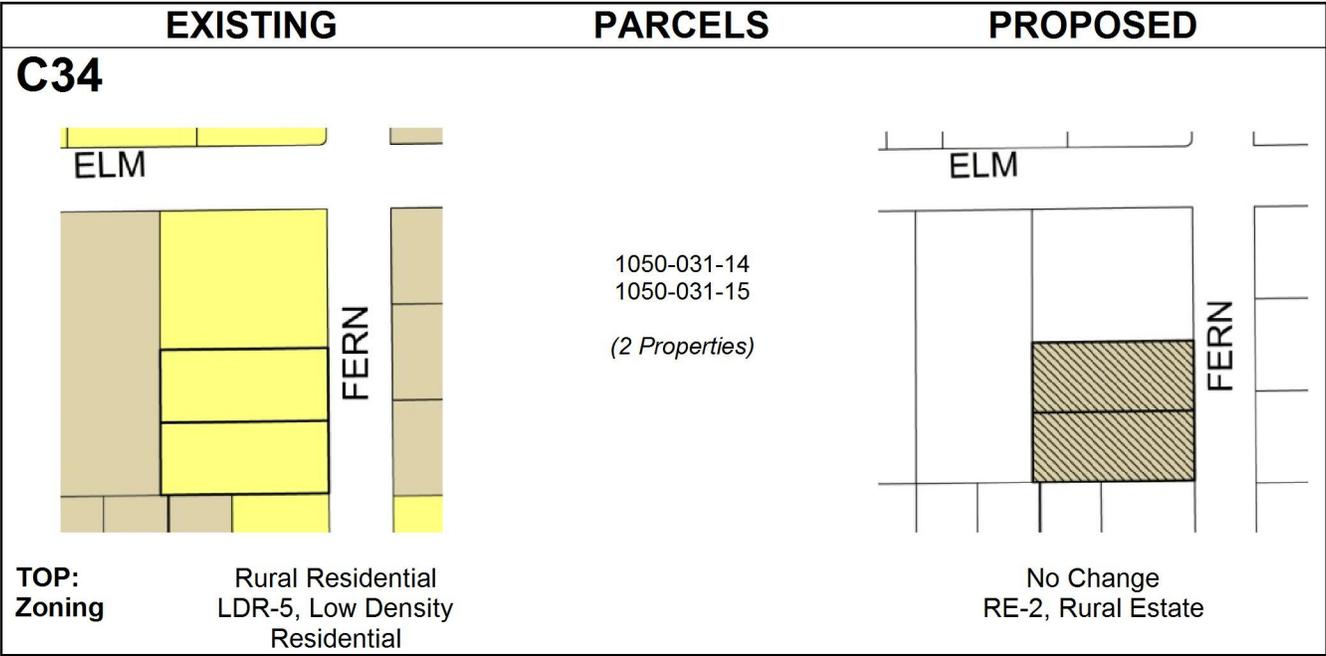
PROPOSED

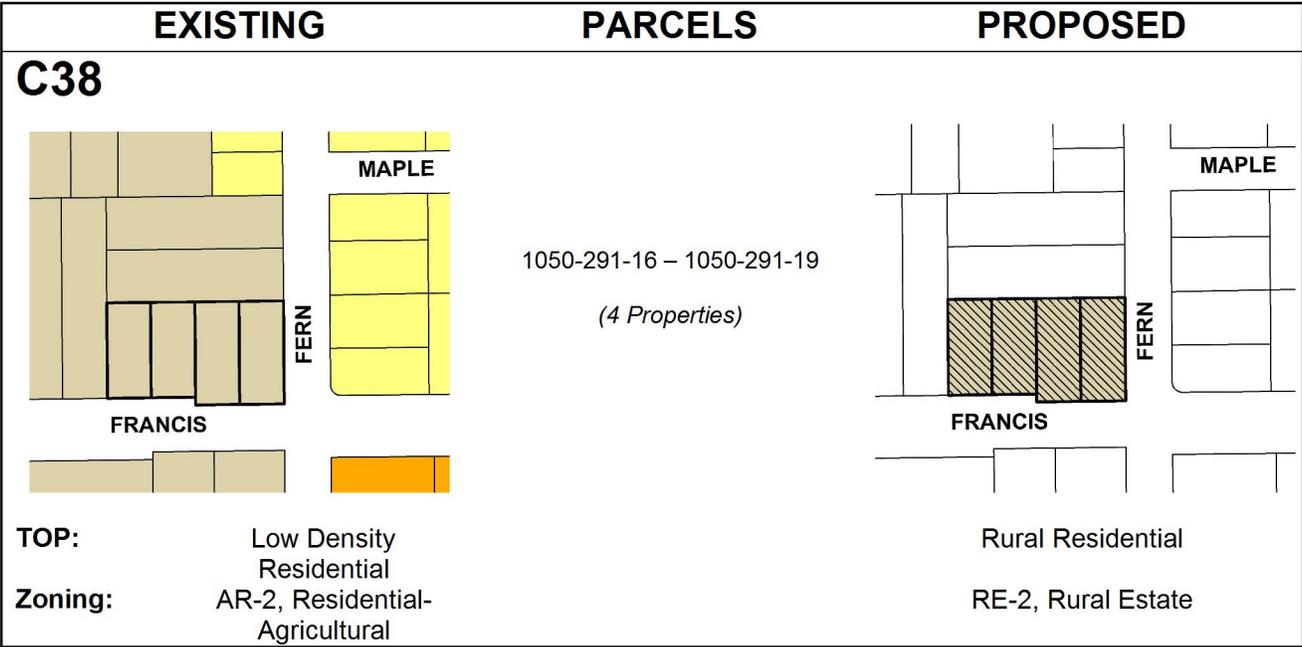
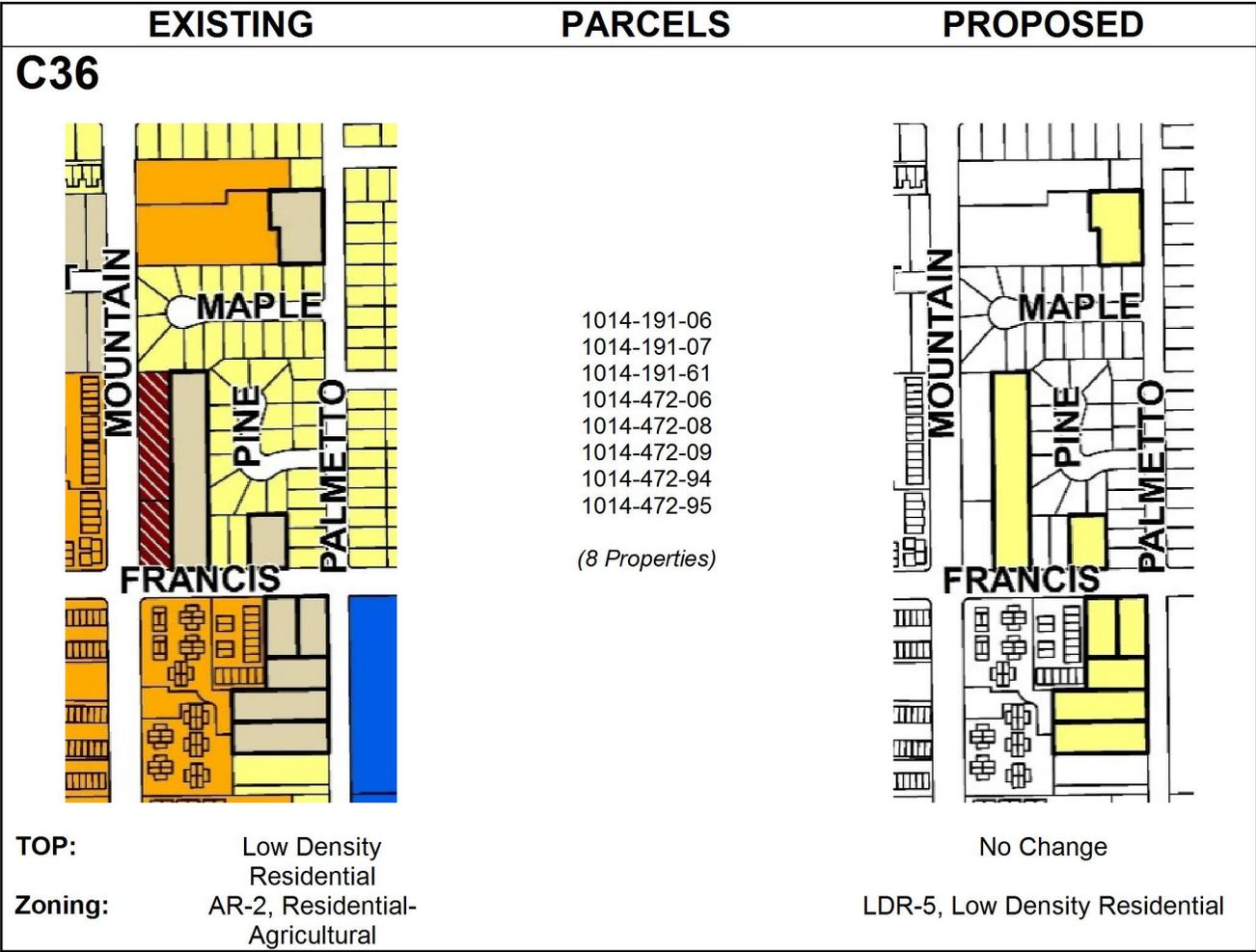
TOP: Open Space-Non Recreation
Zoning: LDR-5, Low Density Residential

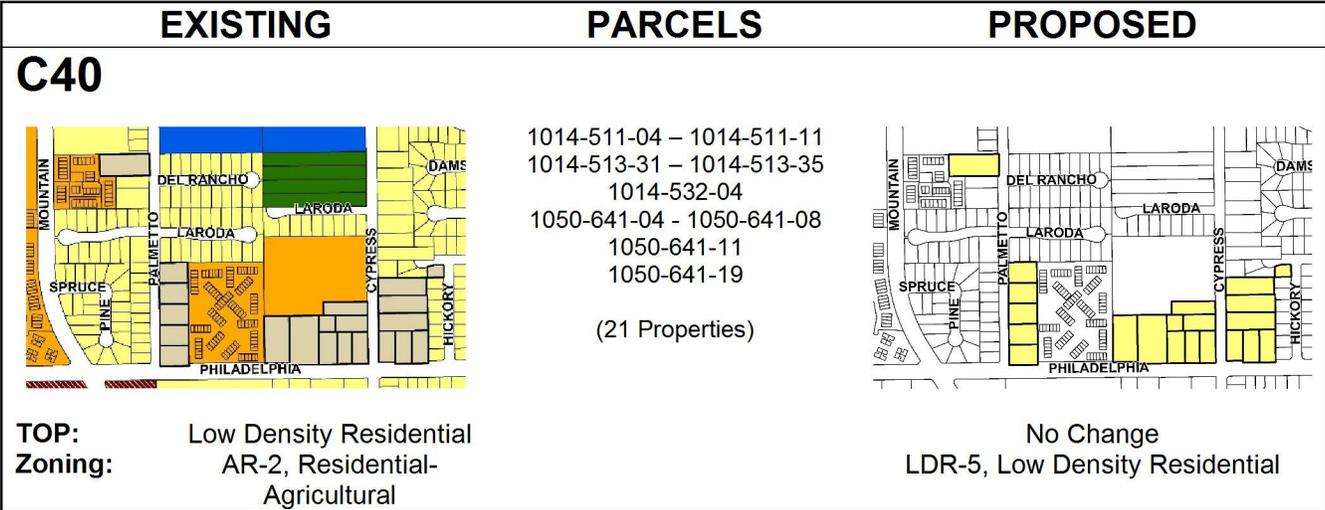
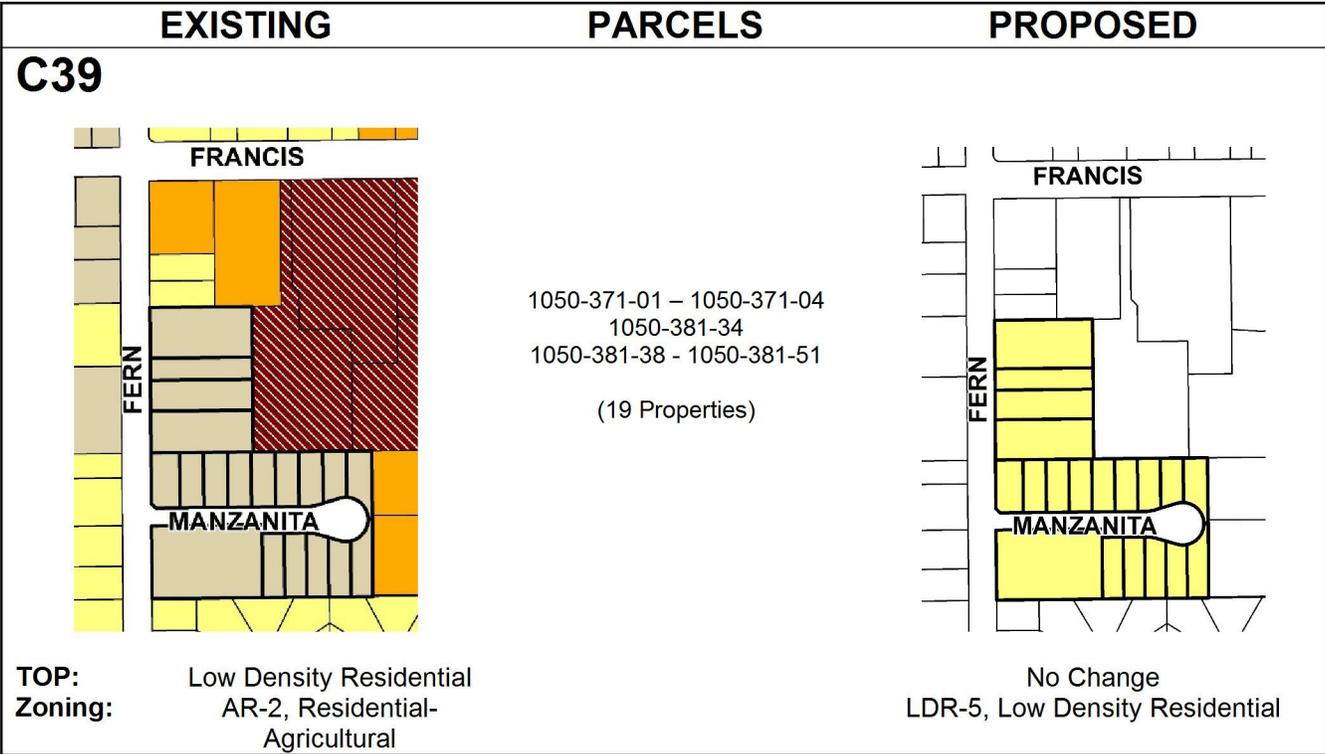
No Change
UC, Utilities Corridor

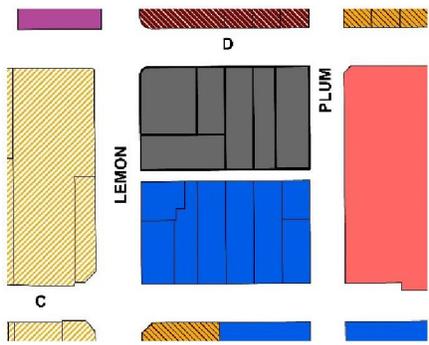
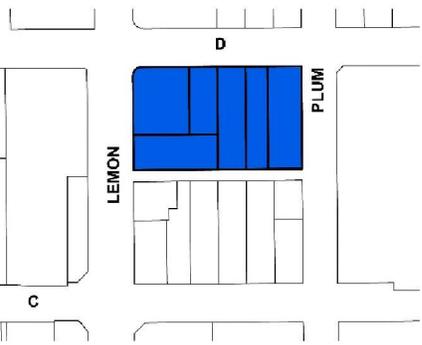


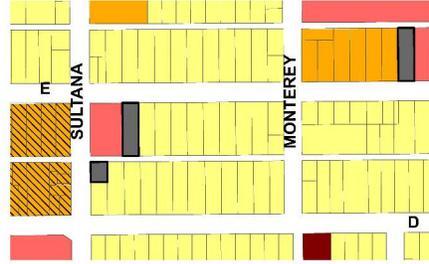


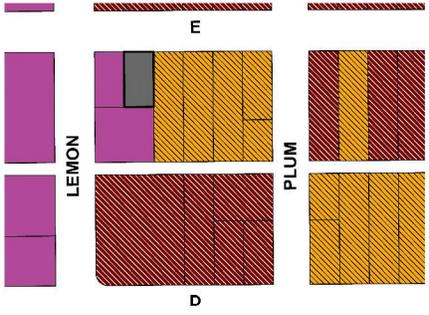
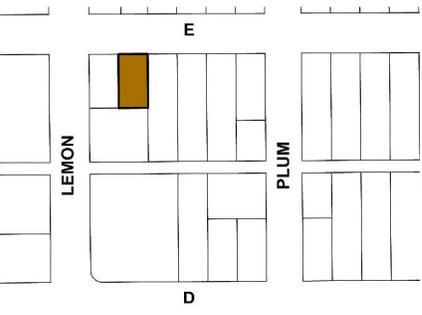






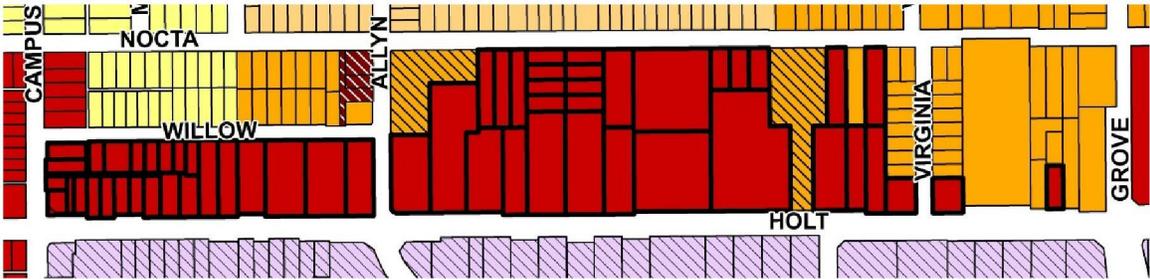
EXISTING	PARCELS	PROPOSED
D15		
	1048-556-01 – 1048-556-05 1048-556-14 <i>(6 Properties)</i>	
TOP: Zoning:	Public Facility P1, Off-Street Parking	No Change CIV, Civic

EXISTING	PARCELS	PROPOSED
D21		
	1048-392-06 1048-393-02 1048-393-25 <i>(3 Properties)</i>	
TOP: Zoning:	Office Commercial P1, Off-Street Parking	No Change OL, Low Intensity Office

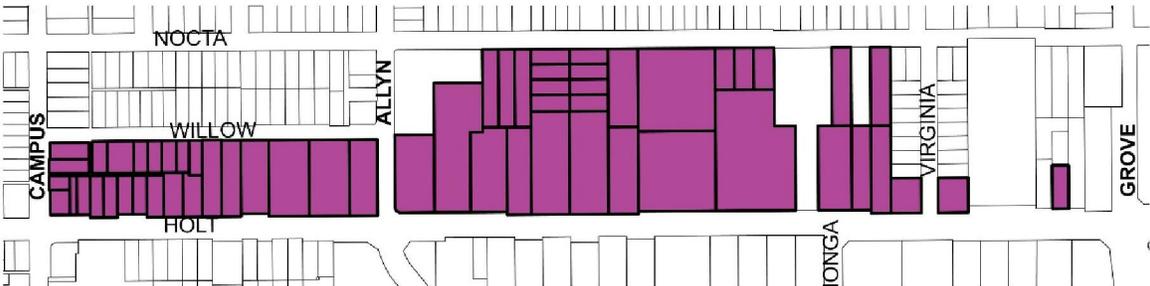
EXISTING	PARCELS	PROPOSED
D35		
	1048-364-02 <i>(1 Property)</i>	
TOP: Zoning:	High Density Residential P1, Off-Street Parking	No Change HDR-45, High Density Residential

E7

EXISTING



PROPOSED



Parcels: (59 Properties)

- | | | |
|---------------------------|---------------------------|---------------------------|
| 1048-471-02 | 1048-472-01 | 1048-481-10 – 1048-481-25 |
| 1048-471-04 | 1048-472-18 | 1048-481-27 – 1048-481-29 |
| 1048-471-14 – 1048-471-15 | 1048-481-01 – 1048-481-03 | 1048-512-01 – 1048-512-26 |
| 1048-471-22 – 1048-471-23 | 1048-481-06 – 1048-481-08 | |

EXISTING
TOP: Mixed Use – East Holt
Zoning: CC, Community Commercial

PROPOSED
TOP: No Change
Zoning: MU-2, East Holt Mixed-Use

EXISTING	PARCELS	PROPOSED
E8		
	1048-471-05 – 1048-471-13 1048-471-20 1048-472-02 – 1048-472-17 1048-472-19 – 1048-472-21 (29 Properties)	
TOP: Mixed Use – East Holt Zoning: MDR-18, Medium Density Residential		No Change MU-2, East Holt Mixed-Use

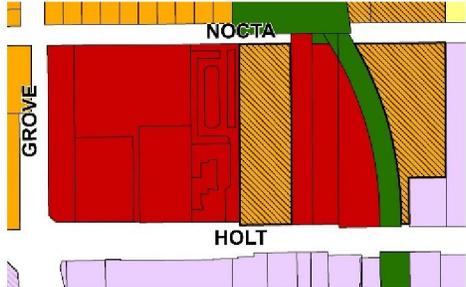
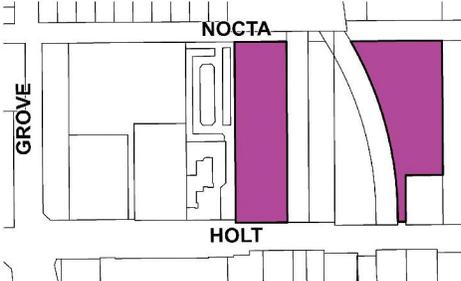
EXISTING	PARCELS	PROPOSED
E9		
	1048-471-24 1048-481-26 (2 Properties)	
TOP: Mixed Use – East Holt Zoning: MDR-25, Medium-High Density Residential		No Change MU-2, East Holt Mixed-Use

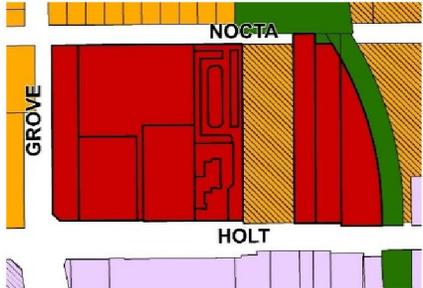
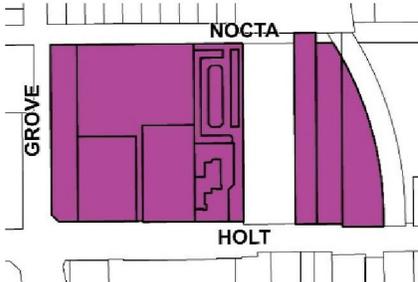
EXISTING	PARCELS	PROPOSED
E21		
	<p>1047-461-20 (1 Property)</p>	
<p>TOP: Medium Density Residential Zoning: CN, Neighborhood Commercial & P1, Off-Street Parking</p>		<p>Neighborhood Commercial CN, Neighborhood Commercial</p>

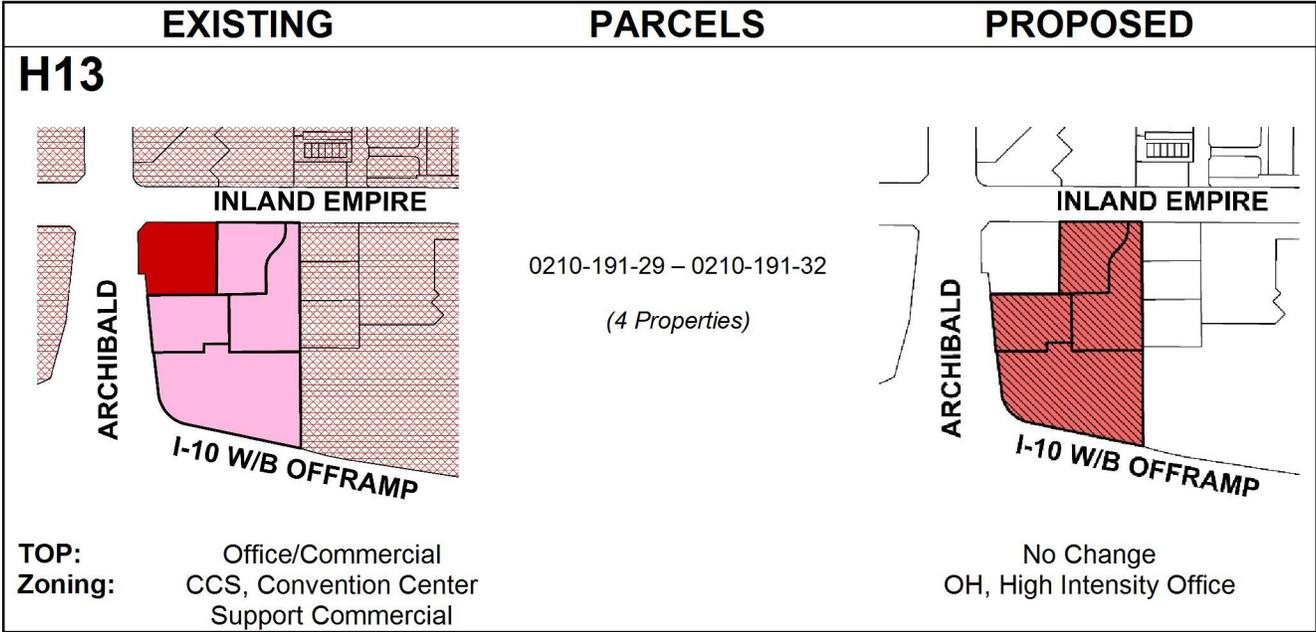
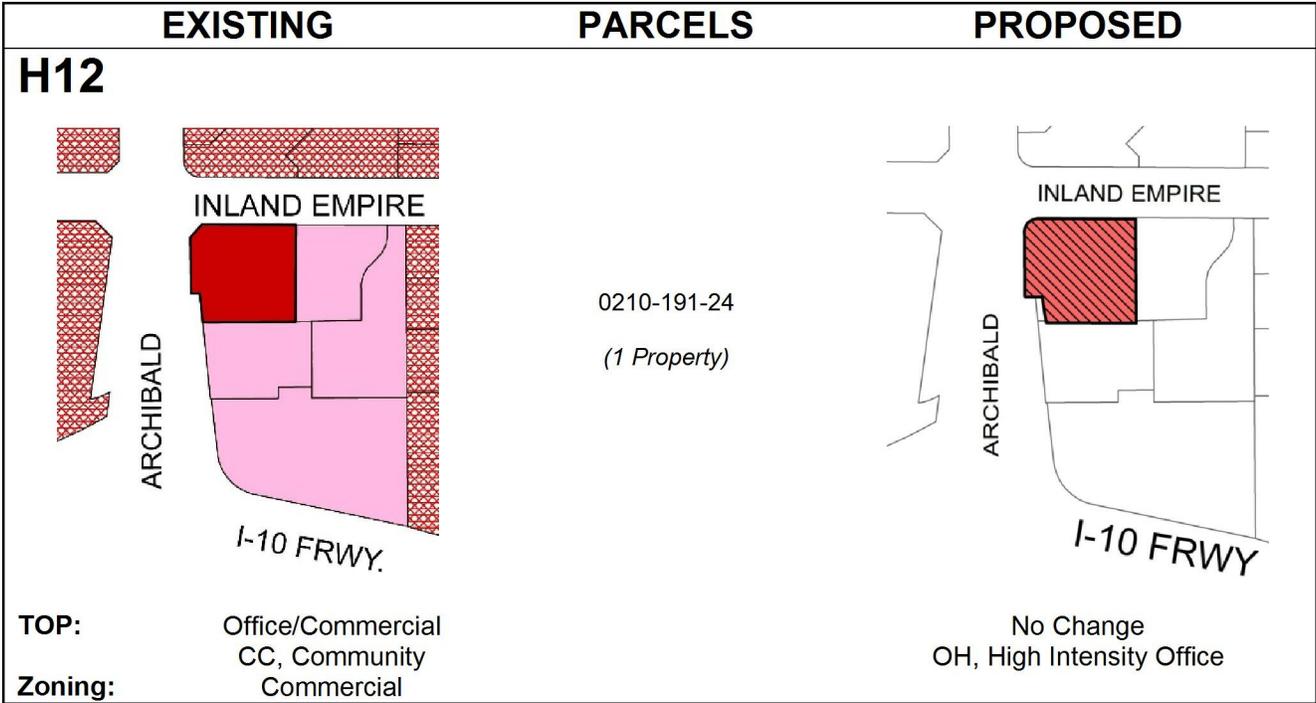
EXISTING	PARCELS	PROPOSED
E22		
	<p>1047-461-02 1048-131-52 (2 Properties)</p>	
<p>TOP: Medium Density Residential Zoning: P1, Off-Street Parking</p>		<p>No Change MDR-18, Medium Density Residential</p>

EXISTING	PARCELS	PROPOSED
F6		
	<p>1047-433-16 (1 Property)</p>	
<p>TOP: High Density Residential Zoning: P1, Off-Street Parking</p>		<p>No Change HDR-45, High Density Residential</p>

EXISTING	PARCELS	PROPOSED
H8		
	<p>0110-322-34 (1 Property)</p>	
<p>TOP: Hospitality Zoning: CCS, Convention Center Support Commercial & IL, Light Industrial</p>		<p>No Change CCS, Convention Center Support Commercial</p>

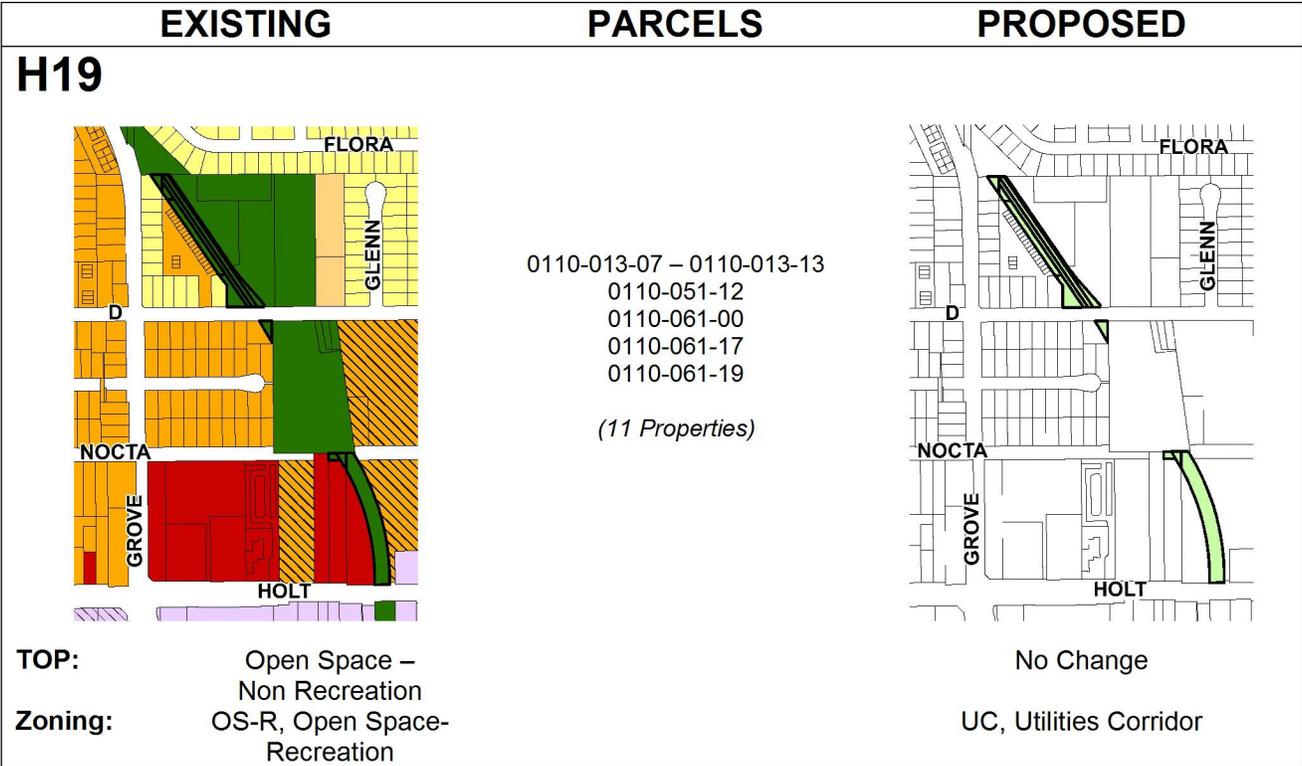
EXISTING	PARCELS	PROPOSED
<h2 style="margin: 0;">H10</h2>		
	<p>0110-061-23 0110-061-24</p> <p><i>(2 Properties)</i></p>	
<p>TOP: Mixed Use – East Holt</p> <p>Zoning: MDR-25, Medium-High Density Residential</p>		<p style="text-align: center;">No Change</p> <p style="text-align: center;">MU-2, East Holt Mixed-Use</p>

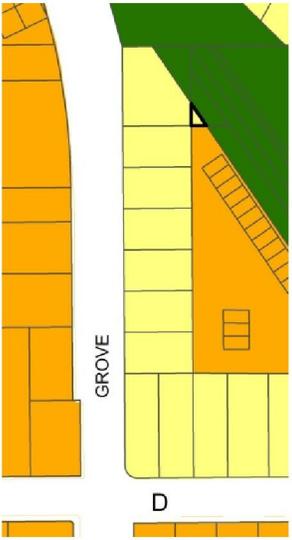
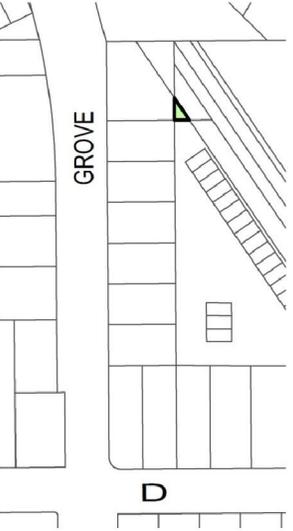
EXISTING	PARCELS	PROPOSED
<h2 style="margin: 0;">H11</h2>		
	<p>0110-061-04 0110-061-10 0110-061-15 0110-061-18 0110-061-21 0110-061-22 0110-061-25 – 0110-061-31</p> <p><i>(13 Properties)</i></p>	
<p>TOP: Mixed Use – East Holt</p> <p>Zoning: CC, Community Commercial</p>		<p style="text-align: center;">No Change</p> <p style="text-align: center;">MU-2, East Holt Mixed-Use</p>

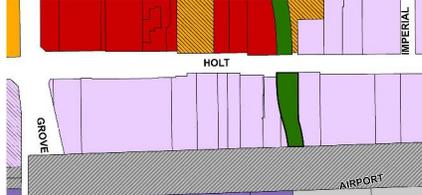
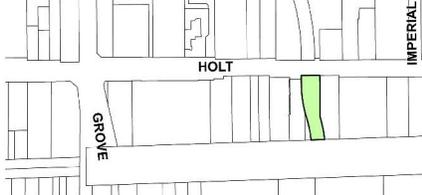


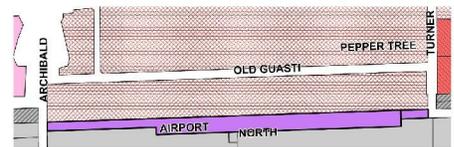
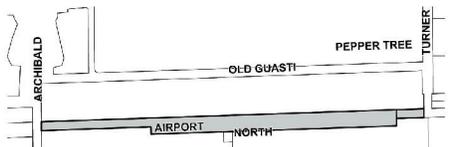
EXISTING	PARCELS	PROPOSED
H14		
	<p>0110-322-08 0110-322-17 – 0110-322-18 0110-322-21 – 0110-322-22 0110-322-25 0110-322-28 – 0110-322-31 0110-322-33 0110-323-05</p> <p><i>(11 Properties)</i></p>	
<p>TOP: Mixed Use – Multi Modal Mixed Use</p> <p>Zoning: CCS, Convention Center Support Commercial</p>		<p>No Change SP, Specific Plan with MTC, Multimodal Transit Center Overlay</p>

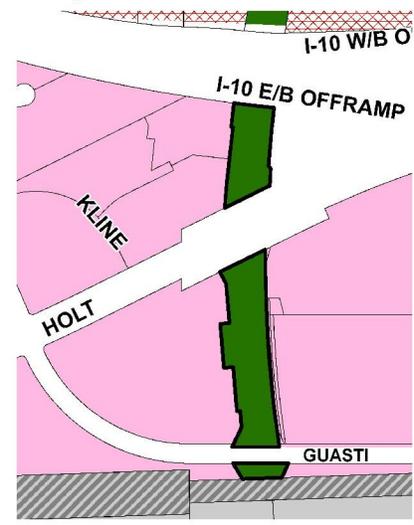
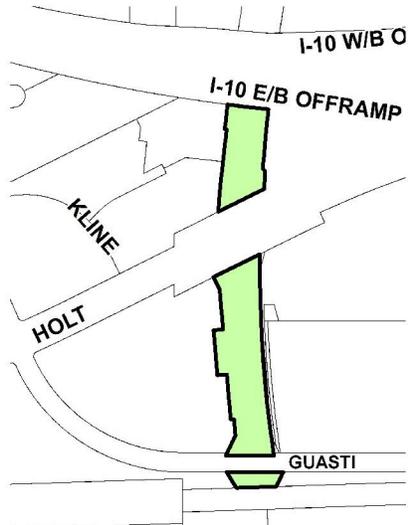
EXISTING	PARCELS	PROPOSED
H17		
	<p>0210-551-01</p> <p><i>(1 Property)</i></p>	
<p>TOP: Office/Commercial</p> <p>Zoning: CIV, Civic</p>		<p>No Change OH, High Intensity Office</p>

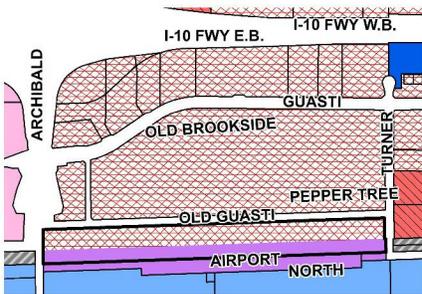
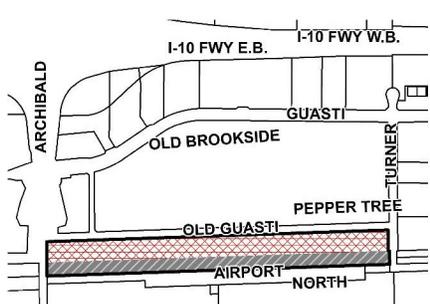


EXISTING	PARCELS	PROPOSED
H20		
	<p data-bbox="755 556 885 640">0110-013-27 (1 Property)</p>	
<p data-bbox="203 919 609 1039">TOP: Open Space – Non Recreation Zoning: LDR-5, Low Density Residential</p>		<p data-bbox="1079 949 1323 1012">No Change UC, Utilities Corridor</p>

EXISTING	PARCELS	PROPOSED
H21		
	<p data-bbox="755 1239 885 1323">0110-131-22 (1 Property)</p>	
<p data-bbox="203 1432 641 1551">TOP: Business Park & Open Space – Non Recreation Zoning: OS-R, Open Space - Recreation</p>		<p data-bbox="1023 1432 1388 1526">Open Space – Non Recreation UC, Utility Corridor</p>

EXISTING	PARCELS	PROPOSED
H22		
	0211-201-04 0211-201-06 (2 Properties)	
TOP: Right-of-Way Zoning: IL, Light Industrial		TOP: Airport Zoning: ONT, Ontario International Airport

EXISTING	PARCELS	PROPOSED
H23		
	0110-321-30 0110-322-27 0110-323-02 (3 Properties)	
TOP: Open Space – Non Recreation Zoning: OS-R, Open Space-Recreation		TOP: No Change Zoning: UC, Utilities Corridor

EXISTING	PARCELS	PROPOSED
H24		
	0211-201-15 (1 Property)	
TOP: Mixed Use/Rail Zoning: SP, Specific Plan & IL, Light Industrial		TOP: No Change Zoning: SP, Specific Plan & RC, Rail Corridor

