

9.2 The Ontario Plan Consistency tables

9.2.1 RESIDENTIAL

TOP Land Use Designation	Specific Plan – Land Use/Planning Area	TOP Adjusted Acreage	Gross Acreage	Residential Units (Minimum)	Residential Units (Maximum)	Specific Plan Units Proposed	Specific Plan Proposed Density (du/ac)
Low Density Residential (0 - 5.0 du/ac)	1A – Single Family Residential	24.16	25.5	24	120	115	4.5
Low Medium Density Residential (5.1 - 12.0 du/ac)	1B – Single Family Residential	24.16	24.5	123	289	175	7.1
Medium Density Residential (12.1 - 25.0 du/ac)	1C – Single Family Residential	57.83	60.6	699	1,445	731	12.1
Total		106.15	110.6	846	1,854	1,021	9.2

TOP Land Use Designation	Specific Plan – Land Use/Planning Area	TOP Adjusted Acreage	Gross Acreage	Residential Units (Minimum)	Residential Units (Maximum)	Specific Plan Units Proposed	Specific Plan Proposed Density (du/ac)
OS-NR (Open Space Non-Recreational)	Edison Parcel	18.01	20.0				
OS-R (Open Space Recreational)	Park	25.71	27.0				
Total		43.72	47.0				

TOP Land Use Designation	Specific Plan – Land Use/Planning Area	TOP Adjusted Acreage	Gross Acreage	Residential Units (Minimum)	Residential Units (Maximum)	Specific Plan Units Proposed	Specific Plan Proposed Density (du/ac)
Low Medium Density Residential (5.0 - 11.0 du/ac)	4A - Small Lot Single Family Residential	14.14	14	71	156	58	4.1
Low Medium Density Residential (5.0 - 11.0 du/ac)	4B - Small Lot Single Family Residential	10.01	9.2	50	110	57	5.7
Low Medium Density Residential (5.0 - 11.0 du/ac)	4C - Small Lot Single Family Residential	9.26	9.8	46	102	68	7.3
Total		33.41	33	167	368	183	5.5

TOP Land Use Designation	Specific Plan – Land Use/Planning Area	TOP Adjusted Acreage	Gross Acreage	Residential Units (Minimum)	Residential Units (Maximum)	Specific Plan Units Proposed	Specific Plan Proposed Density (du/ac)
Medium Density Residential (11.1 - 25.0 du/ac)	5A - Small Lot Single Family Residential	9.14	9.1	101	229	109	11.9
Medium Density Residential (11.1 - 25.0 du/ac)	5B - Small Lot Single Family Residential	14.48	14.2	161	362	165	11.4
Medium Density Residential (11.1 - 25.0 du/ac)	5C - Small Lot Single Family Residential	18.1	27	201	453	332	18.3
Medium Density Residential (11.1 - 25.0 du/ac)	5D - Small Lot Single Family Residential	20.34	30.3	226	509	361	17.7
OS-NR (Open Space Non-Recreational)	5E – Edison Easement	17.76	17.76				
Total		79.82	98.36	689	1,552	967	15.6

TOP Land Use Designation	Specific Plan – Land Use/Planning Area	TOP Adjusted Acreage	Gross Acreage	Residential Units (Minimum)	Residential Units (Maximum)	Specific Plan Units Proposed	Specific Plan Proposed Density (du/ac)
Low Density Residential (2.1 – 5.0 du/ac)	1A-1F Single Family Residential	106.16	110.6	223	531	503	4.7
Low Medium Density Residential (5.1 – 11.0 du/ac)	4A-4C Small Lot Single Family Residential	33.41	33	167	368	183	5.5
Medium Density Residential (11.1 – 25.0 du/ac)	5A-5D Small Lot Single Family Residential	62.06	80.6	689	1,552	967	15.6
RESIDENTIAL TOTAL		201.63	224.2	1,079	2,451	1,653	8.2

9.2.2 MIXED-USE

TOP Land Use Designation	Rich Haven Specific Plan PA 6A – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Regional Commercial (0.7 Max FAR Allowed)	5.25						160,083	see totals for 6A + 9A below
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	38.39		537	1,920	480	see totals for 6A + 9A below	1,170,588	see totals for 6A + 9A below
Total		43.64	49.90					1,330,671	see totals for 6A + 9A below

TOP Land Use Designation	Rich Haven Specific Plan PA 6B – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	17.26		242	863		see totals for 6B + 9B below	526,292	see totals for 6B + 9B below
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Mixed Use (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	4.39		61	220			133,860	see totals for 6B + 9B below
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Open Space	1.58							see totals for 6B + 9B below
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement	3.54							see totals for 6B + 9B below
Total		26.77	28.60					526,292	see totals for 6B + 9B below

TOP Land Use Designation	Rich Haven Specific Plan PA 7A and 7B – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum	Rich Haven SP Proposed Light Industrial SF Maximum
Industrial 0.55 FAR	Light Industrial	45.83	49.4					329,923		1,183,525
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Commercial	23.24	25.1					492,751		
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement	7.3	6.6							
Total		76.37	81.10					822,674	300,000	1,183,525

TOP Land Use Designation	Rich Haven Specific Plan PA 8A – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Regional Commercial (0.7 Max FAR Allowed)	11.75						358,281	
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	21.86		306	1,093	852	39	666,555	
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Mixed Use (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	19.05		267	953			580,873	
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement	1.70							
Total		54.60	61.40			852			325,000

TOP Land Use Designation	Rich Haven Specific Plan PA 8B – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Regional Commercial (0.7 Max FAR Allowed)	3.75						114,345	
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	15.57		218	779	200	13	474,760	
Total		19.32	19.70			200			123,400

TOP Land Use Designation	Rich Haven Specific Plan PA 9A – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Regional Commercial (0.7 Max FAR Allowed)	7.30					222,592		
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	27.97		392	1,399		852,861		
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement	0.70							
Total		35.97	35.27						see totals for 6A + 9A below

TOP Land Use Designation	Rich Haven Specific Plan PA 9B – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Regional Commercial (0.7 Max FAR Allowed)	4.55						138,739	
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	23.63		331	1,182		see totals for 6B + 9B below	720,526	
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement	8.24							
Total		36.42							see totals for 6B + 9B below

TOP Land Use Designation	Rich Haven Specific Plan PA 6A + 9A – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Regional Commercial (0.7 Max FAR Allowed)	12.55						382,675	166,182
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	66.36		929	3,319	2,178	33	2,023,449	
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement	0.70							
Total		79.61	85.17			2,178			166,182

TOP Land Use Designation	Rich Haven Specific Plan PA 6B + 9B – Land Uses	TOP Acreage	Gross Acreage	Residential Units 14 du/ac (Minimum)	Residential Units 50 du/ac (Maximum)	Rich Haven SP Proposed Residential Units	Rich Haven SP Proposed Residential Density (du/ac)	Commercial Acreage (0.7 FAR Max. SF)	Rich Haven SP Proposed Commercial SF Maximum
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Regional Commercial (0.7 Max FAR Allowed)	4.55						138,739	
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Stand Alone Residential Overlay (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	40.89		573	2,045	1,406	34	1,246,818	
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Mixed Use (14 - 50 du/ac for residential or Max 0.7 FAR for Commercial)	4.39		61	220			133,860	
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement/Neighborhood Edge	13.36							
Total		63.19	65.10			1,406			76,320