

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 (2.1 - 5.0 du/ac)	1A – Single Family Residential	11.19	12.8	23	56	58	5.2
Low Density Residential (2.1 - 5.0 du/ac)	1B – Single Family Residential	12.08	12.7	25	60	57	4.7
Low Density Residential (2.1 - 5.0 du/ac)	1C – Single Family Residential	14.89	14.9	31	74	68	4.6
Low Density Residential (2.1 - 5.0 du/ac)	1D – Single Family Residential	19.41	20.5	41	97	91	4.7
Low Density Residential (2.1 - 5.0 du/ac)	1E – Single Family Residential	24.79	23.4	52	124	109	4.4
Low Density Residential (2.1 - 5.0 du/ac)	1F – Single Family Residential	23.8	26.3	50	119	120	5.0
Total		106.16	110.6	223	531	503	4.7

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				
OS-R (Open Space Recreational)	Park	25.71	27				
Total		43.72	47				

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 7 – 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)	10.82						329,923	
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)	35.00		490	1,750	725	21		
NMC East Mixed Use Area (14 - 50 du/ac) 0.7 Commercial FAR	Mixed Use	16.16		226	808			492,751	
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Fire Station	1.27							
Open Space Non-Recreational (SCE Corridor)/neighborhood edge	Edison Easement	8.48							
Total		71.73	81.10					822,674	440,800

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