

LU-03 Future Buildout

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Population ⁴	Non-Residential Square Feet	Jobs ⁵
Residential						
Rural	529	2.0 du/ac	1,058	4,231		
Low Density ⁶	7,231	4.0 du/ac (OMC)	30,477	121,816		
		4.5 du/ac (NMC)				
Low-Medium Density ⁶	992	8.5 du/ac	8,432	33,704		
Medium Density	1,921	18.0 du/ac (OMC)	38,724	135,508		
		22.0 du/ac (NMC)				
High Density	183	35.0 du/ac	6,415	21,470		
Subtotal	10,857		85,107	316,729		
Mixed Use						
• Downtown	113	<ul style="list-style-type: none"> 60% of the area at 35 du/ac 40% of the area at 0.80 FAR for office and retail 	2,365	4,729	1,569,554	2,808
• East Holt Boulevard	57	<ul style="list-style-type: none"> 25% of the area at 30 du/ac 50% of the area at 1.0 FAR office 25% of area at 0.80 FAR retail 	428	856	1,740,483	3,913
• Meredith	93	<ul style="list-style-type: none"> 47% of the area at 39.46 du/ac 48% at 0.35 FAR for office and retail uses 5% at 0.75 FAR for Lodging 	1,725	3,450	832,497	975
• Transit Center	76	<ul style="list-style-type: none"> 10% of the area at 60 du/ac 90% of the area at 1.0 FAR office and retail 	457	913	2,983,424	5,337
• Inland Empire Corridor	37	<ul style="list-style-type: none"> 50% of the area at 20 du/ac 30% of area at 0.50 FAR office 20% of area at 0.35 FAR retail 	368	736	352,662	768
• Guasti	77	<ul style="list-style-type: none"> 20% of the area at 30 du/ac 30% of area at 1.0 FAR retail 50% of area at 0.70 FAR office 	465	929	2,192,636	4,103
• Ontario Center	345	<ul style="list-style-type: none"> 30% of area at 40 du/ac 50% of area at 1.0 FAR office 20% of area at 0.50 FAR retail 	4,139	8,278	9,014,306	22,563
• Ontario Mills	240	<ul style="list-style-type: none"> 5% of area at 40 du/ac 20% of area at 0.75 FAR office 75% of area at 0.50 FAR retail 	479	958	5,477,126	7,285
• NMC West/South	315	<ul style="list-style-type: none"> 30% of area at 35 du/ac 70% of area at 0.70 FAR office and retail 	3,311	6,621	6,729,889	17,188
• NMC East	264	<ul style="list-style-type: none"> 30% of area at 25 du/ac 30% of area at 0.35 FAR for office 40% of area at 0.30 FAR for retail uses 	1,978	3,956	2,584,524	4,439
• Euclid/Francis	10	<ul style="list-style-type: none"> 50% of the area at 30 du/ac 50% of area at 0.8 FAR retail 	156	312	181,210	419
Subtotal	1,627		15,869	31,738	33,658,311	69,797
Retail/Service						
Neighborhood Commercial ⁶	285	0.30 FAR			3,725,556	9,015

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General Commercial	446	0.30 FAR			5,827,805	5,414
Office/Commercial	447	0.75 FAR			14,612,311	32,405
Hospitality	142	1.00 FAR			6,177,679	7,082
Subtotal	1,386				30,343,352	53,916
Employment						
Business Park	1,259	0.40 FAR			21,940,980	38,495
Industrial	6,808	0.55 FAR			163,101,440	143,304
Subtotal	8,067				185,042,420	181,799
Other						
Open Space–Non-Recreation	1,232	Not applicable				
Open Space–Parkland ⁶	950	Not applicable				
Open Space–Water	59	Not applicable				
Public Facility	97	Not applicable				
Public School	621	Not applicable				
LA/Ontario International Airport	1,677	Not applicable				
Landfill	137	Not applicable				
Railroad	251	Not applicable				
Roadways	4,891	Not applicable				
Subtotal	9,915					
Total	31,786		100,976	348,467	249,044,083	305,512

Notes

- Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, access the Methodology report.
- Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
- Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
- Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.
- To view the factors used to generate the number of employees by land use category, access the Methodology report.
Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the
- Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

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Revisions to LU-03 Table:

PGPA No.	City Council Approval Date	Description
09-001	5-15-2012	Tuscana Village – Add residential to 41-acre Mixed Use site (18% at 25 du/ac)
12-001	12-18-2012	Soccer Complex Sign – Change 0.41 acres from Open Space - Parkland to Industrial
11-002	6-18-2013	TOP Clean-up – 443 properties
13-002	12-17-2013	Borba Village – Change 14.6 acres from Medium Density Residential to Low Medium Density Residential
13-004	6-16-2014	Edison & Haven – Change 14 acres at the NWC from Neighborhood Commercial to Medium Density Residential and change 10 acres at the SWC from Medium Density Residential to Neighborhood Commercial
13-006	6-16-2014	NWC SR60 & Euclid – Change 5.1 acres from General Commercial to Medium Density Residential
14-002	11-18-2014	2041 East Fourth – Change 6.11 acres from General Commercial to Low Medium Density Residential
13-007	12-16-2014	SWC Archibald & Eucalyptus – Change 83.88 acres of Office Commercial, Business Park, and Industrial to Low Density Residential
14-001	12-16-2014	N/s of Guasti Road near Haven and Milliken – Change 52.36 acres from Industrial to Business Park
13-005	04-07-2015	SWC Vineyard and Fourth (Meredith) – Change 148 acres from Mixed Use to Industrial and modify the development assumptions for the remaining 93 acres of Mixed Use
15-001	11-17-2015	Change 12 industrial related parcels located on Brooks, Sunkist, Park and Philadelphia in order to be consistent with current use (related file PZC15-002)
15-002	02-02-2016	Change 16 industrial parcels located between 260 and 625 feet north of Mission and between Benson and Magnolia from Business Park to Industrial
16-001	05-17-2016	TOP Clean-Up – 83 properties
16-006	03-07-2017	TOP Clean-Up – 545 properties, eliminate SoCalf (LU-02 and Environmental Resources Element) and modify Commercial Transitional Overlay language
17-001	03-06-2018	TOP Clean-Up – Approximately 450 properties, Downtown, n/o the I-10 Freeway, and throughout the City
16-005	03-06-2018	NWC Grove & Mission – Change 2.8 acres from Industrial to Business Park (related PZC16-003)
16-005	03-06-2018	NWC Grove & Mission – Change 2.8 acres from Industrial to Business Park (related PZC16-003)
18-001	06-19-2018	SEC Haven & Francis – Change 2.05 acres from Office Commercial to Industrial (related to PSPA18-002)
16-002	06-19-2018	SEC Eucalyptus & Carpenter – Change 47.06 acres from Business Park to Industrial
18-005	12-04-2018	W/in North Loop Drive, e/o Etiwanda & s/o of I-10 – Establish General Industrial designation on 2.4-acre ROW parcel
18-009	07-16-2019	G w/o Corona – Change 1.02 acres from General Commercial to Low Medium Density Residential & 0.46 acres from General Commercial to Hospitality (related to PZC18-003)
19-002	09-17-2019	NEC & SEC Wall & Wannamaker – Change 11.9 acres from General Commercial to Industrial

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PGPA No.	City Council Approval Date	Description
20-001	03-03-2020	Change Assumed Density/Intensity to the Meredith Mixed Use: <ul style="list-style-type: none"> from 23% to 47% of the area at 39.46 du/ac, and from 72% to 48% at 0.35 FAR for office and retail uses
18-008	09-15-2020	E/s Euclid, s/o Eucalyptus, w/o Sultana, n/o Merrill (Ontario Ranch Business Park) – Change 85.6 acres from Low Medium Density Residential, Office Commercial, and General Commercial to Business Park and Industrial – General
19-009	10-20-2020	1526 South Euclid – Change 0.214 acres from Rural Residential to Low Medium Density Residential
19-003	10-20-2020	NEC Clifton & Eucalyptus – Change 23.81 acres from Low Density Residential to Medium Density Residential
19-008	11-17-2020	NEC La Avenida & Manitoba – Change 10.49 acres from School to Low Medium Density Residential
19-007	11-17-2020	NWC Riverside & Milliken – Change 41 acres from Mixed Use to 7.6 acres of General Commercial and 33.4 acres of Industrial
18-002	02-02-2021	NWC Riverside & Hamner – For a total of 43.13 acres, change 20.0 acres of General Commercial and 23.13 acres of Business Park to 4.13 acres of Neighborhood Commercial and 39.0 acres of Industrial
18-003	02-02-2021	N/o Merrill, btwn Carpenter & Grove – Change 18.33 acres of General Commercial, 43.04 acres of Office Commercial, and 248.04 acres of Business Park to 289.61 acres of Industrial and 19.8 acres of ROW