

## SECTION 3 - LAND USE

This section of the Rich-Haven Specific Plan discusses the land uses proposed within the Rich-Haven development. Land uses include the residential, commercial, mixed-use, retail, office, light industrial, parks and open space, and community facility components planned for Rich-Haven.

### 3.1 COMMUNITY DESIGN

The Rich-Haven Specific Plan is envisioned as a high quality residential and mixed-use community, designed with reference to “Traditional Neighborhood Design” principles. Rich-Haven is organized into three Districts, a Residential District, a Regional Commercial/Mixed-Use District and a Light Industrial District. Each district is designed around Planning Areas, which form smaller neighborhoods.

#### 3.1.1 TRADITIONAL NEIGHBORHOOD DESIGN

To best create Rich-Haven’s distinct Residential District and plan for a well-integrated Regional Commercial/Mixed-Use District, the Rich-Haven Specific Plan proposes numerous Traditional Neighborhood Design (TND) principles. The application of TND principles can simultaneously give Rich-Haven identity as well as better connect it to the rest of the Ontario Ranch. The TND principles to be implemented at Rich-Haven include:

- ❖ **CONNECTIONS** – Rich-Haven is designed to provide both internal and external connectivity, providing connections between Rich-Haven’s own land use components and between Rich-Haven and surrounding future and existing developments. Sidewalks, linear parks and bike trails will internally connect Rich-Haven’s residential areas, neighborhood parks, community facilities, proposed public parks, and the retail, commercial, and office uses of the Regional Commercial/Mixed-Use District. Additionally, Rich-Haven’s Land Use Plan includes a segment of the SCE Corridor Trail System, which extends through all of the Ontario Ranch, connecting Rich-Haven’s residents with important uses and amenities outside of Rich-Haven.

Connectivity within Rich-Haven is also achieved by designing the community at a walkable scale and density, similar to those of traditional neighborhoods. This allows non-drivers, such as children, seniors, and those with disabilities to be active and independent.

**TRADITIONAL STREET NETWORK** – The Rich-Haven Land Use Plan is designed around a hierarchy of streets, connected by a grid network with a variety of routes for pedestrians and vehicles. The Rich-Haven street grid extends through both the Residential and Regional Commercial/Mixed-Use Districts. Traditional street networks are visually favorable and comfortable environment for pedestrians, bicyclists, and Rich-Haven’s residents at large.

- ❖ **INCORPORATION OF NEIGHBORHOOD AND COMMUNITY INSTITUTIONS** – The Rich-Haven Specific Plan proposes a public park site within the Rich-Haven community. Inclusion of a school site helps to define Rich-Haven as a cohesive and complete community, and draws on the traditional organization of a community around a neighborhood school. Other community facilities, including a fire station, will also be located within the Residential District.
- ❖ **IDENTIFIABLE NEIGHBORHOODS** – Identifiable neighborhoods can make Rich-Haven more attractive to residents and employers by increasing a “sense of community” and belonging. This document’s Design Guidelines stress the use of defined neighborhood edges and entrances within the Residential District to make this District’s neighborhoods more distinct and identifiable. Within the Regional Commercial/Mixed-Use District, neighborhoods will be identifiable through other means, as the normally defined edges between adjacent uses are intentionally blurred to create a well-integrated mixed-use neighborhood. The mix of residential and commercial uses within the Regional Commercial/Mixed-Use District can itself provide neighborhood identity.
- ❖ **MIX OF HOUSING TYPES** – A variety of housing types and varying architectural styles are proposed within Rich-Haven, in order to address varying housing needs caused by the different lifestyles of families, singles, students, executives, retirees, and empty nesters.
- ❖ **PUBLIC SPACES** – Rich-Haven’s residential neighborhoods are organized around a number of small parks and open space areas. These public spaces provide opportunities for neighbors to meet and socialize, and children to play, within a safe and visible environment. The Regional Commercial/Mixed-Use District will also be organized around common public facilities including central parks, plazas, and paseos.
- ❖ **MAIN STREET ENVIRONMENT** – The Regional Commercial/Mixed-Use District may include retail, commercial, office and residential uses, along with well-incorporated central parks, plazas, and paseos, designed to a human scale. Creation of a Main Street environment aids in keeping pedestrian activity from being overwhelmed by automobile traffic. A vital “town center” atmosphere will offer the opportunity for higher-density residential uses to be within a five-minute walk of all goods and services offered in the heart of each mixed-use neighborhood. These higher-density units will provide for a more vibrant Main Street environment.

**3.2 LAND USE PLAN**

The Rich-Haven Land Use Plan outlines how land uses, dwelling units, and commercial square footage are allocated within the community’s two Districts. The Land Use Plan is organized into 10 Planning Areas, with Planning Areas 1A, 1B, 1C, 2B, 3A, and 3B comprising of the Residential District, and Planning Areas 4A, 4B, 5B, 6B, 7, 8, 9, 10A and 10B comprising the Regional Commercial/Mixed-Use District. The Light Industrial District comprises of Planning Areas 2C, 3C, 5A, 5C and 6A. In total, the Land Use Plan proposes a maximum of 7,194 dwelling units (including all residential dwelling unit types), a maximum of 925,002 square feet of commercial/office space, a maximum of 2,767,148 square feet of industrial space, 27 acres of public parkland, approximately 20.0 acres SC Edison Parcel open space along with additional private parklands and Edison Easements.

Figure 3-1, *Specific Plan Land Use Plan*, and Table 3-1, *Land Use Plan Summary*, describe how these uses and dwelling units are allocated within the three districts and 10 Planning Areas of the Rich-Haven Specific Plan.

**3.2.1 RESIDENTIAL DISTRICT**

Rich-Haven’s Residential District includes approximately 218.7 acres organized into 6 Planning Areas, each planned around local parks and open space. In total, the Residential District includes 2,393 dwelling units, approximately 27.0 acres of public park and 20.0 acres of open space within the Southern California Edison parcel.

Rich-Haven’s Residential District Planning Areas include a variety of housing products that respond to a variety of homeownership needs and desires. These housing products may include detached single-family, detached and attached condominiums, townhomes, and live/work units. Clustered multi-family housing may be included throughout the District, including its lower density neighborhoods. In general, the density of the District’s neighborhoods increase from north to south, with:

- Planning Area 1A up to 5.0 dwelling units per acre,
- Planning Areas 1B up to 11.0 dwelling units per acre,
- Planning Areas 1C, 2B, 3A and 3B up to 25.0 dwelling units per acre.

**LAND USE**



\* Circulation pattern for local streets within Specific Plan Area to be established at Tentative Tract Map submittal.  
 \*\* Residential development along the frontage of Haven Avenue within Planning Areas 3A and 4A and residential development along the frontage of Ontario Ranch Road within Planning Area 4A, 4B and 5B shall average a density of 18 to 25 dwelling units per acre to support Bus Rapid Transit (BRT) along Haven Avenue.  
 \*\*\* After full dedication of Master Plan streets and neighborhood edges, residential development within Stand Alone Residential Overlay shall meet a minimum net density of 14 dwelling units per acre.  
 The minimum density in Planning Areas can be averaged between two areas, which shall be established at Tentative Tract submittal for each Planning Area.  
 \*\*\*\* Planning Area 6B shall have a minimum depth of 300 feet along Ontario Ranch Road measured from the back of the ROW and Neighborhood Edge.

**RICH HAVEN SPECIFIC PLAN  
 LAND USE PLAN**

**FIGURE 3-1**

Planning Area <sup>3, 4, 5</sup>	Land Use	Gross Acreage	Dwelling Units <sup>1</sup> Maximum	Residential Density <sup>2</sup>	Commercial/Office Maximum Square Footage	Light Industrial Maximum Square Footage
1A	Low Density Residential	25.5	128	5.0	-	-
1B	Low Medium Density Residential	24.5	270	11.0	-	-
1C	Medium Density Residential	60.6	1,055	17.4	-	-
SCE 1	Edison Parcel	20.0	-	-	-	-
2A	Public Park	27.0	-	-	-	-
2B	Medium Density Residential	8.1	190	23.5	-	-
2C	Light Industrial	23.4	-	-	-	560,617
3A	Medium Density Residential Open Space-Non Recreation	36.1 8.3	560	15.5	-	-
3B	Medium Density Residential	8.6	190	22.1	-	-
3C	Light Industrial Open Space-Non Recreation	21.4 8.5	-	-	-	512,701
4A	Stand Alone Residential Overlay	45.0	1,099	24.4	-	-
4B	Regional Commercial Stand Alone Residential Overlay Open Space-Non Recreation	5.0 35.2 0.4	1,150	32.7	166,182	-
5A	Light Industrial Open Space-Non Recreation	21.3 3.7	-	-	-	502,805
5B	Regional Commercial Stand Alone Residential Overlay Open Space-Non Recreation	5.0 26.6 7.5	1,150	43.2	83,820	-
5C	Light Industrial	1.0	-	-	-	7,500
6A	Light Industrial Open Space-Non Recreation	49.4 6.6	-	-	-	1,183,525
6B	Regional Commercial	25.1	-	-	300,000	-
7	Mixed Use Overlay	20.5	552	26.9	162,500	-
8	Regional Commercial	20.5	-	-	162,500	-
9	Stand Alone Residential Overlay	20.4	300	14.7	-	-
10A	Stand Alone Residential Overlay	16.9	550	32.5	-	-
10B	Regional Commercial	2.8	-	-	50,000	-
<b>Total</b>		<b>584.9</b>	<b>7,194</b>	<b>-</b>	<b>925,002</b>	<b>2,767,148</b>

**NOTES:**

- ALL RESIDENTIAL DWELLING UNITS SHOWN IN LAND USE SUMMARY ARE MAXIMUMS.
- RESIDENTIAL DENSITIES AREA CALCULATED USING RESIDENTIAL ACREAGES ONLY, THEREFORE OPEN SPACE- NON RECREATION ACREAGES ARE NOT INCLUDED.
- WITHIN THE SPECIFIC PLAN DOCUMENT, REFERENCES TO PLANNING AREA ARE ONLY 1 THROUGH 10. SUB-PLANNING AREAS SUCH AS 1A, 1B, ETC. ARE DESIGNATED TO HELP ADDRESS OWNERSHIP PATTERNS AND ARE NOT INTENDED TO BE USED FOR DENSITY TRANSFER.
- RESIDENTIAL DEVELOPMENT ALONG THE FRONTAGE OF HAVEN AVENUE WITHIN PLANNING AREAS 3A AND 4A SHALL AVERAGE A DENSITY OF 18 TO 25 DWELLING UNITS PER ACRE TO SUPPORT BUS RAPID TRANSIT (BRT) ALONG HAVEN AVENUE.
- RESIDENTIAL DEVELOPMENT WITHIN PLANNING AREAS 4A, 4B, 5B, 7, 9 AND 10A SHALL MEET A MINIMUM NET DENSITY OF 14 DWELLING UNITS PER TOP ADJUSTED GROSS ACREAGE. THE MINIMUM 14 DWELLINGS PER ACRE MAY BE AVERAGED OVER A SINGLE PLANNING AREA SUBJECT TO PLANNING DIRECTOR REVIEW AND APPROVAL AND SHALL BE CODIFIED WITHIN A DEVELOPMENT AGREEMENT.

RICH HAVEN SPECIFIC PLAN

## LAND USE SUMMARY

TABLE 3-1

Consistent with the City's TOP, the Rich-Haven Specific Plan encourages residential neighborhoods designed around Traditional Neighborhood Design (TND) principles, planned to include multiple pedestrian routes, bikeways, and multi-use trails, neo-traditional street-grid systems, a diversity of housing types, and the integration of public facilities into the community fabric.

The land use plan for the Rich-Haven Residential District responds by including park and open space amenities throughout, including linear parks and SCE parcel/easement areas that provide pedestrian and bikeway connectivity. The internal backbone streets proposed within the District are planned on a traditional grid system, creating a visually attractive street network that connects well both internally, between the Residential and Regional Commercial/Mixed-Use Districts, and between Rich-Haven and its surrounding development. Additionally, the Residential District includes a variety of housing types, with a gradient increase in density from the north to the south, and may include gated neighborhoods. Finally, the Residential District is designed to include community facilities and public institutions, including a proposed public park and fire station site.

### **3.2.2 REGIONAL COMMERCIAL/MIXED-USE DISTRICT**

The Regional Commercial/Mixed-Use District includes approximately 230.9 gross acres within Planning Areas 4A, 4B, 5B, 6B, 7, 8, 9, 10A and 10B. This District is envisioned as a highly active area with a variety of commercial uses, including retail, office, residential, medical, research, entertainment and other comparable uses identified in Section 5, *Development Regulations*. As a true mixed-use district, residential uses are also to be included in areas with the overlays. In total, a maximum of 4,801 dwelling units and a maximum of 925,002 square feet of regional and local commercial uses are planned within this District. Additionally, the Regional Commercial/Mixed-Use District includes appropriate required acreage of private parklands and additional open space found within the existing Southern California Edison easements.

Residential uses allowed within the Regional Commercial/Mixed-Use District include high-density attached residential / mixed-use, as well as standalone residential neighborhoods, accommodated through a "Stand Alone Residential Overlay". The Stand Alone Residential Overlay is identified on the Land Use Plan Figure 3-1 and may include gated residential neighborhoods. Within this overlay area, residential uses are permitted without being vertically mixed with commercial uses and may include single-family detached residential units. Stand Alone Residential Development within the Mixed Use Areas (Planning Areas 4A, 4B, 5B, 9 and 10A) are required to be developed at a minimum average density of 14 units per TOP adjusted Gross Acreage, consistent with the City's TOP. Compliance with the TOP's minimum density shall be established with Tentative Tract Map submittal.

The community design concept to be implemented within the Regional Commercial/Mixed-Use District is one of a Main Street environment, with uses seamlessly integrated and designed at a pedestrian friendly scale. Like the Residential District, the Regional Commercial/Mixed-Use District will be designed with a high level of connectivity, both between its own land use components, between the District and the rest of Rich-Haven, and between Rich-Haven and the rest of the Ontario Ranch. The integration of common public spaces, including plazas, paseos and small park areas will be included in the design of this District, and a mix of housing products will provide a diversity of opportunities for the District's residents, further executing the Traditional Neighborhood Design Principles encouraged by the City's TOP.

Commercial development within Planning Area 6B is proposed to extend along Ontario Ranch Road between Mill Creek Avenue and Hamner Avenue incorporating a minimum of 25.1 gross acres. There is no maximum area allowed to be within Planning Area 6B.

The design concept to be implemented within Planning Area 6B is intended to encourage retail, office, medical office and restaurant uses to establish a commercial/mixed use character along Ontario Ranch Road with a pedestrian friendly scale and a high level of connectivity to the balance of the Regional Commercial/Mixed Use development components, the residential development and the rest of the Ontario Ranch. Within Planning Area 6B, a minimum of 100,000 square feet and a maximum of 300,000 square feet of retail/office, medical office and/or retail uses are allowed.

### **3.2.3 LIGHT INDUSTRIAL LAND USE DISTRICT**

The Light Industrial Land Use District includes approximately 135.3 gross acres within Planning Areas 2C, 3C, 5A, 5C and 6A. This District is intended to allow for large scale industrial and warehouse uses to provide a transition to the SCE substation and similar industrial uses to the east of the project site. A maximum of 2,767,148 square feet of industrial uses are planned within this District.

The TOP and Specific Plan Land Use Plans designates the land use on SCE easement area within the Industrial District as "Open Space – Non Recreational". In Planning Areas 3C (portions abutting Light Industrial), 5A, and 6A, when adequately screened, this land use designation allows for truck, trailer and vehicle parking that is compatible with the adjacent Light Industrial uses.

### 3.3 COMMUNITY FACILITIES

A variety of community facilities are included within the Rich-Haven Specific Plan Land Use Plan, including private parks and open space, a proposed public park site, a fire station site, and a network of greenbelts and landscaped neighborhood edges.

#### 3.3.1 PARKS

A series of private parks will be provided throughout the Rich-Haven community, in both the Residential and Regional Commercial/Mixed-Use Districts. Linear parks are proposed within the Edison easements, and a series of private parks are proposed within each of the community neighborhoods or districts. Refer to Figure 3-1, *Land Use Plan*, for general individual private park locations.

The Policy Plan (Policy PR1-5) has established a standard of 5-acres of parklands (public and private) per 1,000 residents, with a minimum of 2-acres of developed private park space per 1,000 residents (Policy PR1-16). The proposals within the Rich-Haven Land Use Plan will include enough parkland to meet the minimum ratio of 2-acres per 1,000 residents. The remaining acreage of parkland required will be accommodated through the payment of in-lieu park fees.

A portion of the required park area may be provided within the SCE Easement. Any easement area will be required to be improved and maintained by the Master Development and/or Homeowners Association in order to receive park credit. Refer to Section 5.4.1.13 of the Development Regulations.

Additionally, a 27.0-acre public park area will be located in Planning Area 2A. Access to this park will be provided along Haven Avenue and internal streets.

#### 3.3.2 FIRE STATION

A potential 1.5-acre fire station pad is allowed within the Regional Commercial/Mixed-Use District. The fire station would serve surrounding areas and be located in the southern portion of the Specific Plan area, potentially within Planning Area 5C. See Figure 3-1 for approximate location.



### 3.3.3 GREENBELTS AND LANDSCAPED NEIGHBORHOOD EDGES

#### ***Greenbelts***

Greenbelts throughout the Rich-Haven Specific Plan encompass a network of easements belonging to Southern California Edison (SCE). These greenbelts crisscross the Ontario Ranch, are to be jointly used as a trails and bikeways system and identified as the SCE Corridor Trail connecting the various neighborhoods of the Ontario Ranch.

The greenbelts extend across the Rich-Haven Specific Plan area in two places; east to west between Twinkle and Hamner Avenue to the south of Rich-Haven Planning Area 3A; and extending diagonally to the southwest across the proposed Mill Creek (Cleveland) Avenue. See Figure 4-3, *Trails and Bikeways Plan*.

Access to the SCE trails will be provided through the various residential areas of the Rich-Haven development, providing pedestrian and bicycle accessibility between residential areas, parks, schools, and shopping and town centers. The corridor will include a multi-use pathway, fencing, signage, and landscaping, and will be accessible to wheelchairs, bicycles, and pedestrians. The multi-use pathway will also provide access for maintenance equipment and vehicles.

#### ***Landscape Neighborhood Edges***

Landscape neighborhood edges will be located along the internal backbone roadway system of the Specific Plan and include expanded parkways.