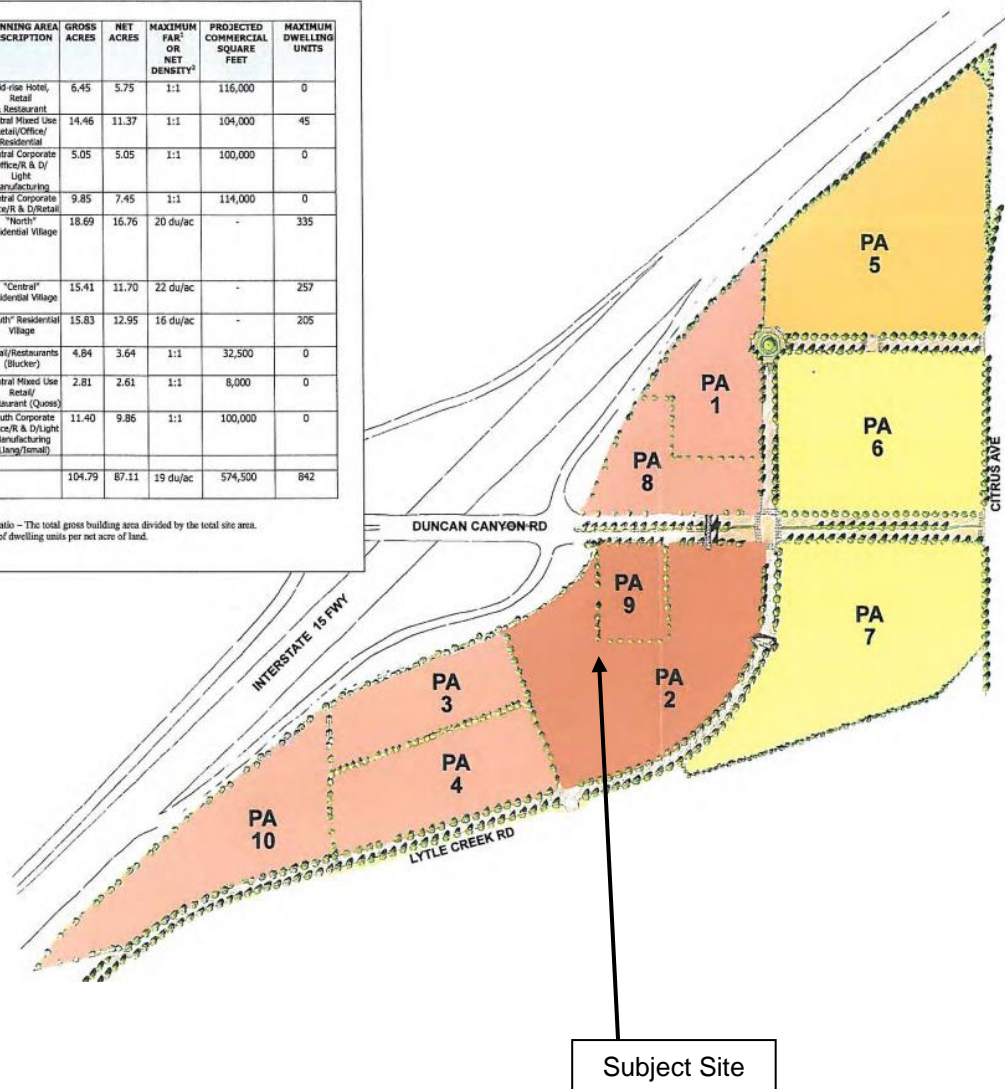


PLANNING AREA	PLANNING AREA LAND USE	PLANNING AREA DESCRIPTION	GROSS ACRES	NET ACRES	MAXIMUM FAR <sup>1</sup> OR NET DENSITY <sup>2</sup>	PROJECTED COMMERCIAL SQUARE FEET	MAXIMUM DWELLING UNITS
1	"C" Commercial	Mid-rise Hotel, Retail & Restaurant	6.45	5.75	1:1	116,000	0
2	"MU" Mixed Use	Central Mixed Use Retail/Office/Residential	14.46	11.37	1:1	104,000	45
3	"C" Commercial	Central Corporate Office/R & D/ Light Manufacturing	5.05	5.05	1:1	100,000	0
4	"C" Commercial	Central Corporate Office/R & D/Retail	9.85	7.45	1:1	114,000	0
5	"HC" Medium or "MHDR" Medium High Density Residential	"West" Residential Village	18.69	16.76	20 du/ac	-	335
6	"HC" Medium Density Residential	"Central" Residential Village	15.41	11.70	22 du/ac	-	257
7	"HC" Medium Density Residential	"South" Residential Village	15.83	12.95	16 du/ac	-	205
8	"C" Commercial	Retail/Restaurants (Buckley)	4.84	3.64	1:1	32,500	0
9	"MU" Mixed Use	Central Mixed Use Retail/Restaurant (Quoss)	2.81	2.61	1:1	6,000	0
10	"C" Commercial	South Corporate Office/R & D/Light Manufacturing (Liang/Ismael)	11.40	9.86	1:1	100,000	0
<b>TOTALS</b>			104.79	87.11	19 du/ac	574,500	842

<sup>1</sup> FAR: Floor Area Ratio – The total gross building area divided by the total site area.  
<sup>2</sup> Density: The number of dwelling units per net acre of land.



# EXISTING SPECIFIC PLAN

**DATE:** May 3, 2022

**CASE:** Master Case No. 21-099R1  
 Specific Plan Amendment No. 21-001  
 General Plan Amendment No. 21-006