

P17-0096, P17-0180, P17-0182, & P17-0521

Exhibit 3 – Overlay Zones To Be Removed

OVERLAY ZONES TO BE REMOVED:

- RP – Residential Protection
- NC – Neighborhood Commercial
- S-1 – Building Stories, 1 story limit
- S-2 – Building Stories, 2 story limit
- X – Building Setback
- X-20 – Building Setback, 20 feet minimum

PROJECT SITES WITH OVERLAY ZONES TO BE REMOVED:

Sites	Description	Overlay Proposed for Removal	Existing Zone	Proposed Zoning
W1G4S01	Vacant Land at the southwest corner of Massachusetts & Iowa Avenues	RP Overlay to be removed	R-1-7000-RP	R-4
W1G4S44	4.21-acres at the north side of Blaine Street westerly of Watkins Dr.	NC Overlay to be removed	CR & CR-NC	MU-U
W4G4S42	13.77 acres of vacant land at the southeast corner of	S-2 & X Overlays removed	CR-S-2-X-SP	R-3-1500-SP
W5G1S13	4.93 acres at the north side of Magnolia Avenue between Donald Ave. & Jackson St.	NC Overlay removed from	CR-SP, R-1-7000-SP & CR-NC-SP	MU-V-SP
W5G1S14	1.97 acres at the north side of Magnolia Avenue between Stotts St. & Donald Ave.	NC Overlay to be removed	CR-SP & CR-NC-SP	MU-V-SP
W5G1S15	1.27 acres north side of Magnolia Avenue between Everest Ave. & Stotts St.	NC Overlay to be removed	CR-SP & CR-NC-SP	MU-V-SP
W5G1S16	2.5 acres south side of Magnolia Avenue west of Donald Ave.	NC Overlay to be removed	CR-SP & CR-NC-SP	MU-V-SP
W5G1S17	2.7 acres south side of Magnolia Avenue between Everest Ave. & McKenzie St.	NC Overlay to be removed	CR-SP, CR-NC-SP, & R-1-7000-SP	MU-V-SP
W5G3S08	Magnolia Square - 7.7 acres at the southeast corner of California Avenue and Monroe St.	NC Overlay to be removed	CR & CR-NC	MU-V
W5G4S38	3.14 acres east of the Van Buren Blvd. northwesterly & adjacent to the Van Buren Drive-In	X-20 Overlay to be removed	BMP, R-1-7000 & BMP-X-20	R-4
W6G1S01	16.59 acres north side of Magnolia Avenue westerly of Tyler Ave.	S-1, S-2, & X-20 Overlays to be removed	CR-SP, CR-S-2-SP, CR-S-1-X-20-SP, & CR-S-2-WC-SP	MU-V-SP & MU-V-WC-SP
W6G1S10	16.81 acres south side of Magnolia Avenue easterly of La Sierra Ave.	X Overlay to be removed	CR-SP, CG-SP, CG-X-SP	MU-U-SP
W6G3S02	4.75 acres at the southeast corner of Whitford Ave. and La Sierra Ave.	S-2 Overlay to be removed	CG, CG-S-2 & CR-S-2	MU-V
W6G3S03	2.89 acres east side of La Sierra Ave. southerly of Miner Ave.	S-1 & X Overlays proposed to be removed	CR-S-1-X	MU-V

OVERLAY ZONES TO REMAIN, WHERE APPLICABLE:

- SP – Specific Plan (i.e., the Magnolia Avenue and University Avenue Specific Plans)
- WC – Water Course
- AP – Airport Protection
- CR – Cultural Resources