



CITY COUNCIL AGENDA REPORT

MEETING DATE: SEPTEMBER 20, 2011

ITEM NUMBER:

SUBJECT: GENERAL PLAN SCREENING GPS-11-03 FOR SAKIOKA LOT 2 AT 14850 SUNFLOWER AVENUE

DATE: SEPTEMBER 8, 2011

FROM: DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: CLAIRE FLYNN, AICP, ACT. ASST. DEVELOPMENT SVCS. DIRECTOR

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RECOMMENDATION

Accept a City-initiated General Plan amendment screening request.

The General Plan amendment is intended to allow greater development flexibility for Sakioka Lot 2 without changing adopted trip budgets.

BACKGROUND

City Council Policy 500-2

City Council Policy 500-2 establishes a procedure for processing privately initiated General Plan amendments. This procedure involves a City Council screening of these requests prior to their acceptance for formal processing. The policy includes three criteria for accepting requests and two criteria for rejecting requests. The acceptance criteria are as follows:

1. A General Plan amendment is necessary to resolve inconsistency between the General Plan designation and zoning of a parcel.
2. A General Plan amendment is necessary to provide a uniform land use designation on a single parcel.
3. A General Plan amendment would result in decreased traffic impacts from the property.

The criteria for rejecting an application are as follows:

1. The request applies to a single small lot or a small area, especially if the change would make the property inconsistent with surrounding properties.
2. The property is located in the Redevelopment Area and requires action by the Redevelopment Agency to amend the Redevelopment Plan.

In addition to the above criteria, the policy also states that no request shall be accepted that would increase the overall, citywide development cap. It does, however, allow amendments that would result in development exchanges or transfers to be considered. The policy also acknowledges that these criteria are only guidelines and City Council may accept an application which does not meet the criteria if it finds there are overriding reasons to do so.

ANALYSIS

Project Site

Sakioka Lot 2 is a 33-acre site that is designated for future commercial and residential development. It is currently considered agricultural land for future development purposes. The site is designated Urban Center Commercial by the General Plan and is zoned PDC (Planned Development Commercial). (Attachment 1)

The General Plan and North Costa Mesa Specific Plan identifies the following development limits for the property:

- Maximum Floor Area Ratio of 0.50 for retail uses and 0.60 for office uses
- Maximum Building Square Footage of 863,000 sq.ft.
- Trip Budget of 1,062 AM peak hour trips and 1,407 PM peak hour trips

(Attachments 2 and 3)

Proposed Project

The proposed project submitted for screening to the City Council is a staff initiated proposal to amend the General Plan and North Costa Mesa Specific Plan to allow flexible development options on Sakioka Lot 2—without changing the trip budgets. The amended text will increase flexibility by removing FAR limits and capping density limits as shown in Table 1.

Currently, the General Plan/Specific Plan establishes a maximum FAR and density limit. These limits, in consort with the maximum allowable trip budgets, are intended to restrict development intensity on Sakioka Lot 2. However, these limits may have an unintended effect of unnecessarily precluding different types of developments (i.e. various combinations of mixed-use development) which may not involve increased trips beyond the trip budgets.

Table 1 – Proposed General Plan Amendment

Maximum Development Limits	Proposed General Plan Amendment
Trip Budget (1,062 AM / 1,406 PM)	** NO CHANGE **
863,000 sq.ft. FAR	Remove FAR limits to provide flexibility, while using trip budgets to limit development intensity.
.50 FAR for retail / 0.60 FAR for office	Remove FAR limits for mixed-use development and allow the retail/office mix to be driven by market forces.
20 dwelling units per acre for residential	Allow up to 35 dwelling per acre (as allowed for Lot 1) on a sliding scale with commercial development.

The primary objective is to allow greater opportunities for different development options that would be consistent with the land uses envisioned for the North Costa Mesa area and would not involve any changes to the previously-adopted trip budgets for Lot 2. The amendment would allow market-driven forces to determine the development scenario while keeping the integrity of the maximum allowable trip budgets.

General Plan Screening Criteria

Staff recommends processing a General Plan amendment for the following reasons:

- Proposal meets the spirit of General Plan screening acceptance criteria #1a and #1c. In terms of the acceptance criteria, The proposal may satisfy the following acceptance criteria to some degree: (a) resolve a General Plan/zoning inconsistency, (c) decrease vehicle trips.

Although the proposal does not technically resolve an inconsistency between the General Plan land use and zoning, it would address the fact that the existing FAR/density limits may be inconsistent with the goal of promoting flexible and diverse development opportunities on Lot 2 to the fullest extent possible. Removing these limits (without changing the trip budgets) would allow greater types of mixed-use or nonresidential development opportunities. Furthermore, it is possible that more development flexibility would result in new development that would be below established trip budget thresholds.

- General Plan Amendment is a follow-up to similar changes adopted for the North Costa Mesa High Rise projects.

In 2007 and 2008 for the North Costa Mesa high-rise residential projects, General Plan/Specific Plan amendments were adopted to allow development flexibility for different mixed-use projects, including high-rise residential projects with commercial flex spaces. However, similar changes were not made for Lot 2 to allow more flexible development types.

Currently, the General Plan/Specific Plan sets a maximum square footage of 863,000 square feet and maximum FARs. At that time, these maximum limits did not take into account flexible development opportunities that build upon the interaction between the uses. There are several possible development scenarios that while could potentially exceed the maximum square footage, the expected number of trips are lower than the established trip budgets. Therefore, in order to maintain development flexibility, the existing FAR limits are not recommended.

- Proposal does not involve any changes to allowable traffic generation beyond the established trip budgets for Lot 2. The site has established trip budgets of 1,062 AM peak hour trips and 1,407 PM peak hour trips. The proposed development could be a mixed-use facility with a combination of retail/hotel/residential/office uses that cumulatively do not exceed the approved trip budgets. For example, a hotel with in-house convention facilities and restaurants will result in fewer trips on a per square-foot basis than a stand-alone hotel.
- Proposal does not involve any significant cumulative traffic impacts. As any proposed development will be limited by the trip budgets, cumulative traffic impacts are not anticipated with removing the FAR and square-footage limits.
- Proposal would be implemented prior to the next review of the Sakioka Development Agreement. City Council adopted the Development Agreement in November 1990 and it will expire in 20 years (November 2019). Planning Commission completed the last annual review of the Sakioka Development Agreement in February 2011. Once the necessary amendments are adopted, the changes would be in place prior to the next review of the development agreement in February 2013. The proposal has no impact on the development agreement; no changes to the development agreement are proposed.
- Proposal would streamline the development review process for future development on Lot 2. By modifying existing limits, the amendment would eliminate the need for a future major developer – with a project that is consistent with the land use and traffic constraints – to apply for a **site-specific** General Plan or Specific Plan amendment for their project. This will streamline the development process by removing development constraints for a development proposal that may be compatible with existing land uses and would be in conformance with the adopted trip budgets.

ALTERNATIVES CONSIDERED

City Council has the following alternatives available for consideration:

1. Direct staff to process the General Plan Amendment. Pursuant to Council Policy 500-2, Council may acknowledge that the General Plan screening criteria are only guidelines and that City Council may accept a screening proposal that has special merits.
2. Receive and File. No further activity will occur on this proposal unless directed by the City Council at a future date.

FISCAL REVIEW

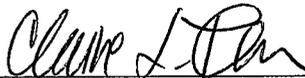
Fiscal review is not required.

LEGAL REVIEW

Legal review is not required.

CONCLUSION

As the only large undeveloped parcel in the Town Center area, staff believes it would be appropriate to initiate a General Plan amendment to promote development flexibility for Sakioka Lot 2. The primary objective of the GPA is to allow greater opportunities for different and flexible development options that would be consistent with the land uses envisioned for the North Costa Mesa area—while not changing the previously-adopted trip budgets. Similar amendments were adopted for the North Costa Mesa High Rise Residential projects in 2007 and 2008, which allowed greater development flexibility for residential and commercial flex spaces. These types of changes were not instituted for Sakioka Lot 2 at the time.



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Act. Asst. Dev. Svcs. Director



RAJA SETHURAMAN
Transportation Manager

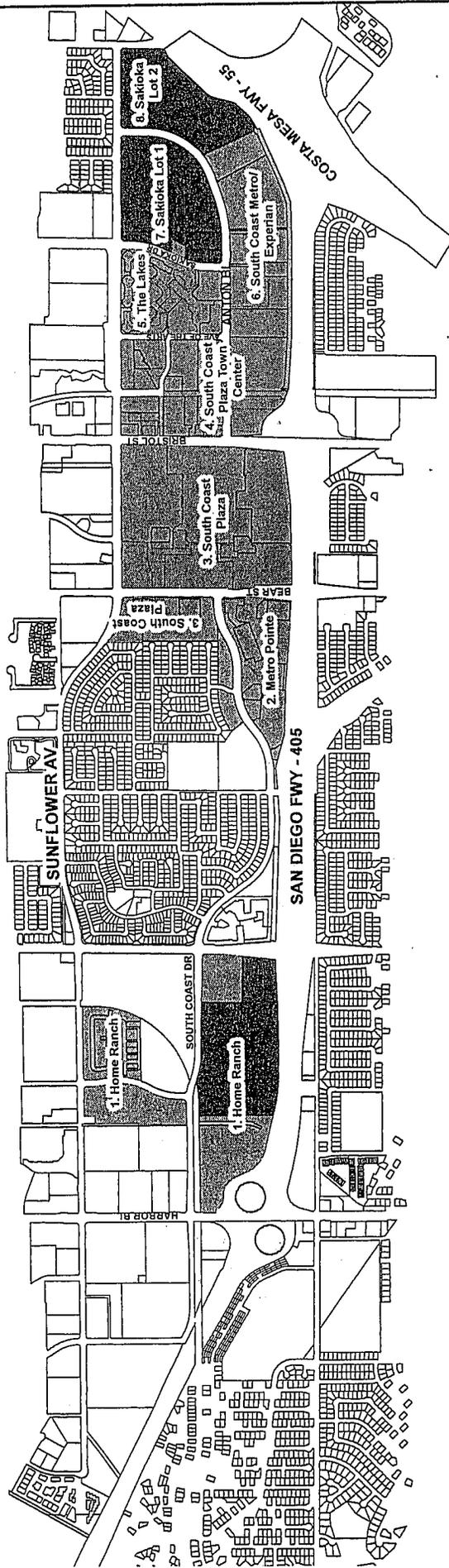


KHANH NGUYEN
Interim Development Services Director

- Attachments:
- 1. Vicinity Map
 - 2. Excerpt of General Plan
 - 3. Excerpt of North Costa Mesa Specific Plan

- cc: Chief Executive Officer
- City Attorney
 - Public Services Director
 - Transportation Svcs. Manager
 - City Engineer
 - City Clerk
 - Staff (4)
 - File (2)

George Sakioka
Roy K. Sakioka & Sons
14850 Sunflower Avenue
Santa Ana, CA 92707



- 1 - Home Ranch
- 2 - Metro Pointe
- 3 - South Coast Plaza
- 4 - South Coast Plaza Town Center
- 5 - The Lakes
- 6 - South Coast Metro Center / Experian
- 7 - Sakioka Lot 1
- 8 - Sakioka Lot 2

LEGEND

- Vacant Land Parcels
- North Costa Mesa Specific Plan Area



Figure 2

Existing Land Uses

Note: All masses and figures in the North Costa Mesa Specific Plan



TABLE LU-6: TRIP BUDGETS FOR SOUTH COAST PLAZA

	Maximum Building Square Footage	Floor Area Ratio	A.M. Peak Hour Trip Budget	P.M. Peak Hour Trip Budget
South Coast Plaza (west of Bear Street)	690,350	0.89	293	1,264
South Coast Plaza (east of Bear Street)	2,750,000	0.652	1,166	5,036

Development within this designation is largely characterized by multi-story commercial uses and parking structures. The maximum allowable floor area ratio for the portion of South Coast Plaza west of Bear Street site shall be 0.89 (690,350 sq.ft.) The maximum floor area ratio for the original South Coast Plaza site east of Bear Street is 0.652 (2,750,000 sq.ft.). Future expansion or redevelopment of the South Coast Plaza site is also governed by the trip budgets stated above.

Complementary residential uses within this designation are allowed through the Planned Development process. The maximum allowable residential density shall be 20 dwelling units per acre. The corresponding population density is up to 50 persons per acre.

The compatible zoning district is PDC.

Urban Center Commercial

The Urban Center Commercial designation is intended to allow high intensity mixed commercial development within a limited area. Developments within this designation can range from one- and two-story office and retail buildings to mid- and high-rise buildings of four to approximately 25 stories, provided that the maximum building height in the North Costa Mesa Specific Plan is not exceeded. Appropriate uses include offices, retail shops, restaurants, residential, and hotels.

Allowable floor area ratio (FAR) standards for this designation are 0.50 for retail uses and 0.60 for office uses with the exception of South Coast Metro Center that has a site-specific FAR of 0.79 for combined office and retail uses. See Table LU-7 and discussion for the South Coast Metro Center for further detail.

For mixed-use projects that include separate or distinct components, the non-residential floor area ratio standard and the residential density standard shall apply to each of the respective components, not the entire project site. For mixed-use projects which do not include distinct elements or which include mixed-use buildings, the overall level of intensity shall be governed by the allowable non-residential floor area ratio and the maximum number of residential units identified in this designation for a specific project site. Developments shall also comply with the established trip budget standards and comply with the most restrictive standard.

Complementary residential uses within this designation may be allowed through the Planned Development Zone process. The maximum allowable residential density within this designation shall be 20 dwelling units per acre, unless otherwise specified in Table LU-7.

The corresponding population density is 2.74 persons per household for residential projects of 20 dwelling units per acre, which equates to 54.8 persons per acre.

Facilities that transfer, store, or dispose of hazardous wastes that are generated at another source (off-site) are most appropriately located in the Industrial Park and Light Industry land use designations; however, a facility with a purpose and scale of operation that is compatible with this commercial designation may be allowed pursuant to the issuance of a conditional use permit. The conditional use permit process shall comply with the procedures and siting criteria established by the Orange County Hazardous Waste Management Plan, the City of Costa Mesa's zoning ordinance provisions for these types of facilities, and other state legislation, as appropriate.

The Urban Center Commercial designation includes the following major developments:

- ◆ Automobile Club of Southern California
- ◆ Metro Pointe
- ◆ South Coast Metro Center/Experian
- ◆ Sakioka Lot 2

In 2000, all of these four properties had development agreements with the City of Costa Mesa that vested maximum development square footages, floor area ratios, trip budgets, and allowed uses. It should be noted that with the adoption of the 2000 General Plan, a new traffic model was developed and approved. This updated traffic model differs in methodology assumptions and trip rates when compared to the 1990 General Plan Traffic Model. Thus the 1990 trip budgets contained in these existing development agreements are not directly comparable to the 2000 trip budgets. The trip budgets contained in existing development agreements will continue to govern these properties with appropriate adjustments made to account for differences in the traffic models when necessary.

Provided in Table LU-7 is a summary of the various land use standards that apply to these major developments.

**TABLE LU-7
MAJOR DEVELOPMENTS
URBAN CENTER COMMERCIAL LAND USE DESIGNATION**

Major Development	Development Agreement Maximum Non-Residential Building Sq.Ft./FAR	Maximum Allowable Residential Units	General Plan Maximum A.M. Peak Hour Trip Budget	General Plan Maximum P.M. Peak Hour Trip Budget	North Costa Mesa Specific Plan Applies
Automobile Club of Southern California* (3333 Fairview Road)	967,000 sq.ft. 0.56 FAR	0	1,190**	1,576**	No
Metro Pointe* (901 South Coast Drive only)	592,281 sq.ft. 0.48 FAR	0	729**	965**	Yes
South Coast Metro Center/Experian* (443-595 Anton Blvd.- odd numbers only)	Residential Option: 1,335,386 sq.ft. 0.69 FAR Non-Residential Option: 1,546,180 sq.ft. 0.79 FAR	Residential Option: 484 high-rise residential units per the location in the North Costa Mesa Specific Plan.	Residential Option: 1,931** Non-Residential Option: 1,886**	Residential Option: 1,976** Non-Residential Option: 1,994**	Yes
✓ Sakioka Lot 2* (325 Anton Blvd.)	863,000 sq.ft. 0.50 retail FAR 0.60 office FAR	0	1,062**	1,407**	Yes
* A development agreement governs this property that specifies the maximum building square footage and floor area ratio. ** Vehicle trips per hour.					

Automobile Club of Southern California Processing Center. This 39.2-acre site is comprised of two parcels and is located on the southwest corner of Sunflower Avenue and Fairview Road. The primary site contains 29.5 acres and is located west of Fairview Road, between South Coast Drive and Sunflower Avenue. The second parcel contains approximately 9.7 acres and is located across the adjacent flood control channel to the west, just north of South Coast Drive. As of 2000, the site was developed with 717,000 sq. ft. of office and support service uses. An additional 250,000 sq. ft. of development is allowed pursuant to a development agreement for a total of 967,000 square feet; the resultant maximum FAR is 0.56. Future construction will be developed in phases during the 30-year term of the agreement. The 2000 General Plan Traffic Model establishes a trip budget of 1,190 a.m. peak hour trips and 1,576 p.m. peak hour trips for this site. Based on an expected employment population of 2,574 employees, the population density standard for the site would be approximately 66 employees per acre.

Metro Pointe. Metro Pointe includes two office building sites located north of South Coast Drive at its intersection with Greenbrook Drive and approximately 28.5 acres of land located south of South Coast Drive along the San Diego Freeway. A development agreement approved in 1994 addresses the site south of South Coast Drive. The development agreement vests the property owner with the ability to construct 592,281 square feet of office and commercial uses with a resultant floor area ratio of 0.48. The 2000 General Plan Traffic Model establishes a trip budget of 729 a.m. peak hour trips and 965 p.m. peak hour trips for Metro Pointe. This property is also located in the North Costa Mesa Specific Plan. Using the employment generation rates in Table LU-5, this results in an allowable population density standard of up to 150 employees per acre.

South Coast Metro Center/Experian. The 44.72-acre South Coast Metro Center/Experian sites were the subjects of a development agreement in 2000. The project is located south of Anton Boulevard and east of Avenue of the Arts. Upon completion, the site will include nearly 1,546,180 square feet of office and commercial development. GP 99-06 created a site-specific FAR of 0.79 for the combined South Coast Metro Center and Experian sites. The 2000 General Plan Traffic Model establishes a trip budget of 1,886 a.m. peak hour trips and 1,994 p.m. peak hour trips. This property is also located in the North Costa Mesa Specific Plan. The anticipated population density standard is up to 90 employees per acre.

In 2006, General Plan Amendment (GP-06-02) was approved, and it consisted of a site-specific residential density increase for a 4.86-acre site portion of this development as an optional development scenario for this property. The maximum density allowed is 100 units/acre with integrated ancillary retail uses. This equates to a maximum density of 484 high-rise units at 100 units/acre. The residential development option results in a corresponding decrease in the maximum allowable floor area ratio and building square footages for non-residential buildings in order to be similar to the a.m. and p.m. trip budgets established for the South Coast Metro Center/Experian sites for strictly a non-residential development. See Table LU-7 for the trip budget and floor area ratio for the residential option. The North Costa Mesa Specific Plan provides further detail for these properties. The anticipated population density standard is 255 residents/employees per acre for this 4.86-acre site.

✓ **Sakioka Lot 2.** The 33-acre Sakioka Lot 2 is located south and east of Anton Boulevard. This site is undeveloped except for farmhouses and farm operation facilities. Pursuant to a development agreement for the site, the maximum allowable building square footage is 863,000 square feet with a corresponding maximum floor area ratio of 0.50 retail/0.60 office. The 2000 General Plan Traffic Model establishes a trip budget of 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips. This property is also located in the North Costa Mesa Specific Plan. The anticipated population density standard for Sakioka Lot 2 is up to 90 employees per acre.

The compatible zoning district is PDC.

Cultural Arts Center

As part of GP-00-02, the Cultural Arts Center designation was applied to the 54 acres that comprise South Coast Plaza Town Center. This area is generally bounded by Sunflower Avenue to the north, Bristol Street to the west, Avenue of the Arts to the east, and the San Diego (I-405) Freeway to the south. This designation is limited to this geographical area, and it is not intended to be applied to other locations in the City.

The Cultural Arts Center designation allows intensely developed mixed commercial and cultural uses within a limited area. The intended uses within this designation include mid- to high-rise offices, hotels, restaurants, retail and cultural uses (theater, art museum or academy, etc.), as well as mid- to high-rise residential units in limited areas that are defined in the North Costa Mesa Specific Plan. It serves as the cultural center of the community and provides a focus to the arts-related uses, with the complement of nearby employment and shopping opportunities.

The overall allowable floor area ratio (FAR) standard for this designation is 1.77. Included in this FAR calculation is the land dedicated or reserved in 2000 for the Avenue of the Arts off-ramp and associated flood control channel improvements. The 1.77 FAR may be exceeded on individual parcels within South Coast Plaza Town Center provided that over the entire 54-acre site the 1.77 FAR is not exceeded. Further delineation of the allocation within South Coast Plaza Town Center of the floor area ratio and trip budget is provided in the North Costa Mesa Specific Plan. Based on the employment generation analysis contained in Final Program EIR No. 1047 prepared for South Coast Plaza Town Center, the anticipated population density is 275 employees per acre.

In 2006, General Plan Amendment (GP-06-02) was approved, and it established a high-rise residential development option for each of the three sub-areas in South Coast Plaza Town Center. The maximum number of residential units allowed in the entire South Coast Plaza Town Center is 535 units, which results in an average residential population density of 25 persons per acre over the entire 54-acre area. The high-rise residential development option is further detailed in the North Costa Mesa Specific Plan. As shown in the following table, this scenario results in a corresponding decrease in the maximum allowable floor area ratio and building square footages for non-residential buildings in order to maintain the a.m. and p.m. trip budgets established for the South Coast Plaza Town Center.

TABLE LU-7A

SOUTH COAST PLAZA TOWN CENTER

	Maximum Allowable Non-Residential FAR	Maximum Non-Residential Building Square Footage	Maximum Allowable Number of High-Rise Residential Units	A.M. Peak Hour Trip Budget	P.M. Peak Hour Trip Budget
Residential Option	1.70 ¹	3,991,008 sq.ft.	535	5,123 ²	6,632
Non-Residential Option ³	1.77 ⁴	4,161,813 sq.ft.	80	5,180	6,632
<p>1. This maximum FAR may be increased to no more than 1.77 in direct relation to the decrease in the maximum number of high-rise residential units.</p> <p>2. This maximum peak hour trip budget may be increased to no more than 5,180 a.m. peak hour trips in direct relation to the decrease in the maximum number of high-rise residential units.</p> <p>3. This alternative includes the 80 high-rise residential units associated with the museum site in Segerstrom Center for the Arts; see North Costa Mesa Specific Plan.</p> <p>4. This maximum FAR may not be increased if the 80-unit residential component is not constructed; see North Costa Mesa Specific Plan.</p>					

The compatible zoning district is TC.

INDUSTRIAL DESIGNATIONS

Two industrial land use designations are applied to over 1,000 acres in the City. These designations accommodate a variety of industrial and compatible office uses and support some commercial uses. Development "intensity" potential is measured/prescribed using Floor Area Ratios in relation to the amount of the traffic generated.

The graduated floor area ratio standards also divide the industrial uses into four broad categories based upon their traffic generation characteristics. Although the categories are the same as the commercial ones, the thresholds are different because of the lower overall traffic generation characteristics of industrial uses. The following table and text lists and describes these standards:



AREA 8- SAKIOKA LOT 2

Existing Land Uses

This 33 acre area is designated for commercial office development and is currently in agricultural production. Two single family homes are located along Sunflower Avenue. The area is owned by Sakioka Farms.

General Plan and Zoning

This site is designated Urban Center Commercial by the General Plan and is zoned PDC. The maximum FAR is 0.50 for retail uses and 0.60 for office uses; the maximum building square footage is 863,000. The trip budget for this site is 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips.

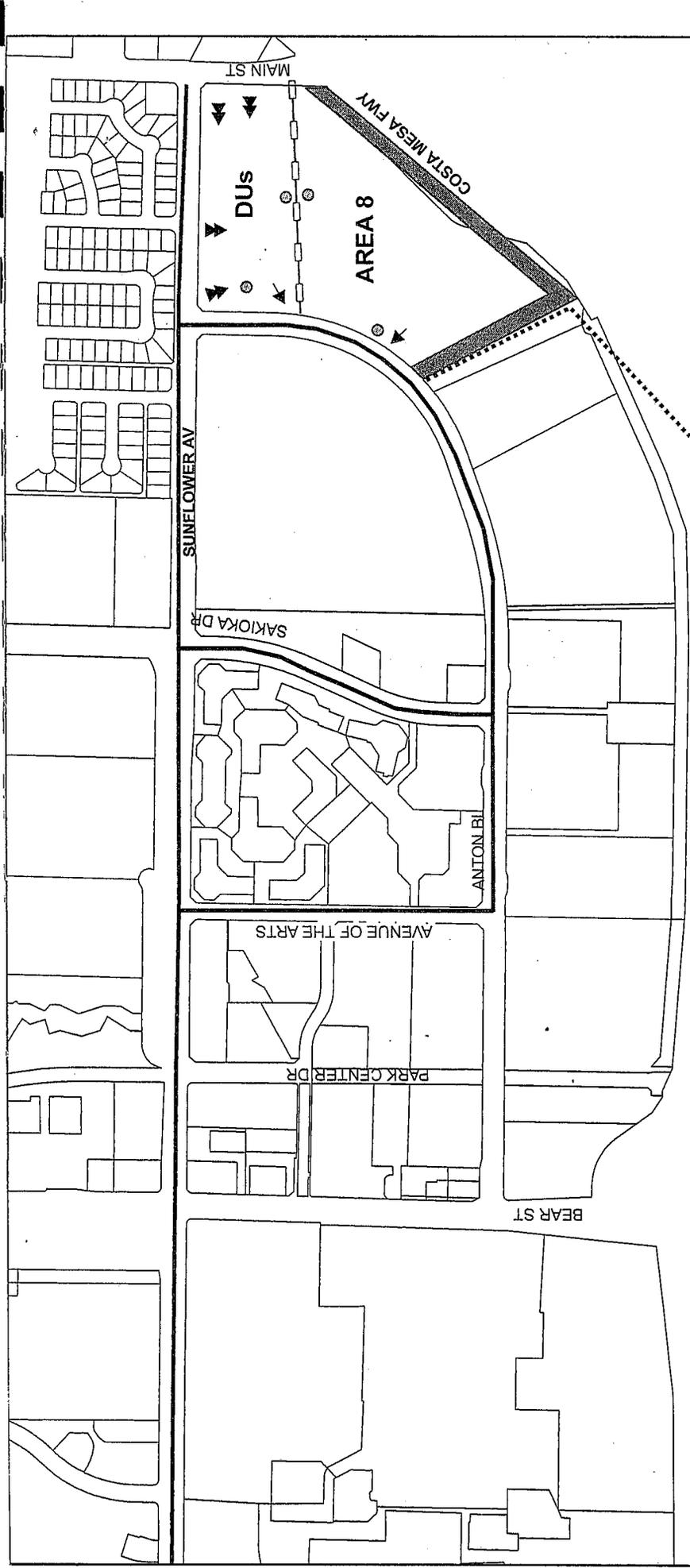
Land Use Compatibility/Integration

Future development of this site is anticipated to include mid- and high-rise office buildings as well as support commercial. Shade and shadow impacts for buildings in excess of 2 stories should be considered in relation to surrounding land uses. Site design should limit vehicular access to and from Sunflower Avenue.

New commercial and office buildings are encouraged to be located along the Anton frontage. Encroachment into the building setback on Anton Boulevard for commercial or mixed-use developments can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the commercial or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial development. Parking lots/structures should be located primarily along the eastern edge of the site adjacent to the Costa Mesa Freeway and the new on-ramp. Internal pedestrian linkages to Anton Boulevard should be provided.

Mixed-Use

The PDC zoning does permit residential uses and, should residential be considered for this site, it should be located between the new collector and Sunflower Avenue. The Costa Mesa Freeway, Sunflower Avenue, and Main Street represent significant air quality and noise sources that will impact the siting of residential units and other sensitive land uses. Existing ambient air quality may exceed state and federal levels for carbon monoxide; therefore significant mitigation measures may be required. Acceptable interior and exterior noise levels for residential uses would need to be achieved. An appropriate interface between the office buildings and residential uses would also be required.



**AREA 8 - SAKIOKA LOT 2
Development Summary**

Total Area - 33 acres
 General Plan: Urban Center Commercial
 Zoning: PDC
 Maximum Intensity: 0.50 FAR - Retail
 0.60 FAR - Office
 Maximum Square Footage: 863,000 sf
 Maximum Density: 20 units per acre
 Trip Budget: 1,062 a.m. peak hour trips
 1,407 p.m. peak hour trips

Maximum Building Height: 12 stories/180 feet (south of the collector street)
 4 stories/60 feet (north of the collector street)
 2 stories/30 feet - Commercial uses that are allowed
 to encroach into the setback for Anton Blvd.

LEGEND

- Bikeway
- Freeway Ramp
- Future Collector Street
- DU's Potential Dwelling Units Location
- Project Entry
- Pedestrian Linkage
- ↗ Dwelling Unit Orientation

Note: The information provided in graphic form is intended to be illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

Figure 18



If this site is developed as a mixed-use project, i.e. with a residential component, the maximum number of residential units shall be 660 (including any density bonuses, see Table 8).¹ Total building intensity for the entire site shall not exceed 863,000 square feet. Residential square footage shall be counted towards the maximum allowable building square footage. The trip budget shall not be exceeded.

Density Bonus

The maximum number of dwelling units (including any density bonuses) for Sakioka Lot 2 is 660 units. The maximum base density is 528; in order to be granted a 25% density bonus (132 dwelling units), the developer would have to provide affordable housing pursuant to one of the following three options shown in the following table. All affordable housing provisions shall be for a minimum of 30 years.

Table 8- Sakioka Farms Lot 2 Density Bonus Program			
North Costa Mesa Specific Plan			
MAXIMUM BASE DENSITY	AFFORDABLE HOUSING CATEGORY ¹	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	DENSITY BONUS CRITERIA
528 UNITS	OPTION 1		10%
	VERY LOW INCOME ¹		
		# OF AFFORDABLE UNITS	53 UNITS
	OPTION 2		20%
	LOW INCOME ¹		
		# OF AFFORDABLE UNITS	106 UNITS
	OPTION 3		10% LOW & 15% MODERATE
	LOW & MODERATE INCOME ¹		
		# OF AFFORDABLE UNITS	132 UNITS
25% DENSITY BONUS			132 UNITS
TOTAL UNITS ²			660

NOTES:

1. Very Low, Low, and Moderate determinations are based on HUD definitions and income limits, adjusted for family size.
2. The total number of units assumes that other criteria of the Planned Development Commercial Zone have been met regarding density increases.

¹ The maximum number of units (660) is based on 33 acres of land and 20 units per acre.



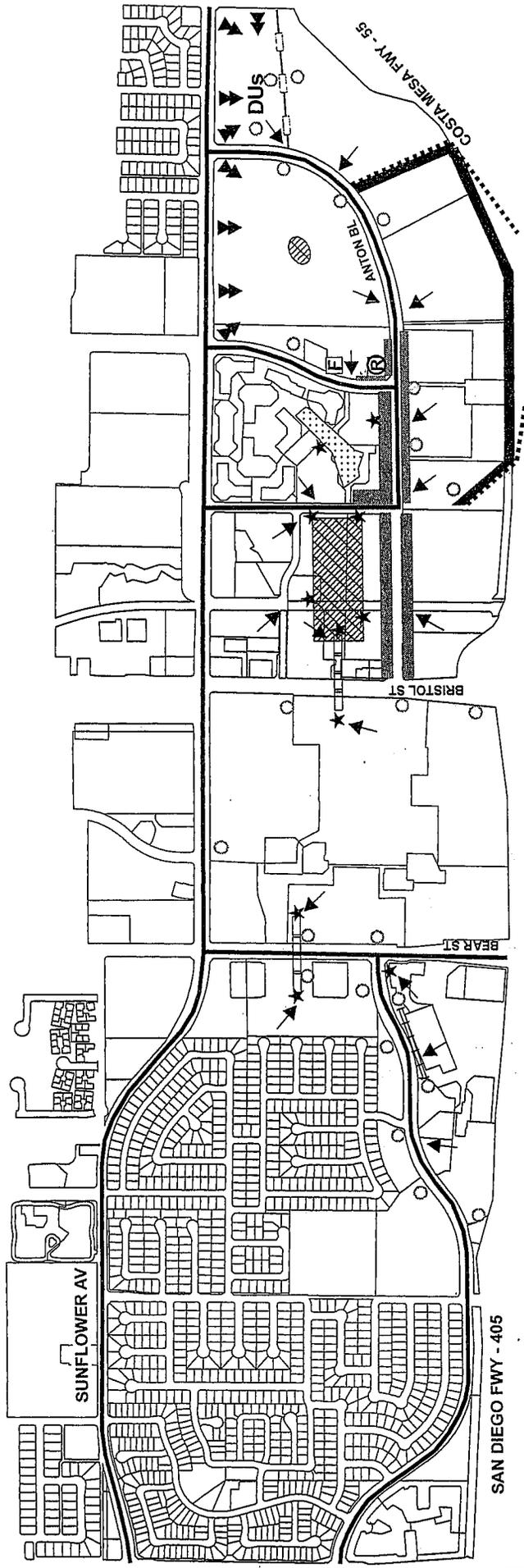
Building Heights

The maximum building height is 180 feet (approximately 12 stories) south of the new collector street and 60 feet (approximately 4 stories) north of the new collector street. Commercial or mixed use developments that are allowed to encroach into the street setback of Anton Boulevard shall be limited to 2 stories/30 feet within the street setback. Buildings above 173 feet in height will require approval by the FAA.

Circulation

The Master Plan of Highways includes a new collector street that connects Main Street and Anton Boulevard through this site. A new I-405 on-ramp from Anton Boulevard is to the south of this site. The Master Plan of Bikeways includes a new bikeway on Sunflower Avenue. As shown on Figure 9, the various alternatives for the urban rail alignment traverse this property and a station is also proposed in the vicinity.

Figure 19 provides an overview of the entire plan area and depicts development standards that can be shown graphically. It should be noted that the information is intended to be illustrative and is not to be interpreted as the precise locations for future land uses or structures.



SAN DIEGO FWY - 405

LEGEND

-  Park/Greenbelt
-  Pedestrian Zone
-  Buffer Zone
-  Lake
-  Bikeway
-  Freeway Ramp
-  Future Collector Street
-  Enhanced Pedestrian Walkway
-  Pedestrian Overpass
-  Retail Site (Neighborhood Scale)
-  Metro Fire Station
-  Project Entry
-  Pedestrian Directional Signage
-  Pedestrian Linkage
-  Dwelling Unit Orientation

Note: Please see Figure 9 for Urban Rail information; Building Height information is contained in Table 2.

Development Standards Summary Figure 19