

EXHIBIT "A"

GENERAL PLAN AMENDMENT GP-11-02

TABLE LU-1: LAND USE DESIGNATIONS (2011)

Land Use Designation	Residential Density DU/Acre*	Floor Area Ratio	Acres Developed	Acres Undeveloped (1999)	Total Acres	% of City
Low-Density Residential	≤8	Same as Neighborhood Commercial	2,143.4	1.8	2,145.2	26.6%
Medium-Density Residential ^{1,6}	≤12	Same as Neighborhood Commercial	777.3	34.4	811.7	10.0%
High-Density Residential ^{1,6}	≤20 ²	Same as Neighborhood Commercial	824.1	42.0	866.1	10.7%
Commercial-Residential	≤17.4	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	42.6	0.9	43.5	0.5%
Neighborhood Commercial ⁶	-	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	42.4	2.5	44.9	0.6%
General Commercial ⁶	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40 Low Traffic 0.75/Very Low Traffic	601.4	20.8	622.2	7.7%
Commercial Center ⁶	≤20 ≤40 site-specific density for 1901 Newport Blvd ³	0.25/High Traffic 0.35/Moderate Traffic 0.45 Low Traffic 0.75/Very Low Traffic 0.70 Site-Specific FAR for 1901 Newport Blvd ³	29.4	63.3	92.7	1.1%
Regional Commercial	≤20	0.652/0.89 ⁴	114.7	0.0	114.7	1.4%
Urban Center Commercial	≤20 ^{2,8} ≤100 Site-Specific Density for South Coast Metro Center ⁵	0.50 Retail ¹ 1.0 FAR for Sakioka 0.60 Office/Lot 2 ³ 0.79 Site-Specific FAR for South Coast Metro Center ⁵	134.2	26.2	160.4	2.0%
Cultural Arts Center	Varies ⁷	1.77 ⁷	49.0	5.0	54.0	0.7%
Industrial Park	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	696.5	17.7	714.2	8.8%
Light Industry ⁶	≤20	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	375.5	6.6	382.1	4.7%
Public/Institutional	-	0.25	1,281.3	0.5	1,281.8	15.9%
Golf Course	-	<0.01	560.1	0.0	560.1	6.9%
Fairgrounds	-	<0.10	146.4	0.0	146.4	1.8%
Total			7,822.0	218.0	8,040.0	100.0%

1. Within the Medium- and High-Density Residential designation, existing residential units legally built in excess of the dwelling units per acre standard may be rebuilt at the same higher density subject to other zoning code standards. The allowable density or number of units to be redeveloped would be limited to the 1990 General Plan density with a 25% incentive bonus for Medium-Density or a 50% incentive bonus for High-Density; or the existing number of units, whichever is less. 2. See High-Density Residential text regarding areas in North Costa Mesa where the density allowance exceeds 20 units per acre. 3. See Commercial Center text. 4. See Regional Commercial text. 5. See Urban Center Commercial text. 6. See text for Mixed-Use Development provisions. 7. See Cultural Arts Center text for additional discussion.

**TABLE LU-4
COMMERCIAL BUILDING INTENSITY STANDARDS**

Land Use Designation	Very Low Traffic FAR	Low Traffic FAR	Moderate Traffic FAR	High Traffic FAR
Commercial –Residential	NA	0.40	0.30	0.20
Neighborhood Commercial ^e	0.75	0.35	0.25	0.15
General Commercial ^e	0.75	0.40	0.30	0.20
Commercial Center ^{d, e}	0.75	0.45	0.35 ^d	0.25
Regional Commercial	a.	a.	a.	a.
Urban Center Commercial	b.	b.	b.	b.
Cultural Arts Center	c.	c.	c.	c.

Notes:

- 0.652/0.89 FAR. Refer to Regional Commercial discussion.
- ~~1.0 FAR for Sakioka Lot 2; 0.50 FAR for Retail; 0.60 FAR for Office~~, 0.79 FAR for S.C. Metro Center. Refer to Urban Center Commercial discussion and the North Costa Mesa Specific Plan for additional discussion.
- 1.77 FAR. Refer to Cultural Arts Center discussion and the North Costa Mesa Specific Plan for additional discussion.
- 0.70 Site-Specific FAR for 1901 Newport Boulevard. Refer to Commercial Center discussion.
- With application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to appropriate land use designation discussion.

The Very-Low Traffic category allows commercial uses with daily trip generation rates of less than 3 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include mini-warehouse developments.

The Low Traffic category allows commercial uses with daily trip generation rates between 3 and 20 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include general offices, hospitals, motels, hotels, and furniture stores.

The Moderate Traffic category allows commercial uses with daily trip generation rates of between 20 and 75 trip ends per 1,000 square-feet of floor area. Allowable uses within this standard include general retail uses, car dealers, medical and government offices, auto repair, and dry cleaners.

The High Traffic category allows commercial uses with daily trip generation rates in excess of 75 trip ends per 1,000 square-feet of floor area. Allowable uses in this category include restaurants, convenience markets, service stations, and banks.

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 at South Coast Metro Center and a maximum FAR of 1.0 on Sakioka Lot 2. See Table LU-7 and discussion for the South Coast Metro Center North Costa Mesa Specific Plan 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.

**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* (14850 Sunflower; 325 Anton Blvd.)	1.0 FAR 863,000 sq.ft. 0.50 retail FAR 0.60 office FAR	0 Range of 20 du/ac to 28 du/acre depending on type of housing development; see NCMSP.	1,062**	1,407**	Yes
* A development agreement governs this property that specifies a development option to include the a maximum building square footage of 863,000 square feet, 0.50 retail FAR, and 0.60 office FAR, 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 specifies a the maximum allowable building square footage is of 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.

Adopted in 2011 General Plan Amendment GP-11-02 and North Costa Mesa Specific Plan Amendment SP-11-01 allow flexible development options on Sakioka Lot 2 without changing the trip budgets. Future development on Sakioka Lot 2 is subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the General Plan. A maximum 1.0 FAR shall be applied for nonresidential development.

The maximum residential density shall be 28 dwelling units per acre for the residential component of a mixed-use development (See "Mixed-Use" discussion of the Specific Plan) or a maximum of 20 dwelling units per acre if the entire site

is developed as an independent residential community including affordable housing (See "Affordable Housing / Density Bonus discussion of the Specific Plan). The trip budgets shall not be exceeded for any planned development on Sakioka Lot 2.

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.

EXHIBIT "B"

NORTH COSTA MESA SPECIFIC PLAN AMENDMENT SP-11-01

Table 1- General Plan Designations
North Costa Mesa Specific Plan

GENERAL PLAN DESIGNATION	TYPICAL USES	RESIDENTIAL DENSITY	FLOOR AREA RATIO	COMPATIBLE ZONING
Low Density Residential	Single family detached and attached units, granny units, accessory apartments, family day care	Less than or equal to 8 units per acre.	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, PDR-LD, I&R
Medium Density Residential	Single-family attached units, multiple family units, senior congregate care facilities, convalescent hospitals, and group residential homes. Ancillary commercial uses are permitted in the planned development zone.	Less than or equal to 12 units per acre	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, R2-MD, PDR-MD, MU, I&R
High Density Residential	Multiple family units, senior congregate care facilities, convalescent hospitals, and group residential homes. Ancillary commercial uses are permitted in the planned development zones.	Less than or equal to 20 units per acre; except the density in the PDR-NCM zone is 25 to 35 units per acre. See also The Lakes for site-specific density.	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R2-HD, R3, PDR-HD, PDR-NCM, MU, I&R
Commercial Center	Major shopping, service, and office facilities designed to serve city-wide and regional markets.	Less than or equal to 20 units/acre	0.25 high traffic 0.35 moderate traffic 0.45 low traffic 0.75 very low traffic <i>Except that Home Ranch has a site-specific FAR of 0.41 for the IKEA portion of the project.</i>	C1, C2, C1-S, PDC, AP, P, CL
Regional Commercial	Regional scale uses including major department stores, specialty retail outlets, restaurants, offices, and hotels.	Less than or equal to 20 units/acre	0.652 South Coast Plaza (east of Bear Street) 0.89 South Coast Plaza (west of Bear Street)	PDC
Urban Center Commercial	Intensively developed mixed commercial including offices, retail shops, restaurants, and hotels. Residential uses are also permitted pursuant to the North Costa Mesa Specific Plan	Less than or equal to 20 units/acre. Exceptions: that the South Coast Metro Center (Area 6) has a site specific density of 100 units per acre; Sakioka Lot 2 may be up to 28 units/ac for mixed-use development.	0.50-retail 0.60-office <i>Except that South Coast Metro Center (Area 6) has a site-specific FAR of 0.79 Sakioka Lot 2 (Area 8) has a maximum site-specific FAR of 1.0.</i>	PDC, TC
Cultural Arts Center	Mixed commercial, residential, office, and cultural uses.	--	1.77 See also the South Coast Plaza Town Center discussion regarding the FAR.	TC
Industrial Park	Wide variety of industrial and compatible office and support commercial uses.	Less than or equal to 20 units/acre	0.20 high traffic 0.30 moderate traffic 0.40 low traffic 0.75 very low traffic	MP, PDI, CL
Public and Semi-Public	Parks, hospitals, schools, religious facilities, fairgrounds, and public facilities.	--	0.25	I & R, I&R-S, P

AREA 8- SAKIOKA LOT 2

Existing Land Uses

This 33 acre area is designated for planned development, including mixed-use, residential, and commercial office development and is currently in agricultural production. Two single family homes are located along Sunflower Avenue. Lot 2 is owned by Roy K. Sakioka & Sons. ~~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.

Development Standards and Trip Budget

The development intensity for planned development (i.e. master plans) on Sakioka Lot 2 is limited by the following:~~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.~~

- The trip budget for this site is 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips. The trip budget shall not be exceeded for any master planned development on Sakioka Lot 2.
- Planned Development Standards of the PDC zone are applicable to the site, unless otherwise indicated in the North Costa Mesa Specific Plan.
- A maximum 1.0 Floor-Area-Ratio applies to nonresidential development. Nonresidential development is also subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the General Plan.
- The maximum residential density (dwelling units per acre) is a maximum of 28 dwelling units per acre for the residential component of a mixed-use development (See "Mixed-Use" discussion) or a maximum of 20 dwelling units per acre for an independent residential community including affordable housing (See "Affordable Housing / Density Bonus discussion). An independent residential community is defined as a development in which the site is entirely developed as a residential use and therefore does not include commercial uses on the same site

The projected trip generation for land uses proposed for Sakioka Lot 2 will be based on latest edition of Trip Generation, Institute of Transportation Engineers. The methodology will consider reasonable allowances for trip credits due to internal capture and pass-by trips. Internal capture credit refers to trips for various uses proposed within the parcel that can be accomplished without having to leave the facility.

For example, an office complex could have restaurants and other ancillary uses which may not generate new trips – rather serve tenants within the complex. Other examples include conference room and fitness facilities. Pass-by trips refers to trips that are already on roadway adjacent to the development and use the facilities. Pass-by trip credits are limited to retail uses.

The credits allowed for internal capture and pass-by trips will be determined by the Transportation Services Manager. The net trip generation after credits will be compared to the trip budget to determine if the proposed development is within the limits prescribed in the North Costa Mesa Specific Plan.

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 mixed-use development including residential and nonresidential uses as complementary uses. The residential component of a mixed-use development shall be limited to a maximum density of 28 dwelling units per acre. This maximum density only applies to residential uses as complementary uses to commercial uses within a mixed-use development. It does not apply to an independent residential community that does not include commercial uses on the same site. Total building intensity for the entire site shall not exceed the maximum allowable development intensity as set forth by the trip budgets. For a mixed-use development, the overall mix of uses, including trips from dwelling units, shall be counted together in determining compliance with the trip budgets. The trip budget shall not be exceeded.
~~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.



LEGEND

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

Note: The information provided in graphic form is intended to 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.

**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.

Maximum Intensity: 1.0 FAR
 Maximum Residential Density:
 • 20 du/acre for independent residential community, including affordable housing
 • 28 du/acre for residential project within a mixed-use development
 (CP-11-02 / SP-11-01, adopted 11/2011)



Figure 18

Affordable Housing and Density Bonus

If this ~~the entire site~~ is developed ~~as an independent residential community as a mixed-use project, i.e. with a residential component~~ with affordable housing, the maximum density shall be 20 dwelling units per acre involving a maximum number of 660 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 ~~the maximum allowable development intensity as set forth by the trip budgets.~~ 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		DENSITY BONUS CRITERIA
528 UNITS	OPTION 1 VERY LOW INCOME ¹	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10%
		# OF AFFORDABLE UNITS	53 UNITS
	OPTION 2 LOW INCOME ¹	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	20%
		# OF AFFORDABLE UNITS	106 UNITS
	OPTION 3 LOW & MODERATE INCOME ¹	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10% LOW & 15% MODERATE
		# 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.

*The maximum number of units (660) in an independent residential community 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.