



Costa Mesa Land Use Element Draft Recommended Land Use Descriptions

April 29, 2014

Introduction

This Draft Recommended Land Use Plan for targeted areas of change is based on comments made at the January 28, 2014 joint City Council and Planning Commission workshop, together with initial input from the public during the Great Reach community workshops. The Recommended Plan has been refined and refocused to address Council members' and Commissioners' comments. Staff is seeking input from City Council on preferred land use alternatives for each focus area.

The Draft Recommended Land Use Plan addresses eight focus areas (Areas A to H) of the City. These focus areas affect less than 15-percent of the entire City. Most of the recommended land use changes have been discussed previously by the City Council and Planning Commission. However, Segerstrom Ranch and Sakioka Lot 2 represent new discussion areas for the City Council and Planning Commission to consider.

Focus Areas:

- Area A: Business Park Overlay
- Area B: Segerstrom Home Ranch (Urban Center Mixed Use)
- Area C: Sakioka Lot 2 (Urban Center Mixed Use)
- Area D: Residential Overlay
- Area E: Corridor Mixed Use
- Area F: Westside Overlay
- Area G: Newport Boulevard Mixed Use
- Area H: SoBECA

Area A: Business Park Overlay

The *Business Park Overlay* allows for low- to mid-rise professional office buildings within the *Industrial Park* land use designation that applies to properties on Harbor Boulevard between South Coast Drive and MacArthur Boulevard. The Overlay is intended to expand business and use opportunities beyond more traditional light industrial activities occurring here. Professional office is intended as the primary use. However, support retail and service commercial uses are also permitted to support professional offices and other businesses. Parking structures are encouraged to meet parking demand. Industrial uses permitted under the *Industrial Park* designation can continue.

Development Standards

	Draft Recommended Land Use	Existing General Plan Designation:
▪ Maximum residential density	Not permitted	Industrial Park Not permitted
▪ Maximum commercial/industrial intensity	1.0 FAR	0.20 to 0.75 FAR (based on trips)
▪ Maximum height	6 stories; 90 feet	3 stories

Mid-rise (five stories) office building



Mid-rise (six stories) office building



North Costa Mesa Specific Plan Revisions

Area B: Segerstrom Home Ranch

This alternative would revise the North Costa Mesa Specific Plan development standards for the Segerstrom Home Ranch sub-area, which is located between South Coast Drive and Interstate 405. Currently, the Specific Plan for this sub-area allows up to 760,000 square feet of office and office-related uses at a FAR of 0.40. The recommended alternative would allow residential uses at a maximum density of 40 dwelling units per acre; the intensity of nonresidential uses would increase to a FAR of 1.50. The new General Plan land use designation would be *Urban Center Mixed Use*, with the goal of integrating modest-scale professional offices and high-density residential uses. Parking structures would be encouraged to create opportunities for plazas and open spaces integral to development. Restrictions would apply to residential development within 500 feet of Interstate 405, including the use of buffering, sound walls, landscaping, air filtration systems, and similar measures to reduce noise and air quality impacts.

Development Standards

	Draft Recommended Land Use	Existing General Plan Designation: Urban Center Commercial (North Costa Mesa Specific Plan)
<ul style="list-style-type: none"> ▪ Maximum residential density ▪ Maximum commercial intensity ▪ Maximum height 	40 DU/AC 1.50 FAR 12 stories; 180 feet	Not permitted 0.40 FAR 2 to 5 stories; 36 to 75 feet

Multi-unit residences



Mid-rise residential tower



12-story office tower



Mixed-use building



Area C: Sakioka Lot 2

This alternative would revise the North Costa Mesa Specific Plan development standards for the Sakioka Lot 2 sub-area, which is located south of Sunflower Avenue and west of State Route 55. The Specific Plan for this sub-area currently allows a mix of retail and office at 1.00 FAR. The Draft Recommended Land Use would allow a maximum residential density of 40 dwelling units per acre and an FAR of 1.50. This designation is intended to encourage moderate-scale mixed-use development that balances high-density residential and professional office uses. Commercial and retail uses would also be allowed to support surrounding residential and professional office uses. Restrictions would apply to residential development within 500 feet of State Route 55, including the use of buffering, sound walls, landscaping, air filtration systems, and similar measures to reduce noise and air quality impacts.

Development Standards

	Draft Recommended Land Use	Existing General Plan Designation: Urban Center Commercial (North Costa Mesa Specific Plan)
<ul style="list-style-type: none"> ▪ Maximum residential density 	40 DU/AC	28 DU/AC
<ul style="list-style-type: none"> ▪ Maximum commercial intensity 	1.50 FAR	1.00 FAR
<ul style="list-style-type: none"> ▪ Maximum height 	2 to 12 stories; 30 to 180 feet*	2 to 12 stories/30 to 180 feet

* Limit building heights along Sunflower Avenue adjacent to low-density residential neighborhoods.

Office campus



Multi-unit residences



12-story office tower

Multi-unit residences



Area D: Residential Overlay

The *Residential Overlay* would create opportunities for residential development at strategic locations along Harbor Boulevard and Newport Boulevard. This designation would allow for new-high density residential uses in areas where only commercial uses were previously allowed. The Overlay would also increase development opportunities on underutilized motel and commercial properties. The ground floor of new buildings would be required to have retail frontage along Harbor Boulevard and Newport Beach Boulevard to engage pedestrians and create a lively streetscape. Side streets could include ground floor residential uses so that each unit has individual access to the sidewalks. Stoops and entry porches would be encouraged to balance privacy with formal access.

Buildings can be up to four stories in height, provided privacy concerns of established neighborhoods are adequately addressed through the setbacks of upper stories or other design approaches. Housing within the Overlay would have a maximum residential density of 20 dwelling units per acre. However, the residential density may be increased up to 40 dwelling units per acre if community benefits were provided. Public improvements could include workforce housing; ground-floor space permanently reserved for neighborhood retail, restaurants/cafés, public space; publicly accessible park and/or open space exceeding park requirements; sustainable design; public right-of-way improvements; and leasable areas devoted to small businesses. The potential increase in residential density will be considered on a case-by-case basis based on the community benefits that would be provided.

Development Standards

	Draft Recommended Land Use	Existing General Plan Designation:
<ul style="list-style-type: none"> ▪ Maximum residential density ▪ Maximum mixed use intensity ▪ Maximum height 	20/40 DU/AC* 1.0 FAR 4 stories; 60 feet**	General Commercial Not permitted 0.20 to 0.75 FAR 2 stories

* Maximum density is 20 DU/AC, but if community amenities are provided, density could be up to 40 DU/AC.

** New development must apply massing standards (e.g., height “step down”) adjacent to Medium Density and Low Density Residential uses.

Multi-family (four stories) residential uses



Three-story townhomes



Area E: Corridor Mixed Use Designation

The intent of the *Corridor Mixed Use* designation is to introduce limited residential development opportunity along the southern portion of Harbor Boulevard and the western portion of 19th Street, and to increase development opportunities for underutilized commercial sites and motel properties. Proposed residential uses would complement the commercial corridor by introducing new housing within walking distance of commercial services and retail uses along Harbor Boulevard and 19th Street. Established automobile dealerships are encouraged to remain. New buildings must be designed with sensitivity to surrounding low-density residential neighborhoods, with features such as increased setbacks, stepped-down rear building facades, and landscaped buffers.

The new proposed *Corridor Mixed Use* designation would accommodate moderate-scale residential and commercial mixed-use developments appropriately scaled. Development approaches would include both horizontal and vertical mixed use. Ground-floor commercial frontage and signature architectural elements at designated focal locations would be required. Design considerations would include sensitivity to the adjacent lower-intensity residential neighborhoods, inclusion of public and private amenities, and inclusion of transit accessibility features. Buildings may be up to four stories, provided privacy concerns of established neighborhoods are adequately addressed through the setback of upper stories or other design approaches. Structured parking would be allowed, provided no parking levels face directly onto Harbor Boulevard or 19th Street, unless the parking structure is wrapped with commercial storefronts.

Development Standards

	Draft Recommended Land Use	Existing General Plan Designation:
<ul style="list-style-type: none"> ▪ Maximum residential density ▪ Maximum mixed-use intensity ▪ Maximum height 	<p>40 DU/AC 1.00 FAR 4 stories; 60 feet*</p>	<p>General Commercial Not permitted 0.20 to 0.75 FAR 2 stories</p>

* New development must apply massing standards (e.g., height "step down") adjacent to Medium Density and Low Density Residential uses.

Four-story mixed-building with ground-floor café



Four-story mixed-building with ground-floor retail



Area F: Westside Overlay District

The *Westside Overlay* intends to introduce a diverse mix of uses with the objective of creating a much more integrated, walkable, and complementary balance of creative industrial and office spaces, neighborhood-serving retail and commercial services, and residential uses. The *Overlay* allows mixed use, stand-alone (or single use) multi-unit residential, commercial, retail, and creative light industrial uses. Creative light industrial uses could consist of innovative start-up and creative design businesses in the arts, engineering, sciences, marine, technology, and information industries. This Overlay also facilitates neighborhood-serving commercial uses such as restaurants, cafés, and small shops and service businesses. Multi-unit residential uses would be allowed, particularly developments that encourage ownership.

The *Westside Overlay* designation would be ideal for encouraging mixed uses, including live work uses that combine residential occupancy with commercial activity on the ground floor in the same building space, with the resident using the nonresidential space for his or her business. Typical uses would include lofts, creative studio spaces, small offices, and similar low-intensity uses. This designation also would provide affordable office space to small businesses and organizations which are engaged in innovative activities, including incubator businesses.

With regard to industrial uses, established industrial uses are allowed to continue and expand. New residential development must recognize long-established industrial uses and should be designed to minimize conflicts. New creative industrial workspace would be permitted, provided that activities limit or confine noise, dust, and vibration impacts.

Established low-density residential neighborhoods identified in the General Plan Land Use Plan in the Westside would not be subject to any land use designation changes. Zoning and other regulatory controls would be applied to provide compatibility between established and new uses.

Development Standards

	Draft Recommended Land Use	Westside Urban Plans
▪ Maximum residential density	20 DU/AC	13 to 20 DU/AC **
▪ Maximum commercial intensity	1.25 FAR	0.15 to 1.25 FAR
▪ Maximum height	4 stories; 60 feet*	4 stories

* New development must apply massing standards (e.g., height “step down”) adjacent to MDR and LDR uses.

** Maximum density is based on base district.

Live/work studios



Flexible studio spaces and offices



Innovative industrial uses



Light industrial uses



Innovative commercial uses



Townhomes



Creative office/studio flex space



Light industrial uses



Area G: Newport Boulevard Mixed Use

The current land use designation, *Commercial – Residential*, permits both commercial and residential uses. However, the intent of the *Newport Boulevard Mixed Use* designation is to provide development flexibility to spur development activity along the corridor on underutilized commercial sites and motel properties. This flexibility is needed to respond to the shallow, narrow lots. The designation is intended to allow residential, neighborhood-focused commercial, and mixed-use (residential and commercial) development along Newport Boulevard. Mixed-use developments could be either horizontal or vertical mixed use.

New buildings must be designed with sensitivity to surrounding low-density residential neighborhoods with such features as increased setbacks, stepped-down rear building facades, and landscaped buffers. Design considerations must include sensitivity to adjacent lower-intensity residential neighborhoods. Structures may be up to three or four stories in height, provided privacy concerns of established neighborhoods are adequately addressed through the setbacks of upper stories or other design approaches. New restrictions would apply to residential development within 500 feet of the SR 55 freeway, including use of landscaping, air filtration systems, and similar measures to reduce noise and air quality impacts.

Development Standards

	Draft Recommended Land Use	General Plan: Commercial-Residential
▪ Maximum residential density	20 DU/AC	17.4 DU/AC
▪ Maximum commercial intensity	0.75 FAR	0.20 to 0.40 FAR
▪ Maximum height	2 to 4 stories; 30 to 60 feet	

* Four-story buildings allowed fronting Newport Boulevard; three-story buildings required fronting Elden Avenue or directly adjacent to low-density residential uses.

Three-story multi-family residential units



Two-story townhomes



Area H: SoBECA

Area H applies to the established *SoBECA Urban Plan* bounded by Baker Street, Bristol Street, and State Route 73 (Corona Del Mar Freeway), and recommends expanding the Urban Plan boundary to a three-block area bounded by Bristol Street, Paularino Avenue, Baker Street, and the Avalon at South Coast apartment community.

The *SoBECA Urban Plan* will continue to include a mix of housing and retail/service commercial businesses, light industrial uses, creative studios, retail campuses, and entertainment and restaurant uses that attract local residents and visitors. Permitted development approaches would be mixed-use development that combines residential and commercial uses, as well as stand-alone uses. This designation would emphasize commercial uses and would aim to expand the established innovative, eclectic, and unique uses that demonstrate the importance of homegrown and incubator-type businesses to the local economy. The integration of innovative public spaces and “hangout” areas for special events would be highly encouraged.

The maximum residential density of the Urban Plan is 20 dwelling units, a maximum building floor-area ratio of 1.25, and a maximum height of four stories or 60 feet. The *SoBECA Urban Plan* will also be revised to include streetscape improvements that emphasize pedestrian friendly and vibrant street frontages along Bristol and Baker Streets, and to improve the pedestrian and bicycle connectivity between the two areas.

Development Standards

	Draft Recommended Land Use	SoBECA Urban Plan	Existing General Plan Designation: General Commercial
<ul style="list-style-type: none"> ▪ Maximum residential density 	20 DU/AC	13 to 20 DU/AC*	Not permitted
<ul style="list-style-type: none"> ▪ Maximum mixed use intensity 	1.25 FAR	0.15 to 1.25 FAR	0.20 to 0.75 FAR
<ul style="list-style-type: none"> ▪ Maximum height 	4 stories/60 feet**	2 to 4 stories	2 stories

* Maximum density is based on base district.

** New development must apply massing standards (e.g., height “step down”) adjacent to Medium Density and Low Density Residential uses.

Innovative commercial/retail uses



Live/work lofts

