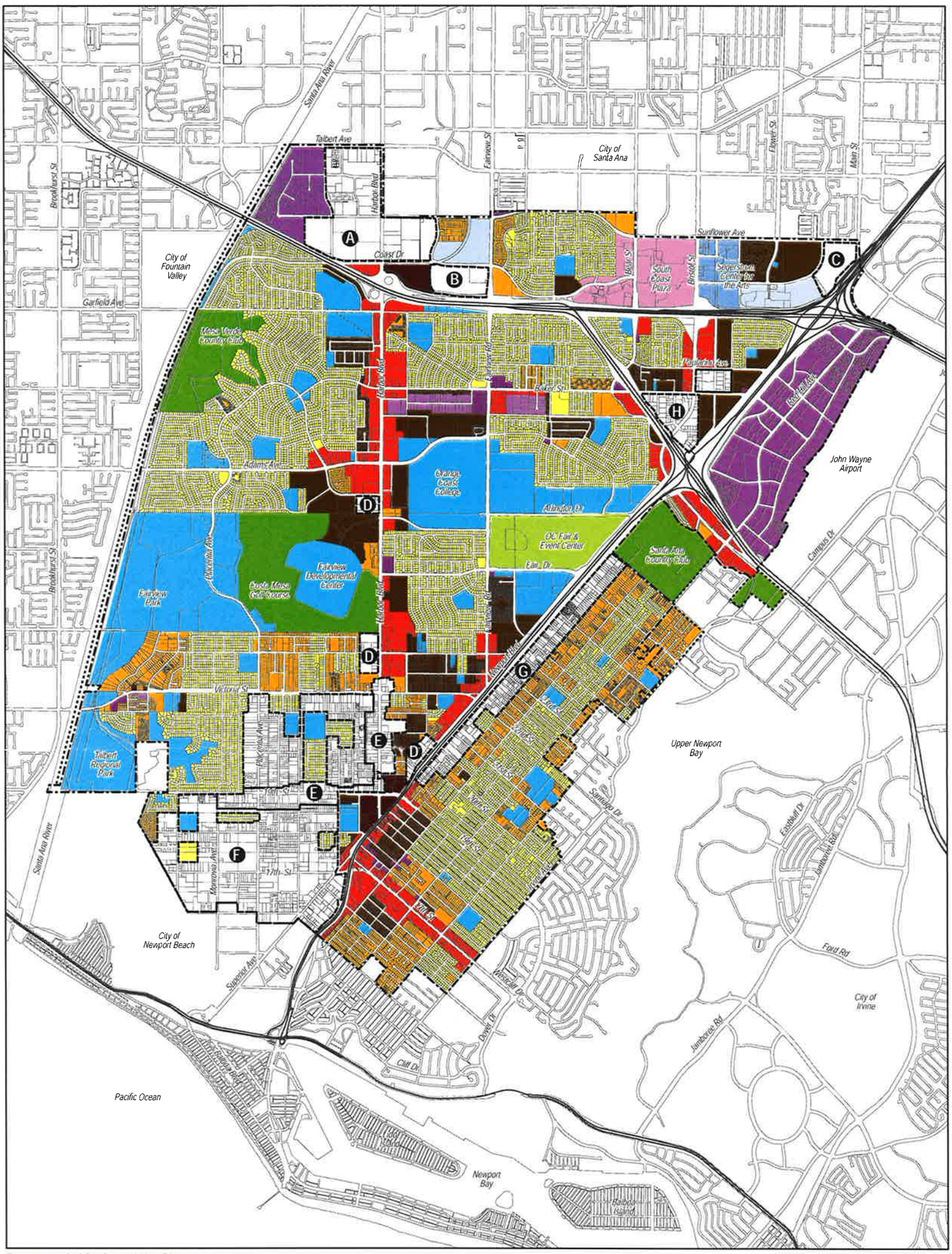
ATTACHMENT 4



Recommended Draft Land Use Plan

- Low Density Residential (8 DU/AC)
- Medium Density Residential (12 DU/AC)
- High Density Residential (20 DU/AC)
- General Commercial
- Commercial Center
- Neighborhood Commercial
- Regional Commercial
- Urban Center Mixed Use
- Cultural Arts Center
- Light Industrial
- Industrial Park
- Golf Course
- Fairgounds
- Public/Institutional

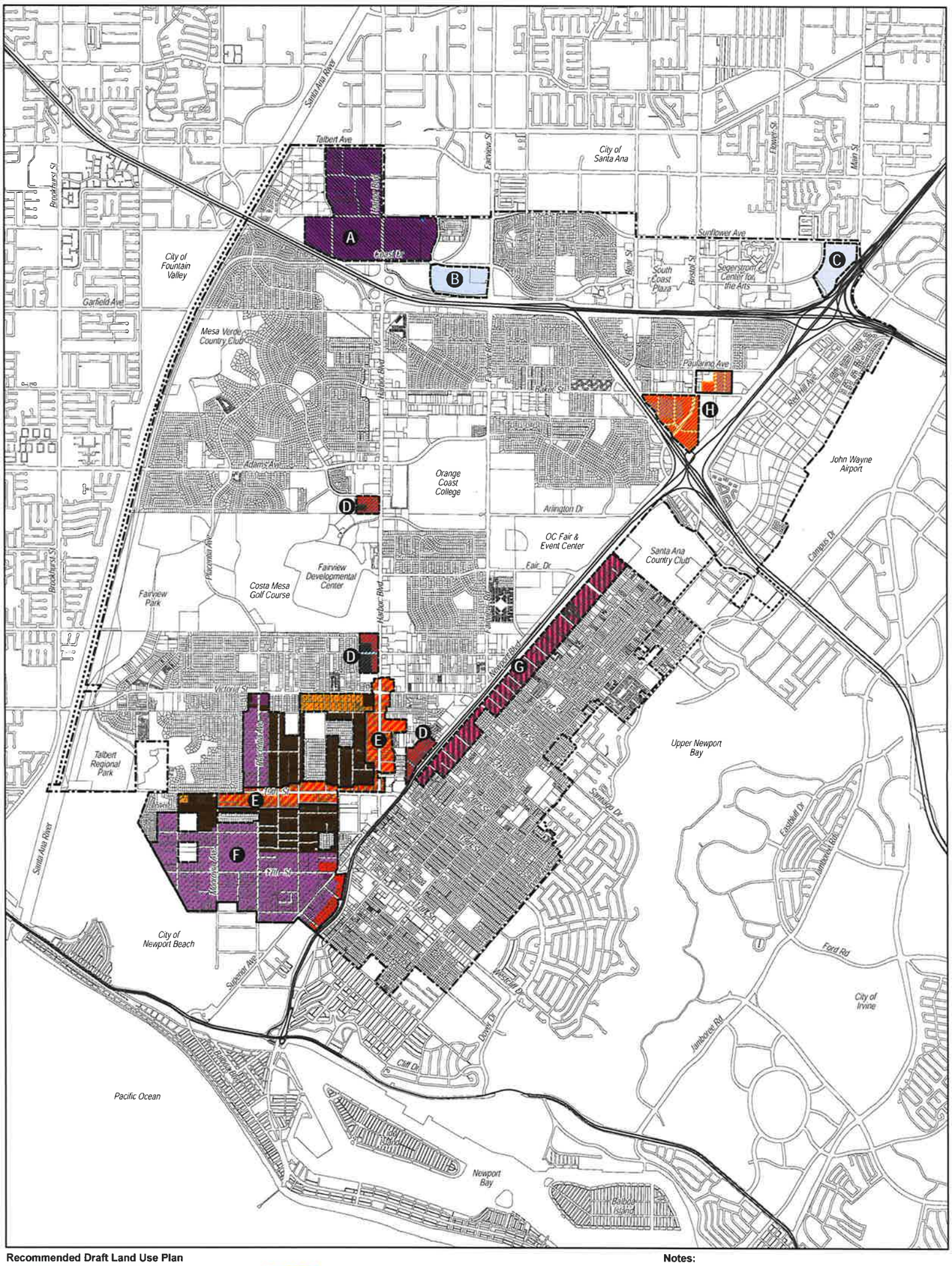
Boundaries

- City Boundary
- Sphere of Influence
- Land Use Focus Areas

0 1,000 2,000 4,000 6,000 8,000 Feet

Date: April 29, 2014

Recommended Draft Land Use Plan
No Change Areas



Recommended Draft Land Use Plan

- Medium Density Residential (12 DU/AC)
- High Density Residential (20 DU/AC)
- General Commercial
- Light Industrial
- Industrial Park
- Urban Center Mixed Use
- Corridor Mixed Use (40 DU/AC; 0.75 FAR)*
- Newport Boulevard Mixed Use (20 DU/AC, 0.75 FAR)*
- Housing Overlay (20 DU/AC, 40 DU/AC with Community Benefit)*
- Business Park Overlay (1.00 FAR)
- SoBECA Urban Plan (20 DU/AC, 1.25 FAR)
- Westside Overlay (20 DU/AC, 1.25 FAR)*

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

Notes:

Area B: Revise North Costa Mesa Specific Plan Development Site Standards: 40 DU/AC, 1.50 FAR

Area C: Revise North Costa Mesa Specific Plan Development Site Standards: 40 DU/AC, 1.50 FAR

Boundaries

- City Boundary
- Sphere of Influence
- Land Use Focus Areas

0 1,000 2,000 4,000 6,000 8,000 Feet

Recommended Draft Land Use Plan Focus Areas

Date: April 29, 2014