

ADDITIONAL DOCUMENT PERTAINING TO:

ITEM NUMBER 2

**GENERAL PLAN UPDATE –
LAND USE ALTERNATIVES**

- **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 south of Coast Drive and north of Interstate 405. Currently, the Specific Plan for this sub-area allows up to 760,000 square feet of office and office-related uses at an 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 an 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.

- **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 Drive 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 Interstate 405, including the use of buffering, sound walls, landscaping, air filtration systems, and similar measures to reduce noise and air quality impacts.

- **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.

- **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.

- **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.



April 29, 2014

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City Council General Plan Workshop
Recommended Draft Land Uses

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Agenda

- Recommended Draft Land Use Changes
- Additional General Plan Elements
- Additional Discussion and Public Comment

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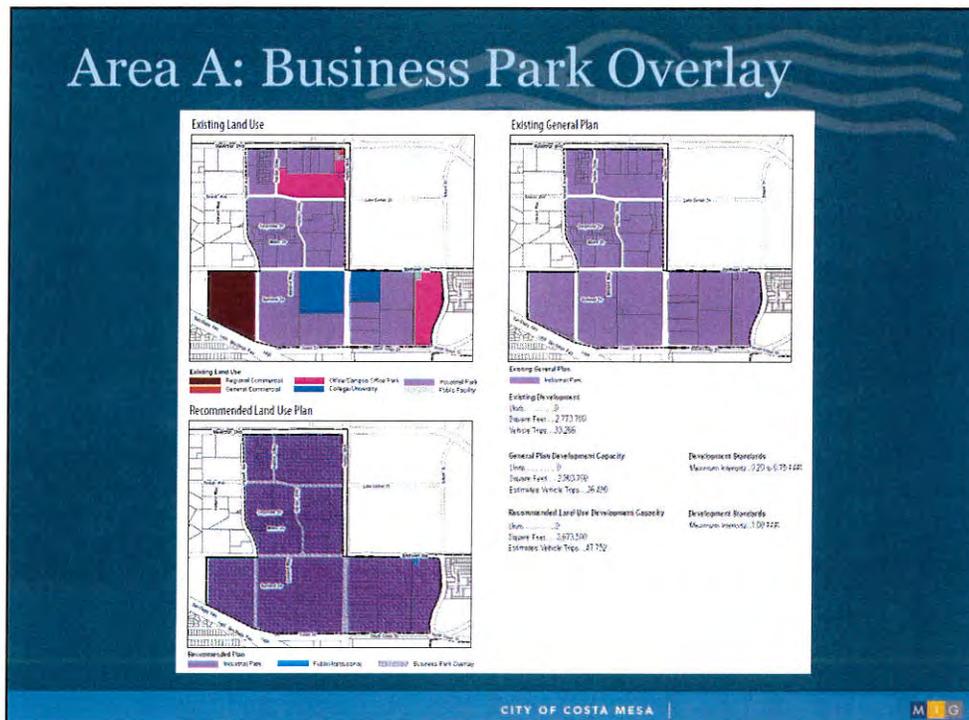
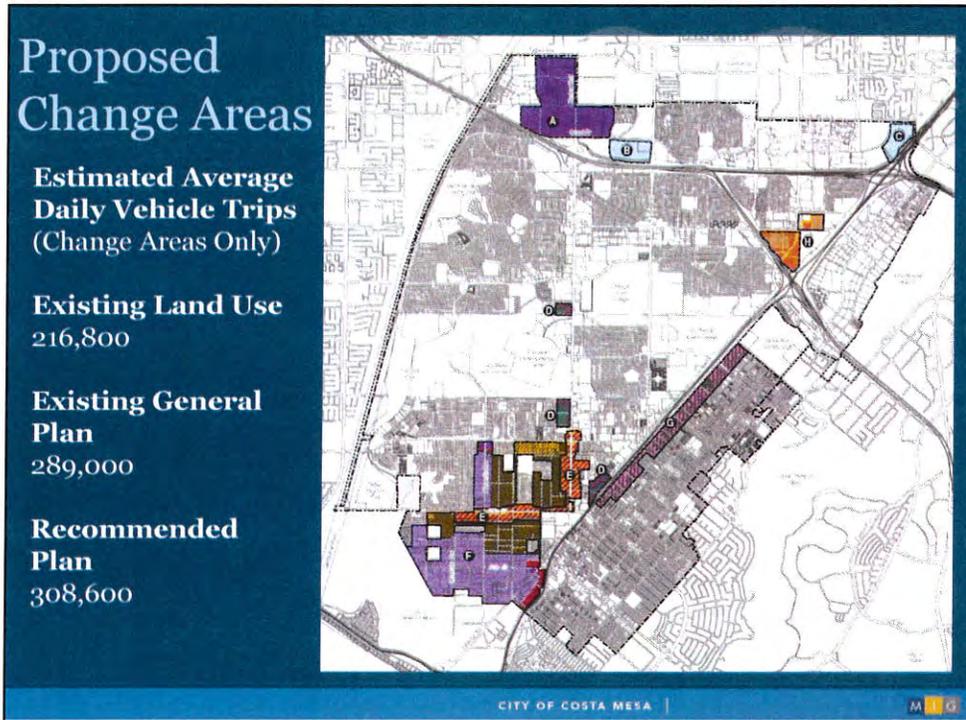
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Recommended Draft Land Use Changes

Introduction

Land Use Alternatives Areas

- Area A: Business Park Overlay
- Area B: Segerstrom Home Ranch
- Area C: Sakioka Lot 2
- 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

Development Standards

	Recommended Plan	Existing General Plan Designation: Industrial Park
▪ Maximum residential density	Not permitted	Not permitted
▪ Maximum commercial intensity	1.0 FAR	0.20 to 0.75 FAR
▪ Maximum height	6 stories; 90 feet	3 stories

Area A: Business Park Overlay



Mid-rise (five stories) office building



Mid-rise (six stories) office building

Area B: Segerstrom Home Ranch



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Area B: Segerstrom Ranch

Development Standards

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

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Area B: Segerstrom Ranch



Multi-unit residences



Mid-rise residential tower



12- story office tower



Mixed-use building

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Area C: Sakioka Lot 2



Existing Land Use

Signature



Existing General Plan

Urban Center Commercial



Draft Recommended Plan

Signature

Existing Development

Units 0
 Square Feet 0
 Estimated Vehicle Trips 0

General Plan Development Capacity

Units 185
 Square Feet 3,913,800
 Estimated Vehicle Trips 11,421

Recommended Land Use Development Capacity

Units 218
 Square Feet 1,338,100
 Estimated Vehicle Trips 17,572

Development Standards

Maximum Density 28 DU/AC
 Maximum Intensity 1.60 FAR

Development Standards

Maximum Density 40 DU/AC
 Maximum Intensity 1.50 FAR

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Area C: Sakioka Lot 2

Development Standards

	Recommended Plan	Existing General Plan Designation: 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

Area C: Sakioka Lot 2



Office campus



Multi-unit residences



12-story office tower



Multi-unit residences

Area D: Residential Overlay



Multi-family (four stories) residential uses



Three-story townhomes

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Area D: Residential Overlay

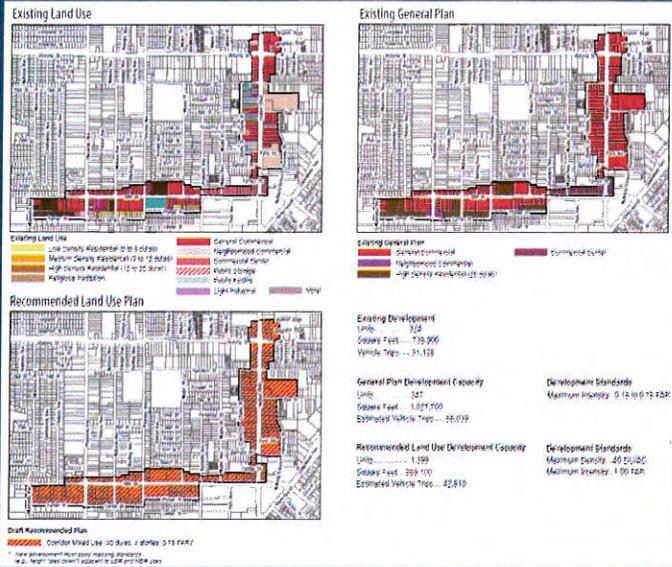
Community Benefit Examples:

- Park/open space exceeding minimum requirements
- Right-of-way improvements
- Leasable space devoted to small/local business focus
- Workforce housing

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Area E: Corridor Mixed Use



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Area E: Corridor Mixed Use

Development Standards

	Recommended Plan	Existing General Plan Designation: General Commercial
Maximum residential density:	40 DU/AC	Not permitted
Maximum commercial intensity:	1.00 FAR	0.15 to 0.75 FAR
Maximum height:	4 stories; 60 feet*	2 stories

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

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Area E: Corridor Mixed Use



Four-story mixed-building with ground-floor café



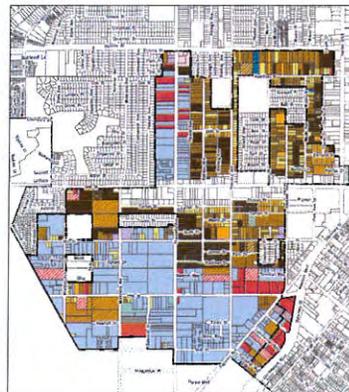
Four-story mixed-building with ground-floor retail

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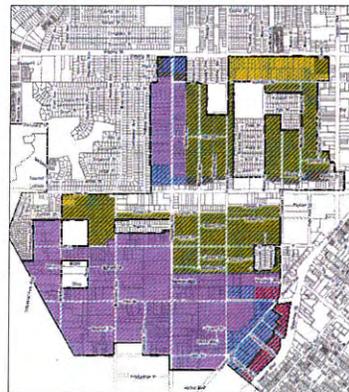
Area F: Westside Overlay

Existing Land Use



Existing Land Use		Existing Development	
Low Density Residential (2 to 8 units)	Public Storage	Units	3,085
Medium Density Residential (2 to 12 units)	Light Industrial	Commercial/Office Sq. Ft.	565,900
High Density Residential (12 to 20 units)	Ware	Industrial Sq. Ft.	2,853,000
Age-Quelred Housing	Religious Institution	Vehicle Traps	34,529
Multi-House Park	Elementary/Middle School		
Mixed Use	Complexent Care		
Charge Commerce	Public Facility		
Neighborhood Commercial	Vacant		
Commercial Center			
Office/Community Park			

Existing General Plan (Westside Urban Plans)

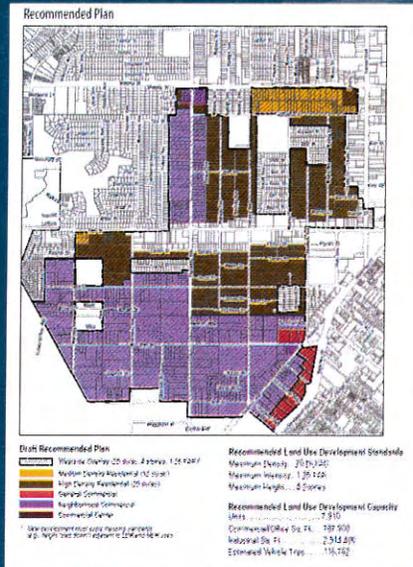


Existing General Plan (Westside Urban Plans)		Westside Urban Plans Development Capacity	
High Density Residential (20+ units)	Urban Plans	Units	7,598
General Commercial	Urban Plans	Commercial/Office Sq. Ft.	660,200
Neighborhood Commercial	Urban Plans	Industrial Sq. Ft.	2,381,500
Commercial Center	Urban Plans	Estimated Vehicle Traps	107,503
Light Industrial	Urban Plans		
	Urban Plans		
	Urban Plans		
	Urban Plans		

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Area F: Westside Overlay



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Area E: Westside

Development Standards

	Recommended Plan	Existing General Plan Designation: 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.

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Area E: Westside



Live/work studios



Flexible studio spaces and offices



Light industrial



Light industrial

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Area E: Westside



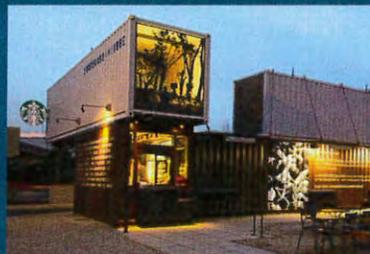
Creative office/studio flex space



Townhomes



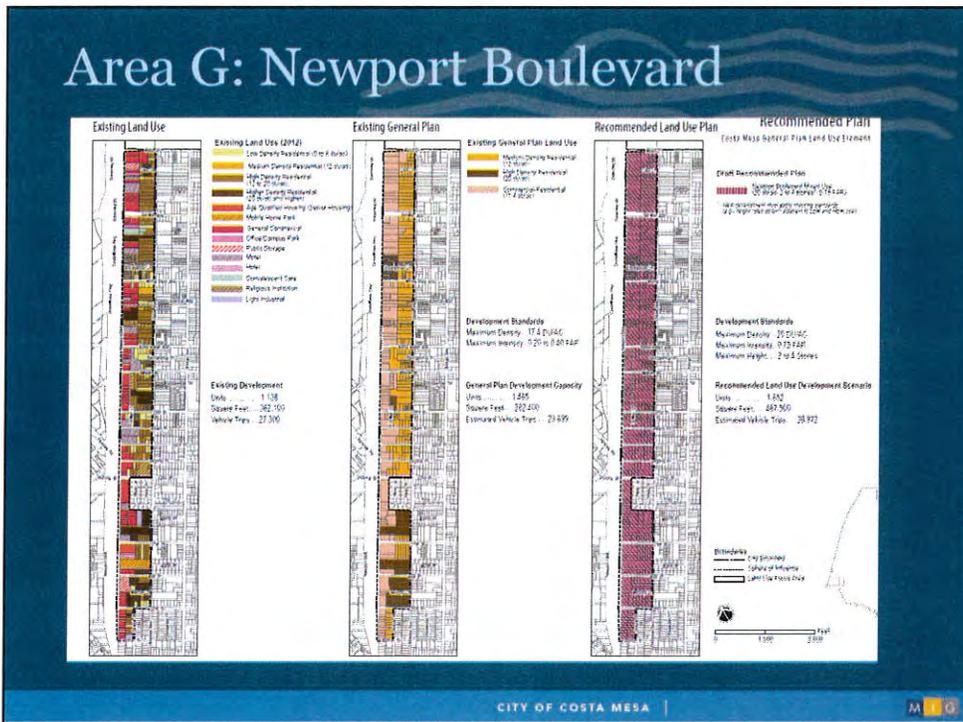
Light industrial



Innovative commercial uses

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Area G: Newport Boulevard

Development Standards

	Recommended Plan	Existing General Plan Designation: 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*	

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

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Area G: Newport Boulevard



Three-story multi-family residential units



Two-story townhomes

Area H: SoBECA



Area H: SoBECA

Development Standards

	Recommended Plan	Existing General Plan Designation: SoBECA Urban Plan
Maximum residential density	20 DU/AC	13 to 20 DU/AC**
Maximum commercial intensity	1.25 FAR	0.15 to 0.75 FAR
Maximum height	4 stories; 60 feet*	2 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

Area H: SoBECA



Commercial/retail uses



Live/work lofts



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Additional General Plan Elements



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Discussion: questions/comments