



Costa Mesa Land Use Element Draft Recommended Land Use Descriptions

September 8, 2015

This Draft Recommended Land Use Plan for targeted areas of change is based on comments made at the April 29, 2014 City Council 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' comments. This recommendation is from staff and not intended to be final. Public hearings to adopt the recommended Land Use Plan are anticipated to occur in early 2016.

The Draft Recommended Land Use Plan addresses six focus areas of the City:

- Segerstrom Home Ranch
- Residential Incentive Overlay
- SoBECA
- Harbor Mixed Use District
- Fairview Developmental Center

These focus areas affect less than four-percent of the entire City. Most of the recommended land use changes have been discussed previously by the City Council and Planning Commission. Upon direction from City Council, City staff and the consultant team will prepare the Draft Land Use Element.

Segerstrom Home Ranch

This recommendation would revise the North Costa Mesa Specific Plan development standards for the Segerstrom Home Ranch sub-area, 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 a floor-area ration (FAR) of 0.40. The recommended alternative would allow residential uses at a maximum density of 40 dwelling units per acre (du/ac); the intensity of nonresidential uses would increase to an FAR of 0.64. The Land Use Element will include language stipulating that the overall building intensity will not exceed the maximum allowable development set forth by a "trip budget" to be determined based on roadway level of service (LOS) standards. The new General Plan land use goal for this site would be to integrate 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.

Recommended Development Standards

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| ▪ Maximum residential density | 40 du/ac |
| ▪ Maximum commercial intensity | 0.64 FAR |
| ▪ Maximum building height | 5 stories (no change from existing regulations) |

Sakioka Lot 2

This alternative would revise the North Costa Mesa Specific Plan development standards for the Sakioka Lot 2 sub-area, located south of Sunflower Drive and west of the SR-55 freeway, to increase the existing residential density limit from 28 units per acre to 40 units per acre. The Land Use Element will include language stipulating that the overall building intensity will not exceed the current maximum allowable development trip budget. Also, 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

- Maximum residential density 40 du/ac
- Maximum commercial intensity 1.00 FAR (no change from existing regulations)
- Maximum building height As established in the North Costa Mesa Specific Plan (no change from existing regulations)

Residential Incentive Overlay

The *Residential Incentive Overlay* would create opportunities for residential development at strategic locations along Harbor Boulevard and Newport Boulevard. This designation would allow for new higher-density residential uses in areas where limited residential with lower densities are allowed. Small-lot single-family subdivisions would be appropriate as well. The *Residential Incentive Overlay* would also expand development opportunities on commercial properties not developed to their full potential or supporting outdated buildings, including motels.

Maximum building height would be four stories, provided privacy concerns of adjacent established residential neighborhoods are adequately addressed through the setback of upper stories or other design approaches. Housing within the *Residential Incentive Overlay* would have a maximum density of 40 dwelling units per acre.

The *Residential Incentive Overlay*, when applied through zoning regulations, would be activated by a Master Plan screening process by the City Council. Staff anticipates establishing a minimum lot area for development which would vary depending upon the area to which the Overlay would be applied.

Development Standards

- Maximum residential density 40 du/ac
- Maximum height 4 stories; 60 feet

SoBECA

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 commercial and residential 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 recommended to be 40 dwelling units. The maximum 1.25 FAR would apply to mixed-use buildings that integrate residential and commercial uses, while stand-alone buildings would have a 1.0 FAR maximum. The maximum building height for all projects would be four stories. The maximum number of residential units allowed over the entire *SoBECA Urban Plan* area is recommended to be 784 units. The *SoBECA Urban Plan* would also be revised to include streetscape improvements that emphasize pedestrian-friendly and vibrant street frontages along Bristol and Baker Streets, and that improve the pedestrian and bicycle connectivity between the two areas.

Development Standards

- Maximum residential density 40 ud/ac (784 units maximum overall)
- Maximum commercial intensity 1.00 to 1.25 FAR (no change from existing regulations)
- Maximum height 4 stories; 60 feet (no change from existing regulations)

Harbor Mixed-Use District

The *Harbor Mixed-Use District* consists of select areas along Harbor Boulevard, between Wilson Street and 19th Street. The intent of the expansion is to encourage reuse/redevelopment of underutilized commercial properties along Harbor Boulevard and to introduce a residential component, allowing residential development at up to 20 dwelling units per acre. Similar to the *19th West Urban Plan*, the proposed 1.25 FAR would apply to projects that consist of both residential and commercial mixed uses; a 1.00 FAR would apply to stand-alone projects. The *Harbor Mixed-Use District* is intended 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 along the southern portion of Harbor Boulevard that intersects with 19th Street.

Development Standards

- Maximum residential density 20 du/ac
- Maximum commercial intensity 1.00 to 1.25 FAR
- Maximum height 4 stories; 60 feet

Fairview Developmental Center

In anticipation of the future closure or downsizing of the Fairview Development Center, the recommendation for the Fairview property—to which a unique land use plan designation would apply—is a mix of residential, commercial corporate headquarters, and institutional uses. These uses are to be complementary to the Costa Mesa Golf Course and surrounding residential neighborhoods. The maximum residential density for Fairview would be 40 dwelling units per acre, with a maximum number of 1,000 residential units for the entire site. Corporate headquarters with single tenant buildings within a campus setting are also being envisioned. The inclusion of institutional uses—such as public and private recreational facilities, sports parks, community centers, public facilities, and other similar uses—are also being recommended. The maximum FAR for corporate headquarters uses is 0.40 FAR and for institutional uses 0.25 FAR.

Development Standards

- Maximum residential density 40 du/ac (maximum 1,000 unit capacity overall)
- Maximum corporate headquarters intensity 0.40 FAR
- Maximum institutional intensity 0.25 FAR (no change to existing regulations)