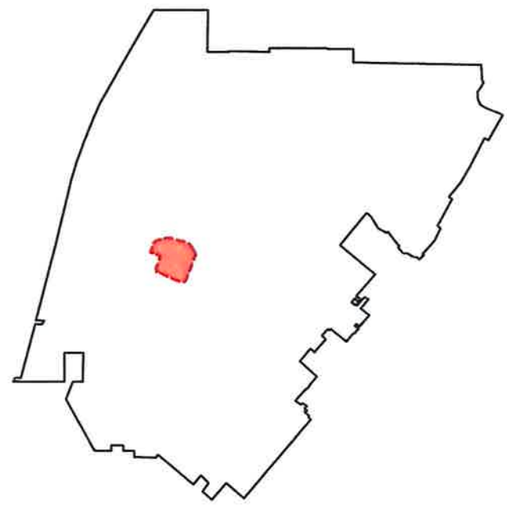
Fairview

October 2015

Existing Context

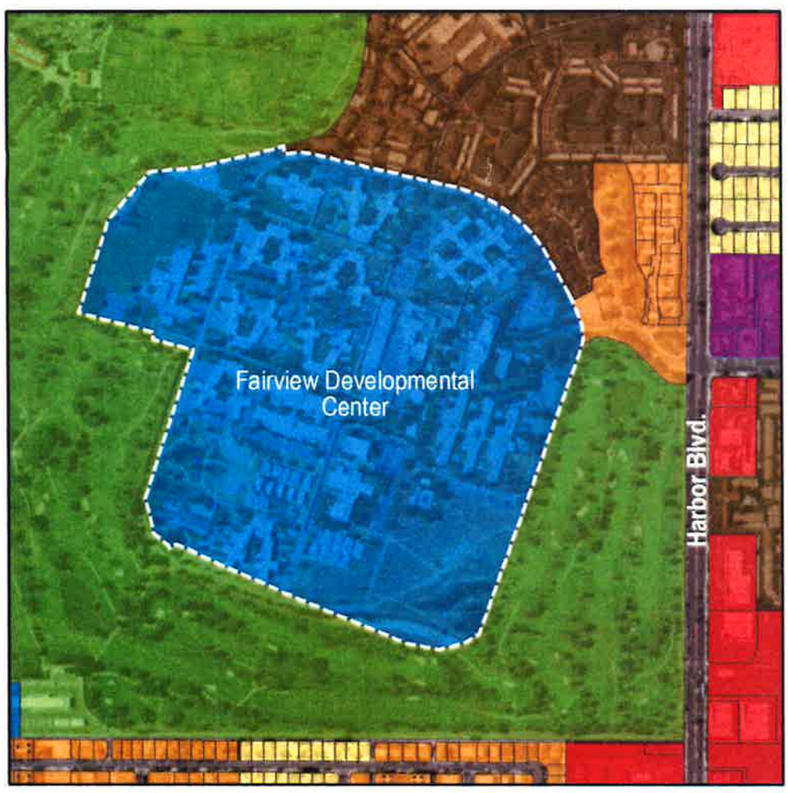
Key Map



Current General Plan Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Neighborhood Commercial
- Public/Institutional
- Golf Course

Proposed General Plan: New Land Use Designation - Fairview



Existing Development

Beds.....300
Total Area.....102.6 Acres

Land Use Recommendation

Proposed Land Use Designation.....Fairview
Residential Units.....500
Open Space Acres.....28 acres (25%)

Proposed Maximum Density.....15 DU/AC*
Proposed Institutional FAR.....0.25 FAR

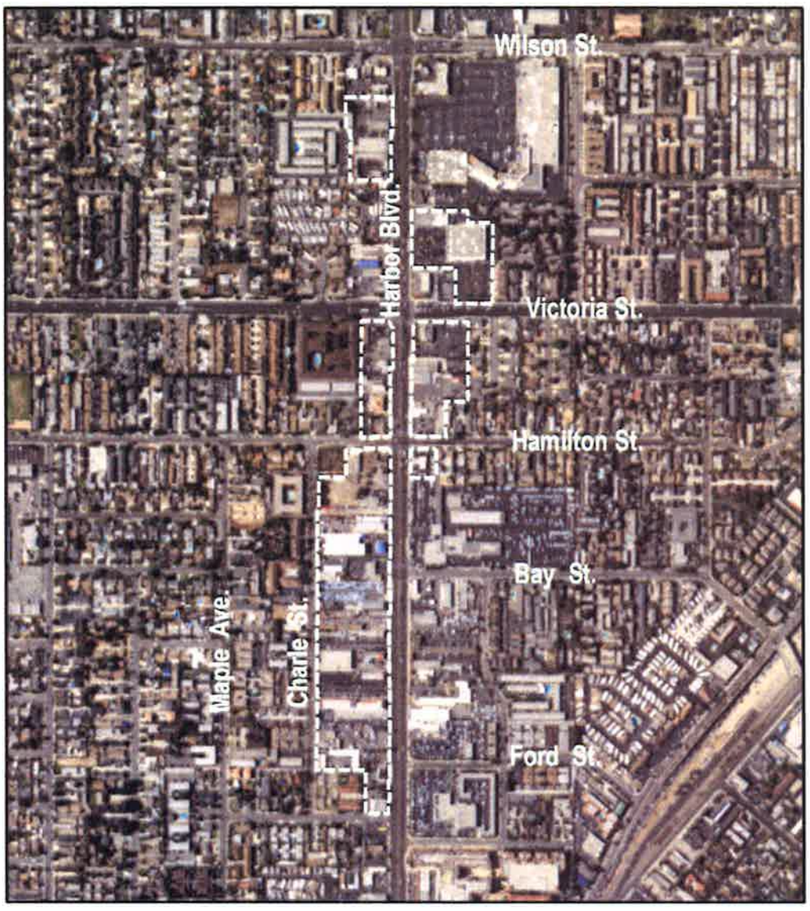
* Density bonus for provision of affordable housing available per Government Code Sections 65915-65918

ATTACHMENT 2

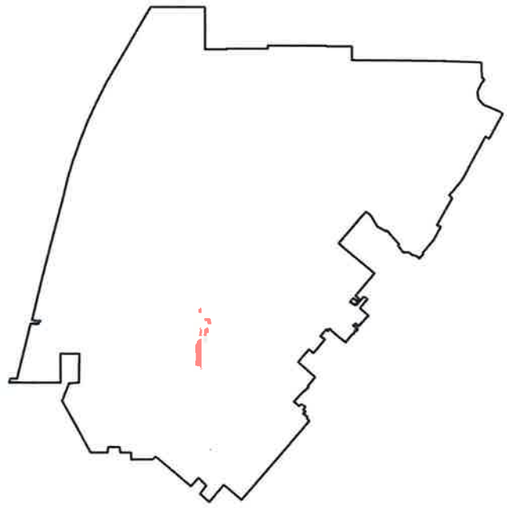
Harbor Mixed-Use Overlay

October 2015

Existing Context



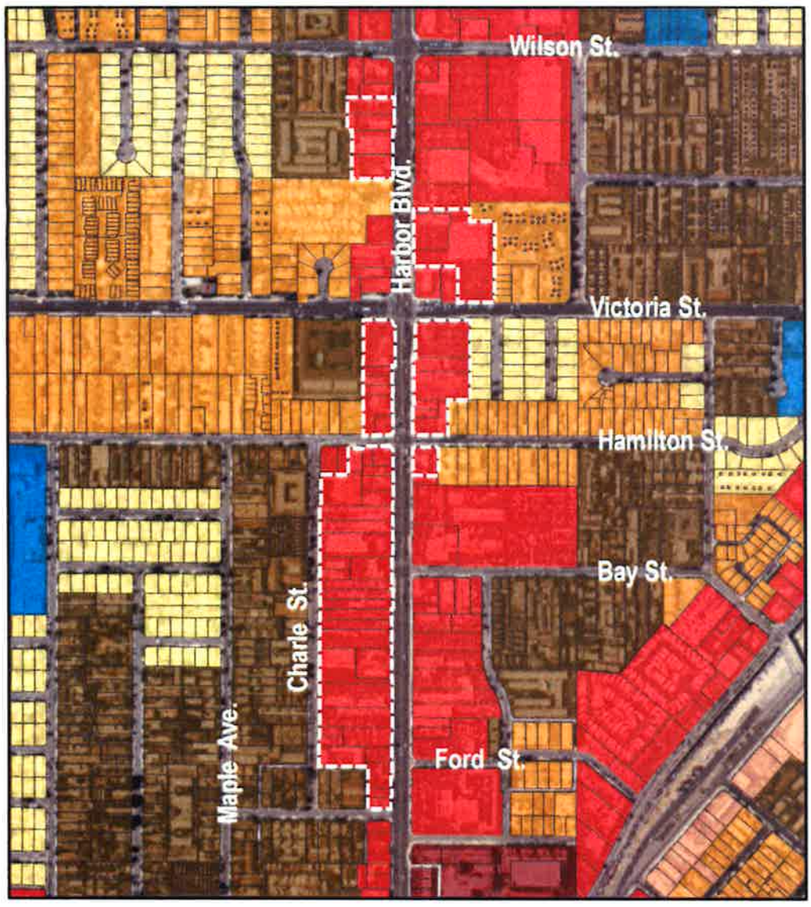
Key Map



Current General Plan Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial

Proposed General Plan: Overlay



Harbor Mixed-Use Overlay

General Plan land use overlay that allows a maximum residential density of 20 dwelling units per acre. Mixed-use projects that do not include residential components can be developed at a 1.00 FAR. Mixed-use projects with both residential and commerical components can be developed at 1.25 FAR.

Existing Development

Residential Units.....13
Commercial Square Feet.....337,300
Total Area.....24.6 acres

Land Use Recommendation

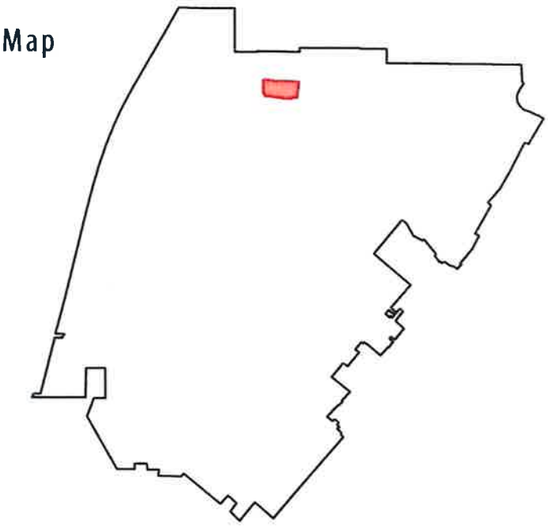
Residential Units.....491
Commercial Square Feet.....321,000
Proposed Density.....20 DU/AC
Proposed FAR.....1.00 to 1.25 FAR

Segerstrom Home Ranch

October 2015

Existing Context

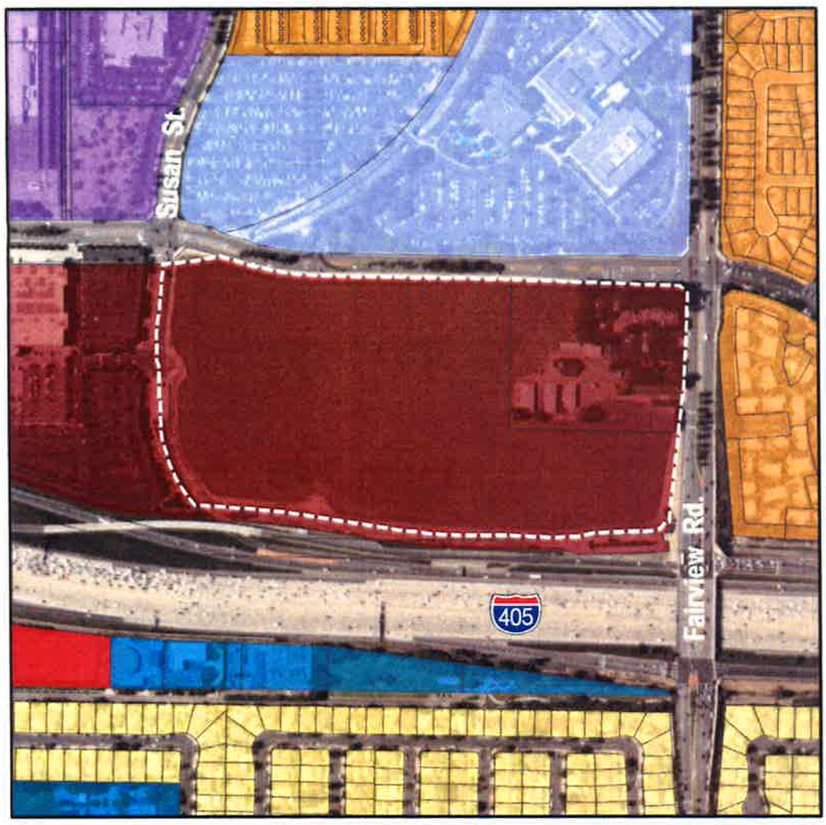
Key Map



Current General Plan Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Commercial Center
- Urban Center Commercial
- Industrial Park
- Public/Institutional

Proposed General Plan: Commercial Center



Existing Development

Square Feet.....0

Total Area.....43.6 acres

Land Use Recommendation

Office Square feet.....1,200,000

Proposed FAR.....0.64 FAR*

Alternative Land Use Recommendation

Residential Units.....300

Office Square feet.....1,200,000

Proposed Density.....Up to 40 DU/AC

Proposed FAR.....0.64 FAR*

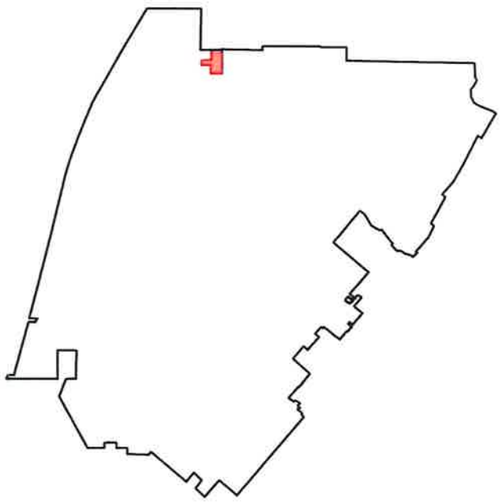
* Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan.

LA Times Site

October 2015

Existing Context

Key Map



Current General Plan Designation

- **Industrial Park**
- General Commercial
- Commercial Center

Proposed General Plan: Overlay

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Existing Development

Land Use .....Manufacturing, Private Open Space
Square Feet.....374,000 sq. ft.
Total Area.....23.5 acres

Land Use Recommendation

Proposed Land Use.....Office or Retail
Proposed FAR.....0.64 FAR for Office
Proposed FAR.....0.54 FAR for Retail
Proposed Square Feet.....553,000 to 655,000

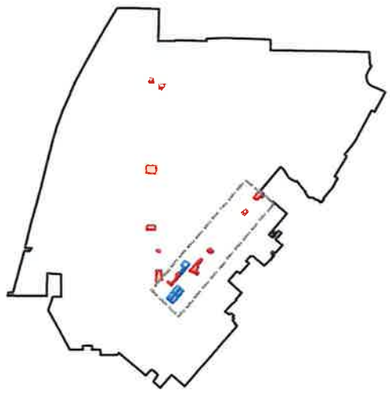
Residential Incentive
Newport Boulevard

Existing Context

Proposed General Plan: Overlay

Key Map

October 2015



Current Land Use Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Commercial Residential (17.4 du/ac)
- General Commercial
- Neighborhood Commercial
- Light Industrial
- Public/Institutional
- Golf Course

Focus Areas

- Original Overlay Boundary
- Alternative Boundary Expansion

Original Overlay Boundary

Existing Development

Newport Total Area.....22.0 acres
Residential Units.....183
Commercial Square Feet.....285,100

Land Use Recommendation

Density.....40 DU/AC
Residential Units.....880
Commercial Square Feet.....142,600

Alternative Land Use Recommendation

Density.....25 DU/AC
Residential Units.....550
Commercial Square Feet.....142,600

Alternative Expanded Boundary

Existing Development

Newport Total Area.....21.7 acres
Residential Units.....107
Commercial Square Feet.....423,900

Land Use Recommendation

Density.....40 DU/AC
Residential Units.....869
Commercial Square Feet.....212,000

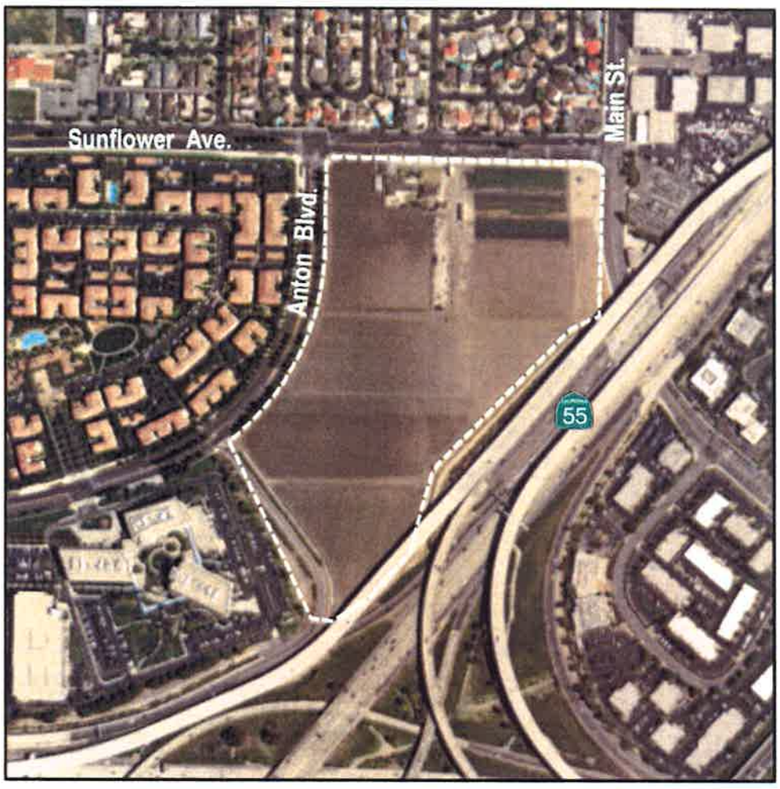
Alternative Land Use Recommendation

Density.....25 DU/AC
Residential Units.....499
Commercial Square Feet.....212,000

Sakioka Site (Lot 2)

October 2015

Existing Context



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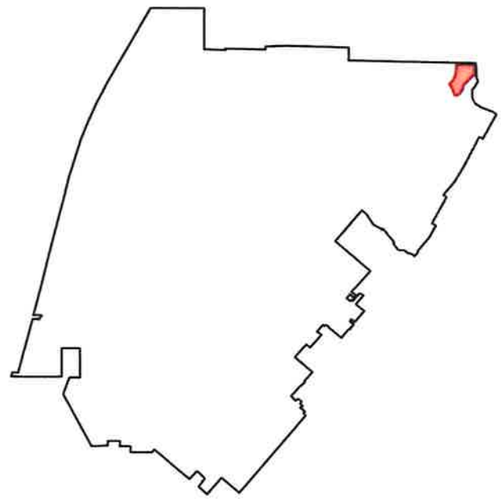


Proposed General Plan: Urban Center Commercial

Current General Plan Designation

- High Density Residential (20 du/ac)
- Urban Center Commercial

Existing Development

Square Feet.....0.0
Total Area.....33 acres

Land Use Recommendation

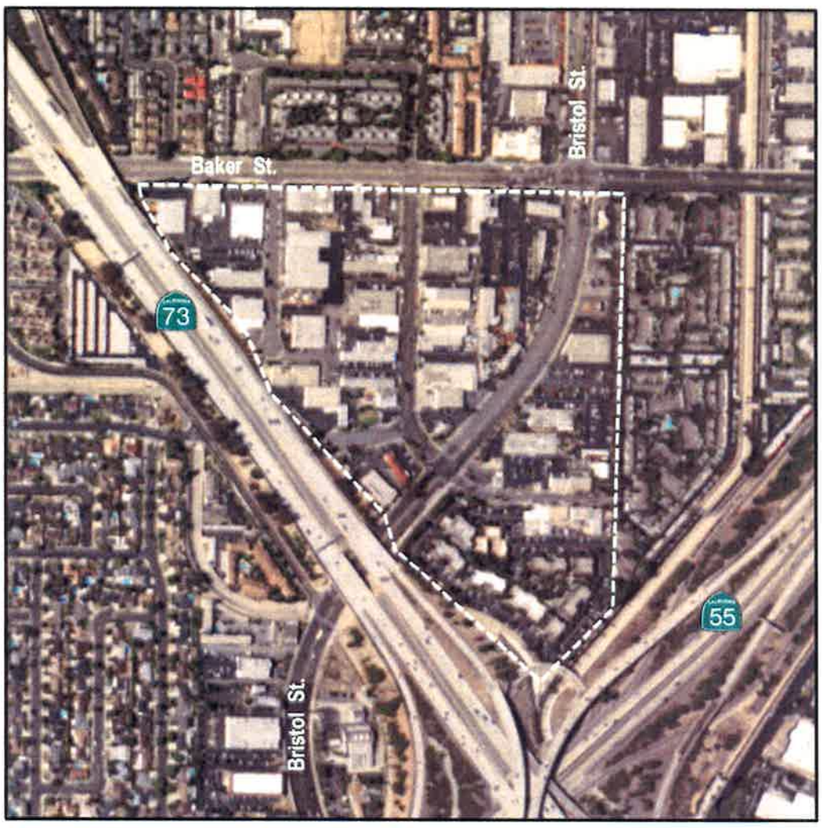
Residential Units.....660
Proposed Density.....80 DU/AC
Proposed FAR.....1.00 FAR*
Maximum Building Height.....12 stories

* Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan.

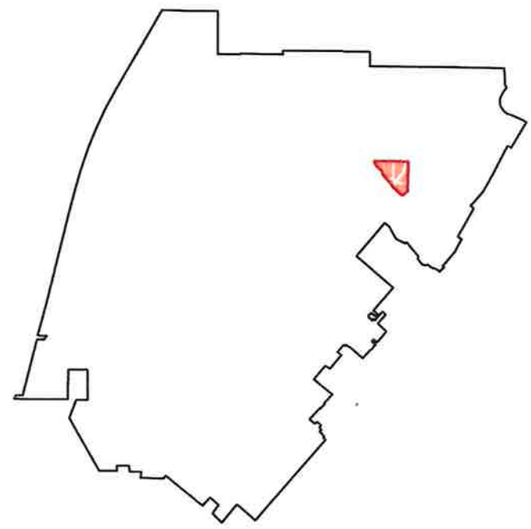
SOBECA

October 2015

Existing Context



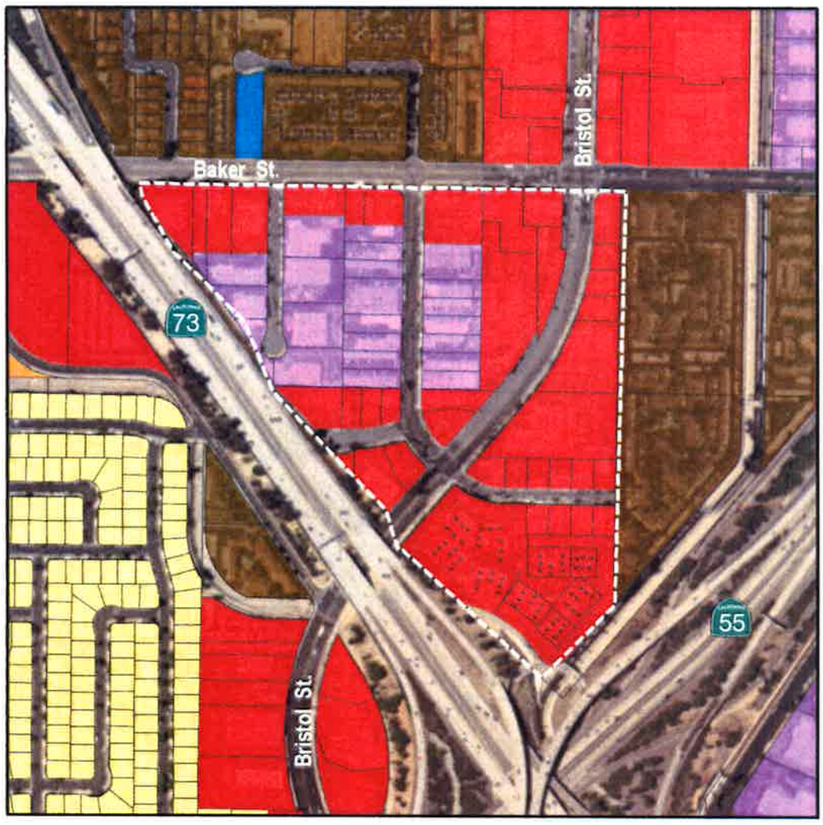
Key Map



Current General Plan Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Light Industrial
- Public/Institutional

Proposed General Plan: Overlay



SoBECA Overlay

General Plan land use overlay that allows a maximum of 784 units where individual residential projects cannot exceed 40 dwelling units per acre. Overall density calculated at 20 dwelling units per acre over the entire SoBECA Overlay.

Existing Development

Units.....0
Square Feet.....491,000
Acres.....39.2 Acres

Land Use Recommendation

Units.....784
Square Feet..... 420,359
Proposed FAR.....1.00 to 1.25 FAR
Proposed Density.....40 DU/AC*

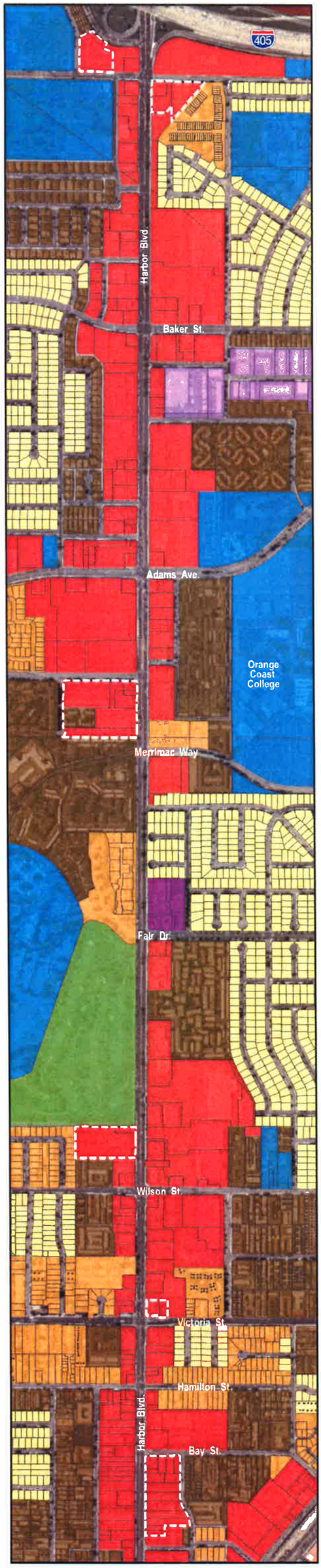
* Not to exceed 784 units for area

Residential Incentive - Harbor Boulevard

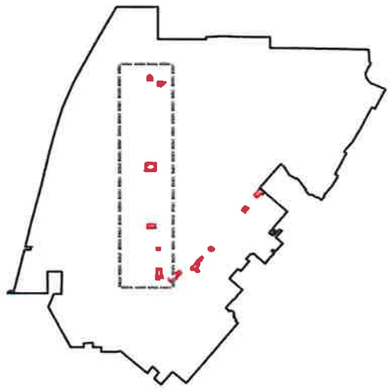
October 2015

Existing Context

Proposed General Plan: Overlay



Key Map



Current General Plan Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Neighborhood Commercial
- Light Industrial
- Public/Institutional
- Golf Course

Existing Development

Harbor Total Area.....27.4 acres
Residential Units.....84
Commercial Square Feet.....356,800

Land Use Recommendation

Density.....40 DU/AC
Residential Units.....1,063
Commercial Square Feet.....178,400

Alternative Land Use Recommendation

Density.....25 DU/AC
Residential Units.....685
Commercial Square Feet.....178,400