



Costa Mesa Land Use Element Draft Recommended Land Use Descriptions

October 6, 2015

This Draft Recommended Land Use Plan for targeted areas of change is based on comments made at the September 8, 2015 City Council meeting. 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
- LA Times Site

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 office uses to increase to 1,200,000 square feet at a 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. Parking structures would be encouraged to create opportunities for plazas and open spaces integral to development.

Recommended Development Standards

- Maximum commercial intensity 0.64 FAR
- Maximum building height 5 stories (no change from existing regulations)

Note: Residential is not being proposed on the Home Ranch site.

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 80 units per acre. The maximum number of residential units allowed is 660. 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 80 du/ac (660 units maximum overall)
- Maximum commercial intensity 1.00 FAR (no change from existing regulations)
- Maximum building height 12 stories (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 du/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 / Fairview General Plan Designation

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, open space, 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 15 dwelling units per acre, with a maximum number of 500 residential units for the entire site. Additional housing units may be built, as long as they meet the density bonus provisions pursuant to State law (Government Code Section 65915-65918). At least 25 percent of the site will be dedicated to open space. 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 institutional uses 0.25 FAR.

Development Standards

25% minimum park / open space

- Maximum residential density 15 du/ac (maximum 500 unit capacity overall)
- Maximum institutional intensity 0.25 FAR (no change to existing regulations)
- Minimum Open space 25 percent open space (> 25 acres)

LA Times Site

The *LA Times Site Overlay* would create opportunities for either office or commercial retail development at a strategic location near the intersection of Harbor Boulevard and South Coast Drive. An office development project will be allowed to be developed at an FAR of 0.64 on the 24-acre site, which allows up to 669,082 square feet office. Commercial retail development will be allowed to be developed at an FAR of 0.54, which allows up to 564,538 square feet of commercial retail. The *LA Times Site Overlay* would create additional opportunities for office and commercial retail that is complementary to the surrounding land uses.

Development Standards

- Proposed Office FAR 0.64 FAR
- Proposed Commercial Retail FAR 0.54 FAR

Note: Residential is not being proposed for the LA Times site.