

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING THE FOLLOWING AMENDMENTS TO THE URBAN PLANS:

- **SP-05-06 A1: SoBECA Urban Plan;**
- **SP-05-07 A1: 19 West Urban Plan;**
- **SP-05-08 A2: Mesa West Urban Plan;**
- **SP-05-09 A1: Mesa West Residential Ownership Urban Plan.**

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, City Council adopted the following Urban Plans in April 2006, and the Urban Plan sets forth development standards and land use regulations relating to the nature and extent of land uses and structures in compliance with the City's 2000 General Plan;

WHEREAS, SP-05-06 SoBECA Urban Plan establishes provisions for mixed-use development in the 39-acre SoBECA plan area. This area is primarily characterized by light industrial, office, and general commercial uses and is bounded by Baker Street (north), Bristol Street (east), and SR-73 (west);

WHEREAS, SP-05-07 19 West Urban Plan consists of 103 acres of industrial, commercial, and residential uses. The plan area is located in the Westside, generally along 19th Street, Superior Boulevard, and southeast of Victoria Street and Placentia Avenue.

WHEREAS, SP-05-08 Mesa West Urban Plan area is approximately 277 acres in size. The plan area is generally located south of Victoria Street, west of Superior Avenue, and to the City's western and southern corporate limits;

WHEREAS, SP-05-09 Mesa West Residential Ownership Urban Plan consists of 238 acres of high- and medium-density residential uses. In the mixed-use overlay zone, applicants with qualified projects may apply for specified residential development standards/incentives or a density bonus pursuant to an approved site-specific Master Plan;

WHEREAS, the proposed Urban Plan amendments involve certain text amendments to the following Urban Plan documents:

- SP-05-06 A1: SoBECA Urban Plan;
- SP-05-07 A1: 19 West Urban Plan;
- SP-05-08 A2: Mesa West Urban Plan;
- SP-05-09 A1: Mesa West Residential Ownership Urban Plan;

WHEREAS, the proposed Urban Plan amendments also include a set of architectural prototypes (Spanish Colonial, Craftsman Style, and Bungalow) which will be included in each Urban Plan as illustrative exhibits (see Exhibits of the resolution);

WHEREAS, a joint study session of the City Council and Planning Commission was held in September 2015;

WHEREAS, on October 6, 2016, City Council directed staff to proceed with proposed Urban Plan Amendments to include textual amendments to the plan document related to mixed-use development, live/work units, and residential loft provisions, as specified by Council;

WHEREAS, the Planning Commission considered the proposed Urban Plan amendments and recommended Council approval of the proposed changes at a public hearing on March 14, 2016;

WHEREAS, City Council conducted a public hearing on April 5, 2016, with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the proposed amendments to the Urban Plans have been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to Section 15061 (b)(3) (General Rule) of the CEQA Guidelines, in that the City Council hereby finds that it can be seen with certainty that there is no possibility that the passage of these Urban Plan amendments will have a significant effect on the environment;

WHEREAS, proposed Urban Plan Amendments are found to be in conformance with the City of Costa Mesa 2000 General Plan, with specific regard to General Plan Land Use Goal, Objective, and Policy, as follows:

GOAL LU-1: LAND USE

It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and, to ensure the long term viability and productivity of the community's natural and man-made environments.

Objective LU-1A. Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.

LU-1A.1 Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community;

WHEREAS, the City Council deems it to be in the best interest of the City that said Urban Plan Amendments be adopted;

BE IT RESOLVED that the City Council **HEREBY APPROVES** the Urban Plan amendments as identified in following exhibits:

- Exhibit 1: SP-05-06 A1: SoBECA Urban Plan;
- Exhibit 2: SP-05-07 A1: 19 West Urban Plan;
- Exhibit 3: SP-05-08 A2: Mesa West Urban Plan;
- Exhibit 4: SP-05-09 A1: Mesa West Residential Ownership
- Exhibit 5: Architectural Prototypes

BE IT FURTHER RESOLVED that Exhibit 5 represents the architectural prototype exhibits that shall be appended to each Urban Plan as "Appendix A: Illustrative Architectural Prototype Exhibits"

PASSED AND ADOPTED this 5TH day of April 2016.

Stephen Mensinger, Mayor

ATTEST:

Brenda Green
City Clerk of the City of Costa Mesa
STATE OF CALIFORNIA)
COUNTY OF COSTA MESA)
CITY OF COSTA MESA)

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, California, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the City Council held on the ____ day of _____, 2016, and thereafter at the regular meeting of said City Council duly held on the ____ day of _____, 2016, was duly passed and adopted by the following vote, to wit:

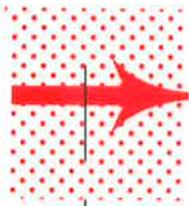
AYES:
NOES:
ABSENT:
ABSTAIN:

Brenda Green
City Clerk of the City of Costa Mesa

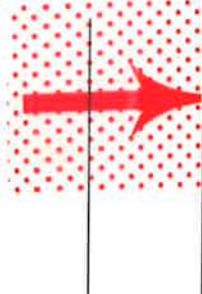
**Exhibit 1:
SP-05-06 A1: SoBECA Urban Plan**

**TABLE A - SoBECA URBAN PLAN
DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARD	Deviations from development standards may be granted through the master plan approval process with consideration to existing development configuration, compatibility of adjacent uses, inclusion of pedestrian-oriented space, and/or inclusion of amenities along -the street side.
<p>Maximum Floor Area Ratio for mixed-use development project (including residential uses)</p> <ul style="list-style-type: none"> • Commercial Base Zoning District • Industrial Base Zoning District <p>Minimum Floor Area Ratio for nonresidential component of development</p> <ul style="list-style-type: none"> • Commercial Base Zoning District • Industrial Base Zoning District 	<p>1.0 FAR</p> <p>1.0 FAR</p> <p>0.15 FAR</p> <p>0.175 FAR</p>
<p><u>Minimum Lot Size</u></p>	<p><u>Minimum One Acre</u> <u>Exception: Development lots of less than one acre may be allowed as a deviation from this requirement provided that all other development standards are met.</u></p>
<p>Overall Maximum Building Height for Mixed-Use Project</p> <ul style="list-style-type: none"> • Max. Building Height for Nonresidential Component: • Max. Building Height for Residential Component: 	<p>4 stories/ 60 feet (Roof gardens/terraces in mixed-use development projects -shall not be considered a story.)</p> <p>2 stories/ 40 feet</p> <p>4 stories/60 feet (Lofts, as defined in Section 13-6 of the Zoning Code, without exterior access and having only clerestory windows will not be regarded as a story.</p>
<p>Attics</p>	<p>Attics shall not be heated or cooled, nor contain any electrical outlets or operable windows. Attics above the maximum number of stories shall be an integral part of the building roofline and not appear as an additional story on any building elevation. Windows in any attic space above the maximum number of stories shall be incidental and limited to a dormer style.</p>
<p>Maximum Lot Coverage</p>	<p>90%</p>



**TABLE A - SoBECA URBAN PLAN
DEVELOPMENT STANDARDS**



<p>Minimum Open Space Development Lot:</p> <p>____ Residential Open Space:</p>	<p><u>Minimum 30% open space required. (This minimum open space requirement strictly applies to the overall development lot area at grade. However, the square footage of roof decks may be partially counted towards the minimum open space requirement by a maximum 10 percent allowance.)</u></p> <p><u>10% (This minimum open space requirement strictly applies to the overall development lot area. This minimum 10% open space will be in addition to any residential open space required per dwelling unit.)</u></p> <p><u>Minimum 200 sq.ft. per dwelling unit of residential component</u> <u>(This requirement does not apply to live/work units)</u></p> <p>Residential open space may be any combination of private and common open space areas. Common open space may be distributed throughout the residential component of the mixed-use development and need not be in a single large area. Common open space areas may be satisfied by common roof gardens, common recreational/leisure areas, recreational facilities featuring swimming pools, decks, and court game facilities. Private open space may be provided for each dwelling unit above the first floor in the form of a private patio or balcony.</p>
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SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS	
Minimum distances given, unless otherwise noted. All setbacks from streets to development lots are measured from the ultimate property line shown on the Master Plan of Highways. Increased side and rear setbacks may be required pursuant to Uniform Building Code requirements.	
<p>Front Build-to-Line</p> <ul style="list-style-type: none"> • Abutting public street 	<p>20 feet along Bristol Street</p> <p>10 feet along Baker Street, Century Place, Randolph Avenue, Saint Clair Street</p>
<p>Side</p> <ul style="list-style-type: none"> • Abutting a public street • Abutting residential zone • All other side property lines 	<p>20 feet along Bristol Street</p> <p>10 feet along Baker Street, Century Place, Randolph Avenue, Saint Clair Street</p> <p>20 feet</p> <p>0 feet</p>
<p>Rear</p> <ul style="list-style-type: none"> • Abutting a public street • Abutting residential zone • All other rear property lines 	<p>20 feet for Bristol Street</p> <p>10 feet along Baker Street, Century, Randolph, Saint Clair Street</p> <p>20 feet</p> <p>0 feet</p>
Distance between main buildings	Minimum 10 foot distance between main buildings on the same site.
Distance between accessory structures.	Minimum 6 foot distance between accessory structures and main buildings.

**TABLE A - SoBECA URBAN PLAN
DEVELOPMENT STANDARDS**

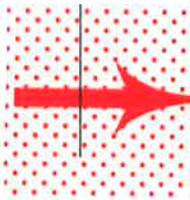
PARKING

(1) Vehicle parking is required either on-site or on another lot within a distance deemed acceptable by the Planning Commission. A reduction in the vehicle parking requirements shall be determined as outlined in “City of Costa Mesa Procedure for Determining Shared Parking Requirements.” The parking reduction for the mixed-use development project and may be approved in conjunction with the master plan approval.

(2) Parking spaces shall be specifically designated for nonresidential and residential uses by the use of posting, pavement markings, and physical separation. The parking area design may include the use of alternative parking techniques such as mechanized stacked parking systems to satisfy parking requirements, subject to review and approval by the Planning Commission. Parking design shall also consider the use of separate entrances and exits, or a designated lane, for residents, so that residents are not waiting in line behind shoppers or moviegoers. Parking structures shall be architecturally integrated with the project design.

(3) Parking structures shall be screened from view at street level and include architectural detailing, artwork, landscape, or similar visual features to enhance the street facade. Screening of parking structure levels above street grade is encouraged through the use of vines or architectural screening detail that is compatible with the project.

(4) Tandem garages and tandem open parking spaces are expressly prohibited.



Nonresidential Component
Commercial or Industrial Uses

Live/Work Units

1. Parking requirements for commercial or industrial uses shall comply with off-street parking requirements for nonresidential uses in the base zoning district. See Table 13-89, Nonresidential Parking Standards in the Zoning Code.
2. Parking requirements for live/work units shall be applied as follows:

Live/Work Unit	Tenant Parking Space ^(2a)	Guest Parking Space
To 1,000 sq.ft.	1.0 space per unit	.5 space per unit
To 2,000 sq.ft.	1.5 spaces per unit	.5 space per unit
To 3,000 sq.ft.	2.0 spaces per unit	.5 space per unit
Over 3,000 sq.ft.	2.5 spaces per unit	.5 space per unit

- (i). Assigned Tenant Parking. No less than one covered, tenant assigned parking space provided for each unit.
- (ii). The application of these parking requirements apply to “permitted” uses in live/work units. Any conditionally permitted uses may be subject to additional parking requirements depending on the proposed business activities.

**TABLE A - SoBECA URBAN PLAN
DEVELOPMENT STANDARDS**

Residential Component	<p>1. Parking requirements for dwelling units in a mixed-use development shall be applied as follows:</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>Dwelling Unit</th> <th>Tenant Parking Space^(1a)</th> <th>Guest Parking</th> </tr> </thead> <tbody> <tr> <td>Studio/Loft/Bachelor</td> <td>1.0 space</td> <td>.5 guest</td> </tr> <tr> <td>1 Bedroom</td> <td>1.5 spaces</td> <td>.5 guest</td> </tr> <tr> <td>2 Bedrooms</td> <td>2.0 spaces</td> <td>.5 guest</td> </tr> <tr> <td>3 Bedrooms</td> <td>2.5 spaces</td> <td>.5 guest</td> </tr> </tbody> </table> <p>(i). <i>Assigned Tenant Parking.</i> A minimum of 50 percent of the total number of parking spaces required for the dwelling units shall be covered, with no less than 1 covered assigned parking space being provided for each dwelling unit.</p>	Dwelling Unit	Tenant Parking Space ^(1a)	Guest Parking	Studio/Loft/Bachelor	1.0 space	.5 guest	1 Bedroom	1.5 spaces	.5 guest	2 Bedrooms	2.0 spaces	.5 guest	3 Bedrooms	2.5 spaces	.5 guest
Dwelling Unit	Tenant Parking Space ^(1a)	Guest Parking														
Studio/Loft/Bachelor	1.0 space	.5 guest														
1 Bedroom	1.5 spaces	.5 guest														
2 Bedrooms	2.0 spaces	.5 guest														
3 Bedrooms	2.5 spaces	.5 guest														

SIGNAGE

A Planned Signing Program is required. Total area of all freestanding signs may not exceed 50% of total allowed sign area per street frontage pursuant to the City's Sign Ordinance.

Building Wall Sign	Wall signs shall not exceed one square foot of sign area for each linear foot of building frontage or portion thereof.
Freestanding Sign	Maximum 7 feet in height including the base.
Freestanding Sign along Bristol Street and Baker Street	Maximum 25 feet in height including the base.
	Total area of all freestanding signs may not exceed 50% of total allowed sign area per street frontage pursuant to the City's Sign Ordinance.

POOLS AND SPAS

Above-ground pools and spas shall not be located in the required front setback from a public street and are subject to rear and side yard setbacks for main structures. Additional setbacks may be applicable pursuant to Uniform Building Code requirements.

PROJECTIONS (Maximum depth of projections given)

Roof or Eaves Overhang; Awning	2 feet 6 inches into required side setback or building separation area. 5 feet into required front or rear setback.
Open, unenclosed stairways.	2 feet 6 inches into required setback area.
Chimneys	2 feet above maximum building height.
Fireplaces	2 feet into required setback or building separation area

ADDITIONAL DEVELOPMENT STANDARDS

Common Interest Developments	Required. Exception: Small lot, single-family detached common-interest developments are not permitted.
Window Placement	Window placement should take into account surrounding land uses. Clerestory windows should be used in areas where there are privacy or view concerns.
Building Materials	A variety of building materials shall be incorporated into the design of the exterior elevations.
Mechanical Ventilation	All units shall be mechanically ventilated.

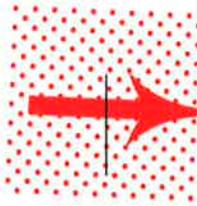
**TABLE A - SoBECA URBAN PLAN
DEVELOPMENT STANDARDS**

Residential Noise Levels	<p>1. Residential interior noise levels must be met for interior residential living spaces. Residential exterior noise levels must be met on all private patios, upper-story decks, and balconies. However, residential exterior noise levels do not need to be satisfied on roof-top decks/terraces or in common open space areas.</p> <p>2. Noise study required with project application to document onsite noise levels from surrounding land uses.</p>
Onsite Private Recreational Facilities	Provision of onsite private recreational facilities that are designed for the anticipated demographic profile of the residential development.
Garage	Garages are required to be used for vehicle storage.
Notice	In conjunction with the sale of any unit, adequate notice shall be given of the existing surrounding industrial land uses, including operational characteristics such as hours of operation, delivery schedules, outdoor activities, noise, and odor generation.
<u>Architectural Design Guidelines</u>	<ol style="list-style-type: none"> 1. <u>Architectural elevations with emphasis on front elevations and street-facing elevations:</u> <ol style="list-style-type: none"> a) <u>Building elevations should feature stepping forms both horizontally and vertically to soften and provide appropriate transitions among second-story, three-story and four-story elevations.</u> b) <u>Building elevations should incorporate enhanced detailing, which may include articulations, projections, and use of varied building materials.</u> c) <u>Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major window.</u> d) <u>Long, unbroken building facades should be avoided, and variety should be accomplished through variation in building heights and forms.</u> 2. <u>Distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development should be provided.</u> 3. <u>Significant deviations from the originally-approved color palette and materials for the project should not be approved unless a master plan amendment is processed and approved by the Planning Commission.</u>
<u>Other Applicable Development Standards</u>	<u>The Mesa West Bluffs Urban Plan provides additional development standards related to live/work development and residential loft development. These development standards for these types of uses shall be applicable to the SoBECA Urban Plan.</u>
<u>Prohibited Uses</u>	<p><u>The use of live/work units and residential lofts within an urban master plan project shall expressly exclude short-term vacation rentals, board & care facilities, and boarding houses.</u></p> <p><u>The work spaces in a live/work unit shall not function as a bedroom and shall have bathroom facilities limited to a bathroom with a toilet and sink only; (no shower facilities or full bath facilities are allowed in the work space area).</u></p>

Exhibit 2:
SP-05-07 A1: 19 West Urban Plan

**TABLE A - 19 WEST URBAN PLAN
MIXED-USE DEVELOPMENT
DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARD	Deviations from development standards may be granted through the master plan approval process with consideration to existing development configuration, compatibility of adjacent uses, inclusion of pedestrian-oriented space, and/or inclusion of amenities along the street side.
<p>Maximum Floor Area Ratio for mixed-use development project (including residential uses)</p> <ul style="list-style-type: none"> • Commercial Base Zoning District • Industrial Base Zoning District <p>Minimum Floor Area Ratio for nonresidential component of development</p> <ul style="list-style-type: none"> • Commercial Base Zoning District • Industrial Base Zoning District 	<p>1.0 FAR</p> <p>1.0 FAR</p> <p>0.15 FAR</p> <p>0.175 FAR</p>
<p>Overall Maximum Building Height for Mixed-Use Project</p> <ul style="list-style-type: none"> • Max. Building Height for Nonresidential Component: <p>Max. Building Height for Residential Component:</p>	<p>4 stories/ 60 feet (Roof gardens/terraces in mixed-use development projects shall not be considered a story.</p> <p>2 stories/ 40 feet</p> <p>4 stories/60 feet Lofts, as defined in Section 13-6 of the Zoning Code, without exterior access and having only clerestory windows will not be regarded as a story.</p>
<p><u>Minimum Lot Size</u></p>	<p><u>Minimum One Acre</u> <u>Exception: Development lots of less than one acre may be allowed as a deviation from this requirement provided that all other development standards are met.</u></p>
<p>Attics</p>	<p>Attics shall not be heated or cooled, nor contain any electrical outlets or operable windows. Attics above the maximum number of stories shall be an integral part of the building roofline and not appear as an additional story on any building elevation. Windows in any attic space above the maximum number of stories shall be incidental and limited to a dormer style.</p>
<p>Maximum Lot Coverage</p>	<p>90%</p>



**TABLE A - 19 WEST URBAN PLAN
MIXED-USE DEVELOPMENT
DEVELOPMENT STANDARDS**

<p>Rear Setback</p> <ul style="list-style-type: none"> • Abutting a public street • Abutting residential zone • All other rear property lines 	<p>10 feet along all public streets</p> <p>20 feet</p> <p>0 feet</p>
Distance between main buildings	Minimum 10 foot distance between main buildings on the same site.
Distance between accessory structures.	Minimum 6 foot distance between accessory structures and main buildings.
<p>PARKING</p> <p>(1) Vehicle parking is required either on-site or on another lot within a distance deemed acceptable by the Planning Commission. A reduction in the vehicle parking requirements shall be determined as outlined in “City of Costa Mesa Procedure for Determining Shared Parking Requirements.” The parking reduction for the mixed-use development project and may be approved in conjunction with the master plan approval.</p> <p>(2) Parking spaces shall be specifically designated for nonresidential and residential uses by the use of posting, pavement markings, and physical separation. The parking area design may include the use of alternative parking techniques such as mechanized stacked parking systems to satisfy parking requirements, subject to review and approval by the Planning Commission. Parking design shall also consider the use of separate entrances and exits, or a designated lane, for residents, so that residents are not waiting in line behind shoppers or moviegoers. Parking structures shall be architecturally integrated with the project design.</p> <p>(3) Parking structures shall be screened from view at street level and include architectural detailing, artwork, landscape, or similar visual features to enhance the street facade. Screening of parking structure levels above street grade is encouraged through the use of vines or architectural screening detail that is compatible with the project.</p> <p><u>(4) Tandem garages and tandem open parking spaces are expressly prohibited.</u></p>	
<p>Nonresidential Component</p> <p>Commercial or Industrial Uses</p>	<p>1. Parking requirements for commercial or industrial uses shall comply with off-street parking requirements for nonresidential uses in the base zoning district. See Table 13-89, Nonresidential Parking Standards in the Zoning Code.</p>

**TABLE A - 19 WEST URBAN PLAN
MIXED-USE DEVELOPMENT
DEVELOPMENT STANDARDS**

Residential Component	<p>1. Parking requirements for dwelling units in a mixed-use development shall be applied as follows:</p> <table border="1" data-bbox="760 420 1518 693"> <thead> <tr> <th>Dwelling Unit</th> <th>Tenant Parking Space^(1a)</th> <th>Guest Parking</th> </tr> </thead> <tbody> <tr> <td>Studio/Loft/Bachelor</td> <td>1.0 space</td> <td>.5 guest</td> </tr> <tr> <td>1 Bedroom</td> <td>1.5 spaces</td> <td>.5 guest</td> </tr> <tr> <td>2 Bedrooms</td> <td>2.0 spaces</td> <td>.5 guest</td> </tr> <tr> <td>3 Bedrooms</td> <td>2.5 spaces</td> <td>.5 guest</td> </tr> </tbody> </table> <p>(1a). <u>Assigned Tenant Parking</u>. A minimum of 50 percent of the total number of parking spaces required for the dwelling units shall be covered, with no less than 1 covered assigned parking space being provided for each dwelling unit.</p>	Dwelling Unit	Tenant Parking Space ^(1a)	Guest Parking	Studio/Loft/Bachelor	1.0 space	.5 guest	1 Bedroom	1.5 spaces	.5 guest	2 Bedrooms	2.0 spaces	.5 guest	3 Bedrooms	2.5 spaces	.5 guest
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SIGNAGE	
A Planned Signing Program is required. Total area of all freestanding signs may not exceed 50% of total allowed sign area per street frontage pursuant to the City's Sign Ordinance.	
Building Wall Sign	Wall signs shall not exceed one square foot of sign area for each linear foot of building frontage or portion thereof.
Freestanding Sign along Placentia Avenue, Pomona Avenue, Anaheim, Avenue, Superior Blvd., 19 th Street, 17 th Street	Maximum 25 feet in height including the base.
Freestanding Sign along all other public streets	Maximum 7 feet in height including the base
	Total area of all freestanding signs may not exceed 50% of total allowed sign area per street frontage pursuant to the City's Sign Ordinance.

POOLS AND SPAS	
Above-ground pools and spas shall not be located in the required front setback from a public street and are subject to rear and side yard setbacks for main structures. Additional setbacks may be applicable pursuant to Uniform Building Code requirements.	

PROJECTIONS (Maximum depth of projections given)	
Roof or Eaves Overhang; Awning	2 feet 6 inches into required side setback or building separation area. 5 feet into required front or rear setback.
Open, unenclosed stairways.	2 feet 6 inches into required setback area.
Chimneys	2 feet above maximum building height.
Fireplaces	2 feet into required setback or building separation area

**TABLE A - 19 WEST URBAN PLAN
MIXED-USE DEVELOPMENT
DEVELOPMENT STANDARDS**

ADDITIONAL DEVELOPMENT STANDARDS

<u>Architectural Design Guidelines</u>	<p><u>1. Architectural elevations with emphasis on front elevations and street-facing elevations:</u></p> <ul style="list-style-type: none"> <u>a) Building elevations should feature stepping forms both horizontally and vertically to soften and provide appropriate transitions among second-story, three-story and four-story elevations.</u> <u>b) Building elevations should incorporate enhanced detailing, which may include articulations, projections, and use of varied building materials.</u> <u>c) Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major window.</u> <u>d) Long, unbroken building facades should be avoided, and variety should be accomplished through variation in building heights and forms.</u> <p><u>2. Distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development should be provided.</u></p> <p><u>3. Significant deviations from the originally-approved color palette and materials for the project should not be approved unless a master plan amendment is processed and approved by the Planning Commission.</u></p>
Common Interest Developments	<p>Required.</p> <p>Exception: Small lot, single-family detached common-interest developments are not permitted.</p>
19 th Street Frontage Requirement	<p>Lots abutting the rear of properties that have frontage on W. 19th Street shall be considered to create a resultant parcel with frontage on W. 19th Street prior to approval of any mixed-use Master Plan for such properties.</p>
<u>Other Applicable Development Standards</u>	<p><u>The Mesa West Bluffs Urban Plan provides additional development standards related to live/work development and residential loft development. These development standards for these types of uses shall be applicable to the 19 West Urban Plan.</u></p>
<u>Prohibited Uses</u>	<p><u>The use of live/work units and residential lofts within an urban master plan project shall expressly exclude short-term vacation rentals, board & care facilities, and boarding houses.</u></p> <p><u>The work spaces in a live/work unit shall not function as a bedroom and shall have bathroom facilities limited to a bathroom with a toilet and sink only; (no shower facilities or full bath facilities are allowed in the work space area).</u></p>

Exhibit 3:
SP-05-08 A2: Mesa West Urban Plan

**Table A1:
Live/Work and
Residential Standards**

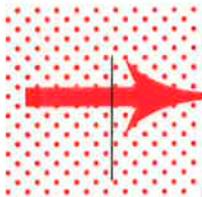


TABLE A1: LIVE/WORK AND RESIDENTIAL DEVELOPMENT STANDARDS <i>(See also additional development standards specific to live/work developments [Table A2] and residential development [Table A3].)</i> MESA WEST BLUFFS URBAN PLAN DEVELOPMENT STANDARDS	
Minimum Lot Size	<u>Minimum One Acre</u> <u>Exception: Development lots of less than one acre may be allowed as a deviation from this requirement provided that all other development standards are met.</u>
Overall Building Height	Maximum 4 stories/ 60 feet 1. Roof gardens/terraces shall not be considered a story. 2. Lofts, as defined in Section 13-6 of the Zoning Code, without exterior access and having only clerestory windows will not be regarded as a story.
Attics	Attics shall not be heated or cooled, nor contain any electrical outlets or operable windows. Attics above the maximum number of stories shall be an integral part of the building roofline and not appear as an additional story on any building elevation. Windows in any attic space above the maximum number of stories shall be incidental and limited to a dormer style.
Bluff Top Setback	No building or structure closer than 10 feet from bluff crest (see Section 13-34 Bluff-Top Development)
Distance between main buildings	Minimum 10 foot distance between main buildings on the same site.
Distance between accessory structures.	Minimum 6 foot distance between accessory structures and main buildings.
POOLS AND SPAS	
Above-ground pools and spas shall not be located in the required front setback from a public street and are subject to rear and side yard setbacks for main structures. Additional setbacks may be applicable pursuant to Uniform Building Code requirements.	
PROJECTIONS (Maximum depth of projections given)	
Roof or Eaves Overhang; Awning	2 feet 6 inches into required side setback or building separation area. 5 feet into required front or rear setback.
Open, unenclosed stairways.	2 feet 6 inches into required setback area.
Chimneys	2 feet above maximum building height.
Fireplaces	2 feet into required setback or building separation area
ADDITIONAL DEVELOPMENT STANDARDS	
Common Interest Developments	Required for all residential or live/work developments.
Window Placement	Window placement should take into account surrounding land uses. Clerestory windows should be used in areas where there are privacy or view concerns.
Building Materials	A variety of building materials shall be incorporated into the design of the exterior elevations.

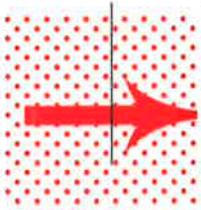
TABLE A1 (Continued)

LIVE/WORK AND RESIDENTIAL DEVELOPMENT STANDARDS

(See also additional development standards specific to live/work developments [Table A2] and residential development [Table A3].)

MESA WEST BLUFFS URBAN PLAN

Mechanical Ventilation	All units shall be mechanically ventilated.
Residential Noise Levels	1. Residential interior noise levels must be met for interior residential living spaces. Residential exterior noise levels must be met on all private patios, upper-story decks, and balconies. However, residential exterior noise levels do not need to be satisfied on roof-top decks/terraces or in common open space areas. 2. Noise study required with project application to document onsite noise levels from surrounding land uses.
Onsite Private Recreational Facilities	Provision of onsite private recreational facilities that are designed for the anticipated demographic profile of the residential development.
Garage	Garages are required to be used for vehicle storage. <u>Tandem garages and tandem open parking spaces are expressly prohibited.</u>
Tandem Garage Parking	Minimum 10-foot wide x 38-foot long interior dimensions for garages containing two tandem parking spaces
Notice	In conjunction with the sale of any unit, adequate notice shall be given of the existing surrounding industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, noise, and odor generation.



<p><u>Architectural Design Guidelines</u></p>	<p>1. <u>Architectural elevations with emphasis on front elevations and street-facing elevations:</u></p> <p>a) <u>Building elevations should feature stepping forms both horizontally and vertically to soften and provide appropriate transitions among second-story, three-story and four-story elevations.</u></p> <p>b) <u>Building elevations should incorporate enhanced detailing, which may include articulations, projections, and use of varied building materials.</u></p> <p>c) <u>Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major window.</u></p> <p>d) <u>Long, unbroken building facades should be avoided, and variety should be accomplished through variation in building heights and forms.</u></p> <p>2. <u>Distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development should be provided.</u></p> <p><u>Significant deviations from the originally-approved color palette and materials for the project should not be approved unless a master plan amendment is processed and approved by the Planning Commission.</u></p>
<p>Other <u>Applicable Development Standards</u> <u>Mixed-Use-Development</u></p>	<p>The Mesa West Bluffs Urban Plan emphasizes live/work units or residential development. If other types of mixed-use development is proposed (i.e. vertical mixed-use development with groundfloor retail and upperfloor residential units), refer to the 19 West Urban Plan or SoBECA Urban Plan for relevant mixed-use development standards.</p>
<p><u>Prohibited Uses</u></p>	<p><u>The use of live/work units and residential lofts within an urban master plan project shall expressly exclude short-term vacation rentals, board & care facilities, and boarding houses.</u></p> <p><u>The work spaces in a live/work unit shall not function as a bedroom and shall have bathroom facilities limited to a bathroom with a toilet and sink only; (no shower facilities or full bath facilities are allowed in the work space area).</u></p>
<p>DEVIATIONS</p>	
	<p>Deviations from development standards may be granted through the master plan approval process with consideration to the inclusion of on-site and off-site amenities which may justify the deviation. See Page 10 of Urban Plan.</p>

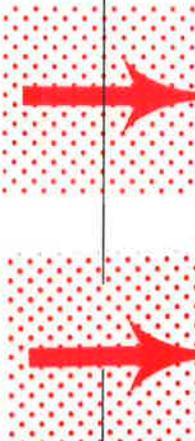


Table A2: Live/Work Standards

**TABLE A2:
LIVE/WORK DEVELOPMENT STANDARDS
MESA WEST BLUFFS URBAN PLAN
DEVELOPMENT STANDARDS**

(See also Table A1 for additional live/work development standards).

Minimum Lot Size	None
Minimum Size of Work Space	250 square feet *(Work space excludes bathroom, kitchen, balcony/mezzanines, and/or hallway areas.)
Maximum Floor Area Ratio for mixed-use development project (e.g. live/work units) <ul style="list-style-type: none"> • Commercial Base Zoning District • Industrial Base Zoning District 	<p>1.0 FAR*</p> <p>1.0 FAR*</p> <p>*IMPORTANT NOTE: The overall density/intensity of proposed development is dependent on many factors and not solely the maximum allowable FAR. For example, the FAR and vehicle trip generation work in concert to ensure that the proposed development does not exceed the capacity of the General Plan circulation system. Therefore, the maximum allowable FAR may be lower than 1.0 FAR, depending upon the capacity allowed by the General Plan circulation system. Additionally, site plan layout, parking requirements, and building design are other important variables. See page [15#] for more discussion.</p>
Development Lot Coverage	Maximum 90%
Open Space of Development Lot	<p><u>Minimum 30% open space required. (This minimum open space requirement strictly applies to the overall development lot area at grade. However, the square footage of roof decks may be partially counted towards the minimum open space requirement by a maximum 10 percent allowance.)</u></p> <p><u>Minimum 10%</u></p> <p><u>(This minimum open space requirement strictly applies to the overall development lot area and does not include areas above grade such as upper floor balconies, patios, and roof decks)</u></p>
<p>FRONT BUILD-TO-LINE AND SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS</p> <p>Minimum distances given, unless otherwise noted. All setbacks from streets to development lots are measured from the ultimate property line shown on the Master Plan of Highways. Increased side and rear setbacks may be required pursuant to Uniform Building Code requirements.</p>	
Front Build-To-Line <ul style="list-style-type: none"> • Abutting public street 	Build-To-Line of <u>15</u> 40 feet along all public streets

Side Setback	
• Interior	0 feet
• Abutting a public street	10 feet along Whittier Ave., Wallace St., Placentia St., Pomona Ave., Anaheim Ave., W. 16 th St., W. 17 th St., W. 18 th St., and W. 20 th St. 5 feet for all other streets
• Abutting a publicly-dedicated alley	5 feet
• Abutting residential zone	20 feet

TABLE A2 (continued)
LIVE/WORK DEVELOPMENT STANDARDS
MESA WEST BLUFFS URBAN PLAN
DEVELOPMENT STANDARDS

(See also Table A1 for additional live/work development standards).

<p>Rear Setback</p> <ul style="list-style-type: none"> • Abutting a public street • Abutting residential zone • All other rear property lines 	<p>10 feet along all public streets</p> <p>20 feet</p> <p>0 feet</p>
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PARKING

1. Vehicle parking is required either on-site or on another lot within a distance deemed acceptable by the Planning Commission. A reduction in the vehicle parking requirements shall be determined as outlined in “City of Costa Mesa Procedure for Determining Shared Parking Requirements.” The parking reduction for the mixed-use development project and may be approved in conjunction with the master plan approval.

2. Parking spaces shall be specifically designated for tenants and guests of live/work units by the use of posting, pavement markings, and physical separation. The parking area design may include the use of alternative parking techniques such as mechanized stacked parking systems to satisfy parking requirements, subject to review and approval by the Planning Commission. Parking design shall also consider the use of separate entrances and exits, or a designated lane, for residents, so that residents are not waiting in line behind shoppers or moviegoers. Parking structures shall be architecturally integrated with the project design.

3. Parking structures shall be screened from view at street level and include architectural detailing, artwork, landscape, or similar visual features to enhance the street facade. Screening of parking structure levels above street grade is encouraged through the use of vines or architectural screening detail that is compatible with the project.

4. Tandem garages and tandem open parking spaces are expressly prohibited.

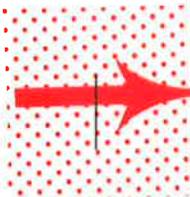


TABLE A2 (continued)
LIVE/WORK DEVELOPMENT STANDARDS
MESA WEST BLUFFS URBAN PLAN
DEVELOPMENT STANDARDS

(See also Table A1 for additional live/work development standards).

Live/Work Units	<p>1. Parking requirements for live/work units are based on the type of commercial/industrial activities conducted in the work space. Additional parking may be required for higher intensity live/work units compared to those units which function as home businesses. Transportation Services Division shall determine the appropriate parking rates to be applied to live/work development on a case-by-case basis, depending on the allowable uses.</p> <p>Minimum parking requirements for live/work units (with similar function to home occupations) shall be applied as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="text-align: center;">Live/Work Unit</th> <th style="text-align: center;">Tenant Parking Space^(2a)</th> <th style="text-align: center;">Guest Parking Space</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">To 1,000 sq.ft.</td> <td style="text-align: center;">1.0 space per unit</td> <td style="text-align: center;">1.5 space per unit</td> </tr> <tr> <td style="text-align: center;">To 2,000 sq.ft.</td> <td style="text-align: center;">1.5 spaces per unit</td> <td style="text-align: center;">1.5 space per unit</td> </tr> <tr> <td style="text-align: center;">To 3,000 sq.ft.</td> <td style="text-align: center;">2.0 spaces per unit</td> <td style="text-align: center;">1.5 space per unit</td> </tr> <tr> <td style="text-align: center;">Over 3,000 sq.ft.</td> <td style="text-align: center;">2.5 spaces per unit</td> <td style="text-align: center;">1.5 space per unit</td> </tr> </tbody> </table> <p>i. <u>Assigned Tenant Parking</u>. No less than one covered, tenant assigned parking space provided for each unit.</p> <p>ii. The application of these parking requirements apply to “permitted” uses in live/work units. Any conditionally permitted uses may be subject to additional parking requirements depending on the proposed business activities.</p>	Live/Work Unit	Tenant Parking Space ^(2a)	Guest Parking Space	To 1,000 sq.ft.	1.0 space per unit	1.5 space per unit	To 2,000 sq.ft.	1.5 spaces per unit	1.5 space per unit	To 3,000 sq.ft.	2.0 spaces per unit	1.5 space per unit	Over 3,000 sq.ft.	2.5 spaces per unit	1.5 space per unit
Live/Work Unit	Tenant Parking Space ^(2a)	Guest Parking Space														
To 1,000 sq.ft.	1.0 space per unit	1.5 space per unit														
To 2,000 sq.ft.	1.5 spaces per unit	1.5 space per unit														
To 3,000 sq.ft.	2.0 spaces per unit	1.5 space per unit														
Over 3,000 sq.ft.	2.5 spaces per unit	1.5 space per unit														

TABLE A2 (continued)
LIVE/WORK DEVELOPMENT STANDARDS
MESA WEST BLUFFS URBAN PLAN
DEVELOPMENT STANDARDS

(See also Table A1 for additional live/work development standards).

SIGNAGE

A Planned Signing Program is required. Total area of all freestanding signs may not exceed 50% of total allowed sign area per street frontage pursuant to the City's Sign Ordinance.

Building Wall Sign	Wall signs shall not exceed one square foot of sign area for each linear foot of building frontage or portion thereof.
Freestanding Sign along Whittier Ave., Wallace St., Placentia St., Pomona Ave., Anaheim Ave., W. 16 th St., W. 17 th St., W. 18 th St., and W. 20 th St	Maximum 25 feet in height including the base.
Freestanding Sign along all other public streets	Maximum 7 feet in height including the base
	Total area of all freestanding signs may not exceed 50% of total allowed sign area per street frontage pursuant to the City's Sign Ordinance.

Table A3: Residential Development Standards

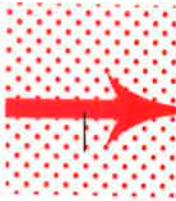
**TABLE A3:
RESIDENTIAL DEVELOPMENT STANDARDS
MESA WEST BLUFFS URBAN PLAN
DEVELOPMENT STANDARDS**

(Please see also Table A1 for additional residential development standards.)

Density	Maximum 13 units per acre
Development Lot Coverage	Maximum 60 percent of total lot area
Open Space Development Lot: Residential Open Space:	<p>Minimum 40 percent of total lot area</p> <p>Minimum 200 sq.ft. per dwelling unit of residential component (This requirement does not apply to live/work units)</p> <p>Residential open space may be any combination of private and common open space areas. Common open space may be distributed throughout the residential component of the mixed-use development and need not be in a single large area. Common open space areas may be satisfied by common roof gardens, common recreational/leisure areas, recreational facilities featuring swimming pools, decks, and court game facilities. Private open space may be provided for each dwelling unit above the first floor in the form of a private patio or balcony.</p>

FRONT BUILD-TO-LINE AND SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS

Minimum distances given, unless otherwise noted. All setbacks from streets to development lots are measured from the ultimate property line shown on the Master Plan of Highways. Increased side and rear setbacks may be required pursuant to Uniform Building Code requirements.



Front Build-To-Line <ul style="list-style-type: none"> • Abutting public street 	Build-To-Line of 40 15 feet along all public streets
Side Setback <ul style="list-style-type: none"> • Interior • Abutting a public street • Abutting a publicly-dedicated alley • Abutting residential zone 	<p>0-foot setback on interior property lines if structure is non habitable 10-foot setback if structure is habitable.</p> <p>10 feet along Whittier Ave., Wallace St., Placentia St., Pomona Ave., Anaheim Ave., W. 16th St., W. 17th St., W. 18th St., and W. 20th St. 5 feet for all other streets</p> <p>5 feet</p> <p>10 feet</p>
Rear Setback <ul style="list-style-type: none"> • Abutting a public street • Abutting residential zone • All other rear property lines 	<p>10 feet along all public streets</p> <p>10 feet</p> <p>5 feet</p>

TABLE A3 (continued)
RESIDENTIAL DEVELOPMENT STANDARDS
MESA WEST BLUFFS URBAN PLAN
DEVELOPMENT STANDARDS

(Please see also Table A1 for additional residential development standards.)

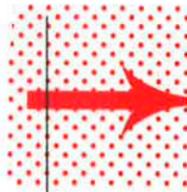
Parking	<p>Residential parking requirements shall be applied pursuant to Section 13-87, Chapter VI, Off-street Parking Requirements, of the Zoning Code. An exception is made for residential lofts where the following parking requirements are applied:</p> <p><u>Residential Loft Parking Requirements:</u></p> <ol style="list-style-type: none"> 1. 1,000 square feet or less in size: 1 covered space and 0.5 guest space 2. More than 1,000 square feet in size: 2 covered spaces and 0.5 guest space
Location criteria	<ol style="list-style-type: none"> 1. Residential projects should be located in proximity to existing residential neighborhoods. 2. For residential projects that are proposed in a predominantly industrial area, the following design considerations should be applied: <ol style="list-style-type: none"> i. Project design should be “urban loft” in character in both exterior and interior design. ii. Roof-top decks are encouraged. iii. Orientation of living areas including patios and decks from abutting industrial properties. iv. Units should be oriented towards an internal courtyard, amenities, and/or recreational area.
Design Guidelines	Compliance with Residential Design Guidelines

Exhibit 4:
SP-05-09 A1: Mesa West Residential Ownership

OWNERSHIP INCENTIVE PROVISIONS

Within the plan area, an applicant may apply for a density bonus in conjunction with an application to develop ownership housing pursuant to the following:

1. **Minimum Lot Size Required:** If a property is zoned either R2-MD or R2-HD, a minimum lot size of 1.0 acre is required to receive any density bonus to a maximum of 20 units per acre. The intent of this standard is to encourage lot consolidation and to improve the overall design quality of the project. Exception: Development lots of less than one acre may be allowed as a deviation from this requirement provided that all other development standards are met.
2. **Rebuilding of Existing Units:**
 - a. **R2-MD or R2-HD Properties:** If the minimum lot size cannot be met **AND** the existing number of units on the lot is 3 or more, then the existing number of units can be rebuilt even if it exceeds the current zoning allowance.
 - b. **R3 Properties:** If the existing density exceeds 20 units per acre **AND** the existing number of the lot is 3 or more, then the existing number of units can be rebuilt.



PLANNING PROCESS

The land use regulations contained in this Urban Plan encourages the following: (1) the conversion of existing apartments to residential common interest developments or (2) for the construction of new common interest developments. These development projects may only be activated through an approved Master Plan. The master plan process is described in Figure 7.

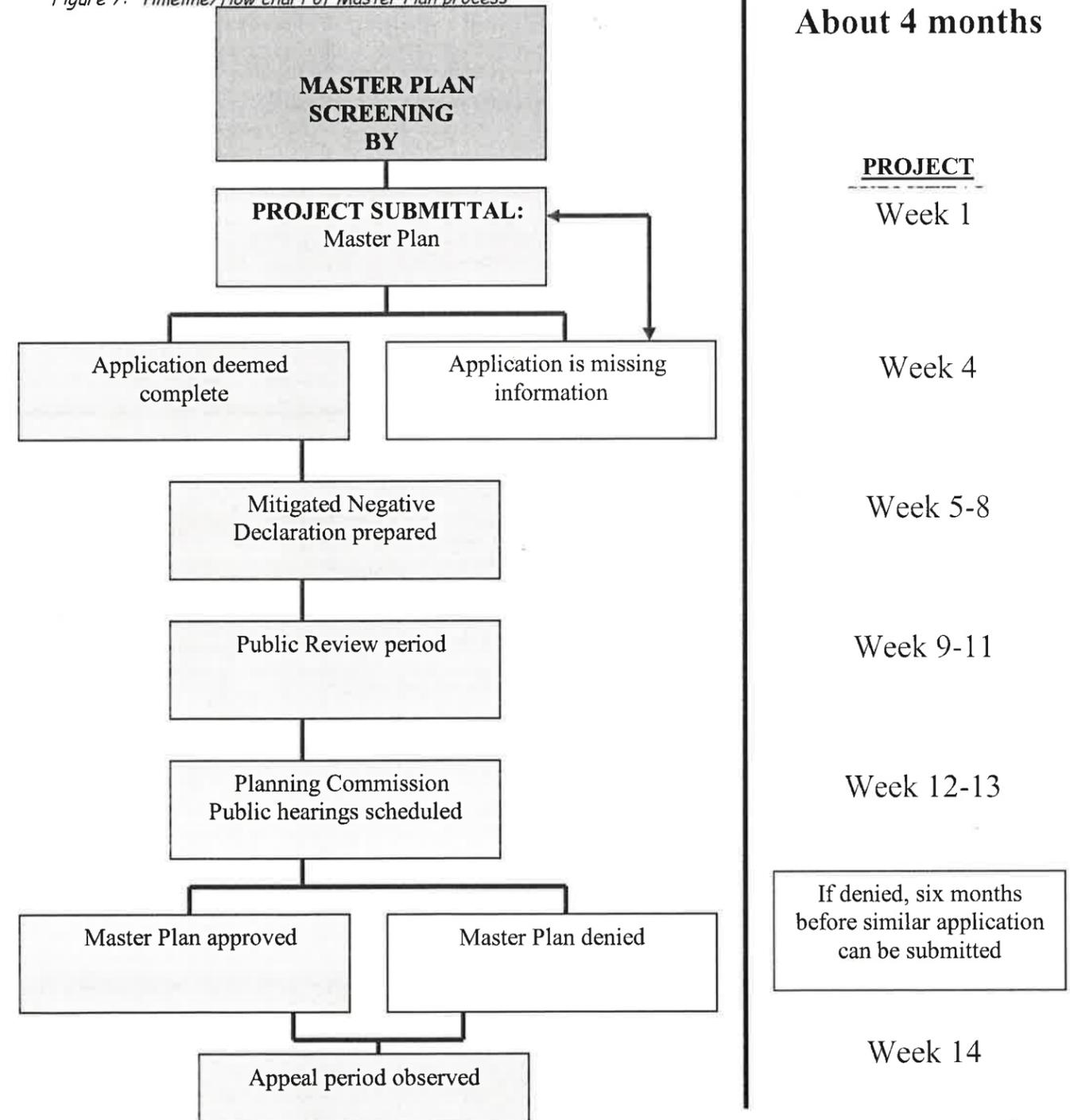
Specific zoning regulations of the Urban Plan supersede those of the underlying zoning district (e.g. medium-density residential zone), unless otherwise indicated.

Proposed development in the Mesa West Residential Ownership Urban Plan area requires approval of a master plan pursuant to Title 13, Chapter II, Planning Applications, of the Costa Mesa Municipal Code. In accordance with City procedures, the Planning Commission reviews and considers master plans. Refer to Section 13-28(g), master plan, of the Zoning Code regarding the review process for preliminary master plans and amendments to the master plan.

A deviation from the Mesa West Residential Ownership Urban Plan development standards may be approved through the master plan subject to specific findings as described in Title 13, Article 11, of the Costa Mesa Zoning Code.

Master Plan for Mixed-Use Overlay

Figure 7: Timeline/flow chart of Master Plan process



**Timeline:
About 4 months**

**PROJECT
Week 1**

Week 4

Week 5-8

Week 9-11

Week 12-13

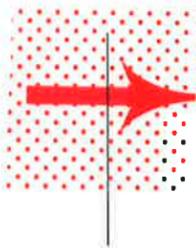
If denied, six months before similar application can be submitted

Week 14

FLEXIBLE DEVELOPMENT STANDARDS

Within the plan area, an applicant may apply the following development standards in conjunction with a Master Plan application to develop ownership-housing units. These development standards replace the corresponding development standards contained in the Costa Mesa Zoning Code for the R2-MD, R2-HD, and R-3 districts. All other applicable development standards contained in the Zoning Code shall be applied.

1. Building Height: The maximum building height is 3 stories/45 feet. Chimneys may project 2 feet above the maximum building height.



2. Building Setbacks Abutting Single-Family Residential Property: When new construction is proposed, the buildings shall be setback from property lines that are shared with single-family residential properties as follows:

Interior Side Property Lines:

- 1 story and/or 15 feet or less: 5 feet
- 2 stories and/or 15-30 feet: 10 feet
- 3 stories and/or greater than 30 feet: 15 feet

Rear Property Lines:

- 1 story and/or 15 feet or less: 10 feet
- 2 stories and/or 15-30 feet: 20 feet
- 3 stories and/or greater than 30 feet: 25 feet

3. Critical Vacancy Rate: In conjunction with an application to convert an existing apartment complex to a residential common interest subdivision, the City's critical vacancy rate (3%) for apartments shall not be applied.

4. Parking:

a. Application of Current Parking Standards: The Zoning Code parking standards shall only be applied to new construction when additional units and/or bedrooms are being added to the development, when compared to existing conditions of the property.

b. Residential Common Interest Conversions: The proposed conversion of existing apartments shall not require compliance with current parking standards, provided that no additional units or bedrooms are being added to the development.

c. Tandem Parking: ~~Permitted for "covered" tenant parking requirements in carports or shared garages.~~ Tandem parking in a garage, carport, or open parking area is expressly prohibited.

d. Mechanical Lift Parking: Permitted for "covered" tenant parking requirements in carports or shared garages.

5. Deviation from Zoning Code Development Standards: A Master Plan is required to activate the zoning provisions of Mesa West Residential Ownership Urban Plan. An approved Master Plan will allow new construction that does not fully meet all the applicable sections of the Zoning Code and other code standards. Through the review process, the applicant must demonstrate why strict compliance with a current Zoning Code standard is either infeasible or unnecessary for the proposed project. See "Planning Process" of this Urban Plan for more information.

In exchange for any deviation from any current standard, the project must provide additional amenities such as those listed below:

- a. Shared garages instead of carports for greater security.
- b. Compliance with the City's Energy Star Program for residential structures.
- c. Useable open space with amenities, such as a tot lot.
- d. Turf areas of sufficient size to create useable recreation areas.
- e. Community garden areas.
- f. Masonry planters, potted flowers and shrubs on decks and balcony flower boxes.
- g. Additional landscape materials that exceed Zoning Code requirements in terms of number or size. For example, exchanging required 1-gallon plants for 5-gallon plants.
- h. Provision of landscaping that consists primarily of California native species.
- i. CC&Rs that require garages to be used for vehicle storage only.
- j. Awnings, especially along the front elevations for color and product definition, and a better facade.
- k. Stamped concrete or decorative paving at entrances and driveway intersections.
- l. Meandering rather than straight sidewalks.
- m. Upgraded windows and exterior doors for noise reduction and energy conservation.
- n. Onsite trash enclosures for projects of 4 units or less.
- o. Concrete slab adjacent to trash enclosure, or contract for roll-off trash service so that the trash truck does not come on site.

- p. Orientation of units away from the street toward interior courtyards.
- q. Adequate lighting for security (beyond parking and driveway lighting required by code).
- r. Gates and intercom system for security.
- s. Other amenities that enhance the project and the overall neighborhood.

LAND USE COMPATIBILITY

New development in the mixed-use overlay district shall be evaluated for compatibility with existing development on a case by case basis.

The following considerations shall be incorporated into the proposed project:

Standard Condition of Approval: For proposed development adjacent to residentially-zoned properties that exceeds two stories, developer shall submit a shade/shadow analysis prepared by a professional aesthetic consultant. The conclusions of the aesthetic analysis shall specifically demonstrate that adequate daylight plane requirements for the abutting residential uses are provided.

At the discretion of the Development Services Director and in consideration of specific site characteristics, additional or modified development standards and conditions of approval may be added to include, but not be limited to, increased setbacks, increased wall height, enhanced landscaping, and other appropriate edge treatments aimed at enhancing the compatibility of urban infill projects.

DISCLOSURES

As part of the Master Plan approval, a condition of approval may require that the Covenants, Conditions, and Restrictions (CC&Rs) disclose the existing noise environment and any odor-generating uses within and surrounding the development.

The provision of the CC&Rs that relates to disclosures will be reviewed/approved by the City Attorney's office prior to recordation. A provision to the CC&Rs will also stipulate that any subsequent revisions to the CC&Rs related to this issue must be approved by the City Attorney's office.

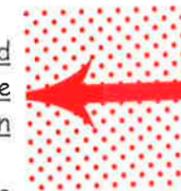
A condition of approval may be included which would require that written notice of the then-existing noise environment and any odor generating uses within the mixed-use development and within a specific radius of the mixed use development be distributed to any prospective purchaser or tenant at least 15 days prior to close of escrow, or within three days of the execution of a real estate sales contract or rental/lease agreement, whichever is longer.

The City Attorney's office shall determine the legal mechanism employed to ensure disclosure of noise and odor generating uses. For example, if this disclosure is required as a deed restriction, it would not need to be included in the CC&Rs.

ARCHITECTURAL GUIDELINES

1. Architectural elevations with emphasis on front elevations and street-facing elevations:

- a) Building elevations should feature stepping forms both horizontally and vertically to soften and provide appropriate transitions among second-story, three-story and four-story elevations.
- b) Building elevations should incorporate enhanced detailing, which may include articulations, projections, and use of varied building materials.
- c) Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major window.
- d) Long, unbroken building facades should be avoided, and variety should be accomplished through variation in building heights and forms.



2. Distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development should be provided.

3. Significant deviations from the originally-approved color palette and materials for the project should not be approved unless a master plan amendment is processed and approved by the Planning Commission.

Exhibit 5: Architectural Prototypes
(To be attached as Appendix A to each of the Urban Plans)





Spanish Colonial Style



- ROOF TOP TERRACE
- CLAY ROOF TILE
- EAVES WITH OVERHANGE
- NICHE WITH DECORATIVE IRON
- DECORATIVE TILE VENTS
- WOOD TRELLIS
- BALCONY WITH DECORATIVE IRON RAILING
- STUCCO WALL SURFACE.
- BALCONY WITH DECORATIVE IRON RAILING
- WOOD PATIO ENCLOSURE

Spanish Colonial Style





Spanish Colonial Style











- ROOF TOP TERRACE
- CORBEL TRIM
- SHINGLE TILE ROOF
- STUCCO WALL SURFACE.
- CEMENT BOARD SIDING
- EAVE OVERHANGE
- SIDING OR WOOD CLADDING
- STONE
- BALCONY WITH DECORATIVE WOOD RAILING
- CEMENT BOARD SIDING
- WOOD CLADDING
- BALCONY WITH DECORATIVE WOOD RAILING
- WOOD COLUMN / POST
- STONE / WOOD PATIO ENCLOSURE

-48-

Craftsman Style



Craftsman Style



Craftsman Style



Craftsman Style



Craftsman Style









California Bungalow Style



- ROOF TOP TERRACE
- SHINGLE TILE ROOF
- STANDING SEAM METAL ROOF
- STUCCO WALL SURFACE.
- CEMENT BOARD SIDING
- SIDING OR METAL CLADDING
- WINDOW SHUTTERS
- TAPERED COLUMN WRAP
- BALCONY WITH DECORATIVE WOOD RAILING
- WOOD CLADDING
- BALCONY WITH DECORATIVE WOOD RAILING
- WOOD COLUMN / POST
- BOARD TRIM
- PATIO ENCLOSURE





California Bungalow Style





