



# *CITY COUNCIL AGENDA REPORT*

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MEETING DATE: OCTOBER 4, 2016

ITEM NUMBER: **OB-1**

**SUBJECT:** CODE AMENDMENT CO-16-03 – AMENDMENT TO TITLE 13, CHAPTER II (ZONING DISTRICTS ESTABLISHED); CHAPTER III (PLANNING APPLICATIONS), CHAPTER IV (CITYWIDE LAND USE MATRIX); CHAPTER V, ARTICLE 7 (DEVELOPMENT STANDARDS FOR INSTITUTIONAL AND RECREATIONAL AND INSTITUTIONAL AND RECREATIONAL SCHOOL DISTRICTS) TO INCLUDE THE INSTITUTIONAL AND RECREATIONAL - MULTI-USE DISTRICT ADOPTED UNDER THE 2015-2035 COSTA MESA GENERAL PLAN; AND REZONE R-16-04 – TO REZONE 2501 HARBOR BOULEVARD TO INSTITUTIONAL AND RECREATIONAL - MULTI-USE.

**DATE:** SEPTEMBER 22, 2016

**FROM:** PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** DANIEL INLOES, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT:** DANIEL INLOES, AICP (714) 754-5088  
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## **RECOMMENDATION**

City Council give second reading to Ordinance 16-09 to adopt Code Amendment CO-16-03 amending Costa Mesa Municipal Code Title 13 : Chapter II, II, IV, and Chapter V, Article 7 to establish the Institutional and Recreational - Multi-Use District and Rezone R-16-04 to rezone 2501 Harbor Boulevard to the new district.

## **BACKGROUND**

On September 20, 2016 the City Council gave first reading to Ordinance No. 16-09 by a 4-1 vote. The proposed ordinance is prepared to amend the Zoning Code and rezone a 2501 Harbor Bouelvard to institutional & Recreational – Multi-Use so that the Zoning Code and Zoning Map correlate with the recently adopted 2015-2035 General Plan. As part of the motion, City Council gave direction to modify language within the Developemnt Standards table for Institutional & Recreational zones to ensure that single family residential portion shall be no greater and no less than 50% of the entire site. The redline version of Sec-13-66 below reflects the requested modifications by City Council from the September 20<sup>th</sup> motion.

## Code Amendment CO-16-03

The following changes are necessary to facilitate the new Institutional and Recreational – Multi-Use Zoning District.

### Chapter II. Zoning Districts Established

The proposed changes to the above article are as follows:

#### Sec. 13-20. ZONING DISTRICTS

(t) I&R-MLT Institutional & Recreational - Multi-Use District. This district is intended to allow the integration of a variety of land uses and intensities. This zoning district category includes uses which are low to moderate in density and intensity and urban in character. The Multi-Use Center designation is applicable only to the Fairview Development Center property at 2501 Harbor Boulevard.

### Chapter III. Planning Applications

The proposed changes to the above article are as follows:

#### Sec. 13-28 (h)

(h) **Master plan.** Prior to development in the Planned Development (PD), Town Center (TC), Shopping Center (C1-S), Mixed-Use Overlay (MU), and both all types of Institutional and Recreational (I&R, and I&R-S, and I&R-MLT) zoning districts, a master plan is required. Preliminary master plans are required in the TC and I&R-MLT zone, are optional in PD and MU zones, and are not required in C1-S, I&R-S, and I&R zones.

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#### (3) Minor amendments.

- a. Minor amendments to existing master plans in planned development zones are subject to Section 13-56 MASTER PLAN REQUIRED.
- b. Minor amendments to existing master plans in the TC, C1-S, MU, I&R, ~~and~~, I&R-S, and I&R-MLT zones may be approved by development review if the Planning Division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. Furthermore, if the minor amendment results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the Planning Division must find that the minor amendment is consistent with the floor area ratio and trip budget standards established by the General Plan, as applicable.

### Chapter IV. Citywide Land Use Matrix

The proposed change to the above article are as follows:

Sec. 13-30. (e)

- (e) For the purpose of Table 13-30, LAND USE MATRIX, the various zoning districts are labeled as follows:
- Residential zones: R1, R2-MD, R2-HD, and R3
  - Commercial zones: AP, CL, C1, C2, C1-S, and TC
  - Industrial zones: MG and MP
  - Planned Development Residential zones: PDR-LD, PDR-MD, PDR-HD, and PDR-NCM
  - Planned Development Commercial zone: PDC
  - Planned Development Industrial zone: PDI
  - The Parking zone: P
  - Institutional and Recreational zones: I & R, ~~and~~ I & R-S, and I & R-MLT

The proposed land use matrix table 13-30 modifications are reflected in Exhibit A of the proposed ordinance. These modifications include adding a column for I & R –MLT in the land use matrix so that it is clear which types of land uses are permitted within the I & R –MLT district.

Chapter V. Article 7.

The proposed change to the above article are as follows:

Article 7. INSTITUTIONAL AND RECREATIONAL, ~~AND~~ INSTITUTIONAL AND RECREATIONAL SCHOOL DISTRICTS, INSTITUTIONAL AND RECREATIONAL MULTI-USE DISTRICTS.

**Sec. 13-64. PURPOSE**

This article is intended to provide development standards for both publicly and privately owned land which provide recreation, open space, health, public service, ~~and~~ educational, and housing opportunities.

**Sec. 13-65. SPECIAL DISTRICT REQUIREMENTS**

- (a) Uses incidental to the main function of the development may be permitted upon approval by the Planning Commission through the adoption or amendment of the master plan.
- (b) In the I&R-S zones, site plans shall meet the requirements of all State agencies having jurisdiction over the design, construction and operation of public and private school facilities.
- (c) In the I & R – MLT zone any future development of the site may include residential due to the unique nature of the site. Any single family residential development to occur on the site must follow the R1 Residential Development Standards.

- (d) The I & R –MLT zone contains residential dwelling unit caps for single family and multi-family: for single family residential the cap is 250 units and for multiple family residential the cap is 332 units.

**Sec. 13-66. DEVELOPMENT STANDARDS**

<b>TABLE 13-66 DEVELOPMENT STANDARDS FOR I &amp; R, I &amp; R-S AND I &amp; R-MLT ZONES</b>		
<b>DEVELOPMENT STANDARDS</b>	<b>I &amp; R and I &amp; R-S</b>	<b>I &amp; R - MLT</b>
Minimum Lot Area	6,000 square feet	6,000 square feet
Minimum Lot Width	60 feet	60 feet
Maximum Floor Area Ratio	Refer to Chapter V, Article 8 FLOOR AREA RATIOS.	<u>Refer to Chapter V, Article 8 FLOOR AREA RATIOS.</u>
Maximum Building Height	4 stories south of the I-405 Freeway except that special purpose housing (e.g., affordable, elderly and student housing) may be granted additional building height.	<u>Building heights for all uses must conform to I &amp; R standards: single family residential must conform to the R1 building height standards.</u>
<b>SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS AND STRUCTURES (Minimum distances given, unless otherwise noted. All setbacks from streets are measured from the ultimate property line shown on the Master Plan of Highways.)</b>		
Front	20 feet	<u>20 feet</u>
Side or Rear, abutting a secondary, primary or major street	20 feet	<u>20 feet</u>
Side or Rear, abutting all other streets	10 feet	<u>10 feet</u>
Interior Lot Line	5 feet. Additional setback may be required by the Planning Commission if deemed necessary to protect adjacent land uses.	<u>5 feet. Additional setback may be required by the Planning Commission if deemed necessary to protect adjacent land uses.</u>
<b>PARKING (See Chapter VI).</b>		
<b>LANDSCAPING (See Chapter VII).</b>		
<b>SIGNS (See Chapter VIII).</b>		
<b>ADDITIONAL DEVELOPMENT STANDARDS</b>		
<u>Planned Signing Program</u>	Not required	Not Required
Master Plan	Required	Required
Uses conducted underroof	All uses permitted shall be conducted underroof. <i>Exception:</i> Uses which are incidental to and an integral part of the use conducted underroof may be conducted onsite in the open, pursuant to the approval of a minor conditional use permit.	All uses permitted shall be conducted underroof. <i>Exception:</i> Uses which are incidental to and an integral part of the use conducted underroof may be conducted onsite in the open, pursuant to the approval of a minor conditional use permit or if the portion of the site is developed as a park.
<u>Single Family Residential – Minimum Lot Size</u>	<u>Residential Development Not Permitted</u>	<u>6,000 s.f.</u>
<u>Single Family Residential - Maximum Density</u>	<u>Residential Development Not Permitted</u>	<u>6 dwelling units per acre</u>
<u>Minimum and maximum percent of site used for Single Family Residential</u>	<u>Residential Development Not Permitted</u>	<u>50%</u>

<u>Minimum percent of site developed for parks.</u>	<u>Not Applicable</u>	<u>25%</u>
<u>Multi-Family Residential – Maximum Density</u>	<u>Residential Development Not Permitted</u>	<u>40 dwelling units per acre</u>
<u>Minimum percent share of multi-family units for affordable housing. Shall comply with Chapter 9 Article 4 Density Bonuses and Other Incentives.</u>	<u>Residential Development Not Permitted</u>	<u>20%</u>

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Attachments: [1 Ordinance No. 16-09 and Exhibit](#)