

RESOLUTION NO. 16-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE SECOND AMENDMENT TO SOBECA URBAN PLAN (SP-05-06 A2) TO ALLOW DEVELOPMENT DENSITY AND CAPACITY CONSISTENT WITH 2015-2035 GENERAL PLAN**THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:**

WHEREAS, City Council adopted the SoBECA Urban Plan 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 2015-2035 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, on June 21, 2016, City Council adopted 2015-2035 General Plan that established maximum density of 40du/acre and residential development capacity of 450 units for SoBECA Urban Plan area;

WHEREAS, the proposed Urban Plan amendments involve certain text amendments to the SoBECA Urban Plan (SP-05-06 A2);

WHEREAS, the Planning Commission conducted a public hearing on September 26, 2016, with all persons having been given the opportunity to be heard both for and against the proposed project and recommended approval of the amendment on a 5-0 vote;

WHEREAS, the City Council conducted a public hearing on November 1, 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. In addition, the proposed maximum densities and development capacities were analyzed with the General Plan EIR No. 2015111053 certified on June 21, 2016;

WHEREAS, the maximum density of 40 du/acre and development capacity of 450 dwellings and all environmental analysis were included in the certified Environmental Impact Report No. 2015111053 adopted with 2015-2035 General Plan. The proposed amendment is found to be in conformance with the City of Costa Mesa 2015-2035 General Plan, with specific regard to General Plan Land Use Objectives as follows:

- Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.
- Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.
- Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- Objective LU-5A: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.
- Objective LU-6A: Ensure the long-term productivity and viability of the community's economic base.

BE IT RESOLVED that the City Council HEREBY **APPROVES** the Urban Plan amendments as identified in Exhibit 1;

PASSED AND ADOPTED this 1st day of November, 2016

STEPHEN M. MENSINGER
Mayor, City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

CITY CLERK OF THE
CITY OF COSTA MESA

CITY ATTORNEY

EXHIBIT 1
SOBECA URBAN PLAN AMENDMENT
RESIDENTIAL DEVELOPMENT STANDARDS

ADOPTED APRIL 4, 2006

SoBECA URBAN PLAN

RESIDENTIAL DEVELOPMENT STANDARDS

Density	40 du/acre maximum for residential projects developed on a legal parcel *
Building Height	Maximum Four stories – 60 feet
Distance between Buildings	Minimum 10 feet Minimum 6 feet between accessory structures and main building
Open Space	40 percent of total development lot area Minimum 100 SF per unit in form of patio or balcony. Residential open space may be any combination of private and common open space. Common open space may be satisfied by common roof garden, common recreational/leisure areas, recreational facilities featuring swimming pools, decks, and court game facilities.
Setbacks for Main Buildings and Accessory Buildings 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 Setback - Abutting public street	Build-to-line of 15 feet along all public streets
Side Setback – Interior	0-foot setback on interior property line if structures is non-habitable. 10-foot setback: if structure is habitable
Abutting a public street	10 feet
Abutting a public alley	5 feet
Abutting commercial and industrial zone	5 feet
Rear Setback	10 feet
Abutting a public street	
Abutting commercial and industrial	5 feet
All other property lines	5 feet
Parking	Residential parking requirements shall be applied pursuant to Title 13, Chapter VI, Off-Street Parking Requirements of the Zoning Code.

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.
Noise	1. Residential interior noise levels must be met for interior residential living spaces. Residential exterior noise levels must be met on all private patios. However, residential exterior noise levels are not applicable to balconies, 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.
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.
Onsite Private Recreational Facilities	Provision of onsite private recreational facilities that are designed for the anticipated demographic profile of the residential development.
Architectural Design 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.

	<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 Criteria</p>	<p><u>Site planning should consider orientation of living areas including patios and decks away from abutting commercial/industrial area; units should be oriented towards an internal courtyard, amenities, and/or recreational area.</u></p>

*Note: There shall be a maximum development capacity of 450 units for the entire Urban Plan Area. These units include individual projects as well as residential projects combined with mixed use development.