



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: MARCH 13, 2006

III.2.
SOBECA

SUBJECT: GP-05-11A GENERAL PLAN AMENDMENT
CO-05-05 ZONING CODE AMENDMENT
R-05-06A MIXED-USE OVERLAY ZONING DISTRICT
SP-05-06 SOBECA URBAN PLAN FOR BRISTOL STREET CORRIDOR AREA

DATE: MARCH 1, 2006

FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER
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DESCRIPTION

The proposed project is a City-initiated Mixed-Use Overlay District and SoBECA Urban Plan document for the Bristol Street Corridor area that requires the following discretionary approvals:

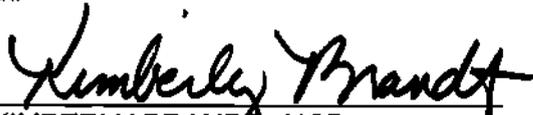
1. GP-05-11A General Plan Amendment: (1) to amend the description of the General Commercial and Light Industrial land use designations to include mixed-use development within a mixed-use overlay zone; (2) to include text descriptions of SoBECA Urban Plan; (3) to amend the Noise Element to describe acceptable exterior residential noise standards for mixed-use development in industrial zones.
2. CO-05-05 Zoning Code Amendment: An Ordinance of the City Council of the City of Costa Mesa, California amending Title 13 of the Costa Mesa Municipal Code to establish provisions and review procedures for a mixed-use overlay district and to establish exterior residential noise requirements for mixed-use development.
3. R-05-06A Mixed-Use Overlay Zoning District: Application of the Mixed-Use Overlay Zoning District on Zoning Map to the area included in the SoBECA Urban Plan.
4. SP-05-06 SoBECA Urban Plan: A regulating plan establishing provisions for mixed-use development in the 39-acre SoBECA plan area.

RECOMMENDATIONS

Adopt the attached resolution recommending to City Council:

- (1) Adoption of the SoBECA Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program.
- (2) Adoption of General Plan Amendment GP-05-11A, CO-05-05 Zoning Code amendment, R-05-06A Rezone Petition, and SP-05-06 SoBECA Urban Plan.


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BACKGROUND

Bristol Street Mixed-Use Overlay Committee

On September 16, 2002, Council appointed the Bristol Street Committee to conduct a land use analysis and to make recommendations for a mixed-use urban plan area in the South Bristol Street corridor. For almost three years, the Bristol Street Mixed-Use Overlay Committee developed the following: (1) development standards for a mixed-use zoning district and (2) matrix of allowable uses. This information has been incorporated into the South Bristol Entertainment & Cultural Arts "SoBECA" Urban Plan.

Study Sessions and Public Hearing

On October 11, 2005, the City Council and Planning Commission held a joint study session. The primary objective was to receive initial feedback from City Council and Planning Commission regarding the four draft urban plans, released in early September 2005 for public review and comment. On December 5, 2005, January 17, 2006, and February 6, 2006 Planning Commission conducted additional study sessions on the urban plan documents.

On February 13, 2006, Planning Commission conducted its first public hearing on the proposed SoBECA Urban Plan. Public comment was taken at this meeting, and the meeting was continued to the study session of March 6 and public hearing of March 13, 2006.

ANALYSIS

Project Location

The 39-acre SoBECA Urban Plan area is located south of Baker Street, east of the SR-73 Freeway, and north of the intersection of the SR-73/55 Freeways. Figure 1 identifies the project study area boundaries. Figure 2 provides site photographs of existing development in the project study area. SoBECA is an acronym for "South Bristol Entertainment and Cultural Arts" area.

Overlay Zoning as Tool for Revitalization

The adoption of a mixed-use overlay zone and the SoBECA Urban Plan will allow new mixed-use development composed of nonresidential and residential uses, in the project area. The SoBECA Urban is a development incentive plan, which will provide guidance to property owners and developers for new development and revitalization of the existing commercial and industrial development. The objective of the SoBECA Urban Plan is to establish a framework for major private market reinvestment and improvements in the SoBECA Urban Plan area. The proposed project does not involve eminent domain or mandate that property owners in the plan area take advantage of these incentives and redevelop their properties.

Proposed Project

The proposed project is a City-initiated development incentive program to encourage new development and revitalization as part of an overall vision to allow mixed-use development in the Bristol Street corridor area, as directed by City Council. No additional traffic generation is proposed with the Mixed-Use Overlay District, as the traffic intensities of the base commercial

and industrial zoning districts pursuant to the General Plan would apply to proposed development.

Development Scenario of Proposed Project

For environmental analysis purposes, the following development scenario is projected over the next 20 years with implementation of the proposed SoBECA Urban Plan.

The net change of existing conditions (Year 2005) compared to the projected development scenario (Year 2025) results in the following "proposed project development scenario":

- Addition of 455 residential units, including 171 live/work units
- Reduction of 68,115 commercial square feet
- Reduction of 75,477 light industrial square feet
- Reduction of 151 general commercial jobs
- Reduction of 161 light industrial jobs
- Addition of 171 live/work related jobs

GP-05-11A General Plan Amendment

The General Plan Amendment (*Exhibit A of Draft Resolution*) request involves several text amendments to the Land Use Element and Noise Element of the General Plan. No changes to the General Plan land use map are necessary.

1. Amend Land Use Element to include Mixed-Use Overlay Zone District. The proposed Mixed-Use Overlay Zone District needs to be identified as a compatible zoning district in the General Commercial and Light Industrial land use designations. Therefore, the General Plan amendment adds to the description of the General Commercial and Light Industrial land use designations to the allowance of mixed-use development within a mixed-use overlay zone.
2. Amend Land Use Element to include SoBECA Urban Plan references. At the last study session, Planning Commission requested that the General Plan amendment make specific references to the SoBECA Urban Plan document. These textual references to the SoBECA Urban Plan have been made. See Exhibit A of the Draft Resolution.
3. Amend Noise Element to reference exterior residential areas in mixed-use development. An additional amendment to the Noise Element is necessary to describe acceptable exterior residential noise standards for mixed-use development. Table N-4, State Interior and Exterior Noise Standards, does not specifically identify the outdoor environment of a residential land use in a mixed-use development. Therefore, the proposed text amendment makes a textual reference to the Noise Ordinance for definitions of the indoor and outdoor environment of multi-family residential and mixed-use development proposed in a Mixed-Use Overlay District and approved pursuant to a Master Plan.

CO-05-05 Zoning Code Amendment

The Zoning Code amendment (Exhibit B of Draft Resolution) is an Ordinance amending Title 13 of the Costa Mesa Municipal Code to establish provisions and review procedures for a mixed-

use overlay district and to establish exterior residential noise requirements for mixed-use development in industrial zones.

1. Amend Zoning Code to create review procedures. The draft Ordinance proposes mixed-use development projects within the Mixed-Use Overlay District be approved pursuant to a Master Plan. The Planning Commission will be the final review authority for a Master Plan for any mixed-use development project proposed in the overlay district.

The Draft Ordinance includes a provision for prescreening mixed-use development applications. To address concerns regarding the City Council's involvement in the consideration of these projects, a "Master Plan Screening Application" is proposed to be reviewed by the City Council. This process is intended to give the City Council an opportunity to comment on the project and express any concerns that should be evaluated by the Planning Commission. Council will officially comment on the proposed plan, but will not be taking any action regarding approval or denial of the application for processing by Planning Commission. Planning Commission may modify these review procedures by removing the requirement for prescreening by Council or by requiring that Council be the final review authority on a Master Plan approval.

2. Amend Zoning Code to create mixed-use development provisions. The draft Ordinance proposes a new article in the Zoning Code for a Mixed-Use Overlay District. The overlay district is intended to accomplish the following objectives:

- (a) Meet General Plan goals to create new housing opportunities in marginal commercial and industrial areas by allowing mixed-use developments that exhibit excellence in design, site planning, integration of uses and structures, and protect of the integrity of neighboring development.

- (b) Encourage mixed-use development projects, as allowed by an adopted urban plan, that combines residential and nonresidential uses, including office, retail, business services, personal services, public spaces and uses, and other community amenities as a means to revitalize a defined area in the city without exceeding the development capacity of the General Plan transportation system.

- (c) Encourage a full array of different land use types and structures, including reuse of existing structures, to create an active city life and enhance business vitality.

2. Amend Zoning Code noise standards to allow exceptions for mixed-use development. The Ordinance amends Chapter XII, Noise Control, of the Zoning Code to identify residential areas in mixed-use development (indoor and outdoor) and the specified noise standards. For example, the exterior residential noise environment is currently defined as the exterior environs of a residential development which include private yard of single-family residence, multi-family private patio or balcony which is served by means of exit from inside the dwelling, balconies greater than 6 feet in depth, and common open space areas containing resident-serving amenities (i.e. pool, spa, tennis courts). The maximum exterior residential noise level in these areas is 65 dB CNEL.

For multi-family residential development or live/work units approved pursuant to a Master Plan in a Mixed-Use Overlay District, the proposed amendment would limit

the exterior residential noise area to exclude the following areas: private balconies or patios regardless of size, private or community roof decks/roof terraces, internal courtyards and landscaped walkways. In these areas, there would not be a maximum noise standard. However, resident-serving, active recreational uses such as community pool, spa, tennis courts, barbeque, and picnic areas would still have a maximum noise level of 65 dB CNEL.

The City's current interior noise standard for residential uses of 45 dB CNEL remains unchanged for mixed-use development.

R-05-06A Mixed-Use Overlay Zoning District

The rezone petition (Exhibit C of Draft Resolution) is for the application of the Mixed-Use Overlay Zoning District on the Zoning Map to the 39 acres included in the SoBECA Urban Plan. The provisions in the Zoning Code amendment related to mixed-use development shall apply to this area.

SP-05-06 SoBECA Urban Plan

The SoBECA Urban Plan (provided previously under separate cover) serves as a "regulating plan" to establish provisions for mixed-use development in the SoBECA plan area. This regulating plan defines the unique characteristics of the overlay area, including a matrix of permitted, conditionally permitted, and prohibited uses and development standards. The provisions of the mixed-use overlay district shall only be activated by adoption of a master plan. Redlined/strikeout text of amended pages of the SoBECA Urban Plan are provided as Exhibit D of the Draft Resolution.

ENVIRONMENTAL DETERMINATION

SoBECA Mitigated Negative Declaration

An Initial Study and Mitigated Negative Declaration were prepared, pursuant to the California Environmental Quality Act (CEQA). According to the initial study and mitigated negative declaration, which reflect the independent judgment of the City of Costa Mesa, significant impacts resulting from implementation of the proposed project would be mitigated to below a level of significance.

The IS/MND identifies mitigation measures, conditions of approvals, and project design features in a mitigation monitoring program. Any subsequent project-specific impacts of a mixed-use development proposal shall be identified in a separate environmental document for the development.

Public Review Period

The environmental document was available for a 30-day public review period from *February 10, 2006 through March 11, 2006*. This document was available on the City's website, Mesa Verde Library, Orange County Public Library, and City Hall.

Furthermore, the environmental document was circulated through the State Clearinghouse for review by State agencies (i.e. State Department of Toxic Substances Control, Department of

Water Resources, Air Resources Board, State Department of Housing and Community Development.)

Please refer to the SoBECA Urban Plan IS/MND (provided under separate cover) for detailed discussion of each environmental topic. The SoBECA Urban Plan IS/MND may be downloaded from the City's website at: <http://www.ci.costa-mesa.ca.us/departments/plangweb.htm>.

Responses to Comments

State law does not require a Responses to Comments document for an Initial Study/Mitigated Negative Declaration. However, given the scale and importance of this project, a Responses to Comments document was created to respond to questions received from Planning Commission/City Council during study sessions and to address comments received from the general public. This document provides responses on varying topics, including development/traffic assumptions, affordable housing issues, and proposed development standards. Please refer to Attachment 3, Responses to Comments, for more information.

ALTERNATIVES

The Planning Commission may consider the following alternative recommendations to City Council with respect to action on the SoBECA Urban Plan and Mixed-Use Overlay District:

1. *Recommend to City Council adoption of the proposed project with any modifications requested by the Planning Commission.* Planning Commission may adopt the attached resolution recommending to City Council approval of the Initial Study/Mitigated Negative Declaration, the General Plan amendment, Zoning Code amendment, and rezone petition for the application of the mixed-use overlay zoning district on the Zoning map, and SoBECA Urban Plan. This action may also include any suggested modifications to development standards, urban plan document, and draft mixed-use ordinance.
2. *Recommend to City Council denial of the proposed project.* Planning Commission may modify the attached resolution to recommend denial of the proposed project. Thus, this recommendation to City Council is to not approve the Initial Study/Mitigated Negative Declaration, the General Plan amendment, Zoning Code amendment, and rezone petition for the application of the mixed-use overlay zoning district on the Zoning map, and SoBECA Urban Plan.

CONCLUSION

Pursuant to Council direction and in conjunction with the Bristol Street Committee's recommendation, staff has prepared the planning documents required to implement a mixed-use overlay district in the Bristol Street corridor area. Staff recommends approval of the proposed project with any modifications requested by the Planning Commission.

The SoBECA Urban Plan indicates that mixed-use development projects will likely decrease overall trip generation over time when compared to more traditionally-zoned properties in Costa Mesa. The existing land uses in the base zoning district would remain in place, unless the property owner wishes to convert to mixed-use development trips pursuant through a Master Plan approval. The proposed Zoning Code amendment includes requirements for compliance with land use adjacency and compatibility standards to ensure that mixed-use development would not be adversely impacted by surrounding existing nonresidential uses. The proposed project does

not expressly authorize any specific development proposal, as subsequent Master Plan approval and project-specific environmental analysis would be required.

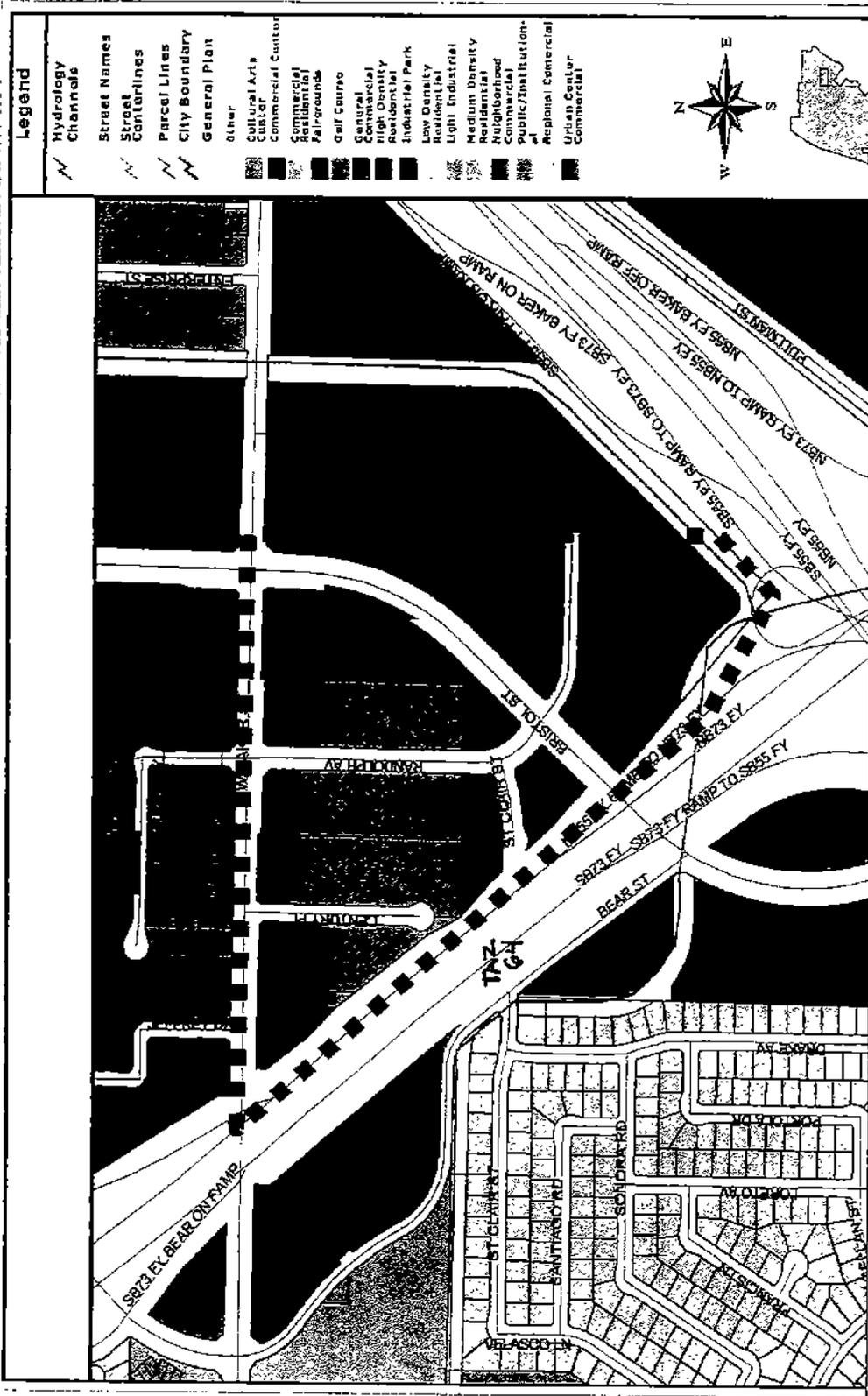
- Attachments:
1. Figure 1 – Vicinity Map and Figure 2 – Site Photographs
 2. Draft Resolution
 - Exhibit "A": General Plan Amended Pages
 - Exhibit "B": Zoning Ordinance
 - Exhibit "C": Zoning Map Amendment
 - Exhibit "D": SoBECA Urban Plan amended pages
 3. Responses to Comments (provided under separate cover)

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Bristol Street Mixed-Use Overlay Committee

SOBECA VICINITY MAP



SOBECA

	High Density Residential (units)	LIVE/WORK (units)	General Commercial (sq. ft.)	Light Industry (sq. ft.)	PUBLIC (sq. ft.)
EXISTING (2005)	716	0	367,346	197,577	2,380
FUTURE (2025)	716	0	439,674	200,811	6,926
REVISED FUTURE (2025)	1000	171	299,231	122,100	6,926

Figure 1

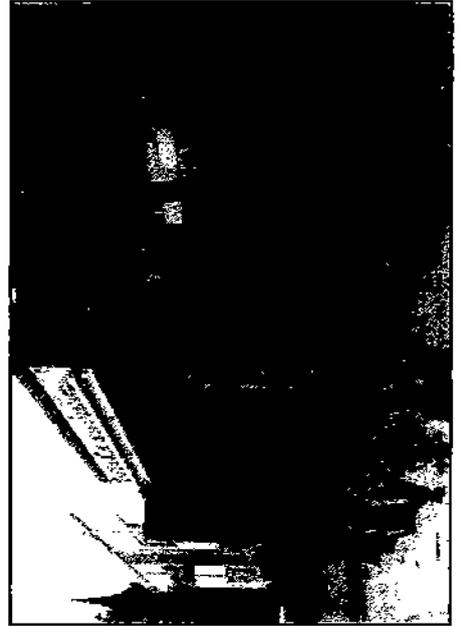
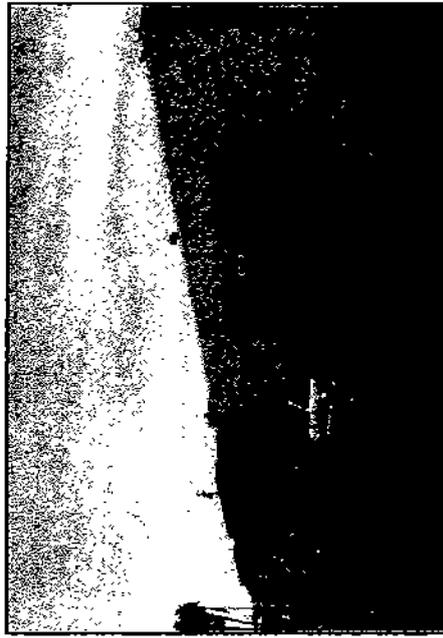
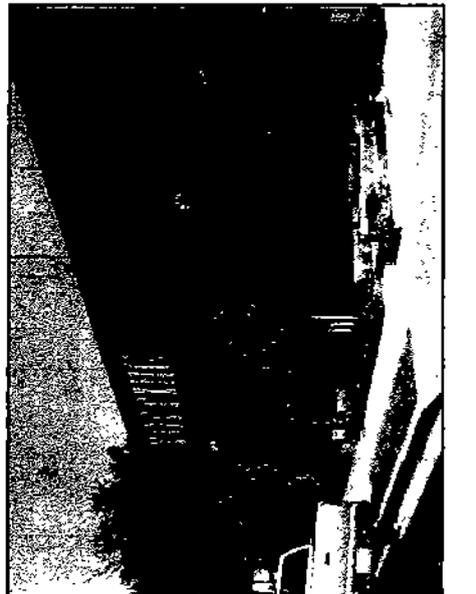
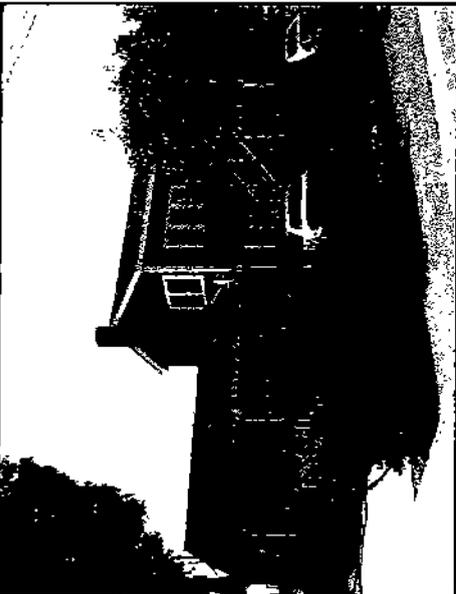


Figure 2



RESOLUTION NO. PC-06-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING APPROVAL OF GP-05-11A GENERAL PLAN AMENDMENT, CO-05-05 ZONING CODE AMENDMENT, R-05-06A MIXED-USE OVERLAY ZONING DISTRICT, AND SP-05-06 SOBECA URBAN PLAN REGARDING MIXED-USE DEVELOPMENT PROVISIONS, FOR THE BRISTOL STREET CORRIDOR AREA LOCATED SOUTH OF BAKER STREET, EAST OF THE SR-73 FREEWAY, AND NORTH OF THE INTERSECTION OF THE SR-73/55 FREEWAYS.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the proposed project involves the following: (1) GP-05-11A General Plan Amendment to establish a Mixed-Use Overlay District and related provisions in the Land Use and Noise Elements; (2) CO-05-05 Zoning Code Amendment to establish zoning provisions and review procedures and identify appropriate residential noise standards in a mixed-use overlay district; (3) R-05-06A Rezone to apply a mixed-use overlay zoning district on the Zoning Map to the specified Urban Plan area; (4) SP-05-06 SoBECA Urban Plan to adopt a regulating plan for mixed-use development in the Bristol Street corridor area;

WHEREAS, GP-05-11A General Plan Amendment amends the 2000 General Plan text as shown in Exhibit "A" to establish a Mixed-Use Overlay District and related provisions in the Land Use and Noise Elements;

WHEREAS, CO-05-05 Zoning Code Amendment amends the City of Costa Mesa Municipal Code as shown in Exhibit "B" to: (1) establish provisions for the Mixed-Use Overlay

District and (2) identify the indoor/outdoor environment of mixed-use overlay district projects which need to be in compliance with applicable residential noise standards; and

WHEREAS, R-05-06A Rezone is a rezone petition to apply a mixed-use overlay zoning district on the Zoning Map to the specified project area of the SoBECA Urban Plan;

WHEREAS, it is also necessary to adopt SP-05-06 SoBECA Urban Plan to serve as a regulating plan for mixed-use development in the Bristol Street corridor area.

WHEREAS, public hearings were held on February 13 and March 13, 2006 by the Planning Commission in accordance with Section 65355 of the Government Code of the State of California, with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and an Initial Study/Mitigated Negative Declaration (IS/MND) and mitigation monitoring program were prepared;

WHEREAS, according to the IS/MND, which reflects the independent judgment of the City of Costa Mesa, the proposed project could not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, this Commission deems it to be in the best interest of the City that said General Plan Amendment, Zoning Code amendment, Rezone Petition, and SoBECA Urban Plan be adopted.

BE IT RESOLVED that the Planning Commission recommends City Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program;

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend to the City Council adoption of General Plan Amendment GP-05-11A that amends the text of the 2000 General Plan as set forth in Exhibit "A", which is attached to this resolution.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend to the City Council adoption of CO-05-05 Zoning Code amendment, as set forth in Exhibit "B," and adoption of the R-05-06A Rezone Petition as set forth in Exhibit "C", both of which are attached to this resolution.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend to the City Council adoption of the SoBECA Urban Plan, which is on file with the City of Costa Mesa Planning Division with the addition of the amended text set forth in Exhibit "D", which is attached to this resolution.

PASSED AND ADOPTED this _____ day of _____, 2006.

Bill Perkins, Chairman
Costa Mesa Planning Commission

EXHIBIT "A"
2000 GENERAL PLAN AMENDMENTS



CHAPTER 2 LAND USE ELEMENT

2.1 PURPOSE

The Land Use Element serves as the long-range planning guide for development in the City by indicating the location and extent of development to be allowed. More than any other element, the Land Use Element will have a major impact on the form and character of Costa Mesa over the next 20 years.

Through the implementation of the Land Use Element, the City seeks to accomplish the following:

- ◆ Establish and maintain an orderly pattern of development in the City;
- ◆ Establish a land use classification system that implements land use policies;
- ◆ Identify acceptable land uses and their general location; and
- ◆ Establish standards for residential density and non-residential building intensity for existing and future development.

The essential components of the Land Use Element are the General Plan Land Use Plan Map (Exhibit LU-4) and the goals and policies that guide future development. While the General Plan Land Use Map may be seen as the most essential component of the entire 2000 General Plan, it is basically a graphic representation of the policies expressed by all of the 2000 General Plan's elements. Users of this document are advised to refer to the policies as well as the diagram when evaluating proposed development and capital improvement projects.

The requirements for the Land Use Element are contained in Government Code Section 65302(a). The element must designate the general distribution, location, and extent of land used for housing, business, industry, open space (including agriculture and parks), education, public buildings and lands, and waste disposal

facilities. Standards for population density and building intensity in each planning district are also required.

2.2 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Land Use Element serves as the primary means of integrating the policies in other elements of the 2000 General Plan with the proposed pattern of land uses designated on the General Plan Land Use Map. The Housing Element contains policies for residential development which also are considered in the Land Use Element. The Circulation Element provides for the maintenance of a transportation network that will support the ultimate land uses established on the Land Use Map. The Safety Element identifies hazards that need to be considered in land use planning for the City. The noise contours in the Noise Element are used as a guide to establish the land use patterns to ensure that future development minimizes exposure of residents to excessive noise. The Open Space and Recreation Element designates sites for community open space uses which are considered along with other provisions of the Land Use Element. The goals and policies of the Community Design Element establish criteria for quality development which are also coordinated with development-oriented policies of the Land Use Element.

2.3 SUMMARY OF EXISTING CONDITIONS

This section provides an overview of existing land use patterns throughout the City. Statistical land use information is summarized in Table LU-1, *Land Use Designations (2001)*. Vacant parcels in the City as of September 2001 are shown in Exhibit LU-1, *Vacant Land*.

RESIDENTIAL AREAS

The Low-Density Residential land use designation covers 26.8 percent of the net acreage of the City and its sphere of influence. This high percentage of low-density is not unique to Costa Mesa, but is found throughout several communities in Orange County. The accelerated demand for suburban homes experienced in the mid 1950s and 1960s resulted in the conversion of thousands of agricultural acres to large single-family housing tracts. Today this use remains predominant in Costa Mesa. New opportunities for large-scale, single-family development are limited with less than two acres of undeveloped Low-Density Residential land remaining. Recent single-family construction has taken the form of in-fill development, especially in the area east of Newport Boulevard but at a higher density than traditional single-family neighborhoods.

Medium and High-Density Residential Land Uses account for 20.9 percent of the net acreage of the City. In many instances, existing residential development density exceeds the allowed number of dwelling units per acre

TABLE LU-1: LAND USE DESIGNATIONS (2005)

Land Use Designation	Residential Density DU/Acre ^a	Floor Area Ratio	Acres Developed	Acres Undeveloped (1999)	Total Acres	% of City
Low-Density Residential	≤8	Same as Neighborhood Commercial	2,168.3	1.8	2,170.1	26.8%
Medium-Density Residential ¹	≤12	Same as Neighborhood Commercial	794.5	30.7	825.2	10.2%
High-Density Residential ¹	≤20 ²	Same as Neighborhood Commercial	836.3	42.0	878.3	10.8%
Commercial-Residential	≤17.4	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	42.6	0.9	43.5	0.5%
Neighborhood Commercial	-	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	42.4	2.5	44.9	0.6%
General Commercial ³	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40 Low Traffic 0.75/Very Low Traffic	610.7	20.4	631.1	7.8%
Commercial Center	≤20 ≤40 site-specific density for 1901 Newport Blvd ³	0.25/High Traffic 0.35/Moderate Traffic 0.45 Low Traffic 0.75/Very Low Traffic 0.70 Site-Specific FAR for 1901 Newport Blvd ³	29.4	63.3	92.7	1.2%
Regional Commercial	≤20	0.652/0.89 ⁴	114.7	0.0	114.7	1.4%
Urban Center Commercial	≤20	0.50 Retail 0.60 Office 0.79 Site-Specific FAR for So.Coast Metro Center ⁵	134.2	26.2	160.4	2.0%
Cultural Arts Center	-	1.77	49.0	5.0	54.0	0.7%
Industrial Park	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	696.5	17.7	714.2	8.8%
Light Industry ⁶	≤20	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	375.5	6.6	382.1	4.7%
Public/Institutional	-	0.25	1,281.3	0.5	1,281.8	15.8%
Golf Course	-	<0.01	560.1	0.0	560.1	6.9%
Fairgrounds	-	<0.10	146.4	0.0	146.4	1.8%
Total			7,881.9	217.6	8,099.5	100.0%

¹ Within the Medium- and High-Density Residential designation, existing residential units legally built in excess of the dwelling units per acre standard may be rebuilt at the same higher density subject to other zoning code standards. The allowable density or number of units to be redeveloped would be limited to the 1990 General Plan density with a 25% incentive bonus for Medium-Density or a 50% incentive bonus for High-Density; or the existing number of units, whichever is less.

² See High-Density Residential text regarding an area in North Costa Mesa where the density allowance is 25 to 35 DU/acre.

³ See Commercial Center text. ⁴See Regional Commercial text. ⁵See Urban Center Commercial text. ⁶ See text for Mixed-Use Development provisions.

within Medium and High-Density Residential designations. This is primarily the result of changes in the 1990 General Plan that reduced residential densities. This change was primarily a reflection of the community's concerns for quality of life issues related to traffic and a more appropriate balance between the amount of land devoted to multi-family and single-family development. The density of these existing legal, non-conforming residential developments is accounted for in the growth and traffic projections of this 2000 General Plan.

COMMERCIAL AREAS

Commercial land use designations encompass 13.4 percent of the City's land area. The 1,086 acres designated for commercial uses contain approximately 16.6 million square feet of commercial space. These uses are spread throughout the City, divided into seven commercial designations and one mixed-use designation (Commercial-Residential) (refer to Table LU-1). South Coast Plaza contains the largest single concentration of retail uses in the City. It accounts for 30 percent of the City's commercial square footage and 25 percent of the retail sales. Within this same area, the development in the Town Center area contains 20 percent of the City's office space.

The Harbor Boulevard commercial district encompasses almost one-third of Costa Mesa's commercial land. The district is responsible for 40 percent of the City's retail sales, indicating that Harbor Boulevard's trade area is of a regional scale. The major factor for this is the concentration of new car dealerships on Harbor Boulevard.

The 92-acre East 17th Street commercial district contains a variety of commercial uses, including retail, service, and office. The area generally serves local residences and businesses. One-tenth of the City's retail sales is attributable to East 17th Street businesses.

INDUSTRIAL AREAS

Industrial land use designations encompass 1,097 acres of land in Costa Mesa. These uses are primarily concentrated in three major districts: the Southwest District, the Airport Industrial District, and the North Costa Mesa Industrial District (refer to Table LU-2). The Southwest District is the City's oldest industrial area and the two other areas are more recently developed industrial parks located in the northwest and northeast sections of the City.

The Southwest District contains 312 acres and represents 88 percent of the City's land designated for Light Industry. This area contained a substantial amount of industrial development before the City was incorporated. The area contains several large manufacturing firms as well as a high percentage of smaller industrial operations, frequently in multi-tenant structures. The Southwest District is one of Costa Mesa's major employment centers employing approximately one-fourth of the City's employees engaged in manufacturing-related jobs. Forty-one (41) percent of the manufacturing employers are located in this district.

The 390-acre Airport Industrial Area is a portion of the much larger Irvine Industrial Complex which extends into the cities of Irvine and Tustin. This area is characterized by large parcels and wide landscaped setbacks. Several firms have located their main or regional headquarters in the area and are often the single tenants in large structures.

**TABLE LU-2
INDUSTRIAL AREAS**

Industrial Area	General Plan	Total Acres
Southwest	Light Industry	312
Airport	Industrial Park	390
North	Industrial Park	323
Other	Light Industry	72
Total		1,097

The third industrial area is the 323-acre industrial park located between the San Diego Freeway, Fairview Road, the Santa Ana River, and the northerly City limits. This district is a part of a larger industrial area which extends northward into the City of Santa Ana. The primary users of this industrial area are large single-tenant manufacturing firms and corporate offices. Included within this district is the 14.5-acre portion of the Home Ranch area located north of South Coast Drive and west of Susan Street.

The remaining 72 acres of land designated for light industrial uses are located in five smaller pockets in various sections of the City. These areas are generally characterized by small parcels in areas which were designated for industrial uses by the City's original zoning plan.

PUBLIC AND INSTITUTIONAL AREAS

Costa Mesa contains a relatively high percentage of land designated for public and institutional use. A total of 1,281 acres is specified in this category. When combined with the golf course and fairgrounds designations, these uses constitute 25 percent of the City's area.

This high proportion is primarily the result of past actions of various governmental entities. The development of the Santa Ana Army Air Base during World War II was the first major land acquisition by a governmental agency. This site has since been divided and remains largely in public ownership. The current users of the site are: Orange Coast College, Costa Mesa High School, Davis Middle School, Presidio Elementary School, TeWinkle Park, the National Guard Armory, Orange County Fairgrounds, Costa Mesa Farm Soccer Complex, Civic Center Park, City Hall, and Vanguard University.

A major land acquisition by the State in 1950 was responsible for the public ownership of the Costa Mesa Golf and Country Club, and Fairview Park. In 1950, 750 acres were acquired for a State institution. Today, the Fairview Developmental Center occupies 111 acres of the original 750 acre site. The golf course and most of Fairview Park belong to the City. Acquisitions by the City and County have expanded this area to include the Talbert Regional Park site adjacent to the Santa Ana River and the adjoining City Canyon Park.

Three golf courses exist within Costa Mesa and its sphere of influence. The previously mentioned Costa Mesa Golf and Country Club is the only one of the three open to the public.

The 150-acre Orange County Fairgrounds is owned by the 32nd District Agricultural Association and as such, the City has limited land use control. The site is developed with an outdoor amphitheater, exhibit halls, and equestrian facilities. The Fair Board maintains a master plan which depicts the future development of the site.

LAND USE BALANCE

BALANCE OF LAND USES

Promoting a balance among the various land uses is one of the primary purposes of the Land Use Element. The diverse needs of the community require that land be designated for different uses in order to accommodate these needs. Human beings need places to live, work, shop, relax, and play. Providing sufficient quantities and locations of land for the various human uses and needs is a key ingredient of a functional urban environment.

HOUSING, POPULATION, AND EMPLOYMENT PROJECTIONS

Providing a land use arrangement that encourages a correlation of employment and housing opportunities is a local and regional responsibility. Providing sufficient commercial land to support residential development is primarily a local responsibility, although commercial uses which serve regional needs are provided as well. Sufficient land must also be established to meet the recreational needs of the local community, although regional needs are often accommodated by land within individual cities.

Table LU-3, *Population, Housing, and Employment*, presents historical data for Costa Mesa's population, number of housing units, and employment opportunities, and includes projections to the year 2020. The table is based upon OCP-2000 Projections. Data which is available for the 2000 Census, as of September 2001, has also incorporated in the Land Use and Housing Elements.

**TABLE LU-3
POPULATION, HOUSING, AND EMPLOYMENT**

	1980	1985	1990	2000 ¹	2020 ¹
Population	82,562	85,127	94,900	106,237	118,764
Housing	33,998	35,326	39,000	40,577	42,469
Employment	56,828	73,372	87,553	88,294	106,708

Notes:
¹ OCP-2000 Projections, Center for Demographic Research, California State University, Fullerton.

JOBS/HOUSING RELATIONSHIP

The City's current variety and distribution of land uses enables people to live near their jobs, to shop within a reasonable distance from their homes or work, to use recreational areas, and to conveniently carry out other daily activities. Information available from the 1990 Census indicates that 32 percent of the employees who reside in Costa Mesa also work in the City. An additional 51 percent work within 20 minutes of their homes.

The City recognizes the importance of providing both job and housing opportunities, and, therefore, this 2000 General Plan provides specific policies and actions to address this issue.

BALANCE OF INDUSTRIAL AND COMMERCIAL USES

Since 1980, the amount of commercial acreage has increased while industrial acreage has slightly declined.

Current marketplace interest is in high-tech business parks and is moving away from light manufacturing structures. The high-tech business park developments are often more similar to office uses than traditional manufacturing uses. This has significant implications for parking requirements and estimates of traffic generation and employment.

There is also increasing marketplace pressure to utilize industrial areas for commercial uses due to lower land costs, product costs, etc. If this trend continues, the balance between commercial and industrial uses could change significantly.

Costa Mesa has established commercial areas, notably along the major arterials, the South Coast Metro Area (north of the I-405), and the Redevelopment Area (in the vicinity of Harbor Boulevard and 19th Street), which could be negatively impacted by the expansion of commercial uses into industrial zones. If commercial users are allowed to use the less expensive industrial space, the commercial zones may then begin to deteriorate as vacancy rates in commercial buildings increase.

2.4 KEY ISSUES

Often, the full impacts of development are not felt until an area is built to or near the intensity/density capacity of the general plan. The different types of development issues, along with their impacts and appropriate mitigations, are discussed below.

RESIDENTIAL DEVELOPMENT ISSUES

Early subdivisions in Costa Mesa established patterns that markedly affect the design of current developments. Prior to the City's incorporation, much of the eastside and the westside south of Wilson Street were subdivided into parcels approximately 300 feet deep. Many lots were further divided, resulting in lot widths of 60 to 66 feet. Many of these lots were vacant for a number of years; development of others consisted mainly of single-family homes with large garden areas.

As Costa Mesa grew and development pressures increased, construction on these narrow, deep lots often took the form of multi-family apartments. A typical site plan consisted of a driveway along one side of the parcel, units on the other side, and little usable open space except for a small area at the rear of the lot. This development pattern decreased overall land use efficiency because of the need to provide separate driveway access to each parcel.

In the late 1970s, the problems associated with development of small, narrow, deep lots was officially addressed with the adoption of several specific plans. The specific plans encouraged lot consolidation by providing zoning incentives in the way of density increases.

The Placentia/Hamilton/Pomona/19th Street Specific Plan adopted in May 1979 allowed increased density on separate, smaller parcels if two or more parcels were developed as a single project. This unified development concept, illustrated in Exhibit LU-2, *Residential Lot Combination Opportunities*, permitted maintenance of separate ownerships while allowing the design flexibility of a larger site. The use of easements, deed restrictions, shared driveways, walkways, parking, and common open spaces give the impression of a single, unified development. Consistent architecture and landscaping themes also help to achieve the intent of lot combination.

Many of the constraints relating to narrow, deep lots also apply to small parcels. The same inefficiencies and hazards of multiple driveways also result. Of particular concern is the issue of constructing an additional unit while retaining the existing unit. The location of the existing unit severely constrains design and placement of the second unit.

Previous development standards establish 7,260 square feet for R2-MD as the minimum area for multi-family residential lots except individual lots within common-interest developments, known as small-lot subdivisions. Division of existing parcels according to this standard increases the number of subdivision-related development problems. To prevent continuation of this trend, minimum parcel area requirements for newly created multi-family lots was increased in 2001. For example, the Downtown Redevelopment Plan contains a minimum area requirement of 18,000 square feet for new multi-family parcels.

Common interest developments (i.e. an undivided interest in common in a portion of real property coupled with a separate interest in air space) also became popular in the 1970's. Since the mid- to late-1980's, small lot, single-family detached residential developments have become an emerging trend in homeownership. Along with the popularity of this type of housing has come a number of problems associated with individual lot sizes, building setbacks, building mass, neighborhood compatibility, and the provision of landscaping, open space and parking. Impacts to adjoining residential units often include decreases in natural light and fresh air as well as "overbearing" and "dwarfing" existing units.

Neighborhood compatibility issues surrounding small-lot residential developments occurring on long, narrow properties have intensified in recent years, especially throughout Costa Mesa's eastside. New development standards were created for small-lot subdivisions in 2001. These standards increased the minimum lot size and parking requirements for this type of development. Discretionary review and approval procedures were also added to ensure compatibility with the existing surrounding neighborhoods.

COMMERCIAL DEVELOPMENT ISSUES

Although most of the issues experienced with small parcels and narrow, deep parcels are related to residential development, a number of older commercial properties are subject to the same constraints. Most of the smaller commercial lots have been combined over the years to create larger building sites, but some,

Insert Exhibit LU-2, Residential Lot Combination Opportunities

mostly those developed in the City's early years, prior to incorporation, have substandard parking facilities. Along the east side of Newport Boulevard, many small parcels retain the original residential structures - some of which have been converted to commercial use.

Commercial intensity incentives could be offered in the form of increased building height or lot coverage. As building height limits are established primarily to protect adjacent properties, increased height on a larger parcel, where the structure can be further removed from the property line, would achieve the same purpose. Present development standards require commercial buildings to be set back from adjacent residential properties by a distance equal to twice the height of the commercial structure. The statutory height limit, however, is two stories, except that additional height may be granted by discretionary review and approval. This mechanism could be used to provide commercial lot consolidation incentives.

Increased lot coverage allowance is another potential incentive. Greater coverage can be achieved by eliminating the required side yard setback. Additional site planning efficiencies are realized as the number of driveways is reduced. Elimination of driveways through lot consolidation reduces the number of potential traffic conflict points, as well as improving on-site circulation.

Land use compatibility and traffic are also issues addressed in the 1996 "Newport Boulevard Specific Plan". Newport Boulevard has always served as the main thoroughfare in Costa Mesa's traditional downtown area. The area's first commercial buildings were constructed along the boulevard and many of the original buildings still stand today, particularly in the 1800 block.

Along Newport Boulevard, north of 19th Street, commercial uses have always had more limited exposure and visibility due to the one-way traffic flow and wide separation from land uses to the west. The boulevard's linear nature, one-way traffic flow, diversity of ownership patterns, and random mix of land uses contribute to its lack of unity and identity which in turn makes it difficult to attract new patrons and/or compatible businesses.

As an incentive to encourage private commercial redevelopment, the Newport Boulevard Specific Plan provides for an increase of 0.05 FAR over the Neighborhood Commercial land use designation. Based on the proximity of residential development that abuts the rear of many of the parcels along Newport Boulevard, and the fact that vacant land for residential development is very limited, the specific plan provides for residential development or neighborhood serving commercial as the most compatible land uses. The "Commercial-Residential" designation allows a complementary mix of residential and commercial uses, unlike any other land use designation in the 2000 General Plan. It is anticipated that individual parcels would be developed as either a commercial or residential use. A mix of both commercial and residential on one parcel would only occur in a Planned Development zoning district. Residential development would be encouraged provided that certain development standards are met pursuant to the Newport Boulevard Specific Plan. Density would range from 12 units per acre to 17.4 units per acre.

LAND USE COMPATIBILITY

As Costa Mesa continues to grow and to become more intensely urbanized, the potential for increased conflicts between existing and new land uses will also grow. The redevelopment of underutilized properties will continue to add more

intense uses to the existing land use mix as the availability of developable land decreases and property values increase. This will create an overall increase in population and employment and all of the associated impacts of traffic congestion, noise, public safety, etc.

Residential infill projects in the way of small lot subdivisions could have negative impacts on established smaller scale neighborhoods. The design quality of such subdivisions is a key issue to be addressed during the design review process. The preservation of stable, quiet, and homogeneous neighborhoods is a prime concern of this 2000 General Plan.

One area that is experiencing a disproportionate amount of land use conflict is "Westside" Costa Mesa. The Westside was among the earliest areas in the City to develop and is characterized by a considerable diversity of people, land uses, job opportunities, and housing choices.

In an effort to address issues relating to economic redevelopment, deterioration of the 19th Street corridor, incompatible land uses (particularly in the area south of 19th Street), lack of code enforcement, deteriorating infrastructure, and blighted appearance of the streetscapes, the City Council commissioned the "Westside Specific Plan". Although not adopted, the plan will be used as a resource document for future planning and improvement work efforts in the area.

NOISE

The Noise Element defines noise as unwanted sound. Although this definition could encompass a wide spectrum of sound types, the most common noise sources in Costa Mesa are traffic and aircraft. Thus, existing and future noise levels have been examined and the Noise Element provides information on community noise impacts and appropriate mitigation measures.

AIRPORT CONSIDERATIONS

Both the Federal Aviation Administration (FAA) and the Airport Land Use Commission for Orange County have concern for the safety of air navigation around John Wayne Airport. Under Part 77 of the Federal Aviation Regulations (FAR), the FAA requires notice of proposed construction in excess of certain heights which may affect the safety of aircraft operations. The authority of the FAA in these matters extends only as far as issuing a notice of hazard to air navigation; the FAA does not have jurisdiction to prohibit construction. The issuance of a hazard notice, however, may adversely affect the ability of a developer to obtain financing and insurance.

The FAA standard that is of most of concern in Costa Mesa is the horizontal surface for John Wayne Airport. This surface is 203.68 feet above mean sea level and extends nearly two miles from the airport.

The South Coast Plaza Town Center Master Plan (the area east of Bristol Street and north of the I-405) was approved subject to the condition that building height be limited to that specified by FAR Part 77 unless evidence is presented that the structure will not pose a hazard to air navigation nor interfere with instrument guidance systems. Evidence may be in the form of an FAA determination of no hazard or a study by a qualified aviation consultant that has been certified by the FAA.

A number of Town Center structures have received City approval although they encroach beyond the established horizontal surface elevation. In all cases obstruction lighting was required, and in some cases minor adjustments to seldom-used flight patterns were necessitated, but the safety of aircraft operations in the airport vicinity has not been compromised.

The horizontal surface established by the FAA places restrictions on future development proposals similar in scale to the Town Center buildings. These developments will also be required to provide mitigation for potential hazards to air safety.

The California Public Utilities Code provides for creation of countywide commissions to work towards achieving compatible land uses in the vicinity of airports. Commissions are required to formulate comprehensive land use plans which may include acceptable uses, height restrictions, and other building standards, such as noise insulation. The Airport Land Use Commission for Orange County (ALUC) has established a planning area surrounding John Wayne Airport which sets forth standards for acceptable land uses and provides for review of development plans for properties within its planning area.

The Airport Environs Land Use Plan, adopted by the Airport Land Use Commission, specifies acceptable uses proximate to the airport. These are defined as uses that will not subject people to adverse noise impacts, will not concentrate people in areas with high potential for aircraft accidents, and will not adversely affect navigable airspace or aircraft operations. Due to the small number of off-airport accidents in the history of John Wayne Airport, the ALUC has not found it necessary to designate an accident potential zone.

The City of Costa Mesa is opposed to any expansion of operations at John Wayne Airport due to noise impacts to existing residential uses, as well as air quality, traffic, and economic impacts to potentially displaced businesses.

LAND AVAILABILITY

In 2000, only a small portion of the land (213 acres) within the City and sphere of influence was vacant and ready for development (refer to Exhibit LU-1, *Vacant Land*). The limited amount of vacant land results in an increased demand for redevelopment of existing properties. This trend is not new in Costa Mesa, and the extent of private redevelopment can be expected to increase.

In considering future general plan amendments, attention must be given to potential impacts on existing development and impacts on the character of neighborhoods. Methods to promote the orderly transition of areas to other uses or densities should be developed. Such methods could be in the form of zoning regulations or specific plans. Similar methods may also be applicable to promote the retention of historic structures, rental housing, mature vegetation, and other existing socially or environmentally significant components of a neighborhood.

REDEVELOPMENT

Many factors - physical, economic, and social - contribute to the need for redevelopment. The most obvious indicators are the visual and economic effects of deteriorating properties due to age and/or lack of maintenance, declining property values, high business turnover rates, declining sales activity, or high vacancy rates. Usually, the physical impacts can be mitigated by appropriate

repair and rehabilitation, but occasionally, when combined with other economic constraints, complete removal of the structures and redevelopment of the site is the most economically feasible approach.

The City adopted the Redevelopment Plan for the Downtown Redevelopment Project (Project Area No. 1) on December 21, 1973. During the first decade of the Redevelopment Plan, activities centered around public improvements within Lions Park, including construction of a fire station and neighborhood community center. Across from the park, a 75-unit privately owned apartment complex for low- and moderate-income senior citizens was built. Since 1980, street improvements including realignment of 17th Street, widening of 19th Street, and Harbor Boulevard redesign and construction, have been completed. The Pacific Savings Plaza was completed in 1982, and the retail and office complex known as the Costa Mesa Courtyards was constructed in 1985. Façade improvements for 26 store fronts were completed in 1986. In 1989, a 185,000 square foot multi-level center (Triangle Square) was completed.

The role of the City in redevelopment may take the form of providing incentives or assistance for private redevelopment, providing stimuli to spark private improvement activities, or becoming actively involved in associated public development or redevelopment projects.

INCENTIVES

The primary incentive the City can offer to encourage private redevelopment is flexible land use regulations such as increased density, increased lot coverage and height or relaxed parking standards. Incentives can be used not only to encourage redevelopment of existing properties, but also to influence the type and design of new development. An example is the flexible setback standards for new commercial development in the Newport Boulevard Specific Plan area.

The most obvious incentive for the recycling of existing structures is economic savings to the developer. The City might add to this incentive by waiving or reducing development fees. Again, the reduced traffic impact fee schedule for projects in the Newport Boulevard Specific Plan area is an example.

Financial assistance to owners of properties in need of rehabilitation may ease the burden of making the necessary improvements. Since 1975, Costa Mesa's applications for Community Development Block Grants, under the Federal Housing and Community Development Act of 1974, have included programs of grants and low-interest loans for rehabilitation of low- and moderate-income owner-occupied housing units. Low-interest loans for owner/investors of rental housing are also available when a majority of tenants are low- and very low-income.

STIMULI

The upgrading of public facilities can also act as a stimulus to new development or private property improvement. Paving of streets and alleys; installation of landscaped medians, parkways, curbs, gutters, and sidewalks; correction of drainage problems; construction of parks; construction of public parking facilities and upgrading or undergrounding of utility services do much to improve the image of a community. As the image of an area is elevated, the level of pride and interest is also raised, and this is often reflected in higher levels of property maintenance and increased improvement activity. The City should remain vigilant for opportunities to upgrade public facilities to stimulate private property improvement.

PUBLIC SECTOR REDEVELOPMENT

Local governments are authorized to create redevelopment agencies and redevelopment project areas under §33000 et seq. of the California Health and Safety Code (Community Redevelopment Law). Redevelopment areas as defined by the declaration of State policy must be designated on the basis of being blighted.

The concept of redevelopment is based on the premise that public participation and assistance are necessary in order to correct the blighting influences and obsolete and inefficient development and ownership patterns of older communities. The function of redevelopment offers a variety of ways to solve the development problems of otherwise undevelopable properties.

In the early 1970's, concern began to grow about the physical, economic, and social condition of Costa Mesa's traditional "downtown". The area is identified by the intersection of the two most heavily traveled streets in the City: Harbor Boulevard and Newport Boulevard.

As one of the oldest parts of Costa Mesa, the downtown area contained commercial and residential properties in declining condition. The large number of small, separately owned parcels made private assembly of land difficult.

Because the problems of the area were not likely to be solved by private development, the City adopted the Redevelopment Plan for the Costa Mesa Downtown Redevelopment Project (Project Area No.1) on December 21, 1973 (see Exhibit LU-3).

In 1983, the Redevelopment Agency requested that a panel of members of the Urban Land Use Institute (ULI) help to identify a redevelopment strategy for Project Area No. 1. The panel concluded that the "downtown" area needed a strong retail core with medium-density residential use surrounding the service and retail activities. To achieve tangible results, the ULI panel recommended giving high priority to expansion and development of a "superblock" area.

The Costa Mesa Courtyards, Triangle Square, Parcel "A", and Borders Books are projects which were developed to fulfill this recommendation.

COMMUNITY DESIGN

In recent years, the City Council has expressed concern with the aesthetic qualities of the community. Some areas are experiencing a significant amount of blight while others lack a clear identity to distinguish them from other areas of the City. Neighborhoods should be unified through design to achieve "cohesiveness." Roadways are challenged by sign clutter, commercial strip development, blank walls, and the absence of streetscape amenities and landscaping.

As a result of the Council's concern, a Community Design Element of the 2000 General Plan was created to provide for the promotion of quality design and construction for buildings, structures, paths, districts, nodes, landmarks, natural features, and significant landscaping. The Community Design Element of the 2000 General Plan strives to establish a strong visual image for the community that emphasizes quality design, compatibility in form and scale, and the incorporation of significant landscaping.

REGIONAL PLANNING

Regional planning issues play an important role in local-level planning within the City of Costa Mesa. Region-wide issues such as transportation, air quality, growth management, affordable housing, and open space must be integrated into the City's planning efforts in order to effectively address and provide consistency with issues that effect not only Costa Mesa residents, but residents of the region as well.

Traffic congestion and transportation is one of the most important planning problems facing southern California. Recognizing the role that each City plays in regional traffic problems, Costa Mesa has been an active participant in regional Growth Management programs.

Coordination with regional agencies, such as the County of Orange, the Orange County Council of Governments, Southern California Association of Governments, Regional Water Quality Control Board, South Coast Air Quality Management District, and Caltrans, ensures that local-level policies reinforce region-wide goals and programs.

2.5 DESCRIPTION OF LAND USE PLAN

Land use designations indicate the type and nature of development allowed in a given location. While terms like "residential", "commercial", and "industrial" are generally understood, State General Plan law requires a clear and concise description of land use categories that are depicted on Exhibit LU-4, *General Plan Land Use Map*.

The Land Use Element contains 15 land use designations as follows:

- ◆ Low-Density Residential
- ◆ Medium-Density Residential
- ◆ High-Density Residential
- ◆ Commercial – Residential
- ◆ Neighborhood Commercial
- ◆ General Commercial
- ◆ Commercial Center
- ◆ Regional Commercial
- ◆ Urban Center Commercial
- ◆ Cultural Arts Center
- ◆ Industrial Park
- ◆ Light Industry
- ◆ Public/Institutional
- ◆ Golf Course
- ◆ Fairgrounds

These are also shown later in this element in Table LU-9, *General Plan/Zoning Relationships*, along with their corresponding zoning districts.

GENERAL PLAN LAND USE MAP

The General Plan Land Use Map (Exhibit LU-4) indicates the location of the land use designations within the City and its Sphere of Influence. Copies of the General Plan Land Use Map may be obtained from the Planning Division.

LAND USE INTENSITY/DENSITY

State General Plan law requires the Land Use Element to indicate the maximum building intensities/densities allowed in the City. The Land Use Element contains 15 land use designations; each allows certain land uses and establishes corresponding intensity/density standards (refer to Table LU-1 on page LU-3). Table LU-1 also includes the expected overall levels of development within each land use designation.

A number of terms are used to describe the land use designations. The term "intensity" refers to the degree of development based on building characteristics such as height, bulk, floor area ratio, and percent of lot coverage. Intensity is most often used to describe non-residential development levels.

For most non-residential land use categories (commercial, industrial, and public), the "floor area ratio" (FAR) provides the most convenient method of describing levels of development. The FAR is the relationship of total gross floor area of all buildings on a lot to the total land area of the lot expressed as a ratio. For example, a 21,780 square-foot building on a 43,560 square-foot lot (one acre) yields an FAR of 0.50. The FAR describes use intensity on a lot, but not the actual building height, bulk, or lot coverage. These are regulated through the zoning code or specific plans.

Building intensity can also be measured by the impacts generated by a particular development. One critical impact is traffic generation. Because of the scale of major development sites in North Costa Mesa and their potential for significant traffic generation, trip budgets have been established for the major land holdings covered by the North Costa Mesa Specific Plan. These trip budgets are shown on Table LU-7 (see following discussion). Also, the FAR in many of the land use designations is "stepped" in correlation to the traffic-generating characteristics of a particular land use.

The term "density," in a land use context, is a measure of the desired population or residential development capacity of the land. Residential density is described in terms of dwelling units per gross acre (du/ac); thus, the density of a residential development of 100 dwelling units occupying 20 acres of land is 5.0 du/acre. A dwelling unit is a building or a portion of a building used for human habitation and may vary considerably in size (square footage) from small apartments at 400-500 square feet to large single-family homes exceeding 5,000 square feet. For purposes of calculating population, an average number of persons per acre or dwelling unit for all types and sizes of dwelling units is assumed.

TRIP BUDGETS

The concept of regulating development potential in terms of both building intensities and trip generation limits was first used to control major developments within the Regional Commercial and Urban Center Commercial designations in the mid-1980s. The thought behind this concept was to design a combination of

freeway access improvements and local arterial improvements and to allocate development rights to the major landholdings in northern Costa Mesa based upon land use intensities which could be accommodated by the planned improvements. These major landholdings include the Industrial Park portion of Segerstrom Home Ranch, Metro Pointe, South Coast Plaza, South Coast Plaza Town Center, South Coast Metro Center and the currently undeveloped portions of Sakioka Farms.

Because of the unique combination of uses at the Orange County Fairgrounds and Exposition Center, special trip generation rates were established for the Fairgrounds. With this special rate and the overall community concern over the impacts of the operation of the facility, a trip budget has also been established for the Fairgrounds classification.

The trip budget is expressed in terms of morning (AM) and afternoon (PM) peak hour traffic volumes. The trip budget for each of the major landholdings is based upon the general office trip rates and office FAR standard as used in the Costa Mesa Traffic Model prepared for this 2000 General Plan; the Regional Commercial, Urban Center Commercial and the Fairgrounds classification are described in the Land Use Classifications portion of this element. The trip budget for the Fairgrounds and the Industrial Park portion of Segerstrom Home Ranch are also based on assumptions from the 2000 General Plan Traffic Model.

The allowable floor area ratios and trip budgets shall be applied on a project-planning rather than parcel-specific basis. This approach will allow consideration of multi-phased or multi-lot projects as a whole development rather than individual pieces of the whole. An example would be a commercial condominium subdivided as a planned unit development where each building is located on a separate lot which conforms to its building footprint and where the parking and landscaped areas are located on common lots. In this example, the individual building lots would have a floor area ratio of at least 1.00 FAR, but the overall project (individual building lots and all common lots) would meet the allowable floor area ratio building intensity standard for the given land use classification. However, the rates could be applied at a parcel-specific level if the project is or can be developed on a single lot and not subdivided at a later date.

Subdivisions of existing developments or projects shall not cause the development to become nonconforming or, if already nonconforming, shall not make the development more nonconforming with respect to the density and intensity standards for the land use designation in which the project is located unless binding agreements restricting development of the newly created parcel(s) are recorded as a part of the subdivision.

TRIP BUDGET TRANSFERS

The trip budgets established at the Traffic Analysis Zone (TAZ) level in the Costa Mesa Traffic Model can also be combined or transferred between TAZs in a specified area of the City and under certain conditions to account for large master planned developments which contain multiple TAZs. Likewise, trips can be combined or transferred between individual parcels within single TAZs. Combinations and/or transfers shall only be allowed for projects which meet the following conditions:

- ◆ The combination and/or transfer of trips shall only be allowed in the area of the City that is north of the I-405 and east of Harbor Boulevard, and shall be limited to parcels within a one mile radius of each other.
- ◆ Trip budget transfers shall be evaluated in the review and approval of a planned development or master plan projects. Sufficient conditions of approval shall be applied to the master plan or development plan to ensure long-range control over subsequent phases of development.
- ◆ The combination and/or transfer of trips shall not result in any greater impacts on the surrounding circulation system than would occur if each Traffic Analysis Zone was developed independently.
- ◆ For the combination and/or transfer of trips between TAZs, such combination and/or transfer of trips shall not exceed the total trip budget of all parcels involved if each were developed independently according to the floor area ratio and trip generation rates provided herein.
- ◆ The combination and/or transfer of trips shall not allow development intensities which result in abrupt changes in scale or intensity within the project or between the project and surrounding land uses.
- ◆ Approval of the master plan or development plan shall be conditioned to ensure compliance with the above criteria and to preclude future over-development on portions of the project or properties from which trips were transferred.
- ◆ Trip budget transfers shall be recorded against the properties.

DEFINITIONS

The following definitions and interpretations shall be used to implement this portion of the General Plan Land Use Element:

Effective Trip Generation shall mean the AM and PM peak hour traffic volumes generated onto the public streets by a specific project proposal.

Floor Area Ratio shall mean the gross floor area of a building or project divided by the project lot area upon which it is located.

Gross Floor Area shall mean the total building area of all floors within the walls of all structures except elevator and other vertical shafts (including stairwells) and elevator equipment areas. Parking structures shall not be considered building area for the purposes of calculating allowable floor area ratios.

Peak Hour shall mean the hour during the AM peak period (typically 7:00 a.m. – 9:00 a.m.) or the PM peak period (typically 3:00 p.m. – 6:00 p.m.) in which the greatest number of vehicle trips are generated by a given land use or are travelling on a given roadway.

Project Lot Area shall mean the total area of a project after all required dedications or reservations for public improvements, including but not limited to streets, parks, schools, flood control channels, etc., unless otherwise noted in this 2000 General Plan.

Project shall mean a development proposal submitted under a single ownership or control at the time of the initial plan submittal and approval. A project may be

subdivided or developed in phases by subsequent multiple owners. However, the initial building intensity established by the initial project approval shall be maintained throughout the development of the entire project.

Trip shall mean a one-way vehicular journey either to or from a site, or it may be a journey totally within the site. The latter is usually referenced to as an internal trip. Each trip will have two trip ends, one at the beginning and the other at the destination.

Trip Budget shall mean the maximum number of AM and PM peak hour trips allocated to a project site. The trip budget shall be derived by multiplying the project area by the allowable floor area ratio and by the AM and PM peak hour trip generation rates for the applicable land use classification.

Trip Rate shall mean the anticipated number of trips to be generated by a specific land use type or land use classification. The trip rate shall be expressed as a given number of trips for a given unit of development intensity (i.e., trip per unit, trip per 1,000 sq.ft., etc.). Trip rates used in the calculation of trip budgets under the provisions of this section of the Land Use Element shall be those rates established by City Council resolution. Trip rates for determining Low, Moderate and High Traffic uses are those contained in the 4th Edition Trip Generation Manual published by the Institute of Transportation Engineers (ITE).

LAND USE DESIGNATIONS

RESIDENTIAL

Costa Mesa's 3,865 residential acres are divided into the Low-, Medium-, and High-Density Residential designations.

Low-Density Residential

Low-Density Residential areas generally are intended to accommodate single-family residences on their own parcels. Other housing types include attached housing that provide a greater portion of recreation or open space than typically found in multi-family developments, and clustered housing which affords the retention of significant open space. Low-Density Residential areas are intended to accommodate family groups and outdoor living activities in open space adjacent to dwellings. In order to avoid land use conflicts, these areas should be located away from or protected from the more intense non-residential areas and major travel corridors. The density for this land use designation shall be up to eight units to the acre. At an average household size of 2.74 persons per dwelling unit, the projected population density within this designation would be up to 21.9 persons per acre.

Costa Mesa contains seven distinct residential neighborhoods: 1) Eastside, 2) Westside, 3) Mesa Verde, 4) College Park, 5) North Costa Mesa/Mesa Del Mar/Halecrest Hall of Fame, 6) Bristol/Paularino, and 7) South Coast/Wimbledon Village. These existing, stable single-family neighborhoods should be preserved and maintained. The establishment of attached or clustered housing through the planned development concept can be allowed in appropriate Low-Density Residential areas as a means to encourage the consolidation of parcels or to make more efficient use of larger parcels.

As the majority of land for Low-Density Residential use has become fully developed, future large scale single-family tract development is precluded. It can be expected that larger single-family lots will be proposed for subdivision in the

future. Planned developments near the maximum density may also become more common, perhaps through combination of parcels and replacement of single-family development.

Non-residential uses that complement and serve the surrounding residential neighborhood are also appropriate within this designation. These uses typically include schools, parks, churches, libraries, and public facilities. Additional uses authorized by State law, such as group residential facilities, accessory apartments, granny flats, and family day care homes are also appropriate.

Compatible zoning districts include R1, PDR-LD, I&R, and I&R-S.

Medium-Density Residential

The Medium-Density Residential designation is intended for single-and multi-family developments with a density of up to 12 units to the acre. The 12 units to the acre standard can be exceeded for legal, non-conforming Medium-Density Residential lots of a certain size that existed as of March 16, 2000. These lots must be less than 7,260 square feet in size, but not less than 6,000 square feet. On lots that have a density calculation fraction equal to or greater than 1.65 units per acre, two units may be constructed.

The 12 dwelling units per acre standard is exceeded by approximately 53 percent of the existing Medium-Density development. Existing non-conforming units, that are voluntarily destroyed, may be rebuilt to the same density, subject to other standards of the zoning code and the following: the allowable density or number of units to be redeveloped is limited to the 2000 General Plan density plus a 25 percent density incentive bonus or the existing number of units, whichever is less.

At an average household size of 2.74 persons per dwelling unit, the projected population density within this designation would be 32.9 persons per acre.

Density bonuses may be granted when a project is designed to provide housing for households with specialized requirements (e.g., senior citizens, handicapped, very-low and low-income, and other households with needs not sufficiently accommodated by conventional housing). Density bonuses that result in the project's density to exceed the General Plan standard are limited to affordable senior citizen projects.

The type of development in this designation is generally less oriented to outdoor living activities and is thus more tolerant to impacts that might adversely affect low-density residential development. Although still susceptible to the impacts caused by more intense uses and noise, a Medium-Density Residential development has greater potential to provide mitigation through visual and acoustical shielding. Areas for Medium-Density Residential use can be established closer to potentially disparate uses than can Low-Density Residential, providing the potential impacts are not of a severity that precludes mitigation.

Because of the location and intensity of development, Medium-Density Residential areas are also appropriate for quasi-residential uses such as convalescent hospitals and group residential homes. Schools, churches, parks, libraries, and related public facilities are also appropriate.

Complementary commercial uses within this designation may be allowed in planned development projects provided that the commercial uses will have floor

area ratios that are the same as the Neighborhood Commercial land use designation.

Medium-Density Residential areas are distributed throughout the City. The main concentration is located southeast of Newport Boulevard between Mesa Drive and 19th Street; northwest of Orange Avenue; southeast of Orange Avenue between 16th and 18th Streets; and between Santa Ana and Irvine Avenue north of Santa Isabel.

Compatible zoning districts include R1, R2-MD, PDR-MD, I&R, and I&R-S.

High-Density Residential

Areas designated as High-Density Residential are intended for residential development with a density of up to 20 units to the acre with the exception of Sakioka lot 1, discussed in the following paragraph. Density bonuses may be granted by the City when a project is designed to provide housing for individuals and families with specialized requirements (e.g., senior citizens, handicapped, very-low and low-income and other households with needs not sufficiently accommodated by conventional housing). Density bonuses that result in the project's resulting density to exceed the 2000 General Plan standard are limited to affordable senior citizen projects.

Sakioka lot 1, a 41-acre vacant parcel, located in the Town Center area of the City adjacent to Anton Boulevard, has a higher density limit of 25 to 35 units to the acre. The upper limit of 35 units per acre shall include any density bonus.

The maximum density of 20 dwelling units per acre is exceeded by approximately 46 percent of existing High-Density development. Existing non-conforming developments, that are voluntarily destroyed, may be rebuilt to the original density subject to other standards of the zoning code and the following: the allowable density or number of units to be redeveloped would be limited to the 2000 General Plan density plus a 50 percent density incentive bonus or the existing number of units, whichever is less.

With an average household size of 2.74, the projected population density within this designation would be 54.8 persons per acre.

High-Density areas should be located in proximity to transportation routes, especially those served by public transit, and also within convenient distances to shopping and employment centers. Although proximity to the above uses and transportation routes often results in a residential development being subject to adverse impacts, High-Density Residential development can be less susceptible to impacts than lower densities if visual and acoustical shielding techniques are incorporated into the project.

In addition to the above locational preferences, viable High-Density development is also dependent upon site characteristics. A site should be of appropriate size and dimension before the higher densities within this designation are allowed.

Because of their location and intensity of development, High-Density Residential areas are also appropriate for quasi-residential uses (e.g., convalescent hospitals, and group residential homes). Schools, churches, parks, libraries, and related public facilities are also appropriate.

Complementary commercial uses within this designation may be allowed in planned development projects provided that the commercial uses will have Floor Area Ratios that are the same as the Neighborhood Commercial land use designation.

Major High-Density neighborhoods are clustered around Orange Coast College; along Mesa Verde Drive East; between Adams and Harbor; around Vanguard University; in the northeast portion of the South Coast Metro area; in the Downtown Redevelopment area; and the southeast portion of the City.

Compatible zoning districts include R2-MD, R2-HD, R3, PDR-HD, PDR-NCM and I&R, and I&R-S.

COMMERCIAL

Seven commercial land use designations are applied throughout the City. These designations vary in location and intensity in order to accommodate the full range of commercial activity present in Costa Mesa. Development "intensity" potential is measured/prescribed using Floor Area Ratios in relation to the amount of traffic expected.

Employment generation for commercial uses varies dependent upon the specific use within the commercial designations. Population density standards range from 1 employee/300 square feet for office uses to 1 employee/500 square feet for retail shopping center uses. Employment generation rates for a variety of commercial uses are provided in Table LU-5.

Commercial Designations

Graduated floor area ratio standards divide commercial uses into four broad categories based upon their traffic generation characteristics. The following table and text lists and describes these standards.

**TABLE LU-4
COMMERCIAL BUILDING INTENSITY STANDARDS**

Land Use Designation	Very Low Traffic FAR	Low Traffic FAR	Moderate Traffic FAR	High Traffic FAR
Commercial –Residential	NA	0.40	0.30	0.20
Neighborhood Commercial	0.75	0.35	0.25	0.15
General Commercial ^e	0.75	0.40	0.30	0.20
Commercial Center ^d	0.75	0.45	0.35 ^d	0.25
Regional Commercial	a.	a.	a.	a.
Urban Center Commercial	b.	b.	b.	b.
Cultural Arts Center	c.	c.	c.	c.

Notes:

- 0.652/0.89 FAR. Refer to Regional Commercial discussion.
- 0.50 FAR for Retail, 0.60 FAR for Office, 0.79 FAR for S.C. Metro Center. Refer to Urban Center Commercial discussion.
- 1.77 FAR. Refer to Cultural Arts Center discussion.
- 0.70 Site-Specific FAR for 1901 Newport Boulevard. Refer to Commercial Center discussion.
- With application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to appropriate land use designation discussion.

The Very-Low Traffic category allows commercial uses with daily trip generation rates of less than 3 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include mini-warehouse developments.

The Low Traffic category allows commercial uses with daily trip generation rates between 3 and 20 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include general offices, hospitals, motels, hotels, and furniture stores.

The Moderate Traffic category allows commercial uses with daily trip generation rates of between 20 and 75 trip ends per 1,000 square-feet of floor area. Allowable uses within this standard include general retail uses, car dealers, medical and government offices, auto repair, and dry cleaners.

The High Traffic category allows commercial uses with daily trip generation rates in excess of 75 trip ends per 1,000 square-feet of floor area. Allowable uses in this category include restaurants, convenience markets, service stations, and banks.

**TABLE LU-5
SELECTED EMPLOYMENT GENERATION RATES/POPULATION DENSITY
STANDARDS FOR COMMERCIAL AND INDUSTRIAL USES**

Commercial Uses	Generation Rate/Population Density Standard
General Retail	1 Employee/450 Square Feet ¹
Restaurant	1 Employee/450 Square Feet
Service Uses	1 Employee/333 Square Feet ¹
Corporate Headquarters	1 Employee/337 Square Feet ²
Office	1 Employee/300 Square Feet ²
Retail Shopping Center	1 Employee/500 Square Feet ¹
Hotel	1 Employee/2.5 Rooms
Performing Arts Theatre	1 Employee/2,500 Square Feet
Industrial Uses	Generation Rate/Population Density Standard
Light Industry	1 Employee/470 Square Feet ²
Industrial Park	1 Employee/420 Square Feet ²
Office	1 Employee/300 Square Feet ²
Warehouse	1 Employee/750 Square Feet
Manufacturing	1 Employee/300 Square Feet
Notes: ¹ Accounts for net leasable area (10% discount from gross floor area). ² Accounts for 8% assumed future vacancy rate.	

Commercial-Residential

The Commercial-Residential designation is intended to be applied to a limited area on the eastside of Newport Boulevard between Walnut Street and Mesa Drive. It is the intent of this land use designation to allow a complementary mix of commercial and residential zoning along Newport Boulevard. It is anticipated that individual parcels will be developed as either a commercial or residential use. A mix of both commercial and residential uses on one parcel should only be allowed as a Planned Development.

Residential development is encouraged provided that certain development standards are met pursuant to the adopted Newport Boulevard Specific Plan. Residential Density ranges from 12 units per acre to 17.4 units per acre. Using average household size data from the 1990 census, the projected population density in residential developments would be up to 44 persons per acre. It will be necessary to ensure adequate buffering between the residential development and non-residential uses.

It is also the intent of this land use designation to allow commercial uses which serve and complement the residential neighborhoods to the east and within the specific plan area. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments and support office uses. Restaurants and residency hotels such as single-room occupancy (SRO) hotels may be appropriate if properly located to avoid adverse impacts to the surrounding residential areas.

Population densities in commercial development within the Commercial-Residential designation are largely a factor of the employment-generating ratios of the uses permitted. Table LU-5 identifies the ratios used to estimate employment projections throughout this plan. The standard mix of uses in this

designation would generate an average population density of 27 employees per acre. A development that consisted of office use only would require up to 60 employees per acre. Residency hotels, such as single room occupancy (SROs), may have resident populations of up to 117 persons per acre.

Institutional uses are also appropriate in this designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary approval.

Allowable floor area ratios are 0.20 for high traffic generating uses, 0.30 for moderate traffic generating uses, and 0.40 for low traffic generating uses as shown on Table LU-4.

Residential and non-residential uses may be integrated into a single development through the Planned Development process. Residential densities in planned development projects shall not exceed 17.4 units per acre pursuant to the development standards in the Newport Boulevard Specific Plan. Non-commercial uses would be subject to the same floor area standards as commercial uses in this designation.

Compatible zoning districts include AP, CL, C1, P, PDC, R2-MD, R2-HD, PDR-MD, and PDR-HD.

Neighborhood Commercial

The Neighborhood Commercial designation is intended to serve convenience shopping and service needs of local residents. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments and support office uses. Restaurants, hotels and motels, and residency hotels such as single room occupancy (SRO) hotels may be appropriate if properly located, designed, and operated to avoid adverse impacts to surrounding uses. Since Neighborhood Commercial uses are intended to serve nearby residential neighborhoods, the uses permitted should be among the least intense of the commercial uses.

Allowable floor area ratios are 0.15 for high traffic generating uses, 0.25 for moderate traffic generating uses, 0.35 for low traffic generating uses, and 0.75 for very-low traffic generating land uses. See Table LU-4.

Population densities in the Neighborhood Commercial designation are largely a factor of the employment-generating ratios of the uses permitted. Table LU-5 identifies the ratios used to estimate employment projections within this land use designation. Typically, the building intensity range of this designation would generate a corresponding population density of 23 employees per acre for a standard mix of uses. A development that consisted of office use only would require up to 51 employees per acre. SRO hotels would have resident population of up to 105 persons per acre.

The Neighborhood Commercial developments are found at several intersections found throughout the City. The main concentration of these developments are found at the intersections of Baker Street and Fairview Road and Victoria Street and Placentia Avenue.

Compatible zoning districts include CL, C1, PDC, AP, and P.

General Commercial

The General Commercial designation is intended to permit a wide range of commercial uses which serve both local and regional needs. These areas should have exposure and access to major transportation routes since significant traffic can be generated. General Commercial areas should be insulated from the most sensitive land uses, either through buffers of less sensitive uses or on-site mitigation techniques. The most intense commercial uses should be encouraged to locate on sites of adequate size to allow appropriate mitigation. Appropriate uses include those found in the Neighborhood Commercial designation plus junior department stores and retail clothing stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments.

In the General Commercial designation, the allowable floor area ratios (FAR) are 0.20 for high traffic generating uses, 0.30 for moderate traffic generating uses, 0.40 for low traffic generating uses, and 0.75 for very low traffic generating uses (see Table LU-4). Development within this range would typically result in combinations of one- and two-story commercial buildings. Buildings in excess of two stories may be permitted in select areas where the additional height would not impact surrounding uses.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, this FAR includes both residential and non-residential components, and the maximum number of stories is four.

Because of the wider range of uses and more building intensity permitted in the General Commercial designation, the population density within this designation will also be more intense than that found in the Neighborhood Commercial designation. The standard mix of uses in this designation would generate an average population density of 27 employees per acre. A development that consisted of office use only would require up to 60 employees per acre. Residency hotels such as single room occupancy (SRO) hotels may be located in the General Commercial district. These hotels would have resident populations of up to 117 persons per acre.

Mixed-use development projects are intended to provide additional housing opportunities in the City (such as certain portion of the Bristol Street and Baker Streets area) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the city, without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the SoBECA urban plan) and shall be identified on the City's Zoning Map by designating either the CL, C1 and/or C2 base zoning districts with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. The mix of residential and nonresidential uses would result in an average employee population of 22 employees per acre in the nonresidential component, and in the residential component, the average number of residents per acre is anticipated 65 persons. The total average population per acre is 87 persons.

Institutional uses are also appropriate in the General Commercial designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require a discretionary approval.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects shall not exceed 20 dwelling units per acre. The corresponding population density is up to 50 persons per acre. Noncommercial uses would be subject to the same floor area standards as commercial uses in this designation.

The adoption of General Plan amendment (GP-02-06) established a site-specific FAR of 0.40 and trip budget of 186 AM peak hour trips and 281 PM peak hour trips for the 4.4-acre site located at 1626/1640 Newport Boulevard. These two standards allow the development of medical office uses or similar "moderate-traffic" generating uses provided that the site-specific trip budget is not exceeded.

Facilities that transfer, store, or dispose of hazardous wastes that are generated at another source (off-site) are most appropriately located in the Industrial Park and Light Industry land use designations; however, a facility with a purpose and scale of operation that is compatible with this commercial designation may be allowed pursuant to the issuance of a conditional use permit.

General Commercial developments are mainly located along major arterials such as Harbor Boulevard, East 17th Street and Bristol Street south of the I-405 and SR-55.

Compatible zoning districts include CL, C1, C1-S, C2, PDC, AP, MU, and P.

Commercial Center

The Commercial Center designation is intended for large areas with a concentration of diverse or intense commercial uses serving local and regional needs. Appropriate uses include a wide variety and scale of retail stores, professional offices, restaurants, hotels and theaters. Intense service uses, such as automobile repair and service, should be discouraged. Because of the large service area, direct access to major transportation corridors is essential.

Development within this designation is intended for a variety of intensities ranging from one- to four-story buildings. The allowable floor area ratios are 0.25 for high traffic generating uses, 0.35 for moderate traffic generating uses, 0.45 for low traffic generating uses, and 0.75 for very-low traffic generating uses.

In conjunction with approval of Home Ranch Alternative A, a site-specific FAR of 0.41 was established for the 17.2-acre IKEA site. (IKEA is a large retail/warehouse use.) This property is located at the southeast corner of South Coast Drive and Harbor Boulevard. A trip budget of 43 AM peak hour trips and 431 PM peak hour trips was also adopted for the IKEA site. A maximum allowable FAR of 0.40 for office uses was also established for the remaining 45.4 acres located south of South Coast Drive. The combined trip budget for this site and the 14.5-acre Industrial Park parcel located to the north of South Coast Drive is 1,593 AM peak hour trips and 1,569 PM peak hour trips. The North Costa Mesa Specific Plan provides more FAR, building height, and trip budget information for Segerstrom Home Ranch (Area 1).

Anticipated population density for the standard mix of uses in the Commercial Center designation would be 45 employees per acre. A development that consisted of office use only would require up to 66 employees per acre. Residency hotels such as single room occupancy (SRO) hotels may be located in the Commercial Center district. These hotels would have resident populations of up to 131 persons per acre. Again, these estimates are generalized and should be more refined as specific development proposals are approved.

Institutional uses are also appropriate in this commercial designation provided that land use compatibility and traffic issues have been addressed. Institutional uses require discretionary approval.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects should not exceed 20 dwelling units per acre. The corresponding population density range is up to 50 persons per acre. A site-specific residential density of 40 du/ac was approved for 1901 Newport Boulevard. The corresponding density range for the project is 100 persons per acre.

The adoption of General Plan amendment (GP-02-04) established a site-specific FAR of 0.70 and a site-specific density of 40 units/acre for the property located at 1901 Newport Boulevard, a 7.79 acre site located on the northwest corner of W. 19th Street and Newport Boulevard. The General Plan amendment recognized the existing development intensity of the 1901 Newport Plaza commercial building (127,500 sq. ft) and allowed additional development of 145 single-family attached condominiums, a five-level parking structure, and two-level subterranean parking structure.

Facilities that transfer, store, or dispose of hazardous wastes that are generated at another source (off-site) are most appropriately located in the Industrial Park and Light Industry land use designations; however, a facility with a purpose and scale of operation that is compatible with this commercial designation may be allowed pursuant to the issuance of a conditional use permit. The Commercial Center designation is applied to major developments in the Downtown Redevelopment Area and is centered around the intersection of Harbor Boulevard and 19th Street. These developments include Triangle Square, 1901 Newport Plaza, the Costa Mesa Courtyards, and Border's Books.

Compatible zoning districts include C1, C2, C1-S, PDC, AP, and P.

Regional Commercial

The Regional Commercial designation is intended to apply to large concentrated shopping centers of regional scale and importance. The intended uses within this designation include major department stores, specialty retail outlets, restaurants, offices, hotel and other complementary uses.

Application of the Regional Commercial designation is limited to the existing South Coast Plaza sites. This includes the original 97-acre site between Bristol and Bear Street and the additional 18-acre site located west of Bear Street. This designation and locational criteria recognizes the evolution of South Coast Plaza as a regionally significant retail trade center served by major regional transportation facilities and services. Population density standards for this designation are projected to be up to 53 employees per acre.

The Costa Mesa 2000 General Plan Traffic Model assigns a trip budget for the original South Coast Plaza site of 1,166 AM peak hour trips and 5,036 PM peak hour trips. The trip budget for the site west of Bear Street is 293 AM peak hour trips and 1,264 PM peak hour trips (see Table LU-6).

TABLE LU-6: TRIP BUDGETS FOR SOUTH COAST PLAZA

	Maximum Building Square Footage	Floor Area Ratio	A.M. Peak Hour Trip Budget	P.M. Peak Hour Trip Budget
South Coast Plaza (west of Bear Street)	690,350	0.89	293	1,264
South Coast Plaza (east of Bear Street)	2,750,000	0.652	1,166	5,036

Development within this designation is largely characterized by multi-story commercial uses and parking structures. The maximum allowable floor area ratio for the portion of South Coast Plaza west of Bear Street site shall be 0.89 (690,350 sq.ft.) The maximum floor area ratio for the original South Coast Plaza site east of Bear Street is 0.652 (2,750,000 sq.ft.). Future expansion or redevelopment of the South Coast Plaza site is also governed by the trip budgets stated above.

Complementary residential uses within this designation are allowed through the Planned Development process. The maximum allowable residential density shall be 20 dwelling units per acre. The corresponding population density is up to 50 persons per acre.

The compatible zoning district is PDC.

Urban Center Commercial

The Urban Center Commercial designation is intended to allow high intensity mixed commercial development within a limited area. Developments within this designation can range from one- and two-story office and retail buildings to mid- and high-rise buildings of four to 15 stories. Appropriate uses include offices, retail shops, restaurants, and hotels.

Allowable floor area ratio (FAR) standards for this designation are 0.50 for retail uses and 0.60 for office uses with the exception of South Coast Metro Center that has a site-specific FAR of 0.79 for combined office and retail uses.

For mixed-use projects that include separate or distinct components, the non-residential floor area ratio standard and the residential density standard shall apply to each of the respective components, not the entire project site. For mixed-use projects which do not include distinct elements or which include mixed-use buildings, the overall level of intensity shall be governed by the allowable non-residential floor area ratio. Developments shall also comply with the established trip budget standards and comply with the most restrictive standard.

Complementary residential uses within this designation may be allowed through the Planned Development Zone process. The maximum allowable residential density within this designation shall be 20 dwelling units per acre.

Facilities that transfer, store, or dispose of hazardous wastes that are generated at another source (off-site) are most appropriately located in the Industrial Park and Light Industry land use designations; however, a facility with a purpose and scale of operation that is compatible with this commercial designation may be allowed pursuant to the issuance of a conditional use permit. The conditional use permit process shall comply with the procedures and siting criteria established by the Orange County Hazardous Waste Management Plan, the City of Costa Mesa's zoning ordinance provisions for these types of facilities, and other state legislation, as appropriate.

The Urban Center Commercial designation includes the following major developments:

- ◆ Automobile Club of Southern California
- ◆ Metro Pointe
- ◆ South Coast Metro Center/Experian
- ◆ Sakioka Lot 2

In 2000, all of these four properties had development agreements with the City of Costa Mesa that vested maximum development square footages, floor area ratios, trip budgets, and allowed uses. It should be noted that with the adoption of the 2000 General Plan, a new traffic model was developed and approved. This updated traffic model differs in methodology assumptions and trip rates when compared to the 1990 General Plan Traffic Model. Thus the 1990 trip budgets contained in these existing development agreements are not directly comparable to the 2000 trip budgets. The trip budgets contained in existing development agreements will continue to govern these properties with appropriate adjustments made to account for differences in the traffic models when necessary.

Provided in Table LU-7 is a summary of the various land use standards that apply to these major developments.

**TABLE LU-7
MAJOR DEVELOPMENTS
URBAN CENTER COMMERCIAL LAND USE DESIGNATION**

Major Development	Development Agreement Maximum Building Sq.Ft./FAR	General Plan Maximum FAR	General Plan Maximum A.M. Peak Hour Trip Budget	General Plan Maximum P.M. Peak Hour Trip Budget	North Costa Mesa Specific Plan Applies
Automobile Club of Southern California* (3333 Fairview Road)	967,000 sq.ft. 0.56 FAR	0.50 retail FAR 0.60 office FAR	1,190**	1,576**	No
Metro Pointe* (901 South Coast Drive only)	592,281 sq.ft. 0.48 FAR	0.50 retail FAR 0.60 office FAR	729**	965**	Yes
South Coast Metro Center Experian* (443-595 Anton Blvd. – odd number only)	1,546,180 sq.ft. 0.79 FAR	0.79 FAR (site specific)	1,729**	2,292**	Yes
Sakioka Lot 2* (325 Anton Blvd.)	863,000 sq.ft. 0.50 retail FAR 0.60 office FAR	0.50 retail FAR 0.60 office FAR	1,062**	1,407**	Yes

* A development agreement governs this property that specifies the maximum building square footage and floor area ratio.
** Vehicle trips per hour.

Automobile Club of Southern California Processing Center. This 39.2-acre site is comprised of two parcels and is located on the southwest corner of Sunflower Avenue and Fairview Road. The primary site contains 29.5 acres and is located west of Fairview Road, between South Coast Drive and Sunflower Avenue. The second parcel contains approximately 9.7 acres and is located across the adjacent flood control channel to the west, just north of South Coast Drive. As of 2000, the site was developed with 717,000 sq. ft. of office and support service uses. An additional 250,000 sq. ft. of development is allowed pursuant to a development agreement for a total of 967,000 square feet; the resultant maximum FAR is 0.56. Future construction will be developed in phases during the 30-year term of the agreement. The 2000 General Plan Traffic Model establishes a trip budget of 1,190 a.m. peak hour trips and 1,576 p.m. peak hour trips for this site. Based on an expected employment population of 2,574 employees, the population density standard for the site would be approximately 66 employees per acre.

Metro Pointe. Metro Pointe includes two office building sites located north of South Coast Drive at its intersection with Greenbrook Drive and approximately 28.5 acres of land located south of South Coast Drive along the San Diego Freeway. A development agreement approved in 1994 addresses the site south of South Coast Drive. The development agreement vests the property owner with the ability to construct 592,281 square feet of office and commercial uses with a resultant floor area ratio of 0.48. The 2000 General Plan Traffic Model establishes a trip budget of 729 a.m. peak hour trips and 965 p.m. peak hour trips for Metro Pointe. This property is also located in the North Costa Mesa Specific Plan. Using the employment generation rates in Table LU-5, this results in an allowable population density standard of up to 150 employees per acre.

South Coast Metro Center/Experian. The 44.72-acre South Coast Metro Center/Experian sites were the subjects of a development agreement in 2000. The project is located south of Anton Boulevard and east of Avenue of the Arts. Upon completion, the site will include nearly 1,545,800 square feet of office and commercial development. GP 99-06 created a site-specific FAR of 0.79 for the combined South Coast Metro Center and Experian sites. The 2000 General Plan Traffic Model establishes a trip budget of 1,729 a.m. peak hour trips and 2,292 p.m. peak hour trips. This property is also located in the North Costa Mesa Specific Plan. The anticipated population density standard is up to 90 employees per acre.

Sakioka Lot 2. The 33-acre Sakioka Lot 2 is located south and east of Anton Boulevard. This site is undeveloped except for farmhouses and farm operation facilities. Pursuant to a development agreement for the site, the maximum allowable building square footage is 863,000 square feet with a corresponding maximum floor area ratio of 0.50 retail/0.60 office. The 2000 General Plan Traffic Model establishes a trip budget of 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips. This property is also located in the North Costa Mesa Specific Plan. The anticipated population density standard for Sakioka Lot 2 is up to 90 employees per acre.

The compatible zoning district is PDC.

Cultural Arts Center

As part of GP-00-02, the Cultural Arts Center designation was applied to the 54 acres that comprise South Coast Plaza Town Center. This area is generally bounded by Sunflower Avenue to the north, Bristol Street to the west, Avenue of the Arts to the east, and the San Diego (I-405) Freeway to the south. This designation is limited to this geographical area, and it is not intended to be applied to other locations in the City.

The Cultural Arts Center designation allows intensely developed mixed commercial and cultural uses within a limited area. The intended uses within this designation include mid- to high-rise offices, hotels, restaurants, retail and cultural uses (theater, art museum or academy, etc.). It serves as the cultural center of the community and provides a focus to the arts-related uses, with the complement of nearby employment and shopping opportunities.

The overall allowable floor area ratio (FAR) standard for this designation is 1.77. Included in this FAR calculation is the land dedicated or reserved in 2000 for the Avenue of the Arts off-ramp and associated flood control channel improvements. The 1.77 FAR may be exceeded on individual parcels within South Coast Plaza Town Center provided that over the entire 54-acre site the 1.77 FAR is not exceeded. The 2000 General Plan Traffic Model establishes a trip budget of 5,143 AM peak hour trips, and 6,587 PM peak hour trips. Further delineation of the allocation within South Coast Plaza Town Center of the floor area ratio and trip budget is provided in the North Costa Mesa Specific Plan. Based on the employment generation analysis contained in Final Program EIR No. 1047 prepared for South Coast Plaza Town Center, the anticipated population density is 275 employees per acre.

Anticipated new development projects include the following:

- ◆ A 32,500 square-foot expansion of the South Coast Repertory Theater;
- ◆ A new 140,000 square-foot art museum or academy;
- ◆ A new 2,500 seat, 301,145 square-foot symphony hall;
- ◆ An expansion to the Orange County Performing Arts Theater of 1,000 seats and 65,000 square feet;
- ◆ Several new office buildings totaling approximately 655,000 square feet; and
- ◆ A new 186,000 square-foot hotel.

The compatible zoning district is TC.

INDUSTRIAL DESIGNATIONS

Two industrial land use designations are applied to over 1,000 acres in the City. These designations accommodate a variety of industrial and compatible office uses and support some commercial uses. Development "intensity" potential is measured/prescribed using Floor Area Ratios in relation to the amount of the traffic generated.

The graduated floor area ratio standards also divide the industrial uses into four broad categories based upon their traffic generation characteristics. Although the categories are the same as the commercial ones, the thresholds are different because of the lower overall traffic generation characteristics of industrial uses. The following table and text lists and describes these standards:

**TABLE LU-8
INDUSTRIAL BUILDING INTENSITY STANDARDS**

Land Use Designation	Very-Low Traffic FAR	Low Traffic FAR	Moderate Traffic FAR	High Traffic FAR
Light Industry ^a	0.75	0.35	0.25	0.15
Industrial Park	0.75	0.40	0.30	0.20

Notes:
a. With application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to Light Industry discussion.

The Very-Low Traffic category allows industrial uses with daily trip generation rates of less than 3 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include mini-warehouse developments.

The Low Traffic category allows industrial uses with daily trip generation rates between 3 and 8 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include a wide range of manufacturing and assembly uses.

The Moderate Traffic category allows uses with daily trip generation rates between 8 and 15 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include support of office, research and business park type uses.

The High Traffic category allows uses with daily trip generation rates in excess of 15 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include support commercial service uses and restaurants.

Industrial Park

The Industrial Park designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. Industrial parks are characterized by large parcels and landscaped setbacks which lend to the creation of a spacious campus-like environment. Industrial parks must have proximity to freeways and other major transportation routes in order to provide the accessibility they require. An internal circulation system consisting of lesser highways is also necessary to accommodate the vehicle demands created. Industrial parks have major physical separations from areas designated for other uses in order to maintain their distinctiveness and avoid potential land use incompatibilities.

Development within this designation would consist of one- and two-story buildings. Additional height may be permitted when compatible with adjacent development and the uses are consistent with other constraints such as height limits near John Wayne Airport. The Industrial Park portion of the Home Ranch site may include buildings up to five stories in height near the center of the development. The North Costa Mesa Specific Plan provides more building height information for Segerstrom Home Ranch (Area 1).

In the Industrial Park designation, the allowable floor area ratios are 0.20 for high traffic generating uses, 0.30 for moderate traffic generating uses, 0.40 for low traffic generating uses, and 0.75 for very low traffic generating uses. The exception to the above standards is the 14.5-acre Segerstrom Home Ranch site. This site is governed by the maximum allowable FAR standard of 0.40, a

maximum building square footage of 252,648. The combined trip budget for this site and the 45.4-acre Commercial Center parcel located to the south of South Coast Drive is 1,593 AM peak hour trips and 1,569 PM peak hour trips. The North Costa Mesa Specific Plan provides more FAR and trip budget information for Segerstrom Home Ranch (Area 1).

Anticipated population densities are dependent upon the particular mix of the uses within a given project. However, based upon the standards provided in Table LU-6, the population density would be an average of 40 employees per acre. An office development would have a population density of 58 employees per acre.

Commercial uses may be allowed provided that the use is determined to be complementary to the industrial area. Commercial recreational uses may also be appropriate under the same condition. Institutional uses may also be appropriate provided that land use compatibility and traffic issues have been addressed. Institutional uses shall require discretionary approval.

Proposed Industrial development would be analyzed for potential significant impacts to air quality, aesthetics, land use, and other environmental issues. The Planned Development process encourages the approval of industrial development with minimal impacts to the environment; thereby promoting cleaner and environmentally sensitive business. Generally, commercial uses are not compatible with industrial uses. However, ancillary commercial uses that support industrial uses are allowed.

Combinations of residential, institutional, and commercial uses may be allowed through the Planned Development zone process. Floor area ratios and population densities for commercial projects would be similar to the Neighborhood Commercial land use designation. Residential densities in planned development projects shall not exceed 20 dwelling units per acre. The corresponding population density range is up to 50 persons per acre.

Large industrial park developments are located in two areas of the City of Costa Mesa. First, the Airport Industrial Area is located south of the I-405, east of SR-55 and north of SR-73 adjacent to John Wayne Airport. The second is located in the northeast portion of the City north of the I-405 between the Santa Ana River and Fairview Road.

Facilities that transfer, store or dispose of hazardous wastes that are generated at another source (off-site) may be allowed in this land use designation, subject to the issuance of a Conditional Use Permit.

Compatible zoning districts include MP, PDI, and CL.

Light Industry

The Light Industry designation applies to areas intended for a variety of light and general industrial uses. Uses are expected to be small manufacturing and service industries as well as larger industrial operations. Although the uses within Light Industry areas are intended to be less intense than those allowed in Industrial Parks, the frequent lack of a physical separation between Light Industry areas and residential areas necessitates on-site mitigation of impacts. Access to industrial areas should be provided in a manner that directs industrial traffic away from more sensitive uses.

Development within this designation would be characterized by a combination of one- and two-story buildings. Because of the location of Light Industry areas and their proximity to residential uses, higher buildings should be restricted to areas that will not impact the surrounding residential uses. The allowable building intensity standards are floor area ratios (FAR) of 0.15 for high traffic generating land uses, 0.25 for moderate traffic generating land uses, 0.35 for low traffic generating uses, and 0.75 for very-low traffic generating uses. The average population density would be 31 employees per acre, and 53 employees per acre for office uses based on standards provided in Table LU-5.

Mixed-use development projects are intended to provide additional housing opportunities in the City (such as a portion of the Bristol and Baker Streets area) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the city, without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the SoBECA urban plan) and shall be identified on the City's Zoning Map by designating the MG base zoning district with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plans and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. The mix of residential and nonresidential uses would result in an average employee population of 16 employees per acre in the nonresidential component, and in the residential component, the average number of residents per acre is anticipated to be 24 persons. The total average population per acre is 40 persons.

Commercial uses may be allowed provided that the commercial use is determined to be complementary to the industrial area. Commercial recreational uses may also be appropriate under the same condition.

Institutional uses may also be appropriate in this industrial designation provided that land use compatibility and traffic issues have been addressed. Institutional uses would require a discretionary review and approval process.

Combinations of residential, institutional and commercial uses may be allowed through the Planned Development zone process. Floor area ratios and population densities for commercial projects would be similar to the Neighborhood Commercial land use designation. Residential densities in Planned Development projects are not to exceed 20 dwelling units per acre. The corresponding population density range is up to 50 persons per acre.

The largest concentrations of Light Industry land are in the southwest industrial area along Placentia Avenue between 19th and Victoria Streets.

~~The 30-acre area located west of Whittier Avenue is designated Light Industry in recognition of the existing development in the area. However, the area may lend itself to residential development in the future. A specific plan will be prepared to address the issues of transitioning from industrial to residential uses.~~

Facilities that transfer, store, or dispose of hazardous wastes that are generated at another source (off-site) may be allowed in this land use designation, subject to the issuance of a Conditional Use Permit.

Compatible zoning districts include MG, PDI, MU, and CL.

INSTITUTIONAL AND OPEN SPACE

Costa Mesa's large portion of land set aside for public, semi-public, and open space type uses is designated under one of three land use designations: Public/Institutional, Golf Course, and Fairgrounds.

Public/Institutional

The Public/Institutional designation is intended for both publicly and privately owned land that provides recreation, open space, health and educational opportunities as well as uses that provide a service to the public.

Since this designation includes many different types of land uses, the land use map has been further labeled to identify the individual uses within this designation.

Areas that are included in this designation are park sites, health care facilities, educational institutions, religious facilities, fairgrounds, and public facilities. As many of the uses in this designation are recreational and open space in nature, levels of building intensity are minimal. The maximum building intensity for this designation is a floor area ratio of 0.25 and a population density of 44 employees per acre.

The adoption of GP-02-5 established a site-specific floor area ratio of 0.35 for the 9.44-acre Civic Center. This General Plan amendment recognized existing development intensity and allowed an expansion to the Police Facility. The Civic Center contains the 5-story City Hall, the 2-story Police Facility, Fire Station Number 5 and the Communications Center.

Compatible zoning districts include I&R, I&R-S, and P.

Golf Course

Three golf courses are located within the City's planning area. Two of these, the City's course and Mesa Verde Country Club, are located within the current City limits. Santa Ana Country Club is in the unincorporated area east of Newport Boulevard. Because of the large area devoted to open space, the building intensity for this designation is a floor area ratio of 0.01.

The compatible zoning district is I&R.

Fairgrounds

This designation recognizes the unique land uses associated with the 150-acre Orange County Fairgrounds and Exposition Center. This property is owned by the State of California, and the City has limited permitting authority. However, it is the goal of the City to work closely with the State to ensure that the impacts associated with the development and use of this site are appropriately addressed and mitigated. Of particular concern are traffic-related impacts and land use compatibility.

The maximum allowable floor area ratio for this designation shall be 0.10.

The compatible zoning district is I&R.

GENERAL PLAN/ZONING RELATIONSHIP

The relationship between the 2000 General Plan land use designations and zoning districts is shown in Table LU-9. This table indicates how properties should be zoned to be consistent with the General Plan Land Use Plan Map. As presented in the table, there are 15 General Plan land use designations and 21 zoning categories.

HOUSING AND EMPLOYMENT PROJECTIONS

Providing a land use arrangement that encourages a correlation of employment and housing opportunities is a local and regional responsibility. Providing sufficient commercial land to support residential development is primarily a local responsibility, although commercial uses which serve regional needs are provided as well. Sufficient land must also be established to meet the recreational needs of the local community, although regional needs are often accommodated by land within individual cities.

Refer to Table LU-3, *Population, Housing, and Employment*, to review historical data for Costa Mesa's population, number of housing units, and employment opportunities.

**TABLE LU-9
GENERAL PLAN/ZONING RELATIONSHIPS**

General Plan Designation	Description/Discussion	Consistent Zoning Classification
Residential		
Low-Density Residential	Residential development with a density up to 8 units per acre.	R1, PDR-LD, I&R, I&R-S
Medium-Density Residential	Residential development with a density of up to 12 units per acre.	R1, R2-MD, PDR-MD, I&R, I&R-S
High-Density Residential	Residential development with a density of up to 20 units per acre; except the density in the PDR-NCM zone is 25 to 35 units per acre	R2-MD, R2-HD, R3, PDR-HD, PDR-NCM, I&R, I&R-S
Commercial		
Commercial – Residential	A complementary mix of commercial and residential and zoning along Newport Boulevard. Typically, individual parcels would be developed as commercial or residential. The maximum residential density is 17.4 units/acre.	AP, CL, C1, P, PDC, R2-MD, R2-HD, PDR-MD, PDR-HD
Neighborhood Commercial	Small, well-defined commercial areas designed to serve local convenience and service needs of adjacent residential areas.	CL, C1, AP, P
General Commercial	Large shopping areas along major transportation routes servicing both local and regional markets.	CL, C1, C2, C1-S, PDC, AP, MU, P

General Plan Designation	Description/Discussion	Consistent Zoning Classification
Commercial Center	Major shopping, service, and office facilities designed to serve citywide and regional markets. Complementary residential uses are permitted in the PDC zone.	C1, C2, C1-S, PDC, AP, PDC, P
Regional Commercial Center	Large concentrated shopping centers of a regional scale.	PDC
Urban Center Commercial	Intensely-developed mixed commercial including offices, retail shops, restaurants and hotels.	PDC
Cultural Arts Center	Intensely-developed mix of commercial, office, and cultural arts uses.	TC
Industrial		
Light Industry	Manufacturing, distribution, and service industries located on small sites.	MG, PDI, CL, <u>MU</u>
Industrial Park	Planned, large site research, manufacturing, office, and industrial development.	MP, PDI, CL
Other		
Golf Course	Public and private golf and country club.	I&R
Public/Institutional	Government offices, hospitals, educational institutions, cemeteries, parks, and other public facilities.	I&R, I&R-S, P
Fairgrounds	Orange County Fairgrounds and Exposition Center.	I&R

Table LU-10, *General Plan Residential Land Use 2020*, and Table LU-11, *General Plan Non-Residential Land Use 2020*, presents data regarding Costa Mesa's growth by land use category for the year 2020 planning horizon.

**TABLE LU-10
GENERAL PLAN RESIDENTIAL LAND USE 2020¹**

Residential Land Use	Gross Acres	2000 Existing Dwelling Units	2020 Dwelling Units
Single-Family ²	2,167	19,122	19,576
Multi-Family ³	1,842	21,455	22,893
Total	4,009	40,577	42,469
Notes:			
¹ Based upon OCP-2000 projections, Center for Demographic Research, California State University, Fullerton.			
² Includes Low-Density Residential General Plan land use designation.			
³ Includes Medium-Density, High-Density, and Commercial-Residential General Plan land use designations.			

**TABLE LU-11
GENERAL PLAN NON-RESIDENTIAL LAND USE 2020**

Land Use Designation	Gross Acres	2000 Existing Development (SF)	2020 Development (SF)
Commercial-Residential (commercial uses) ¹	434	588,339	571,007
Neighborhood Commercial	44	424,648	567,371
General Commercial	632	8,344,029	10,607,341
Commercial Center	30	611,227	653,383
Regional Commercial	115	2,926,203	3,440,350
Urban Center Commercial	160	2,126,024	3,914,357
Cultural Arts Center	54	2,801,368	4,161,813
Industrial Park	763	10,028,934	12,207,260
Light Industry	383	4,903,788	5,996,712
Public and Institutional	1,287	1,072,037	3,892,286
Golf Course	560	84,180	243,961
Fairgrounds	146	128,765	427,396
Total	4,608	34,039,542	46,683,237

Source: City of Costa Mesa, Development Services Department, February 2000.

Notes:
¹ Commercial-Residential land use designation acreage was also included in the multi-family residential land use in Table 3-3.
 SF = square feet

2.6 GOALS, OBJECTIVES AND POLICIES

The goals, objectives, and policies that address land use are 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.

- LU-1A.2 Consider the effects of new employment, particularly in relation to housing impacts, when new commercial or industrial development is proposed.
- LU-1A.3 Locate high-intensity developments or high traffic generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense development or uses.
- LU-1A.4 Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.
- LU-1A.5 Provide housing and employment opportunities within planned development areas to the extent feasible.
- LU-1A.6 Aggressively pursue methods to discourage the development of multiple units on long, narrow, single parcels. Possible methods could include a lot combination zoning incentive or the creation of new lower density zoning to be applied to lots with less than a certain minimum frontage.

Objective LU-1B. Ensure the long term productivity and viability of the community's economic base.

- LU-1B.1 Permit adequate quantities and locations of commercial land to serve residential neighborhoods.

Objective LU-1C. Promote land use patterns and development which contribute to community and neighborhood identity.

- LU-1C.1 Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access.
- LU-1C.2 Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing, such as elderly, affordable, or student housing. An exception is for the Newport Plaza property at 1901 Newport Boulevard where a five-level parking structure is allowed.
- LU-1C.3 Prohibit construction of buildings which would present a hazard to air navigation as determined by the FAA or independent studies by qualified private consultants that have been certified by the FAA.
- LU-1C.4 Require building setbacks, structure orientation, and the placement of windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.
- LU-1C.5 Develop incentives for lot combination, or disincentives for development without lot combination. Consider policies such as zoning designations which fall between zones, or development standards which tie density to lot width as well as area.

- LU-1C.6 Provide assistance to neighborhoods with excessive noise impacts, such as walls for sound attenuation, development of landscaped greenbelts, etc.

Objective LU-1D. Ensure consideration of utility system capacities in land use planning and development processes.

- LU-1D.1 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications.
- LU-1D.2 Phase or restrict future development in the City to that which can be accommodated by infrastructure at the time of completion of each phase of a multi-phased project.

Objective LU-1E. Ensure correlation between buildout of the General Plan Land Use Plan Map and the Master Plan of Highways.

- LU-1E.1 Building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. Building intensities for proposed new development projects shall not exceed the applicable floor area standards, except for the following conditions:
- (a) Limited deviations from the graduated floor area ratio standards depicted in Tables LU-4 and LU-8 for the commercial and industrial land use designations may be approved through a discretionary review process. No deviation shall exceed a 0.05 increase in the FAR in the moderate traffic category, and no deviation shall be allowed in the very-low, low, and high traffic categories. Deviations from the FAR standards shall not cause the daily trip generation for the property to be exceeded when compared to the existing daily trip generation for the site without the proposed project or maximum allowable traffic generation for the Moderate Traffic FAR category, whichever is greater.
 - (b) Additions to existing nonconforming non-residential developments may be allowed if the additions do not affect the overall traffic generation characteristics of the development, and, if the additions do not substantially affect the existing height and bulk of the development. Additions to non-residential developments shall be limited to those land uses with traffic generation rates based on variables other than building area square footage. Examples of such additions include, but are not limited to: 1) Hotels/Motels: increases in the size of hotel rooms or lobbies where no increase in the total number of rooms is proposed; 2) Theaters: increases to "back-stage" support areas or lobbies where no increase in the total number of seats is proposed.
 - (c) In the above conditions, the new development shall be compatible with surrounding land uses. Additional

criteria for approving deviations from the FAR standards may be established by policy of the City Council.

- LU-1E.2 Development Plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits.
- LU-1E.3 Development Plans shall include an overall buildout plan which can demonstrate the ability of the circulation system to support the proposed level of development.
- LU-1E.4 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area.

Objective LU-1F. Establish policies, standards, and procedures to minimize blighting influences and maintain the integrity of stable neighborhoods.

- LU-1F.1 Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities.
- LU-1F.2 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard.
- LU-1F.3 Continue code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.
- LU-1F.4 Ensure that residential densities can be supported by the infrastructure and that high-density residential areas are not permitted in areas which cause incompatibility with existing single-family areas.
- LU-1F.5 Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.

**GOAL LU-2:
DEVELOPMENT**

It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.

Objective LU-2A. Encourage new development and redevelopment to improve and maintain the quality of the environment.

- LU-2A.1 Use eminent domain in redevelopment project areas when necessary to effect lot combination and to ensure optimum size and configuration of parcels experiencing development pressures.
- LU-2A.2 Continue to implement, review, and update the redevelopment plan for the adopted project area.
- LU-2A.3 Prepare a specific plan to ensure that the portion of the Route 55 extension from 19th Street through the Redevelopment Area is compatible with the Redevelopment Area and to review development related issues on the remainder of the alignment.
- LU-2A.4 In the event of damage or destruction, allow any legal conforming use in existence at the time of adoption of the General Plan that is located in a nonconforming development to be rebuilt to its original building intensity, as long as any such rebuilding would not increase the development's nonconformity, and the damage or destruction was in no way brought about by intentional acts of any owner of such use or property.
- LU-2A.5 Develop standards, policies, and other methods to encourage the grouping of individual parcels to eliminate obsolete subdivision patterns and to provide improved living environments while retaining the single-family zoning or single-family character of such areas in the City.
- LU-2A.6 Do not allow "rounding up" when calculating the number of permitted residential units except for lots existing as of March 16, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater may be rounded up to two units.
- LU-2A.7 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common-interest developments.
- LU-2A.8 Encourage increased private market investment in declining or deteriorating neighborhoods.
- LU-2A.9 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines.
- LU-2A.10 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the NPDES Stormwater Permit, during the planning, project review, and permitting processes.
- LU-2A.11 Avoid conversion of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and/or establish development guidelines that identifies these areas and protects them from erosion and sediment loss.
- LU-2A.12 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota.

- LU-2A.13 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies.
- LU-2A.14 Promote integration of stormwater quality protection into construction and post-construction activities, as required by the NPDES Stormwater Permit and the City's Local Implementation Plan.

**GOAL LU-3:
SOCIO-ECONOMIC CONSIDERATIONS**

It is the goal of the City of Costa Mesa to respond to the needs of its citizens for housing, public services, community facilities, and safety of persons and property, to the extent possible within budgetary constraints, and when deemed appropriate for local governmental involvement.

Objective LU-3A. 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.

- LU-3A.1 Pursue annexation of certain areas within the City's Sphere of Influence to control development or uses which may be detrimental to the City.
- LU-3A.2 Strongly encourage protection and preservation of existing, but underutilized, school sites for future recreational, social, or educational uses.
- LU-3A.3 Establish a development impact fee program to fund additional fire and police personnel, facilities, and equipment to meet the demands of additional growth in the City.
- LU-3A.4 Require appropriate site and environmental analysis for future fire and police station site locations or for the relocation or closure of existing fire and police facilities.

AMENDED PAGES OF NOISE ELEMENT

**TABLE N-4
STATE INTERIOR AND EXTERIOR NOISE STANDARDS**

LAND USE CATEGORIES		CNEL	
Categories	Uses	Interior ¹	Exterior ²
Residential	Single-Family, Duplex, Multiple-Family	45 ³	65 ⁵
	Mobile Home	--	65 ⁴
Commercial Industrial Institutional	Hotel, Motel, Transient Lodging	45	--
	Commercial Retail, Bank, Restaurant	55	--
	Office Building, Research and Development, Professional Offices, City Office Building	50	--
	Amphitheater, Concert Hall, Auditorium, Meeting Hall	45	--
	Gymnasium (Multipurpose)	50	--
	Sports Club	55	--
	Manufacturing, Warehousing, Wholesale, Utilities	65	--
	Movie Theaters	45	--
Institutional	Hospital, Schools' Classrooms/Playgrounds	45	65
	Church, Library	45	--
OPEN SPACE	Parks	--	65

NOTES:

1. Indoor environmental including: Bathrooms, closets, corridors.
2. Outdoor environment limited to:
 - Private yard of single family
 - Multi-family private patio or balcony which is served by a means of exit from inside the dwelling
 - Balconies 6 feet deep or less are exempt
 - Mobile home park
 - Park's picnic area
 - School's playground
3. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.
4. Exterior noise levels should be such that interior noise levels will not exceed 45 dBA CNEL.
5. The City Noise Ordinance further specifies exterior residential areas in a Mixed-Use Overlay District for live/work and multi-family residential development which are approved pursuant to a Master Plan and which are subject to these exterior noise standards.

addition to establishing noise emission standards for interstate commerce activities.

STATE NOISE STANDARDS

The Office of Noise Control in the State Department of Health Services has developed criteria and guidelines for local governments to use when setting standards for human exposure to noise and preparing noise elements for General Plans. These guidelines include noise exposure levels for both exterior and interior environments. In addition, Title 25, Section 1092 of the California Code of Regulations sets forth requirements for the insulation of multiple-family residential dwelling units from excessive and potentially harmful noise. The State indicates that locating units in areas where exterior ambient noise levels exceed 65 CNEL is undesirable. Whenever such units are to be located in such areas, the developer must incorporate into building design construction features which reduce interior noise levels to 45 dBA CNEL. Tables N-2 and N-3, below, summarize standards adopted by various State and Federal agencies. Table N-3, *Noise and Land Use Compatibility Matrix*, presents criteria used to assess the compatibility of proposed land uses with the noise environment. Table N-4, *State Interior and Exterior Noise Standards*, indicates standards and criteria that specify acceptable limits of noise for various land uses throughout Costa Mesa. These standards and criteria will be incorporated into the land use planning process to reduce future noise and land use incompatibilities. These tables are the primary tools which allow the City to ensure integrated planning for compatibility between land uses and outdoor noise.

CITY NOISE STANDARDS

The City of Costa Mesa maintains a comprehensive Noise Ordinance within the City Code which sets standards for noise levels citywide and provides the means to enforce the reduction of obnoxious or offensive noises.

NOISE ORDINANCE

The City Noise Ordinance establishes outdoor and indoor noise standards. The ordinance is designed to control unnecessary, excessive and annoying sounds generated on one piece of property from impacting an adjacent property, and to protect residential areas from noise sources other than transportation sources. The basic noise standards contained in Table N-2, *City Noise Ordinance Standards-Residential*, below, are for the daytime period (7:00 a.m. to 11:00 p.m.) and apply to both outdoor and indoor residential areas. Between the hours of 11:00 p.m. and 7:00 a.m., the noise standards are 5 dBA more stringent for exterior areas and 10 dBA more stringent for indoor areas. The City Noise Ordinance further specifies exterior residential areas in a Mixed-Use Overlay District for live/work and multi-family residential development which are approved pursuant to a Master Plan and which are subject to these exterior noise standards.

EXHIBIT "B"
Zoning Code Amendments

ORDINANCE NO. 06-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE TO ESTABLISH A MIXED-USE OVERLAY DISTRICT.

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

Section 1. Title 13 of the Costa Mesa Municipal Code is hereby amended to read as follows:

a. Amend Section 13-20 to include the following subparagraph:

“(s) MU Mixed-Use Overlay. This district may overlay the R2-MD, R2-HD, R3, CL, C1, C2, MG, PDR-HD, PDR-MD, or I&R districts, and it is intended to allow development of residential and nonresidential uses as mixed, integrated projects. This overlay district shall only be applied to the Zoning Map in conjunction with the adoption of an urban plan for the designated area. The urban plan is a regulating plan that shall define the unique characteristics of the of the overlay area, include a matrix of permitted, conditionally permitted, and prohibited uses and provide development standards. The provisions of the mixed-use overlay shall be activated by adoption of a master plan.”

b. Amend Section 13-28(g) as follows:

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

- (1) Minor changes: Minor changes in the location, siting or character of buildings and structures may be authorized by the Planning Division if required by the final engineering or other circumstances not foreseen at the time the master plan was approved. No change authorized under this section may cause any of the following:
- a. A change in the use or character of the development;
 - b. An increase in the overall density or floor area ratio of the development;
 - c. An increase in overall coverage of structures;
 - d. A reduction or change in character of approved open space;
 - e. A reduction of required off-street parking;
 - f. A detrimental alteration to the pedestrian, vehicular and bicycle circulation and utility networks; or

- g. A reduction in required street pavement widths.
- (2) Major amendments: Substantial amendments to the master plan encompassing one or more of the minor changes listed in subparagraphs (1a) through (1g), or any proposed change determined by the Development Services Director as a major amendment, shall be subject to review and approval by the Zoning Administrator. Furthermore, if the major amendment results in an overall building square footage that exceeds the maximum density or building square footage allowed by the approved master plan, the Zoning Administrator must find that the major amendment is consistent with the density, floor area ratio, and trip budget standards established by the General Plan, as applicable.
- (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 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.
- (4) Mixed-Use Development Plan Screening Application.

Applicants for residential or mixed-use development projects in a mixed-use overlay district shall submit a screening application for consideration by City Council at a public meeting. No other concurrent application for development may be submitted for processing until City Council comments have been received. The purpose of the screening application is to receive City Council comments on the merits and appropriateness of the proposed development. No other action on the screening application will be taken by City Council. The submittal requirements for the screening review are specified on the City's planning application form, and the City Council's review comments on the proposed project for processing shall not set precedent for approval of the master plan.

c. Amend 13-29(g)(5), Master Plan findings, to include the following:

“b. Master Plan findings for mixed-use development projects in the mixed-use overlay district are identified in CHAPTER V, ARTICLE 11, MIXED-USE OVERLAY DISTRICT.”

d. Amend Section 13-30 to include the following reference:

“(g) For the mixed-use overlay district located in an urban plan area, please refer to the appropriate urban plan text for additional regulations related to development standards and allowable land uses as applicable.”

e. Amend Chapter V to add the following article:

“ARTICLE 11. MIXED-USE OVERLAY DISTRICT

Sec. 13-83.50. PURPOSE

It is the purpose and intent of this article to:

- (a) To meet General Plan goals to create new housing opportunities in marginal commercial, industrial, and residential areas by allowing mixed-use developments that exhibit excellence in design, site planning, integration of uses and structures, and protect of the integrity of neighboring development.
- (b) To encourage mixed-use development projects, as allowed by an adopted urban plan, that combines residential and nonresidential uses, including office, retail, business services, personal services, public spaces and uses, and other community amenities as a means to revitalize a defined area in the city without exceeding the development capacity of the General Plan transportation system.
- (c) To encourage a full array of different land use types and structures, including reuse of existing structures, to create an active city life and enhance business vitality.

- (d) To ensure that the appearance of buildings complementary to the existing architectural character of the area in which they are located and that on-site residential and nonresidential uses are compatible.
- (e) To ensure compatibility of mixed-use development projects with existing and future allowable development in surrounding zoning districts.
- (f) To allow residents of a live/work unit, including artists, designers, craftspeople, professionals and small-business entrepreneurs, to maintain a business and living space under common ownership.
- (g) To allow conversion of marginal commercial or industrial properties to residential developments pursuant to the standards of an adopted urban plan.

Sec. 13-83.51. DEFINITIONS

The following words, terms and phrases, when used in this article, shall have the meanings assigned to them in this section, except where the context clearly indicates a different meaning.

Base zoning district. A zoning district identified as R2-MD, R2-HD, R3, PDR-MD, PDR-HD, CL, C1, C2, MG, or I&R within which only certain land uses and structures are permitted, or conditionally permitted, and certain regulations are established for development of land.

Live/Work Unit. A type of mixed-use development with an integrated residence and working space that is occupied/utilized by a single household in a structure and that is located in a building that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Mixed-use building. A building that is occupied, arranged, designed, or intended for combinations of land uses; including but not limited to residential, commercial, office, civic, cultural, educational, or recreational uses. A mixed-use building contains residential and nonresidential uses where the dwelling units are typically located on the upper levels and the nonresidential uses on the lower levels of the building. A mixed-use building may also consist of live/work units under a common ownership or residential units that may be owned and occupied separately from the nonresidential space.

Mixed-use development. A development that includes the following: (a) nonresidential and residential uses on the same development site, such as but not limited to, residential, office, retail, or public uses; (b) nonresidential and residential units are not necessarily located in the same building.

Overlay Zone. A zoning district that applies another set of zoning provisions to a specified area within an existing zoning district. The overlay zone

supercedes the zoning regulations of the base zoning district, unless otherwise indicated.

Urban Plan. A regulating document that sets forth permitted, conditionally permitted, and prohibited uses, development standards, and land use regulations relating to the nature and extent of land uses and structures.

Sec. 13-83.52. MIXED-USE DEVELOPMENT TYPES

The adopted urban plan shall identify the appropriate mixed-use type for the overlay area. These types may include the following:

(a) Live/Work Unit. A type of mixed-use development that combines work and living quarters in the same building that has been designed or structurally modified to accommodate joint residential occupancy and work activity by a single household.

A live/work unit consists of the following:

- (1) Living/sleeping area, kitchen, and sanitary facilities in conformance with the State Building Code; and
- (2) Adequate working space accessible from the living area, reserved for, and regularly used by, one or more of the persons residing in the space.

(b) Commercial/Residential Unit. A type of vertical mixed-use development where nonresidential and residential uses are located in the same building and where the dwelling units are typically located on the upper levels and the nonresidential uses are located on the lower levels. Persons residing in the residential component do not necessarily work in or own any portion of the nonresidential component. This product type may also be designed so that nonresidential and residential uses are located adjacent to one another on the same or adjoining lots of the same development site and in separate buildings.

(c) Residential Unit. A residential unit located in a larger residential development.

Sec. 13-83.52. APPLICATION REVIEW PROCEDURES IN MIXED-USE OVERLAY DISTRICT

(a) Mixed-Use Development Plan Screening Application required. All residential and mixed-use development projects proposed in the mixed-use overlay district shall submit a screening application for consideration by City Council, as described in Section 13-28(g)(4) of the Zoning Code.

(b) Master Plan required. All development proposed in the mixed-use overlay

district requires approval of a master plan pursuant to CHAPTER III PLANNING APPLICATIONS. The final review authority for the master plan shall be the Planning Commission. Refer to Section 13-28(g), master plan, regarding the following: preliminary master plans and amendments to the master plan.

(c) **Master Plan Findings for Mixed-Use Overlay District.** The approval of the master plan for a residential or mixed-use development project in the mixed-use overlay district shall be subject to the following findings:

(1) The project is consistent with the General Plan, meets the purpose and intent of the mixed-use overlay district, and the stated policies of the Urban Plan as applicable.

(2) The project includes adequate resident-serving amenities in the common open space areas and/or private open space areas in the form of patios, balconies, and roof terraces.

(3) The project is consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanations.

(4) The proposed residences have adequate separation and screening from adjacent commercial/industrial uses through site planning considerations, structural features, landscaping, and perimeter walls.

(d) **Deviation from Development Standards.** A deviation from the mixed-use development standards may be approved through the master plan process provided that the following findings are made.

(1) The strict interpretation and application of the mixed-use overlay district's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Urban Plan, while the deviation to the regulation allows for a development that better achieves the purposes and intent of the General Plan and Urban Plan.

(2) The granting of a deviation results in a mixed-use development which exhibits excellence in design, site planning, integration of uses and structures and compatibility standards for residential development.

(3) The granting of a deviation will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Sec. 13-83.53. MIXED-USE DEVELOPMENT STANDARDS

The development regulations of the base zoning district shall be superseded by the overlay district standards in this article or in the adopted urban plan, unless otherwise noted.

(a) Floor-Area-Ratio (FAR). As established by the General Plan, the maximum FAR for mixed-use development is 1.0. An increase to 1.25 FAR may be allowed for mixed-use developments that exhibit design excellence and are consistent with the deviation findings described in Section 13-83.52 of the Zoning Code.

(b) Allowable Uses. Allowable and prohibited uses shall be determined in the adopted urban plan for the mixed-use overlay area.

(c) Residential Component.

- (1) Location.** In vertical mixed-use developments, residential uses shall be limited to floors above or behind the lower-level nonresidential uses. Lobbies, entryways, and other nonhabitable space for residential uses may be located on the street level. In horizontal mixed-use projects, siting commercial uses along the public frontage is recommended.
- (2) Common Open Space.** The common open space areas with resident-serving amenities should be centrally located within the development as an internal courtyard/common area shielded by on-site structures and should be accessed by the residents through landscaped walkways.
- (3) Single-family detached residences.** A small lot, single-family detached residential development is prohibited in a mixed-use development unless otherwise indicated in the Urban Plan.
- (4) Ownership required.** For live/work lofts, the residential space shall not be sold or leased as a separate living unit from the nonresidential space, either as a condominium or community apartment. No portion of any live/work unit shall be further divided for purposes of subleasing. The residential space of the live/work loft must be occupied by the same individual(s) who are conducting business activity in the nonresidential space. In mixed-use developments where nonresidential and residential units are distinctly located in individual units, these units may be held under separate ownership.

(d) Nonresidential component.

- (1) Location.** Vertical mixed-use buildings shall be comprised of nonresidential uses limited to the ground or lower levels of a mixed-use building. Mixed-use buildings shall be located so as to be accessible in a manner that does not create traffic congestion or hazards to any street. Location of off-street parking and loading areas shall be determined as appropriate to the particular mixed-use development. Consideration shall be given to anticipated pedestrian, bicycle, and vehicular traffic, adjacent development that may provide

multiple use of off-street parking facilities and the types of commercial use provided.

(2) **Project design features.** The nonresidential component of the mixed-use development shall incorporate parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics and lighting as integrated portions of the overall mixed-use development.

(e) **Planned signing program.** A planned signing program is required for any nonresidential component of a mixed-use development.

(f) **Additional development standards.** The adopted urban plan shall contain development standards that are applicable to a particular mixed-use overlay area.

Sec. 13-83.54. MIXED-USE COMPATIBILITY STANDARDS

The following standards are intended to ensure compatibility of uses in the mixed-use overlay district.

- (a) **Restriction on activities.** Commercial or light industrial uses within mixed-use development projects shall be designed and operated, hours of operation limited, so that residents are not exposed to offensive noise, including noise from traffic, trash collection, routine deliveries or late night activity. Deliveries from heavy trucks at the project site between 8:00 p.m. and 6:00 a.m. should be expressly prohibited.
- (b) **Noise and Groundborne Vibrations.** Title 13, Chapter XIII, Noise Control, of the Costa Mesa Municipal Code provides a definition of exterior areas of multi-family residential projects in residential and mixed-use developments within the Mixed-Use Overlay District. All residential development within the Mixed-Use Overlay District are subject to the City's interior and exterior residential noise standards as applicable and the Lmax standard for residential interior exposure, as indicated in Chapter XIII of Title 13. Residential uses should be oriented away from odor-generating structures and loading docks used by heavy trucks.
- (c) **Lighting.** Outdoor lighting associated with industrial/commercial uses should not adversely impact adjacent residential uses, but should provide sufficient illumination for use, access, and security. Such lighting should not blink, flash, or oscillate.
- (d) **Windows.** Residential building windows abutting industrial or commercial uses should not directly face windows of these adjacent properties unless privacy tinting, architectural elements, structures, landscaping, or other features provide adequate screening and privacy protection.
- (e) **Security.** Residential units should be designed to ensure the security of

residents through the provision of secured entrances and exits that are separate from the non-residential uses on the same site. Residential units should be directly accessible to parking areas. Non-residential and residential uses should not have common entrance hallways or common balconies. These separations should be shown on the development plan and the separations should be permanently maintained.

Sec. 13-83.55. PHASED MIXED-USE DEVELOPMENTS

If the sequence of construction of various portions of the master plan is to occur in stages, then the open space and/or recreational facilities should be developed in proportion to the number of live/work and/or dwelling units intended to be developed during any given stage of construction."

f. Amend Section 13-86 as follows:

"Sec. 13-86. Reserved. PARKING REQUIRED IN MIXED-USE OVERLAY ZONE.

In the mixed-use overlay zone, residential parking rates are provided in the applicable urban plan."

g. Amend the following row of Table 13-89 as indicated:

Mixed Use Developments	<p>When there are mixed uses within a single development which share the same parking facilities, the total requirement for parking should be determined as outlined in "City of Costa Mesa Procedure for Determining Shared Parking Requirements" which are included herein by this reference and which may be amended from time to time by resolution of the City Council. A greater reduction in parking than would be allowed under this procedure may be approved by minor conditional use permit where it can be demonstrated that less parking is needed due to the hours of operation or other unusual features of the users involved.</p> <p><u>For mixed-use developments located in the Mixed-Use Overlay zone, refer to the applicable urban plan for parking rates.</u></p>
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h. Amend Section 13-105 by adding the following new text:

"Section 13-105 (b) (2A) Mixed-Use Overlay Zone: Landscaping should predominately consist of California native plants and should be provided as described in the appropriate Urban Plan document."

i. Amend Table 13-115, Sign Regulations, to include the following new text:

"SIGNAGE IN MIXED-USE OVERLAY DISTRICT – Refer to the appropriate Urban Plan for signage regulations in the mixed-use overlay district."

j. Amend Chapter XII, Noise Control, by adding the following text:

"Section 13-278 Definitions

Exterior residential noise environment. The exterior environs of a residential development which include private yard of single-family residence, multi-family private patio or balcony which is served by means of exit from inside the dwelling, balconies greater than 6 feet in depth, and common open space areas containing resident-serving amenities (i.e. pool, spa, tennis courts). Exception: For multi-family residential development or live/work units approved pursuant to a Master Plan in a Mixed-Use Overlay District, the exterior residential noise environment does not include the following areas: private balconies or patios regardless of size, private or community roof decks/roof terraces, internal courtyards and landscaped walkways that do not include resident-serving, active recreational uses such as community pool, spa, tennis courts, barbeque, and picnic areas.

Interior residential noise environment. The interior environs of a residential dwelling unit or live/work unit which includes all interior spaces such as, but not limited to, bathrooms, closets, corridors, kitchen, living room/family room, bedrooms, playroom, and office."

- k. Amend Chapter XII, Noise Control, by adding the following text to Section 13-280 Exterior Noise Standards:

“(d) The exterior noise standards shown in subsection (a) shall not apply to the following exterior areas of multi-family residential development or live/work units located within a Mixed-Use Overlay District, approved pursuant to a Master Plan, and subject to the land use regulations of an Urban Plan,

- (1) Private balconies or patios regardless of size;
- (2) Private or community roof decks/roof terraces;
- (3) Internal courtyards and landscaped walkways that do not include resident-serving, active recreational uses such as community pool, spa, tennis courts, barbeque, and picnic areas.”

Section 2. Environmental Determination. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City’s environmental procedures, and a mitigated negative declaration has been approved by the City Council by separate resolution.

Section 3. Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to affect the provisions of this Ordinance.

Section 4. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 5: This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

PASSED AND ADOPTED this ____ day of _____, 2006

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk of the City of Costa Mesa

City Attorney

City of Costa Mesa
STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, Julie Folcik, City Clerk and ex-officio clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Ordinance No. 06-__ was introduced and considered section by section at a regular meeting of said City Council held on the ____ day of _____, 2006, and thereafter passed and adopted as a whole at a regular meeting of said City Council held on the ____ day of _____, 2006, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this ____ day of _____, 2006.

City Clerk and ex-officio
Clerk of the City Council of the
City of Costa Mesa

EXHIBIT "C"
Zoning Map Amendment

EXHIBIT "D"
Amended Pages of SoBECA Urban Plan

ALLOWABLE USES

A variety of small-scale services are encouraged with limited larger offices and commercial uses being permitted in ground-level units. No commercial uses shall be designed or operated so as to expose residents to offensive odors, dust, electrical interference, and/or vibration.

The land use matrix shown in Table C provides a list of permitted, conditionally permitted, and prohibited land uses in mixed-use development, including live/work units. Similar to the role of a land use matrix in Planned Development Commercial (PDC) and Planned Development Industrial (PDI) zoning districts, the Urban Plan land use matrix provides a distinct listing of allowable uses that is customized for mixed-use development projects.

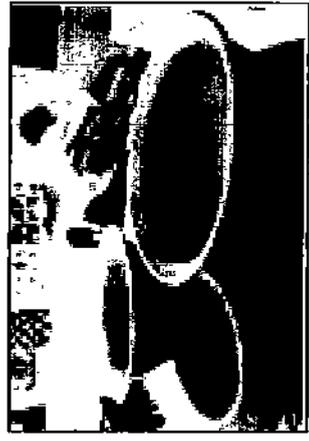
For example, uses permitted by right in a mixed-use development are considered compatible with residential uses on the same development site. These permitted uses may include artist studios, retail stores, neighborhood grocery stores, coffee/sandwich shops, and neighborhood dry cleaners. Conditionally permitted uses may include photography studios, physical fitness facilities, dance studios, or movie theaters.

Table C is a Land-Use Matrix listing uses that are allowed in live/work units. Some uses may be considered conditional uses depending on their compatibility with residential uses on the upper floors. For live/work developments, commercial uses in the ground-floor units would have minimal noise disturbances, prohibited storage of hazardous materials/substances, and regular hours of operation.

Table C: Allowable uses in mixed-use development and live/work units in the Sabiega Urban Plan area.

LAND USE MATRIX
P= Permitted, MC = Minor Conditional Use Permit, C= Conditional Use Permit
NONRESIDENTIAL USES IN MIXED-USE DEVELOPMENTS (HORIZONTAL OR VERTICAL)

• Restaurants/Cafes/Sandwich Shops	P
• Artists, sculptors studios	P
• Banks, Savings and Loans, and other financial institutions	P
• Barber and beauty shops	P
• Commercial art, Graphic design	P
• Computer and data processing	P
• Grocery Markets	P
• Laundry/Drycleaning garment uses (excludes dry cleaning plants)	P
• Offices: General	P
• Photocopying; Blueprinting and related services; photo finishing	P
• Printing and publishing	P
• Retail Stores	P
• Building supplies, Hardware stores (retail)	MC
• Catering	MC
• Off-street parking lots and structures	MC
• Photography: Commercial/ Portrait Studio	MC
• Recording studios	MC
• Studios: Dance, Martial arts, Music, Yoga, etc.	MC
• Physical Fitness Facilities	MC
• Churches and other places of religious assembly	C
• Civic and community clubs	C
• Amusement centers	C
• Convenience stores, Mini-markets	C
• Furniture repair and refinishing with incidental sales	C
• Liquor stores	C
• Motion picture theaters and other theaters	C
• Research and development laboratories	C
NONRESIDENTIAL USES IN LIVE/WORK UNITS	
• Artists, sculptors, sculpture studios (woodworking, furniture)	P
• Retail: Nonfood (retail businesses)	P
• Commercial art, graphic design, website designers	P
• Computer and data processing	P
• Legal, Engineering, Architectural, and Surveying services	P
• Offices: Professional, central admin., general services to business	P
• Offices: medical/dental	MC
• Photography: Commercial	MC
• Photography: Portrait Studio	MC



Notes: Laundry/dry cleaners allowed in a mixed-use development refer to neighborhood drycleaners and not commercial drycleaning plants involving large scale hazardous solvents storage and chem

Master Plan Land Use Matrix

A Master Plan is required to be approved for all development projects proposed in the overlay zone. As part of the Master Plan approval, a project-specific land use matrix of permitted, conditionally permitted, and prohibited land uses will be identified by refining the listing shown in the Urban Plan land use matrix.

A developer may choose to refine this Urban Plan land use matrix by identifying certain permitted and conditionally permitted uses for the specific Master Plan proposal. This "Master Plan" land use matrix will be approved by the Planning Commission in conjunction with the overall approval of the development project, and it will supersede the land use matrix in this Urban Plan. If the Master Plan approval does not include such a matrix, the land use matrix in this Urban Plan shall be applied.

Thus, the purpose of a separate land use matrix in this Urban Plan is to supersede the more generalized matrix currently provided in the Zoning Code and thereby allow further specification of uses for a mixed-use planned development. Only the conditionally approved land uses would require subsequent review and action by the Planning Commission, at the time the land use is proposed. Parking requirements, lease space size restrictions, hours of operations, and other related conditions of approval would be stipulated for these conditional uses.

After a Master Plan is approved, a conditional use permit would be referred to the Planning Commission for review and action, if: (1) an applicant seeks approval of a land use designated in the Master Plan land use matrix as requiring a conditional use permit, or (2) an applicant seeks approval of land use that requires a conditional use permit pursuant to the Urban Plan land use matrix, because it is not listed in the applicable Master Plan land use matrix.

The conclusions of the aesthetic analysis shall specifically demonstrate that adequate daylight plane requirements for the abutting residential uses are provided.

DISCLOSURES

As part of the Master Plan approval, a condition of approval shall require that the Covenants, Conditions, and Restrictions (CCARs) disclose the existing noise environment and any odor-generating uses within and surrounding the mixed-use development.

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

ARCHITECTURAL AND LAND USE COMPATIBILITY

New development in the mixed-use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements. In addition the proposed massing of buildings in new development shall be proportional to the mass and scale of other structures on the same block.

The following considerations incorporated into the proposed project:

Project Design Features: Proposed development in the mixed-use overlay district shall be compatible with existing development or through vertical/horizontal articulation or architectural enhancements, and projects shall be subdivided into massing that is proportional to the mass and scale of other structures on the same block.

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.