



PLANNING COMMISSION

AGENDA REPORT

VI. 1

MEETING DATE: MAY 11, 2009

SUBJECT: URBAN PLAN AMENDMENT NO. 1 TO AMEND THE MESA WEST BLUFFS URBAN PLAN RELATED TO MIXED-USE, LIVE/WORK UNITS, AND RESIDENTIAL LOFT DEVELOPMENT STANDARDS

DATE: APRIL 24, 2009

**FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, PRINCIPAL PLANNER
(714) 754-5278**

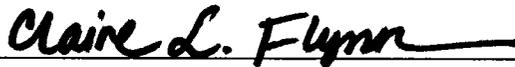
DESCRIPTION

This item was continued from the Planning Commission meeting of April 13, 2009.

The **proposed action** is a City-initiated amendment to the Mesa West Bluffs Urban Plan. The text changes will modify development regulations and provide additional clarification/discussion related to mixed-use development, live/work units, and residential lofts in the mixed-use overlay zone.

RECOMMENDATION

Recommend City Council adoption of Amendment No. 1 to the Mesa West Bluffs Urban Plan SP-05-08, by adoption of the attached resolution.



CLAIRE L. FLYNN, AICP
Principal Planner



KIMBERLY BRANDT, AICP
Acting Development Services Director

BACKGROUND

Adopted in April 2006, the SoBECA and Westside Urban Plans (*available for download at <http://www.ci.costa-mesa.ca.us/departments/plangweb.htm>*) serve as “regulating plans” which establish provisions for mixed-use development and residential development in the mixed-use overlay district.

On October 27, 2008, Planning Commission considered various amendments to the Urban Plans. At that time, Planning Commission directed staff to initiate these amendments one at a time, and not as a collective group of changes to the Urban Plans.

On March 2, 2009 at a study session, Planning Commission discussed the text amendments to the Mesa West Bluffs Urban Plan.

On April 13, 2008, Planning Commission directed staff to revise the originally proposed amendments to the Urban Plan. The meeting minutes and staff report may be found online at: http://www.ci.costa-mesa.ca.us/council/planning/pa_090413.pdf.

This staff report reflects Commission’s direction and contains updated attachments.

ANALYSIS

At its April 13th meeting, Planning Commission considered various amendments to the Mesa West Bluffs Urban Plan and directed staff to draft a resolution reflecting the following discussion:

Table A – Summary of Motions

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| <ul style="list-style-type: none">• <u>Include clarification that roof gardens shall not be considered a building story.</u> Therefore, a proposed 4-story building may include four building levels because a roof garden is not considered an extra story. [See Table A1 of Urban Plan] |
| <ul style="list-style-type: none">• <u>Include clarification that other mixed-use development standards from different Urban Plans may apply to a project.</u> For example, this would allow mixed-use projects proposed in the Mesa West Bluffs Urban Plan to adhere to the mixed-use standards set forth in the 19 West Urban Plan. These standards are not contained in the Mesa West Bluffs Urban Plan because it focuses on live/work units and residential loft standards. [See Table A1 of Urban Plan] |
| <ul style="list-style-type: none">• <u>Include explanation of deviations (and justifications for deviations).</u> Applicants have asked for more guidance regarding justifications for requested deviations. Additional discussion is provided in the Urban Plans which better describe specific on-site and off-site improvements that could be incorporated into the project design to justify deviations. [See Page 10 of Urban Plan]• <u>Keep reference to “Mesa West Bluffs” in the Development Standards Table.</u> |
| <p><u>Include important distinctions between live/work units and residential lofts.</u> This discussion addresses residential reversion of live/work units. [See Page 8 of Urban Plan]</p> |

- Include minimum interior dimensions of 10-foot wide by 38-foot long for two-car tandem garages. [See Table A1 Urban Plan]

- Remove minimum size of work spaces in live/work units to encourage business. Following table is removed from the attached resolution.

| | | |
|--|--|--|
| For units up to 1,000 sq.ft. in size | For units between 1,000 to 1,500 sq.ft. in size | For units greater than 1,500 sq.ft. in size |
| Minimum workspace is 25% of total square footage of unit | Minimum workspace is 30% of total square footage of unit | Minimum workspace is 35% of total square footage of unit |

- Remove minimum size of common amenity lot on a sliding scale. Following table is removed from the attached resolution.

| | |
|-----------------------|-----------------------------|
| Development Lot Size | Minimum Common Lot Required |
| Less than ½ acre | Minimum 750 sq.ft. |
| ½ acre lot or greater | Minimum 1,000 sq.ft. |

Follow-up Information per Commissioner McCarthy's Request

Per Commissioner McCarthy's request after the hearing, following are some case studies of live/work units in these Cities:

- South Brea Lofts in Brea: 1,550 to 1,700 square foot residences with average 600 square foot work space in each unit (about minimum 30% work space).
- Artist Village in Santa Ana: 1,334 to 2,700 square foot residences with average 600-800 square foot work space in each unit (about minimum 30% work space).
- Prospect Village in Tustin: 1,853 to 2,094 square foot residences with average 450 to 915 square foot work space in each unit (about minimum 25% work space).
- Cannery Lofts in Newport Beach: 1,800 to 2,600 square foot residence with average 750 square foot work space (about minimum 28% work space).

ENVIRONMENTAL DETERMINATION

The Mesa West Urban Plan is the subject of a previously-approved Initial Study/Mitigated Negative Declaration (April, 2006). The proposed amendment has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to Section 15061 (9b) (30 (general rule)) of the CEQA Guidelines.

LEGAL REVIEW

The City Attorney’s office has approved the attached resolution as to form.

GENERAL PLAN CONSISTENCY

The proposed amendment does not require any changes to the 2000 General Plan nor the Zoning Code. If approved, the amended Urban Plan will continue to be in conformance with these documents.

ALTERNATIVES

The Planning Commission may consider the following recommendations to City Council:

1. Recommend City Council approval of Amendment No. 1 to the Mesa West Bluffs Urban Plan, with any modifications. Planning Commission may adopt the attached resolution recommending City Council approval of the proposed amendments. Planning Commission may also include any modifications to the amended pages (Attachments 1-4).
2. Receive and file report. Planning Commission may choose to make no textual changes to the Urban Plan at this time. The report will be received and filed, and staff will not initiate any further proposed amendments to the other Urban Plans. Council may call this item up for review if there is interest in amending the Urban Plan.

CONCLUSION

Planning Commission reviewed proposed changes to the Mesa West Urban Plan at the April 13th hearing. Commission directed staff to revise the resolution to reflect the discussion. The Attached exhibit has been updated to include key provisions per the Commission’s direction.

Attachment: 1. Approval Resolution

Distribution: Deputy City Manager- Dev. Svs. Director
 Deputy City Attorney
 Public Services Director
 City Engineer
 Staff (4)
 File (2)

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| File: 051109UrbanPlanAmend1 | Date: 043009 | Time: 1:45 p.m. |
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RESOLUTION NO. PC-09-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING COUNCIL APPROVAL OF AMENDMENT NO. 1 TO THE MESA WEST BLUFFS URBAN PLAN SP-05-08 RELATED TO ADDITIONAL MIXED-USE, LIVE/WORK, AND RESIDENTIAL LOFTS DEVELOPMENT PROVISIONS.

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

WHEREAS, Amendment No. 1 to the Mesa West Bluffs Urban Plan (SP-05-08) includes textual amendments to the plan document related to mixed-use development, live/work units, and residential loft provisions;

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

WHEREAS, the Mesa West Bluffs Urban Plan establishes mixed-use development provisions for a mixed-use overlay district generally located within an approximately 277-acre area bound by Victoria Street (north), Superior Avenue (east), and City limits (south and west);

WHEREAS, a public hearing was held on October 27, 2008, April 13, 2009, and May 11, 2009 by the Planning Commission, 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) and the State CEQA Guidelines, and the proposed project was found to be exempt from CEQA;

WHEREAS, the Planning Commission deems it to be in the best interest of the City that said Amendment No. 1 to the Mesa West Bluffs Urban Plan be adopted;

BE IT RESOLVED that the Planning Commission HEREBY **RECOMMENDS COUNCIL APPROVAL** of Amendment No. 1 to the Mesa West Urban Plan as set forth in Exhibit "A."

PASSED AND ADOPTED this 11TH day of May 2009.

JAMES RIGHEIMER, CHAIR
COSTA MESA PLANNING COMMISSION

EXHIBIT "A"

AMENDED PAGES OF MESA WEST BLUFFS URBAN PLAN

OBJECTIVES OF URBAN PLAN

Purpose of Overlay Zoning

Overlay zoning is a useful tool in promoting the long-term goals of the Mesa West Bluffs Urban Plan. By giving a plan the weight of law, an overlay zoning district helps ensure successful implementation of the plan's strategies. The overlay zone applies zoning provisions to the Mesa West Bluffs Urban Plan area. When activated by an approved Master Plan, the underlying zoning district is superseded by the zoning regulations of the Mesa West Bluffs Urban Plan, unless otherwise indicated.

The Mesa West Bluffs Urban Plan does not propose any major intensification of land uses. The emphasis is on improving the Urban Plan area by providing visual enhancement and encouraging the development of live/work units or residential development within the plan area. Thus, future traffic will be supported by the General Plan roadway network.

With regard to the Live/Work Lofts or Residential Overlay Zone, the Mesa West Bluffs Urban Plan implements General Plan goals/objectives/policies for mixed-use development and new residential development by regulating allowable land uses and development standards.

The objectives of the Mesa West Bluffs Urban Plan include:

- *Identify development regulations to realize the vision of the Urban Plan.* These regulations address mixed-use development standards as well as public streetscapes and urban design improvements and amenities.
- *Provide a Land Use Matrix of allowable uses for live/work development that recognizes the development potential of the*

plan area and need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long term.

- *Encourage the construction of Live/Work Units that combine residential and nonresidential uses in the same unit without exceeding the development capacity of the General Plan transportation system.*

- *Attract more residents and merchants by allowing mixed-use development in the form of a live/work loft, which offers first floor retail/office uses and upper story living spaces in the same unit.*

- *Encourage adaptive reuse of existing industrial or commercial structures, which would result in rehabilitated buildings with unique architecture and a wider array of complementary uses.*

- *Stimulate improvement in the Mesa West Bluffs Urban Plan area through well-designed and integrated urban residential development that is nontraditional in form and design with flexible open floor plans and which complements the surrounding existing development.*

- *Meet demand for a new housing type to satisfy a diverse residential population comprised of artists, designers, craftspeople, professionals and small-business entrepreneurs.*

- *Promote new type of urban housing that would be target-marketed to people seeking alternative housing choices in an industrial area. An urban loft would be an alternative to a traditional single-family residence, tract home, or small-lot subdivision.*

- *Encourage the design and development of urban residential structures reflecting the urban character of the surrounding industrial context both in the interior and exterior areas.*

- *Encourage quality live/work development which promote business activity through adequately-sized work spaces and amenity areas and which are distinct from residential lofts/life-style lofts in design and function.*

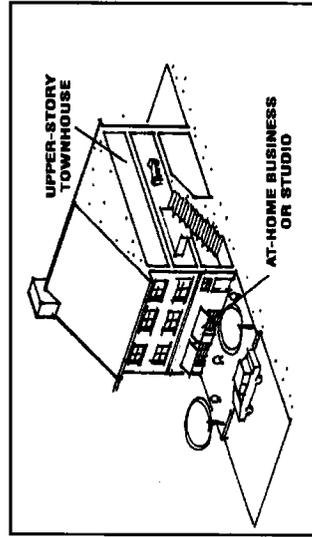
Figure 6: Artist Rendering of a Live/Work Unit



Figure 7: Artist Rendering of four-story residential building



Figure 8: Section Drawing of a Live/Work Unit, showing at-home business on the ground floor and living area



DEFINITIONS

Live/Work Units— A mixed-use development composed of commercially- or industrially-oriented joint work and living quarters in the same building, where typically the primary use is a place of work and where there are separately-designated residential and work areas. A live/work unit consists of the following: (a) living/sleeping area, kitchen, and sanitary facilities in conformance with the Uniform Building Code and (b) adequate work space accessible from the living area, reserved for, and regularly used by the resident(s).

Master Plan. The overall development plan for a parcel or parcels, which is depicted in both a written and graphic format.

Mixed-use development - Horizontal. A type of mixed-use development where nonresidential and residential uses are located adjacent to one another on the same or adjoining lots of the same development site and are typically sited in separate buildings.

Mixed-use development - Vertical. A type of 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 on the lower levels.

Mixed-use overlay zoning district. A zoning district superimposed over a base zoning district, which modifies the regulations of the base zoning district to allow mixed-use development. The provisions of the mixed-use overlay district shall be distinct from and supersede, in some instances, the zoning regulations of the base zoning district when activated through an approved Master Plan.

Nonresidential component. Areas of the mixed-use development including, but not limited to, commercial/industrial buildings, work spaces, storage areas, public spaces, and parking areas primarily or exclusively used by the tenants of the businesses.

Overlay Zone - Zoning district that applies another set of zoning provisions to a specified area within an existing zoning district. The overlay zone supersedes the zoning regulations of the base zoning district, unless otherwise indicated.

Residential component. Areas of the mixed-use development, including but not limited to, buildings, habitable spaces, common spaces, recreational facilities, and parking areas primarily or exclusively used by the residents of the dwelling units.

Residential Loft/Urban-Loft— A residential loft is a multiple-family residential dwelling unit with an open or flexible floor plan designed to accommodate a variety of activities, including a but not limited to living, sleeping, food preparation, entertaining, and work spaces in a single housekeeping unit. Residential lofts can include multi-level townhomes and single-level stacked flats. Residential lofts typically have floor-to-ceiling dimensions in excess of 10 feet and may have open ceilings with exposed duct work, over-head lighting, fire sprinklers, etc.

Urban Plan. An implementation document adopted by resolution by the City Council that sets forth development standards and land use regulations relating to the nature and extent of land uses and structures in compliance with the City's General Plan. An Urban Plan is designed to establish the vision, development framework, and historical/local context for a specified area.

*[Refer to additional distinctions between live/work units and residential lofts on following page.]

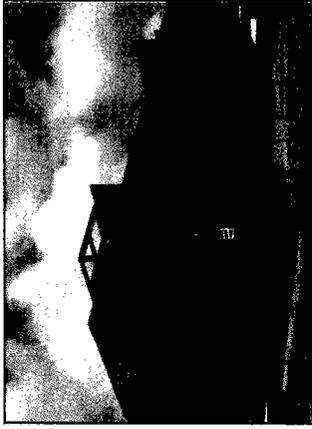
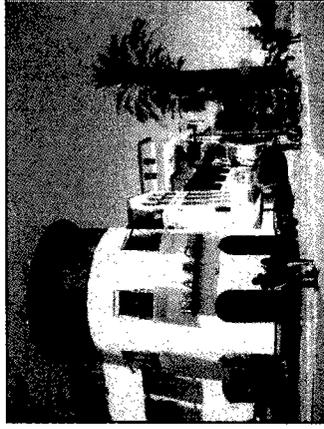


Figure 12: Photos of mixed-use development projects in other Orange County cities.

LIVE/WORK UNITS

Live/work units feature a building type that provides both employment and housing in an integrated unit. As a hybrid of living and working quarters, live/work development contributes to the diversity of land uses by spatially transitioning areas among industrial, commercial and residential land uses.

There are many different forms of live/work units. The upstairs living/bedroom areas of a mom-and-pop store, the apartment of a lawyer next to his/her office, and the living quarters of an hair stylist above his/her salon are all examples of live/work units.

The Urban Plan offers flexible development standards and consideration of deviations from these requirements to encourage live/work units. To promote this new type of urban housing, live/work units will typically not feature the same extent of open space amenities (i.e. swimming pool areas, common meeting rooms, barbecue/picnic areas, and private balconies) as those amenities required in a residential development. In fact, in exchange for higher densities and development flexibility, the Urban Plan allows minimal open space amenities. Increased densities (i.e. 15-20 units per acre) and up to 1.0 FAR are promoted in live/work developments.

A fundamental challenge of creating viable live/work units is ensuring that the live/work unit does not become a purely residential use, lacking adequate common and open space amenities. In other words, there must be a realistic expectation that business activities could occur within the work space, and therefore, the unit would not be exclusively used as a residence.

Live/work units are typically designed for one or two adults, not for families. Compared to residential uses, live/work units would therefore

present a reduced demand for multiple cars, open space, and parking.

Live/work units appeal to small business owners, provided that the work space could adequately serve their business activities and potential customer patronage. If the "work" portion is only incidental or accessory to the "live" portion, the structure may be considered a residential unit. If proposed projects do not meet minimum standards for work space size and/or lack critical design features for a viable live/work development, these projects may be more appropriately considered residential lofts and therefore subject to residential development standards.

RESIDENTIAL REVERSION OF LIVE/WORK UNITS

Reversion of live/work units to residential lofts is expressly discouraged. Developers should consider and integrate the following elements into a live/work development:

- **WORK SPACE VIABILITY:** Does the project include an adequately sized work space?
- **LIVABILITY:** Does the live/work development create a small business community where social interaction through common areas, courtyards, pedestrian plazas and common meeting facilities is promoted?
- **COMMERCIAL VISIBILITY:** Does the live/work development feature "garage-style" doors consisting of window panes that roll-up to reveal the interior work space, large view windows, or other design solutions which showcase business activity in the work space area?
- **FUNCTIONALITY:** Are work spaces and living spaces distinguishable, either

through visibility by the general public, separate entrances/exits, or other means?

• **RESIDENTIAL REVERSION:** Is there a reasonable expectation that business activities would occur in the work space and that the live/work unit would not likely revert to a residential use in the future?

• **DEED RESTRICTION:** Can certain restrictions promoting the "live" portion as accessory to the "work portion" ensure the functionality of the live/work unit?

RESIDENTIAL LOFTS

Residential lofts in the Mesa West Urban Plan areas are limited to 13 dwelling units per acre.

Residential lofts may incidentally provide a small work space area (200-250 square feet) for home occupation-type businesses, but the primary purpose is to serve as living quarters and not for commerce.

Therefore, in contrast to a live/work unit, these residential lofts will provide greater opportunities for spontaneous interaction among residents as they come and go in "interactive spaces" such as common courtyards, atriums, swimming pool areas and other amenity areas.

In summary, a residential loft will appeal to a traditional homebuyer without a small business. Oftentimes first-time homebuyers, young urban professionals, and couples without children gravitate towards residential lofts as their initial home purchase due to their pricepoint and lifestyle amenities.

IMPORTANT DISTINCTIONS BETWEEN LIVE/WORK LOFTS AND RESIDENTIAL LOFTS

DENSITY:

- Residential lofts are limited to a density of 13 dwelling units per acre.
- Live/work development may be constructed up to 1.0 FAR, provided that the proposed project is within the General Plan circulation system. This may result in 15-20 live/work units per acre.

OPEN SPACE:

- Residential lofts at 13 du/acre must include a minimum 200 square-foot open space area for each unit.
- Live/work units are not required to have the same level of open space amenities (i.e. swimming pool areas, common meeting rooms, barbecue/picnic areas, and private balconies) as those amenities required in a residential development.

DEVELOPMENT STANDARDS

The land use regulations for allowable live/work and residential development are activated by a Master Plan. The development regulations of the base zoning district shall be superseded by those contained in the Mesa West Bluffs Urban Plan, unless otherwise noted (Tables A1-A3, Development Standards).

DEVIATIONS

A Master Plan is required to activate the zoning provisions of the Urban Plan. An approved Master Plan will allow new construction that does not fully meet all the applicable sections of the Zoning Code and Urban Plan requirements.

Through the review process, the applicant must demonstrate why strict compliance with current requirements is either infeasible or unnecessary for the proposed project.

Deviations from development standards may be granted through the master plan approval process with consideration to existing development configuration, compatibility of adjacent uses, inclusion of pedestrian-oriented space, and/or inclusion of amenities along the street side.

Pursuant to Section 13-83.52(d) of the Costa Mesa Municipal Code, a deviation from mixed-use development standards may be approved through the master plan process provided that the following findings be 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 purpose and intent of the General Plan and Urban Plan.

2. The granting of the 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.

Additional on-site and off-site amenities contributing to the project's overall design excellence may enable appropriate findings for approval of the requested deviations to be made.

In exchange for any deviation from any current standard, the project must provide quality environments and substantial amenities, which may include:

On-Site Amenities (Development Lot)

- a. Pedestrian-oriented plazas, courtyards, atriums that provide "interactive spaces" for residents.
- b. Common meeting room facilities in which business assistance/facilities would be provided in a live/work setting (i.e. Live/work incubators) for greater security.
- c. Shared garages instead of carports.
- d. Compliance with the City's Energy Star Program for residential structures.
- e. LEED Certification.
- f. Green Technology features (green decks, green roofs, irrigation with reclaimed water, etc.)

- g. Useable common open space with amenities, such as a tot lot, swimming pool, outdoor recreational facilities.
- h. Community garden areas and meeting areas.
- i. Additional landscape materials that exceed Zoning Code requirements in terms of number or size. For example, exchanging required 1-gallon plants for 5-gallon plants.
- j. Provision of landscaping that consists primarily of California native species.
- k. Upgraded windows and exterior doors for noise reduction and energy conservation.
- l. Other amenities that enhance the project and the overall neighborhood.

Off-Site Amenities (Public Realm)

- a. Undergrounding of utilities in public right-of-way.
- b. Streetscape improvements including planting materials and street furnishings.
- c. Decorative crosswalks consisting of stamped concrete pavers or brick.
- d. Light standards with cohesive design theme.
- e. Monument signage for community identity.
- f. Landscaped medians and landscaped planters in public right-of-way.
- g. Repair/replacement of sidewalks in immediate vicinity of project area.

Required Findings for Deviations from Development Standards for Live/Work Units

In addition to on-site and off-site amenities, the City will require a finding in support of requested deviations from the development standards for live/work units. Specifically, the finding will indicate that granting the requested deviation(s) will not make the live work unit(s) more suitable for use that is primarily residential.

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TABLE A1:

LIVE/WORK AND RESIDENTIAL DEVELOPMENT STANDARDS

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

MESA WEST BLUFFS URBAN PLAN

DEVELOPMENT STANDARDS

| DEVELOPMENT STANDARD | Deviations from development standards may be granted through the master plan approval process with consideration to existing development configuration, compatibility of adjacent uses, inclusion of pedestrian-oriented space, and/or inclusion of amenities along the street side. |
|---|--|
| Overall Maximum Building Height | <p><u>Maximum</u> 4 stories/ 60 feet</p> <ol style="list-style-type: none"> 1. Roof gardens/terraces in mixed-use development projects shall not be considered a story. 2. Lofts, as defined in Section 13-6 of the Zoning Code, without exterior access and having only clerestory windows will not be regarded as a story. |
| Attics | Attics shall not be heated or cooled, nor contain any electrical outlets or operable windows. Attics above the maximum number of stories shall be an integral part of the building roofline and not appear as an additional story on any building elevation. Windows in any attic space above the maximum number of stories shall be incidental and limited to a dormer style. |
| Window Placement | Window placement should take into account surrounding land uses. Clerestory windows should be used in areas where there are privacy or view concerns. |
| Bluff Top Setback | No building or structure closer than 10 feet from bluff crest (see Section 13-34 Bluff-Top Development) |
| Distance between main buildings | Minimum 10 foot distance between main buildings on the same site. |
| Distance between accessory structures. | Minimum 6 foot distance between accessory structures and main buildings. |
| POOLS AND SPAS | |
| Above-ground pools and spas shall not be located in the required front setback from a public street and are subject to rear and side yard setbacks for main structures. Additional setbacks may be applicable pursuant to Uniform Building Code requirements. | |
| PROJECTIONS (Maximum depth of projections given) | |
| Roof or Eaves Overhang; Awning | 2 feet 6 inches into required side setback or building separation area. 5 feet into required front or rear setback. |
| Open, unenclosed stairways. | 2 feet 6 inches into required setback area. |
| Chimneys | 2 feet above maximum building height. |
| Fireplaces | 2 feet into required setback or building separation area |
| ADDITIONAL DEVELOPMENT STANDARDS | |
| Common Interest Developments | Required for all residential or live/work developments. |
| <u>Window Placement</u> | <u>Window placement should take into account surrounding land uses. Clerestory windows should be used in areas where there are privacy or view concerns.</u> |
| Building Materials | A variety of building materials shall be incorporated into the design of the exterior elevations. |
| Mechanical Ventilation | All units shall be mechanically ventilated. |
| Residential Noise Levels | <ol style="list-style-type: none"> 1. Residential interior noise levels must be met for interior residential living spaces. Residential exterior noise levels must be met on all private patios, upper-story decks, and balconies. However, residential exterior noise levels do not need to be satisfied on roof-top decks/terraces or in common open space areas. 2. Noise study required with project application to document onsite noise levels from surrounding land uses. |
| Onsite Private Recreational Facilities | Provision of onsite private recreational facilities that are designed for the anticipated demographic profile of the residential development. |
| Garage | Garages are required to be used for vehicle storage. |

| | |
|------------------------------------|--|
| <u>Tandem Garage Parking</u> | <u>Minimum 10-foot wide x 38-foot long interior dimensions for garages containing two tandem parking spaces</u> |
| Notice | In conjunction with the sale of any unit, adequate notice shall be given of the existing surrounding industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, noise, and odor generation. |
| <u>Other Mixed-Use Development</u> | <u>The Mesa West Bluffs Urban Plan emphasizes live/work units or residential development. If other types of mixed-use development is proposed (i.e. vertical mixed-use development with groundfloor retail and upperfloor residential units), refer to the 19 West Urban Plan or SoBECA Urban Plan for relevant mixed-use development standards.</u> |
| <u>DEVIATIONS</u> | |
| | <u>Deviations from development standards may be granted through the master plan approval process with consideration to the inclusion of on-site and off-site amenities which may justify the deviation. See Page 10 of Urban Plan.</u> |

TABLE A2:

LIVE/WORK DEVELOPMENT STANDARDS

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

| | |
|--|---|
| Minimum Lot Size | None |
| <p>Maximum Floor Area Ratio for mixed-use development project (e.g. live/work units)</p> <ul style="list-style-type: none"> • Commercial Base Zoning District • Industrial Base Zoning District | <p>1.0 FAR*</p> <p>1.0 FAR*</p> <p>*IMPORTANT NOTE: The overall density/intensity of proposed development is dependent on many factors and not solely the maximum allowable FAR. For example, the FAR and vehicle trip generation work in concert to ensure that the proposed development does not exceed the capacity of the General Plan circulation system. Therefore, the maximum allowable FAR may be lower than 1.0 FAR, depending upon the capacity allowed by the General Plan circulation system. Additionally, site plan layout, parking requirements, and building design are other important variables. See page [#] for more discussion.</p> |
| Maximum <u>Development</u> Lot Coverage | <u>Maximum 90%</u> |
| Minimum <u>Open Space of Development Lot</u> | <p><u>Minimum 10%</u></p> <p>(This minimum open space requirement strictly applies to the overall development lot area and does not include areas above grade such as upper floor balconies, patios, and roof decks.) This minimum 10% open space will be in addition to any residential open space required per dwelling unit.)</p> |
| <p align="center">FRONT BUILD-TO-LINE AND SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS</p> <p>Minimum distances given, unless otherwise noted. All setbacks from streets to development lots are measured from the ultimate property line shown on the Master Plan of Highways. Increased side and rear setbacks may be required pursuant to Uniform Building Code requirements.</p> | |
| <p>Front Build-To-Line</p> <ul style="list-style-type: none"> • Abutting public street | Build-To-Line of 10 feet along all public streets |
| <p>Side Setback</p> <ul style="list-style-type: none"> • Interior • Abutting a public street • Abutting a publicly-dedicated alley • Abutting residential zone | <p>0 feet</p> <p>10 feet along Whittier Ave., Wallace St., Placentia St., Pomona Ave., Anaheim Ave., W. 16th St., W. 17th St., W. 18th St., and W. 20th St.</p> <p>5 feet for all other streets</p> <p>5 feet</p> <p>20 feet</p> |
| <p>Rear Setback</p> <ul style="list-style-type: none"> • Abutting a public street • Abutting residential zone • All other rear property lines | <p>10 feet along all public streets</p> <p>20 feet</p> <p>0 feet</p> |

PARKING

1. Vehicle parking is required either on-site or on another lot within a distance deemed acceptable by the Planning Commission. A reduction in the vehicle parking requirements shall be determined as outlined in "City of Costa Mesa Procedure for Determining Shared Parking Requirements." The parking reduction for the mixed-use development project and may be approved in conjunction with the master plan approval.
2. Parking spaces shall be specifically designated for tenants and guests of live/work units by the use of posting, pavement markings, and physical separation. The parking area design may include the use of alternative parking techniques such as mechanized stacked parking systems to satisfy parking requirements, subject to review and approval by the Planning Commission. Parking design shall also consider the use of separate entrances and exits, or a designated lane, for residents, so that residents are not waiting in line behind shoppers or moviegoers. Parking structures shall be architecturally integrated with the project design.
3. Parking structures shall be screened from view at street level and include architectural detailing, artwork, landscape, or similar visual features to enhance the street facade. Screening of parking structure levels above street grade is encouraged through the use of vines or architectural screening detail that is compatible with the project.

Live/Work Units

1. Parking requirements for live/work units are based on the type of commercial/industrial activities conducted in the work space. Additional parking may be required for higher intensity live/work units compared to those units which function as home businesses. Transportation Services Division shall determine the appropriate parking rates to be applied to live/work development on a case-by-case basis, depending on the allowable uses.

Minimum parking requirements for live/work units (with similar function to home occupations) shall be applied as follows:

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

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

SIGNAGE

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

| | |
|---|--|
| Building Wall Sign | Wall signs shall not exceed one square foot of sign area for each linear foot of building frontage or portion thereof. |
| Freestanding Sign along Whittier Ave., Wallace St., Placentia St., Pomona Ave., Anaheim Ave., W. 16 th St., W. 17 th St., W. 18 th St., and W. 20 th St | Maximum 25 feet in height including the base. |
| Freestanding Sign along all other public streets | Maximum 7 feet in height including the base |

| | |
|--|--|
| | <p>Total area of all freestanding signs may not exceed 50% of total allowed sign area per street frontage pursuant to the City's Sign Ordinance.</p> |
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TABLE A3:

RESIDENTIAL DEVELOPMENT STANDARDS

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

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

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

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

| | |
|--|--|
| Front Build-To-Line • Abutting public street | Build-To-Line of 10 feet along all public streets |
| Side Setback • Interior • Abutting a public street • Abutting a publicly-dedicated alley • Abutting residential zone | <p>0-foot setback on interior property lines if structure is non habitable 10-foot setback if structure is habitable.</p> <p>10 feet along Whittier Ave., Wallace St., Placentia St., Pomona Ave., Anaheim Ave., W. 16th St., W. 17th St., W. 18th St., and W. 20th St. 5 feet for all other streets</p> <p>5 feet</p> <p>10 feet</p> |
| Rear Setback • Abutting a public street • Abutting residential zone • All other rear property lines | <p>10 feet along all public streets</p> <p>10 feet</p> <p>5 feet</p> |
| Parking | <p>Residential parking requirements shall be applied pursuant to Section 13-87, Chapter VI, Off-street Parking Requirements, of the Zoning Code. An exception is made for residential lofts where the following parking requirements are applied:</p> <p><u>Residential Loft Parking Requirements:</u></p> <ol style="list-style-type: none"> 1. 1,000 square feet or less in size: 1 covered space and 0.5 guest space 2. More than 1,000 square feet in size: 2 covered spaces and 0.5 guest space |

| | |
|-------------------|--|
| Location criteria | <ol style="list-style-type: none"> 1. Residential projects should be located in proximity to existing residential neighborhoods. 2. For residential projects that are proposed in a predominantly industrial area, the following design considerations should be applied: <ol style="list-style-type: none"> i. Project design should be “urban loft” in character in both exterior and interior design. ii. Roof-top decks are encouraged. iii. Orientation of living areas including patios and decks from abutting industrial properties. iv. Units should be oriented towards an internal courtyard, amenities, and/or recreational area. |
| Design Guidelines | Compliance with Residential Design Guidelines |