



PLANNING COMMISSION

AGENDA REPORT

VI.3

MEETING DATE: OCTOBER 10, 2011

ITEM NUMBER:

SUBJECT: GENERAL PLAN AMENDMENT GP-11-02 AND NORTH COSTA MESA SPECIFIC PLAN AMENDMENT SP-11-01 FOR SAKIOKA LOT 2 AT 14850 SUNFLOWER AVENUE IN THE PDC ZONE

DATE: SEPTEMBER 30, 2011

**FOR FURTHER INFORMATION CONTACT: CLAIRE FLYNN, AICP, ACT. DEV. SVCS. DIRECTOR
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PROJECT DESCRIPTION

General Plan Amendment GP-11-02 and North Costa Mesa Specific Plan Amendment SP-11-01 is a City-initiated proposal to amend the General Plan and North Costa Mesa Specific Plan to allow flexible development options on Sakioka Lot 2—without changing the trip budgets. The amended text will increase flexibility by removing FAR limits and capping residential density limits as shown in Exhibits A and B of the attached resolution.

RECOMMENDATION

Recommend City Council approval by adoption of the attached resolution.

BACKGROUND

On September 20, 2011 City Council screened the merits of this proposal and authorized staff to process the General Plan Amendment and Specific Plan Amendment.

City Council Policy 500-2

City Council Policy 500-2 establishes a procedure for processing privately initiated General Plan amendments. This procedure involves a City Council screening of these requests prior to their acceptance for formal processing. The policy includes three criteria for accepting requests and two criteria for rejecting requests. The acceptance criteria are as follows:

1. A General Plan amendment is necessary to resolve inconsistency between the General Plan designation and zoning of a parcel.
2. A General Plan amendment is necessary to provide a uniform land use designation on a single parcel.
3. A General Plan amendment would result in decreased traffic impacts from the property.

The criteria for rejecting an application are as follows:

1. The request applies to a single small lot or a small area, especially if the change would make the property inconsistent with surrounding properties.
2. The property is located in the Redevelopment Area and requires action by the Redevelopment Agency to amend the Redevelopment Plan.

In addition to the above criteria, the policy also states that no request shall be accepted that would increase the overall, citywide development cap. It does, however, allow amendments that would result in development exchanges or transfers to be considered. The policy also acknowledges that these criteria are only guidelines and City Council may accept an application which does not meet the criteria if it finds there are overriding reasons to do so.

In this case, while the proposal does not technically meet the acceptance criteria, Council believed this proposal was worth consideration and authorized the amendment process to be initiated.

ANALYSIS

Project Site

Sakioka Lot 2 is a 33-acre site that is designated for future commercial and residential development. It is currently considered agricultural land for future development purposes. The site is designated Urban Center Commercial by the General Plan and is zoned PDC (Planned Development Commercial). (Attachment 1)

The General Plan and North Costa Mesa Specific Plan identifies the following development limits for the property:

- Maximum Floor Area Ratio of 0.50 for retail uses and 0.60 for office uses
- Maximum Building Square Footage of 863,000 sq.ft.
- Trip Budget of 1,062 AM peak hour trips and 1,407 PM peak hour trips

Proposed Project

The proposed project is a City-initiated proposal to amend the General Plan and North Costa Mesa Specific Plan to allow flexible development options on Sakioka Lot 2—without changing the trip budgets. The amended text will increase flexibility by removing FAR limits and capping density limits as shown in Table 1.

Currently, the General Plan/Specific Plan establishes a maximum FAR and density limit. These limits, in consort with the maximum allowable trip budgets, are intended to restrict development intensity on Sakioka Lot 2. However, these limits may have an unintended effect of unnecessarily precluding different types of developments (i.e. various combinations of mixed-use development) which may not involve increased trips beyond the trip budgets.

Table 1 – Proposed General Plan Amendment

| Maximum Development Limits | Proposed General Plan Amendment |
|--|--|
| Trip Budget (1,062 AM / 1,406 PM) | ** NO CHANGE ** |
| 863,000 sq.ft. FAR | Remove FAR limits to provide flexibility, while using trip budgets to limit development intensity. |
| .50 FAR for retail / 0.60 FAR for office | Remove FAR limits for mixed-use development and allow the retail/office mix to be driven by market forces. |
| 20 dwelling units per acre for residential (includes affordable housing / density bonus) | Allow up to 28 dwelling units per acre for residential component of a mixed-use development; No changes to the existing provisions for affordable housing / density bonus projects. |

The primary objective is to allow greater opportunities for different development options that would be consistent with the land uses envisioned for the North Costa Mesa area and would not involve any changes to the previously-adopted trip budgets for Lot 2. The amendment would allow market-driven forces to determine the development scenario while keeping the integrity of the maximum allowable trip budgets.

Justifications for Approval of GP and SP Amendments

The amended pages of the General Plan and Specific Plan are included in Attachment 2.

Staff recommends approval of these amendments for the following reasons:

- *Proposal meets the spirit of General Plan screening acceptance criteria #1a and #1c.* In terms of the acceptance criteria, the proposal may satisfy the following acceptance criteria to some degree: (a) resolve a General Plan/zoning inconsistency, (c) decrease vehicle trips.

Although the proposal does not technically resolve an inconsistency between the General Plan land use and zoning, it would address the fact that the existing FAR/density limits may be inconsistent with the goal of promoting flexible and diverse development opportunities on Lot 2 to the fullest extent possible. Removing these limits (without changing the trip budgets) would allow greater types of mixed-use or nonresidential development opportunities. Furthermore, it is possible that more development flexibility would result in new development that would be below established trip budget thresholds.

- *General Plan Amendment is a follow-up to similar changes adopted for the North Costa Mesa High Rise projects.*

In 2007 and 2008 for the North Costa Mesa high-rise residential projects, General Plan/Specific Plan amendments were adopted to allow development flexibility for different mixed-use projects, including high-rise residential projects with commercial flex spaces. However, similar changes were not made for Lot 2 to allow more flexible development types.

Currently, the General Plan/Specific Plan sets a maximum square footage of 863,000 square feet and maximum FARs. At that time, these maximum limits did not take into account flexible development opportunities that build upon the interaction between the uses. There are several possible development scenarios that while could potentially exceed the maximum square footage, the expected number of trips are lower than the established trip budgets. Therefore, in order to maintain development flexibility, the existing FAR limits are not recommended.

- *Proposal does not involve any changes to allowable traffic generation beyond the established trip budgets for Lot 2.* The site has established trip budgets of 1,062 AM peak hour trips and 1,407 PM peak hour trips. The proposed development could be a mixed-use facility with a combination of retail/hotel/residential/office uses that cumulatively do not exceed the approved trip budgets. For example, a hotel with in-house convention facilities and restaurants will result in fewer trips on a per square-foot basis than a stand-alone hotel.
- *Proposal does not involve any significant cumulative traffic impacts.* As any proposed development will be limited by the trip budgets, cumulative traffic impacts are not anticipated with removing the FAR and square-footage limits.

- Proposal would be implemented prior to the next review of the Sakioka Development Agreement. City Council adopted the Development Agreement in November 1990 and it will expire in 20 years (November 2019). Planning Commission completed the last annual review of the Sakioka Development Agreement in February 2011. Once the necessary amendments are adopted, the changes would be in place prior to the next review of the development agreement in February 2013. The proposal has no impact on the development agreement; no changes to the development agreement are proposed.
- Proposal would streamline the development review process for future development on Lot 2. By modifying existing limits, the amendment would eliminate the need for a future major developer – with a project that is consistent with the land use and traffic constraints – to apply for a **site-specific** General Plan or Specific Plan amendment for their project. This will streamline the development process by removing development constraints for a development proposal that may be compatible with existing land uses and would be in conformance with the adopted trip budgets.

Area 5 – The Lakes

As a “housekeeping item,” the North Costa Mesa Specific Plan amendment also includes a change to the nonconforming provisions for the Marriott and Wyndham Hotel.

The plan indicated that, if these hotels were voluntarily demolished, they could only be rebuilt to less than 40 percent of their existing square footage.

This is an outdated reference to unnecessarily limit development intensity. In fact, these hotels have been considered at their current size in the General Plan Traffic Model for the 2000 General Plan. Similar changes to the nonconforming discussions for the existing high-rise buildings in South Coast Plaza Town Center have been made to allow these buildings to be rebuilt at their current square footages.

Staff recommends making this change to allow these hotels to be considered legal nonconforming and not subject to a reduction in square footage in the future: In the event of damage or destruction, the Specific Plan allows any legal conforming use in existence at the time of adoption of the 2000 General Plan in a nonconforming development to be rebuilt to its original building intensity.

LEGAL REVIEW

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

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures. The proposal is considered exempt from CEQA as it does not involve any changes to the trip budgets.

GENERAL PLAN CONFORMITY

The proposal involves an amendment to the Land Use Element of the General Plan to allow development flexibility on Sakioka Lot 2 without changing trip budgets. This action promotes diversity of development options on this property in the compliance with the land use objectives of the General Plan.

ALTERNATIVES CONSIDERED

Planning Commission may make the following recommendations to City Council:

1. Adopt the General Plan and Specific Plan Amendments. This would allow development flexibility on Sakioka Lot 2 without changing the trip budgets.
2. Receive and File. No further activity will occur on this proposal unless directed by the City Council at a future date.

CONCLUSION

As the only large undeveloped parcel in the Town Center area, staff believes it is appropriate to initiate a General Plan and Specific Plan amendments to promote development flexibility for Sakioka Lot 2. The primary objective of these amendments is to allow greater opportunities for different and flexible development options that would be consistent with the land uses envisioned for the North Costa Mesa area—while not changing the previously-adopted trip budgets. Similar amendments were adopted for the North Costa Mesa High Rise Residential projects in 2007 and 2008, which allowed greater development flexibility for residential and commercial flex spaces. These types of changes were not instituted for Sakioka Lot 2 at the time.



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Act. Asst. Dev. Svcs. Director



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Transportation Manager

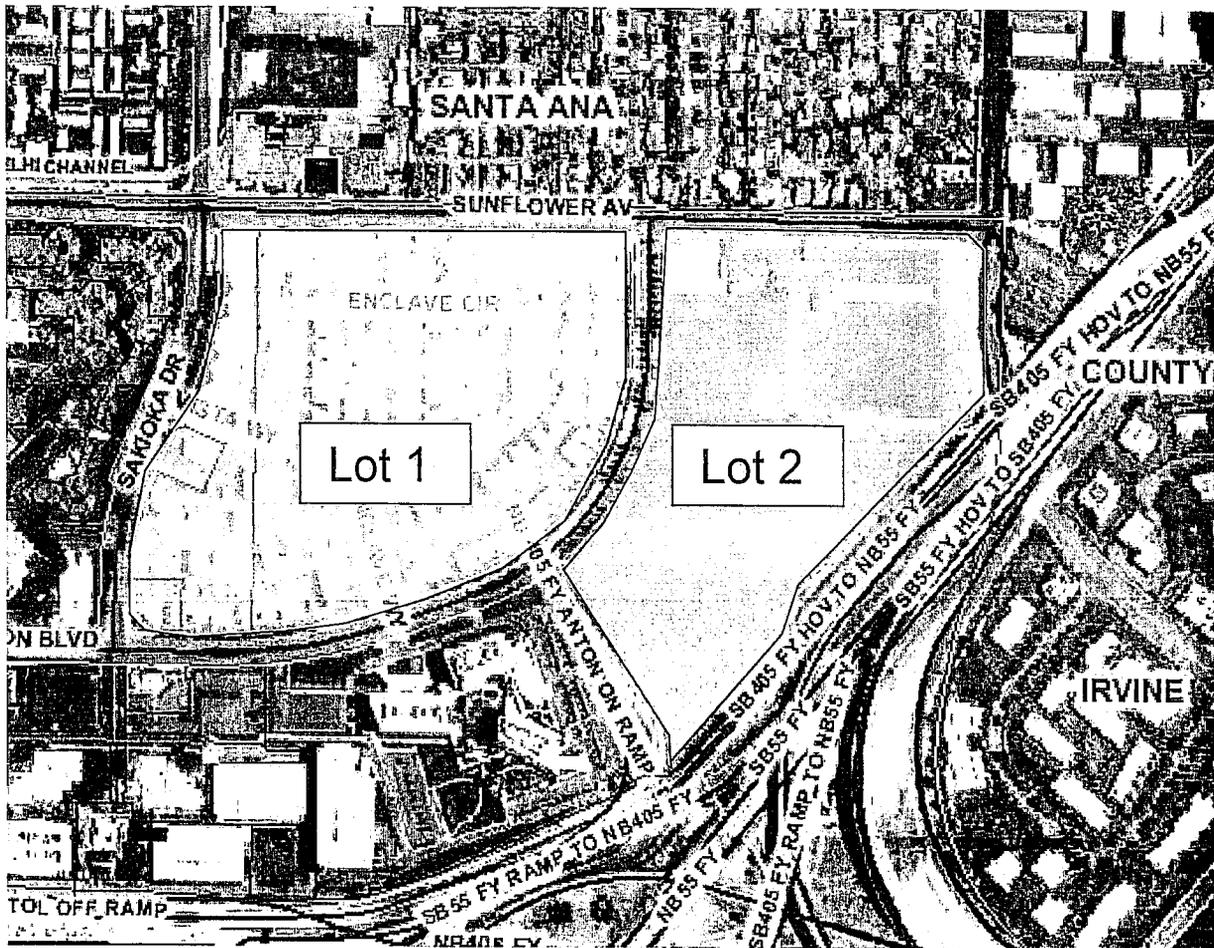
- Attachments: 1. Location Map
2. Resolution & Exhibits of Amended Pages

Distribution: Interim Development Services Director
Deputy City Attorney
City Engineer
Transportation Svcs. Mgr.
Fire Protection Analyst
Staff (4)
File (2)

Vicinity Map

14850 Sunflower Ave.

DA-99-02



RESOLUTION NO. 11-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING COUNCIL ADOPTION OF GENERAL PLAN AMENDMENT GP-11-02 AND SPECIFIC PLAN AMENDMENT SP-11-01 FOR SAKIOKA LOT 2 AT 14850 SUNFLOWER AVENUE IN THE URBAN CENTER COMMERCIAL LAND USE AND PLANNED DEVELOPMENT COMMERCIAL ZONE.

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 Planning Commission of the City of Costa Mesa adopted the North Costa Mesa Specific Plan by Resolution No. 94-67 in July 1994;

WHEREAS, the North Costa Mesa Specific Plan provides additional planning guidelines and standards for several large development areas located in north Costa Mesa;

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

WHEREAS, General Plan Amendment GP-11-02 and Specific Plan Amendment SP-11-01 relates to textual changes to the General Plan and North Costa Mesa Specific Plan text relative to Area 8 – Sakioka Lot 2 – to allow development flexibility without changing trip budgets;

WHEREAS, General Plan Amendment GP-11-02 and Specific Plan Amendment SP-11-02 relates, but is not limited to, land use discussions, maximum allowable floor area ratios, maximum allowable building square footages, development standards, and maximum allowable residential densities;

WHEREAS, an amendment to the General Plan Land Use Element is required to reflect increased development flexibility for Lot 2 as set forth in the amended North Costa Mesa Specific Plan;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2011 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and found to be exempt from CEQA;

WHEREAS, the Planning Commission finds this proposal to promote diversity of development options on this property in the compliance with the land use objectives of the General Plan and Specific Plan;

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record, the Planning Commission does hereby recommend City Council approval of General Plan Amendment GP-11-02 and Specific Plan Amendment GP-11-01. These amendments relate to text of the Land Use Element of the General Plan as set forth in Exhibit "A" and North Costa Mesa Specific Plan as set forth in Exhibit B, which are both attached to this resolution.

BE IT FURTHER RESOLVED that the adoption of Specific Plan Amendment is expressly predicated on the General Plan Amendment being final and effective.

PASSED AND ADOPTED this 10th day of October 2011.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

GENERAL PLAN AMENDMENT GP-11-02

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

| Major Development | Development Agreement Maximum Non-Residential Building Sq.Ft./FAR | Maximum Allowable Residential Units | 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 | 1,190** | 1,576** | No |
| Metro Pointe* (901 South Coast Drive only) | 592,281 sq.ft. 0.48 FAR | 0 | 729** | 965** | Yes |
| South Coast Metro Center/Experian* (443-595 Anton Blvd.- odd numbers only) | Residential Option: 1,335,386 sq.ft. 0.69 FAR Non-Residential Option: 1,546,180 sq.ft. 0.79 FAR | Residential Option: 484 high-rise residential units per the location in the North Costa Mesa Specific Plan. | Residential Option: 1,931** Non-Residential Option: 1,886** | Residential Option: 1,976** Non-Residential Option: 1,994** | Yes |
| Sakioka Lot 2* (14850 Sunflower; 325 Anton Blvd.) | 863,000 sq.ft. 0.50 retail FAR 0.60 office FAR FAR limits undefined | 0 Range of 20 to 28 du/acre depending on type of housing development; see Specific Plan | 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 1,546,180 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 1,886 a.m. peak hour trips and 1,994 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.

In 2006, General Plan Amendment (GP-06-02) was approved, and it consisted of a site-specific residential density increase for a 4.86-acre site portion of this development as an optional development scenario for this property. The maximum density allowed is 100 units/acre with integrated ancillary retail uses. This equates to a maximum density of 484 high-rise units at 100 units/acre. The residential development option results in a corresponding decrease in the maximum allowable floor area ratio and building square footages for non-residential buildings in order to be similar to the a.m. and p.m. trip budgets established for the South Coast Metro Center/Experian sites for strictly a non-residential development. See Table LU-7 for the trip budget and floor area ratio for the residential option. The North Costa Mesa Specific Plan provides further detail for these properties. The anticipated population density standard is 255 residents/employees per acre for this 4.86-acre site.

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 specifies a, 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.

Adopted in 2011, General Plan Amendment GP-11-02 and North Costa Mesa Specific Plan Amendment SP-11-01 allow flexible development options on Sakioka Lot 2 without changing the trip budgets. The maximum Floor-Area-Ratio for nonresidential and mixed-use development is not defined. It is subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the General Plan.

The maximum density (dwelling units per acre) shall be a maximum of 28 dwelling units per acre for the residential component of a mixed-use development (See "Mixed-Use" discussion of the Specific Plan) or a maximum of 20 dwelling

units per acre for residential development including affordable housing (See "Affordable Housing / Density Bonus discussion of the Specific Plan). The trip budgets shall not be exceeded for any master planned development on Sakioka Lot 2.

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.), as well as mid- to high-rise residential units in limited areas that are defined in the North Costa Mesa Specific Plan. 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. 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.

In 2006, General Plan Amendment (GP-06-02) was approved, and it established a high-rise residential development option for each of the three sub-areas in South Coast Plaza Town Center. The maximum number of residential units allowed in the entire South Coast Plaza Town Center is 535 units, which results in an average residential population density of 25 persons per acre over the entire 54-acre area. The high-rise residential development option is further detailed in the North Costa Mesa Specific Plan. As shown in the following table, this scenario results in a corresponding decrease in the maximum allowable floor area ratio and building square footages for non-residential buildings in order to maintain the a.m. and p.m. trip budgets established for the South Coast Plaza Town Center.

EXHIBIT "B"

SPECIFIC PLAN AMENDMENT SP-11-01



Circulation

The street network for this sub-area is in place. The Master Plan of Bikeways indicates a bike lane on Avenue of the Arts and Sunflower Avenue.

Figure 9 indicates one urban rail alignment alternative that follows Anton Boulevard.

Nonconformity

The existing hotel buildings are considered legal nonconforming structures that would not be subject to a reduction in size if demolished or destroyed.

In the event of damage or destruction, the Specific Plan allows any legal conforming use in existence at the time of adoption of the 2000 General Plan in a nonconforming development to be rebuilt to its original building intensity.

Therefore, in the event of voluntary demolition of either of the existing hotel buildings, the property owner may be allowed to redevelop to the existing square footage indicated below:

| <u>ADDRESS</u> | <u>EXISTING SQUARE FOOTAGE</u> | <u>REDEVELOPMENT POTENTIAL FOR NON-RESIDENTIAL FOOTAGE (SQUARE FEET)¹</u> |
|-------------------------|--------------------------------|--|
| 500 Anton Boulevard | 176,300 | 60,000 |
| 3350 Avenue of the Arts | 272,000 | 60,000 |

The open space/lake area shall also remain as open space.

The Lakes Apartments/Condominium Complex: In terms of redeveloping the 770 apartments/condominiums in the event of voluntary destruction, the General Plan allows 20 units per acre plus a 50% density incentive bonus for a maximum density of 30 dwelling units per acre. This equals 567 dwelling units (on 18.90 acres), which is 203 units fewer than what exists currently.

¹ The square footage is derived by multiplying the parcel size by the maximum density (20 units/acre) and assuming that each dwelling unit is equivalent to 1,000 square feet of commercial development.

AREA 8- SAKIOKA LOT 2

Existing Land Uses

This 33 acre area is designated for planned development, including mixed-use, residential, and commercial office development and is currently in agricultural production. Two single family homes are located along Sunflower Avenue. Lot 2 is owned by Roy K. Sakioka & Sons. ~~The area is owned by Sakioka Farms.~~

General Plan and Zoning

This site is designated Urban Center Commercial by the General Plan and is zoned PDC.

Development Standards and Trip Budget

The development intensity for planned development (i.e. master plans) on Sakioka Lot 2 is limited by the following:~~The maximum FAR is 0.50 for retail uses and 0.60 for office uses; the maximum building square footage is 863,000. The trip budget for this site is 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips.~~

- The trip budget for this site is 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips. The trip budget shall not be exceeded for any master planned development on Sakioka Lot 2.
- Planned Development Standards of the PDC zone are applicable to the site, unless otherwise indicated in the North Costa Mesa Specific Plan.
- The maximum Floor-Area-Ratio for nonresidential and mixed-use development is not defined. It is subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the General Plan.
- The maximum density (dwelling units per acre) shall be a maximum of 28 dwelling units per acre for the residential component of a mixed-use development (See "Mixed-Use" discussion) or a maximum of 20 dwelling units per acre for residential development including affordable housing (See "Affordable Housing / Density Bonus discussion).

The projected trip generation for land uses proposed for Sakioka Lot 2 will be based on latest edition of Trip Generation, Institute of Transportation Engineers. The methodology will consider reasonable allowances for trip credits due to internal capture and pass-by trips. Internal capture credit refers to trips for various uses proposed within the parcel that can be accomplished without having to leave the facility.

For example, an office complex could have restaurants and other ancillary uses which may not generate new trips – rather serve tenants within the complex. Other examples



include conference room and fitness facilities. Pass-by trips refers to trips that are already on roadway adjacent to the development and use the facilities. Pass-by trip credits are limited to retail uses.

The credits allowed for internal capture and pass-by trips will be determined by the Transportation Services Manager. The net trip generation after credits will be compared to the trip budget to determine if the proposed development is within the limits prescribed in the North Costa Mesa Specific Plan.

Land Use Compatibility/Integration

Future development of this site is anticipated to include mid- and high-rise office buildings as well as support commercial. Shade and shadow impacts for buildings in excess of 2 stories should be considered in relation to surrounding land uses. Site design should limit vehicular access to and from Sunflower Avenue.

New commercial and office buildings are encouraged to be located along the Anton frontage. Encroachment into the building setback on Anton Boulevard for commercial or mixed-use developments can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the commercial or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial development. Parking lots/structures should be located primarily along the eastern edge of the site adjacent to the Costa Mesa Freeway and the new on-ramp. Internal pedestrian linkages to Anton Boulevard should be provided.

Mixed-Use

The PDC zoning does permit residential uses mixed-use development including residential and nonresidential uses as complementary uses. The residential component of a mixed-use development shall be limited to a maximum density of 28 dwelling units per acre. This maximum density only applies to residential uses as complementary uses to commercial uses within a mixed-use development. It does not apply to an independent residential community that does not include neighborhood-supporting commercial uses. Total building intensity for the entire site shall not exceed the maximum allowable development intensity as set forth by the trip budgets. For a mixed-use development, the overall mix of uses, including trips from dwelling units, shall be counted together in determining compliance with the trip budgets. The trip budget shall not be exceeded.
~~and, should residential be considered for this site, it should be located between the new collector and Sunflower Avenue.~~

The Costa Mesa Freeway, Sunflower Avenue, and Main Street represent significant air quality and noise sources that will impact the siting of residential units and other sensitive land uses. Existing ambient air quality may exceed state and federal levels for carbon monoxide; therefore significant mitigation measures may be required. Acceptable interior and exterior noise levels for residential uses would need to be achieved. An appropriate interface between the office buildings and residential uses would also be required.



Affordable Housing and Density Bonus

If this site is developed as an independent residential community as a mixed-use project, i.e. with a residential component to include affordable housing, the maximum density shall be 20 dwelling units per acre involving a maximum number of 660 residential units shall be 660 (including any density bonuses, see Table 8).¹ Total building intensity for the entire site shall not exceed 863,000 square feet the maximum allowable development intensity as set forth by the trip budgets. Residential square footage shall be counted towards the maximum allowable building square footage. The trip budget shall not be exceeded.

Density Bonus

The maximum number of dwelling units (including any density bonuses) for Sakioka Lot 2 is 660 units. The maximum base density is 528; in order to be granted a 25% density bonus (132 dwelling units), the developer would have to provide affordable housing pursuant to one of the following three options shown in the following table. All affordable housing provisions shall be for a minimum of 30 years.

| Table 8- Sakioka Farms Lot 2 Density Bonus Program | | | |
|--|--|---|------------------------|
| North Costa Mesa Specific Plan | | | |
| MAXIMUM BASE DENSITY | AFFORDABLE HOUSING CATEGORY ¹ | | DENSITY BONUS CRITERIA |
| 528 UNITS | OPTION 1 VERY LOW INCOME ¹ | REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE | 10% |
| | | # OF AFFORDABLE UNITS | 53 UNITS |
| | OPTION 2 LOW INCOME ¹ | REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE | 20% |
| | | # OF AFFORDABLE UNITS | 106 UNITS |
| | OPTION 3 LOW & MODERATE INCOME ¹ | REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE | 10% LOW & 15% MODERATE |
| | | # OF AFFORDABLE UNITS | 132 UNITS |
| 25% DENSITY BONUS | | | 132 UNITS |
| TOTAL UNITS ² | | | 660 |

NOTES:

- Very Low, Low, and Moderate determinations are based on HUD definitions and income limits, adjusted for family size.

¹ The maximum number of units (660) is based on 33 acres of land and 20 units per acre.



2. The total number of units assumes that other criteria of the Planned Development Commercial Zone have been met regarding density increases.