



September 8, 2015

CITY OF COSTA MESA

City Council General Plan Workshop

Proposed Changes to the Land Use Plan

M I G | Hogle-Ireland

Topics



- Great Reach to Date
- Proposed Land Use Changes
- Property Owner Requests
- Traffic Implications
- Economic Implications
- Next Steps

Great Reach to Date

Great Reach Events

2013

- April 24
- May 15
- June 19
- July 23
- August 21
- September 18

2014

- July 16
- August 17



Great Reach to Date

Planning Commission and City Council Workshops

- City Council: January 21, 2014
- Joint PC/CC: January 28, 2014
- Joint PC/CC: April 29, 2014
- Joint PC/CC: January 14, 2015
- City Council: September 8, 2015



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City Council Direction from Prior Workshops

Prior Direction/Action

- Remove residential overlay north of I-405 ✓ Removed. However, new requests to consider
- Harbor Blvd. South: Do not include auto dealerships ✓ Removed
- SoBECA: Shrink boundary and include residential cap ✓ Boundary adjusted and capped at 784 units

Prior Direction/Action

- Reduce extent of Newport Blvd. Residential Overlay
 - ✓ Reduced; reflected in draft land use plan
- Apply Residential Overlay selectively along Harbor Blvd.
 - ✓ Applied; reflected in draft land use plan
- No amendments to properties with mobile home parks
 - ✓ None proposed

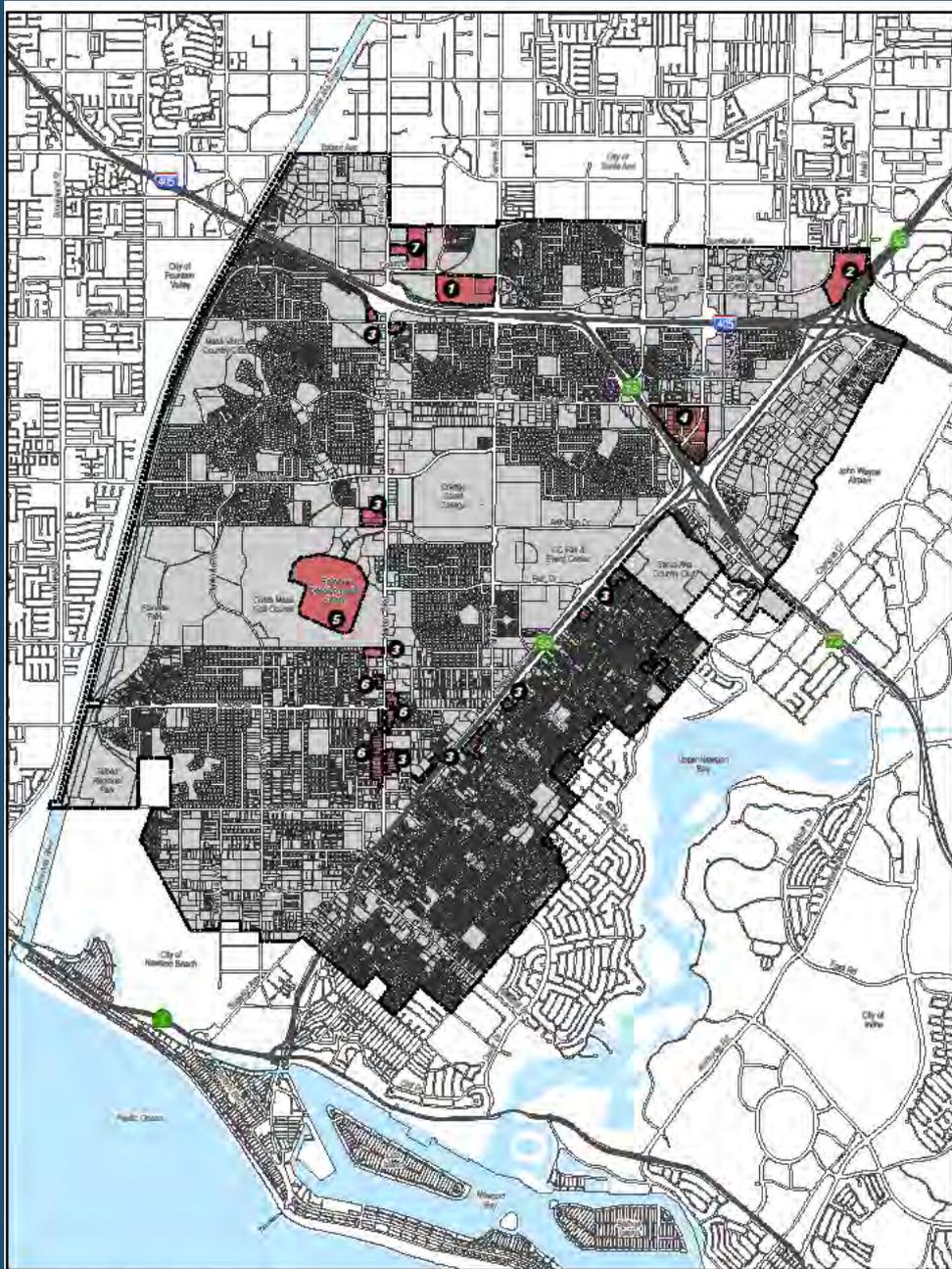
Prior Direction/Action

- Complete economic feasibility study
 - ✓ Underway, with preliminary results available
- Analyze additional development intensity at Home Ranch
 - ✓ Reflected in draft land use plan
- Modest changes to Sakioka Lot 2
 - ✓ Reflected in draft land use plan



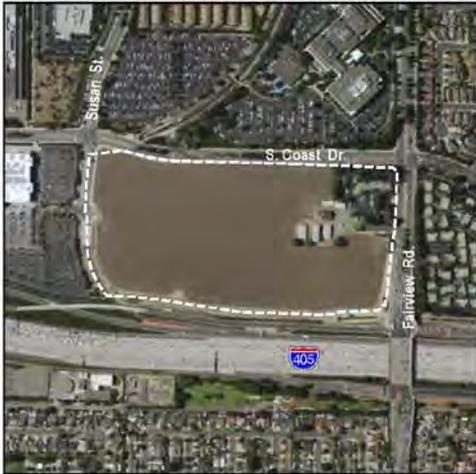
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Proposed Land Use Changes



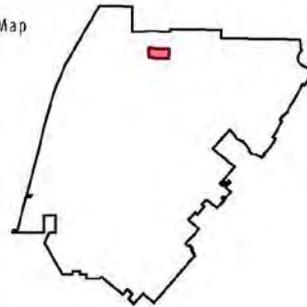
- Only 4% of properties affected citywide
- No change to Westside Urban Plans
- Focus on encouraging revitalization
- New development where traffic can be accommodated

Existing Context



Segerstrom Home Ranch

Key Map



Land Use

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Commercial Center
- Urban Center Commercial
- Industrial Park
- Public/Institutional

Proposed General Plan Overlay



Segerstrom Home Ranch Overlay

The maximum residential density (dwelling units per acre) is 28 dwelling units per acre for the residential component of a mixed-use development OR a maximum of 20 dwelling units per acre for an independent residential community.

Existing Development

Square Feet.....0
 Total Area.....43.6 acres

General Plan Development Capacity

Office Square Feet.....759,200
 Current FAR.....0.40 FAR

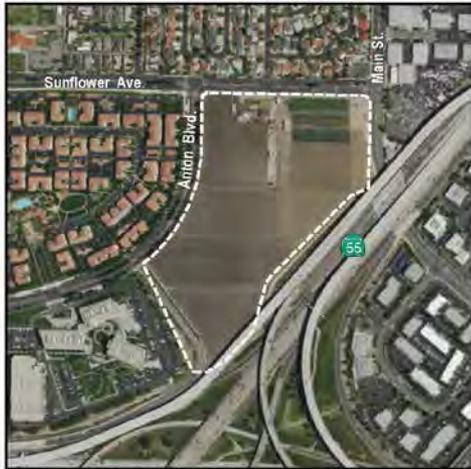
Recommended Land Use Development Capacity

Residential Units.....300 and
 Office Square feet.....1,200,000
 Proposed Density.....Up to 40 DU/AC
 Proposed FAR.....0.64 FAR*

* Building intensity shall not exceed maximum allowable development set forth by the trip budget.

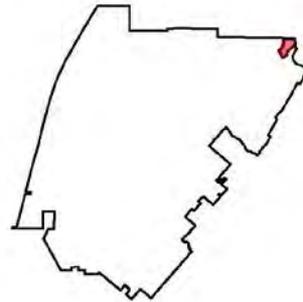
Segerstrom Home Ranch

Existing Context



Sakioka Site
(Lot 2)

Key Map



Proposed General Plan Overlay



Land Use

	High Density Residential (20 du/ac)
	Urban Center Commercial

Sakioka Overlay

The maximum residential density (dwelling units per acre) is 40 dwelling units per acre for the residential component of a mixed-use development OR a maximum of 20 dwelling units per acre for an independent residential community.

Existing Development

Square Feet.....0.0
Total Area.....33 acres

General Plan Development Capacity

Residential Units.....660
Current Density.....20 to 28 DU/AC
Current FAR.....1.00 FAR

Recommended Land Use Development Capacity

Residential Units.....660
Proposed Density.....Up to 40 DU/AC
Proposed FAR.....1.00 FAR*
Maximum Building Height.....12 stories

* Building intensity shall not exceed maximum allowable development set forth by the trip budget.

Sakioka Lot 2

Existing Context

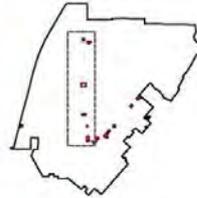


Proposed General Plan Overlay



Residential Incentive Harbor Boulevard

Key Map



Land Use

- Low Density Residential (8 du/acre)
- Medium Density Residential (12 du/acre)
- High Density Residential (20 du/acre)
- General Commercial
- Neighborhood Commercial
- Light Industrial
- Public/Institutional
- Golf Course

Residential Incentive Overlay (Harbor and Newport Boulevards)

General Plan land use overlay that allows a maximum of 42 dwelling units per acre. Small-lot single-family subdivisions are also permitted at a maximum of 20 dwelling units per acre.

Harbor Total Area	27.4 acres
Newport Total Area	22.0 acres
Total Area	49.4 acres

Existing Development

Harbor Boulevard

Residential Units	84
Commercial Square Feet	956,900

Newport Boulevard

Residential Units	153
Commercial Square Feet	285,100

Total

Units	237
Square Feet	1,242,000

General Plan Development Capacity

Harbor Boulevard

Residential Units	86
Commercial Square Feet	432,200

Newport Boulevard

Residential Units	167
Commercial Square Feet	256,300

Total

Residential Units	253
Commercial Square Feet	688,500

Recommended Land Use Development Capacity

Harbor Boulevard

Residential Units	1,093
Commercial Square Feet	0

Newport Boulevard

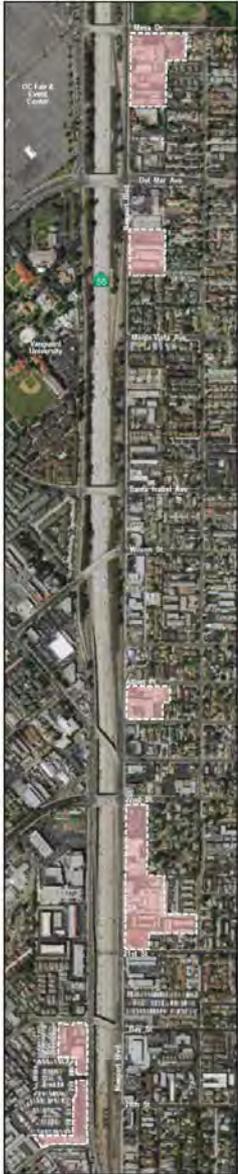
Residential Units	880
Commercial Square Feet	0

Total

Residential Units	1,973
Commercial Square Feet	0

Residential Incentive Overlay: Harbor Boulevard

Existing Context



Proposed General Plan Overlay



Residential Incentive Newport Boulevard

Key Map



Land Use

- Low Density Residential (8 du/acre)
- Medium Density Residential (12 du/acre)
- High Density Residential (20 du/acre)
- Commercial Residential (17.4 du/acre)
- General Commercial
- Neighborhood Commercial
- Light Industrial
- Public/Institutional
- Golf Course

Residential Incentive Overlay (Harbor and Newport Boulevards)
 General Plan land use overlay that allows a maximum of 40 dwelling units per acre. Small-lot single-family subdivisions are also permitted at a maximum of 20 dwelling units per acre.

Harbor Total Area..... 27.4 acres
 Newport Total Area..... 22.0 acres
 Total Area..... 49.4 acres

Existing Development

Harbor Boulevard
 Residential Units..... 84
 Commercial Square Feet..... 356,800

Newport Boulevard
 Residential Units..... 183
 Commercial Square Feet..... 285,100

Total
 Units..... 267
 Square Feet..... 641,900

General Plan Development Capacity

Harbor Boulevard
 Residential Units..... 86
 Commercial Square Feet..... 432,200

Newport Boulevard
 Residential Units..... 187
 Commercial Square Feet..... 256,300

Total
 Residential Units..... 273
 Commercial Square Feet..... 688,500

Recommended Land Use Development Capacity

Harbor Boulevard
 Residential Units..... 1,063
 Commercial Square Feet..... 0

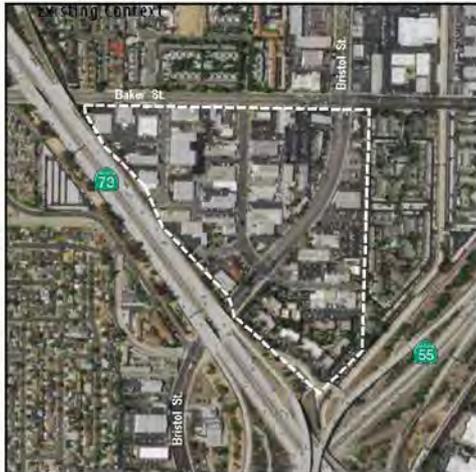
Newport Boulevard
 Residential Units..... 880
 Commercial Square Feet..... 0

Total
 Residential Units..... 1,943
 Commercial Square Feet..... 0

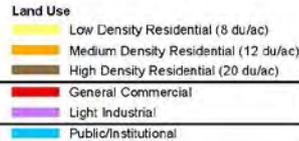
Residential Incentive Overlay: Newport Boulevard

SOBECA

Existing Context



Key Map



Proposed General Plan Overlay



SoBECA Overlay
 General Plan land use overlay that allows a maximum of 784 units where individual residential projects cannot exceed 40 dwelling units per acre. Overall density calculated a 20 dwelling units per acre over the entire SoBECA Overlay).

Existing Development
 Units.....0
 Square Feet.....491,000
 Acres.....39.2 Acres

General Plan Development Capacity
 Units.....455
 Square Feet.....420,359
 Current FAR.....0.20 to 0.75 FAR

Recommended Land Use Development Capacity
 Units.....784
 Square Feet.....420,359
 Proposed FAR.....1.00 to 1.25 FAR
 Proposed Density.....40 DU/AC*
 * Not to exceed 784 units for area

SoBECA

Existing Context



Harbor Boulevard South

Key Map



Land Use

	Low Density Residential (8 du/ac)
	Medium Density Residential (12 du/ac)
	High Density Residential (20 du/ac)
	General Commercial

Proposed General Plan Overlay



19th West Urban Plan Expansion Overlay

General Plan land use overlay that allows a maximum residential density of 20 dwelling units per acre. Mixed-use projects that do not include residential components can be developed at a 1.00 FAR. Mixed-use projects with both residential and commercial components can be developed at 1.25 FAR. This overlay will become part of the 19th West Urban Plan.

Existing Development

Residential Units.....	13
Commercial Square Feet.....	337,300
Total Area.....	24.6 acres

General Plan Development Capacity

Residential Units.....	0
Commercial Square Feet.....	532,900
Current FAR.....	0.20 to 0.75

Recommended Land Use Development Capacity

Residential Units.....	491
Commercial Square Feet.....	321,000
Proposed Density.....	20 DU/AC
Proposed FAR.....	1.00 to 1.25 FAR

Harbor Boulevard Mixed Use Overlay

Existing Context



Fairview Developmental Center

Key Map



Land Use

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Neighborhood Commercial
- Public/Institutional
- Golf Course

Proposed General Plan Overlay



Fairview Overlay

General Plan land use overlay that allows a maximum of 1,000 units where individual residential projects cannot exceed 40 dwelling units per acre (calculated over 25 acres). Institutional square footage calculated at 0.25 FAR and Corporate Headquarters square footage calculated at 0.40 FAR.

Existing Development

Beds.....300
Total Area.....102.6 Acres

General Plan Development Capacity

Beds.....2,622

Recommended Land Use Development Capacity

Residential Units.....1,000
Institutional Square Feet.....295,600
Corporate Headquarters Square feet.....878,300

Proposed Density.....40 DU/AC
Proposed Institutional FAR.....0.25 FAR
Proposed Corporate Headquarters FAR.....0.40 FAR

Fairview Developmental Center



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Property Owner Requests



LA Times Property

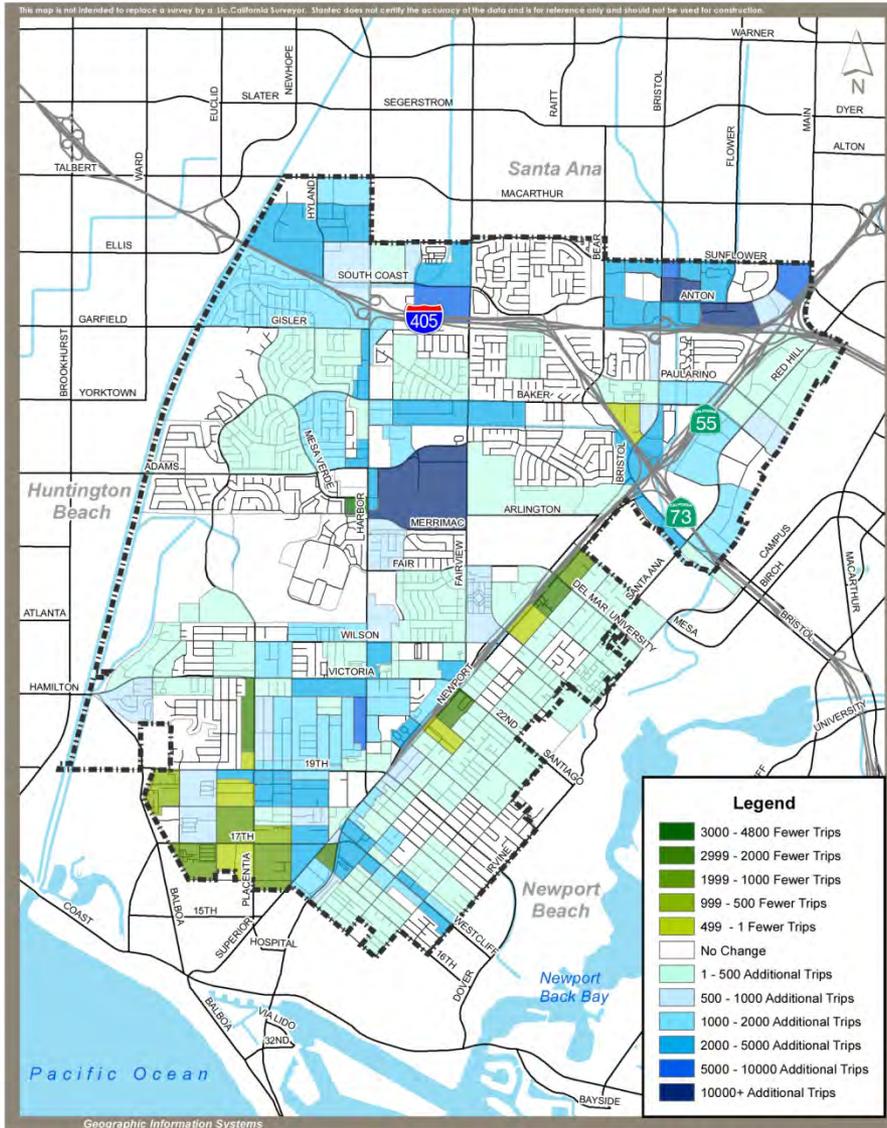


Robinson Pharma



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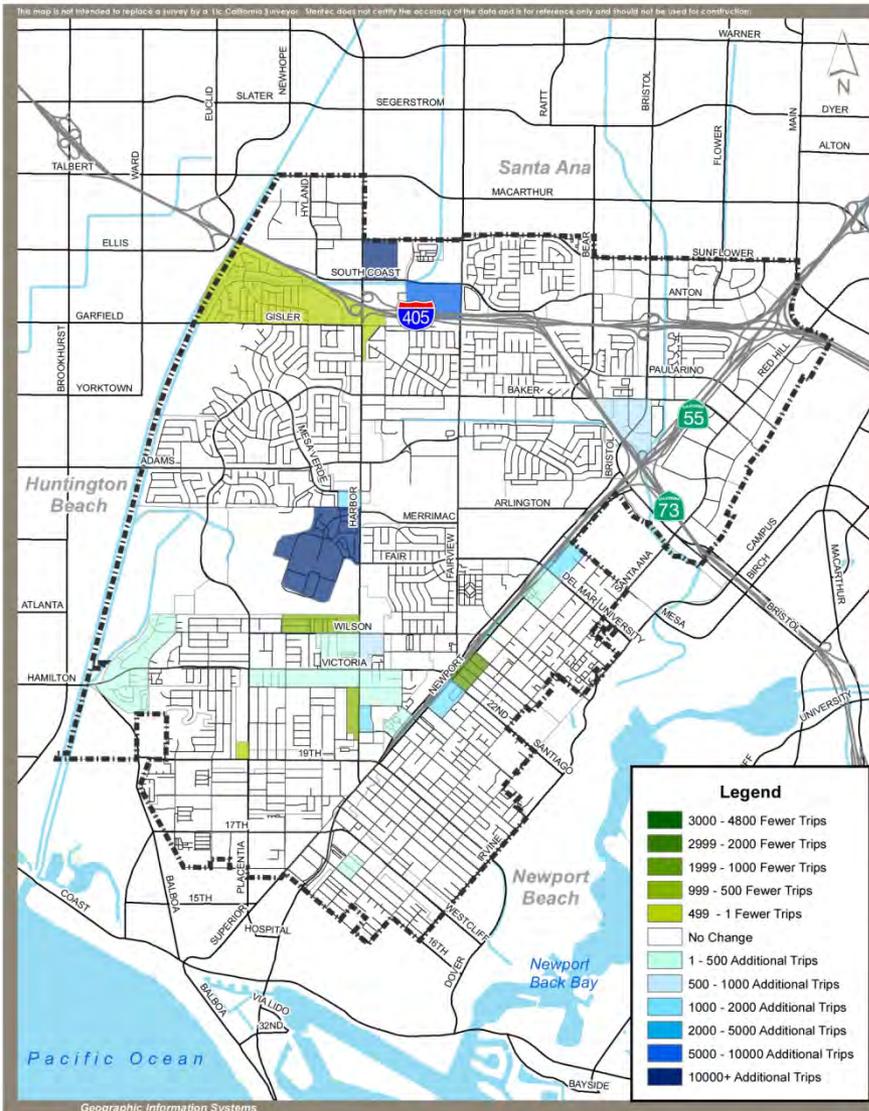
Traffic Implications



0 0.25 0.5 1 Miles

Current Plan vs. Existing Conditions
Trip Generation Comparison

Current Plan vs. Existing Conditions – Trip Generation Comparison



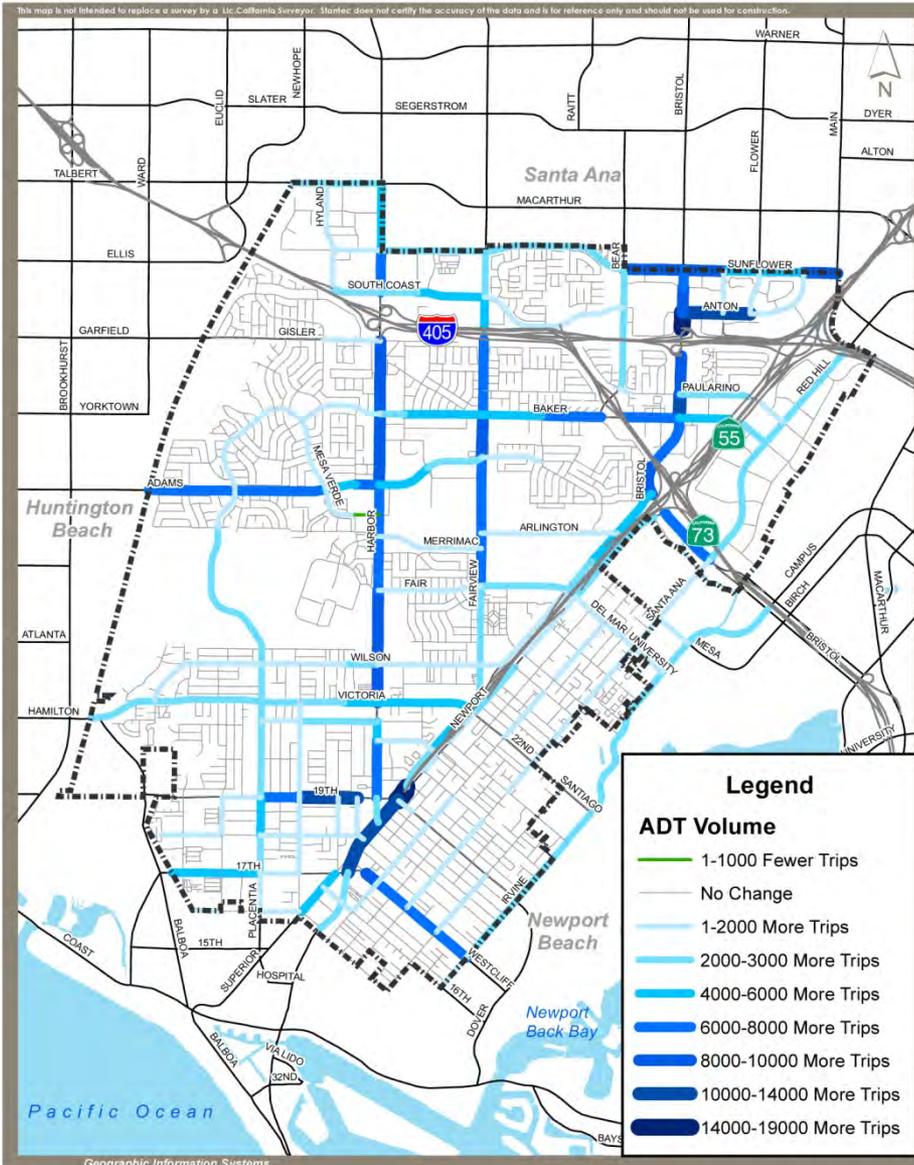
Proposed Plan vs. Current Plan – Trip Generation Comparison



38 Technology Drive, Irvine, CA 92618
Phone 949.222.4000 www.stantec.com



Proposed Plan vs. Current Plan
Trip Generation Comparison



Current Plan vs. Existing – ADT Flow Comparison

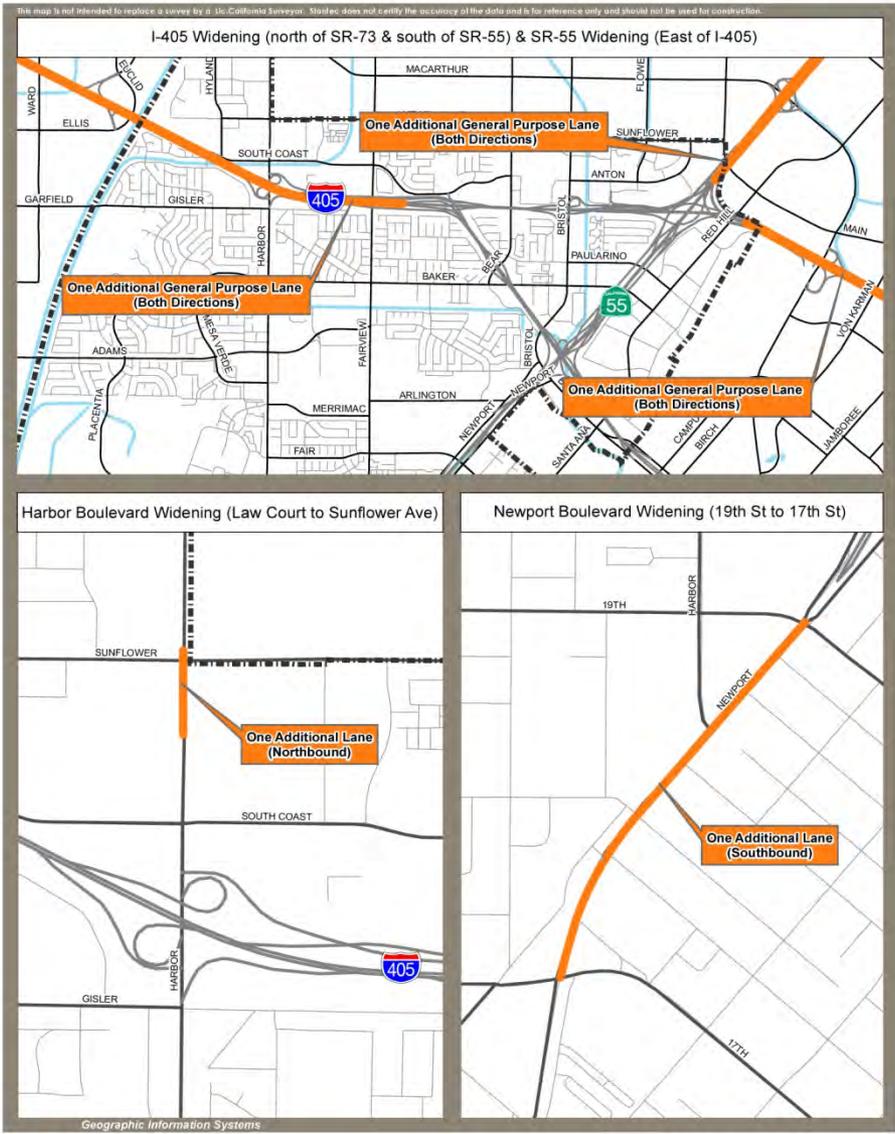


Proposed Plan vs. Current Plan – ADT Flow Comparison



Proposed Plan vs. Current Plan
ADT Flow Comparison

Network Changes – Existing Conditions 2035



Network Changes
Existing Conditions - 2035



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Economic Implications

Purpose of Fiscal Impact Analysis

- Forecast increase in City (General Fund) revenues and costs based on future development
- Test fiscal soundness of General Plan land use mix
- Ensure fiscal strength of City at build-out
- Provide tool for evaluating fiscal impacts of future development projects and land use changes

Process of Developing Fiscal Impact Model

- Revenue/cost factors derived from City's budget (allows for straightforward updating of model)
- Coordination with key City departments to understand relationship between development and city costs
- Budget data linked to current and future land use scenarios (citywide)

Fiscal Forecasts are Sensitive to Land Use Assumptions

- Analysis included focused market research to validate land use assumptions
- Especially important not to overstate potential for retail development
- Standard market forecasting methods, reflecting City's position in region
- Addresses general trends affecting land use demand (e.g., e-commerce)

Market-based Development Assumptions

Land Use	Existing Development	Theoretical Build-out	Market Adjustment Factor	Evaluated Buildout
Single-family residential (DUs)	14,210	14,791	100%	14,791
Multifamily residential (DUs)	28,413	37,742	100%	37,742*
Retail square feet	9,741,000	12,146,000	91%	11,052,860
Office square feet	7,224,000	11,882,000	78%	9,267,960
Industrial square feet	13,087,000	13,078,000	N/A	13,078,000

* Includes medium and high density land use designations

Revised 9-10-15

Other Factors Driving Fiscal Model

Land Use	Existing	Evaluated Build-out
Resident Population	110,770	135,744*
Jobs	88,348	102,026
Traffic (Citywide ADT)	1,018,700	1,266,250

* The buildout population forecast was derived by multiplying the numbers of new housing units (from the General Plan 2035 scenario) by the following household sizes:

2.79 Single Family

2.17 Multi-Family Owner

2.62 Multi-Family Renter (Apartments)

Revised 9-10-15

PRELIMINARY Fiscal Projections

General Fund	Existing FY 2015-2016 Budget	Projected Budget at Build-out (2015 \$)	Percentage Change Through Buildout
Total Revenues	\$107.1 million	\$133.8 million	25%
Total Expenditures	\$108.3 million	\$128.1 million	18%
Net Fiscal Balance	-\$1.2 million	\$5.7 million	

Next Steps



- Refinement of Fiscal Impact Model
- Sub-area specific analysis
- Follow-up presentation to City Council



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Next Steps

Request of City Council

- Provide direction on any further changes to the draft land use plan
- Authorize preparation of General Plan Amendments based on draft land use plan
- Authorize preparation of EIR
- Identify possible alternatives to be considered in the EIR

Schedule





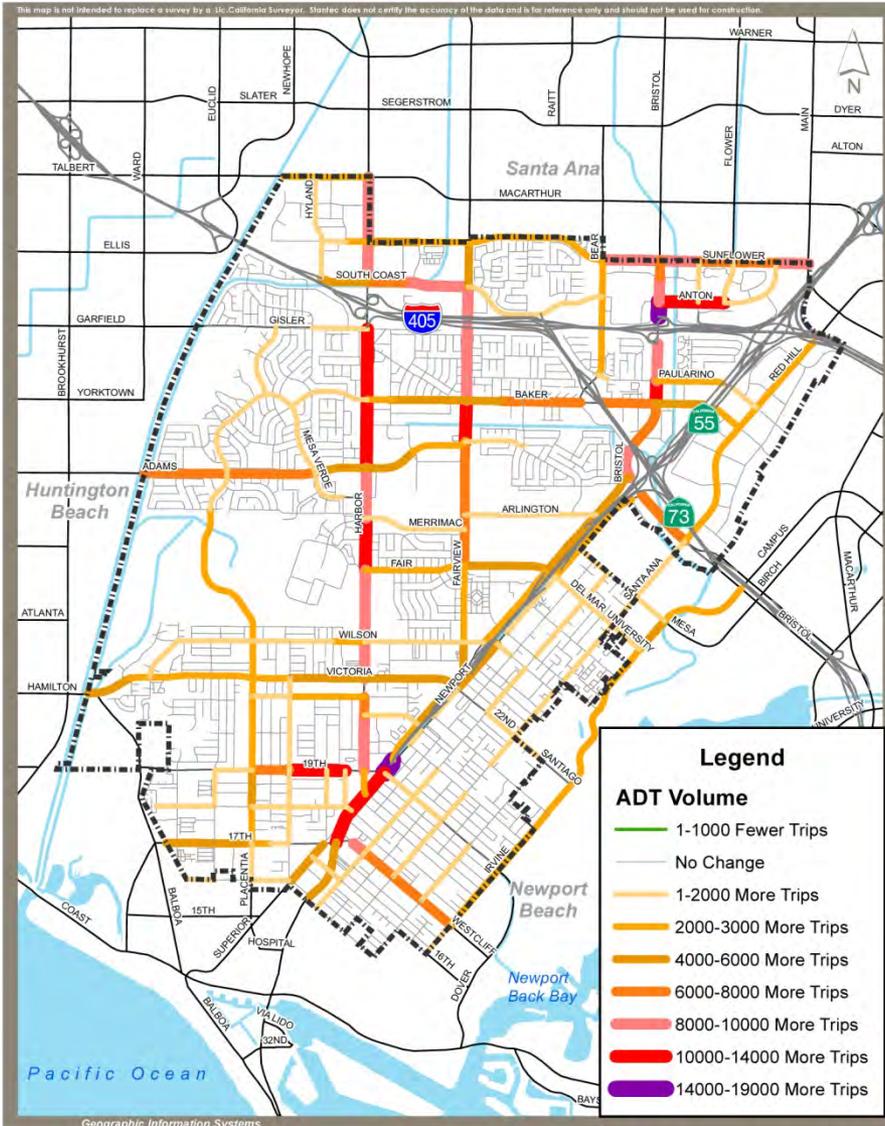
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Proposed Changes to the Land Use Plan

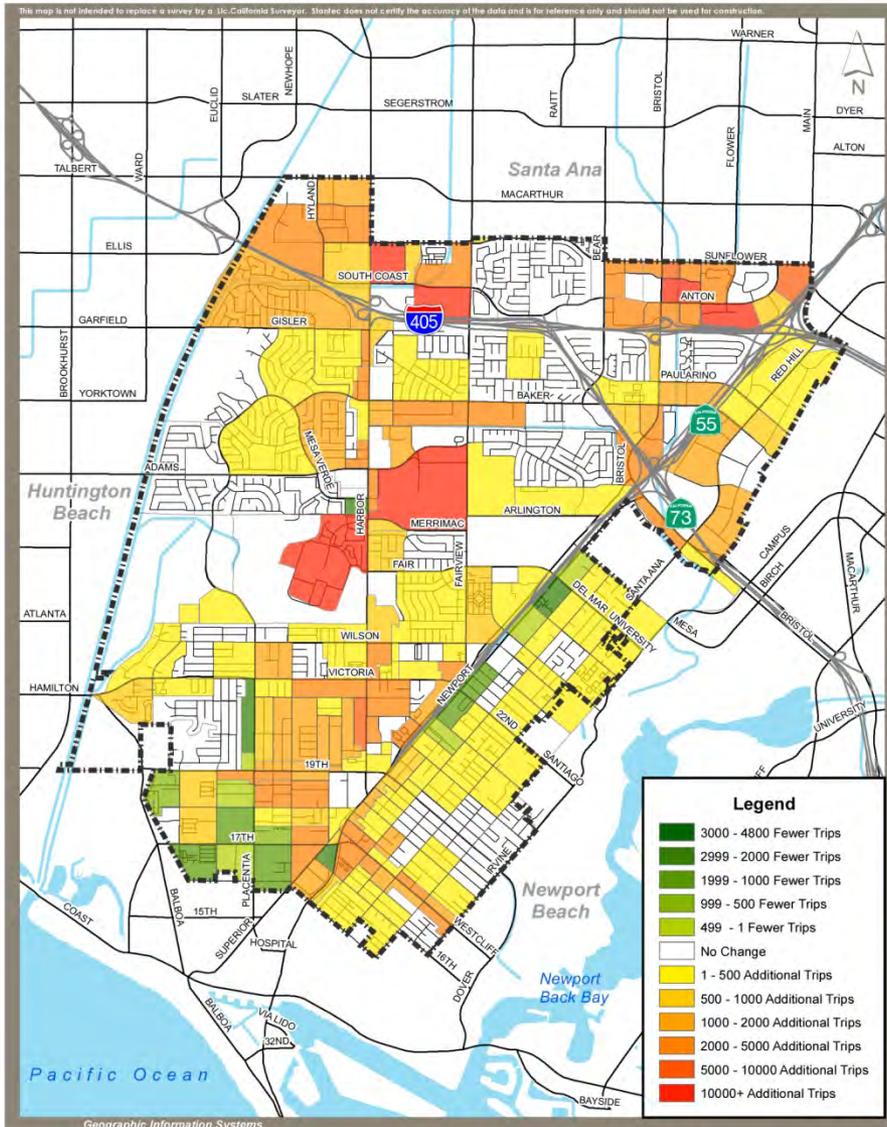
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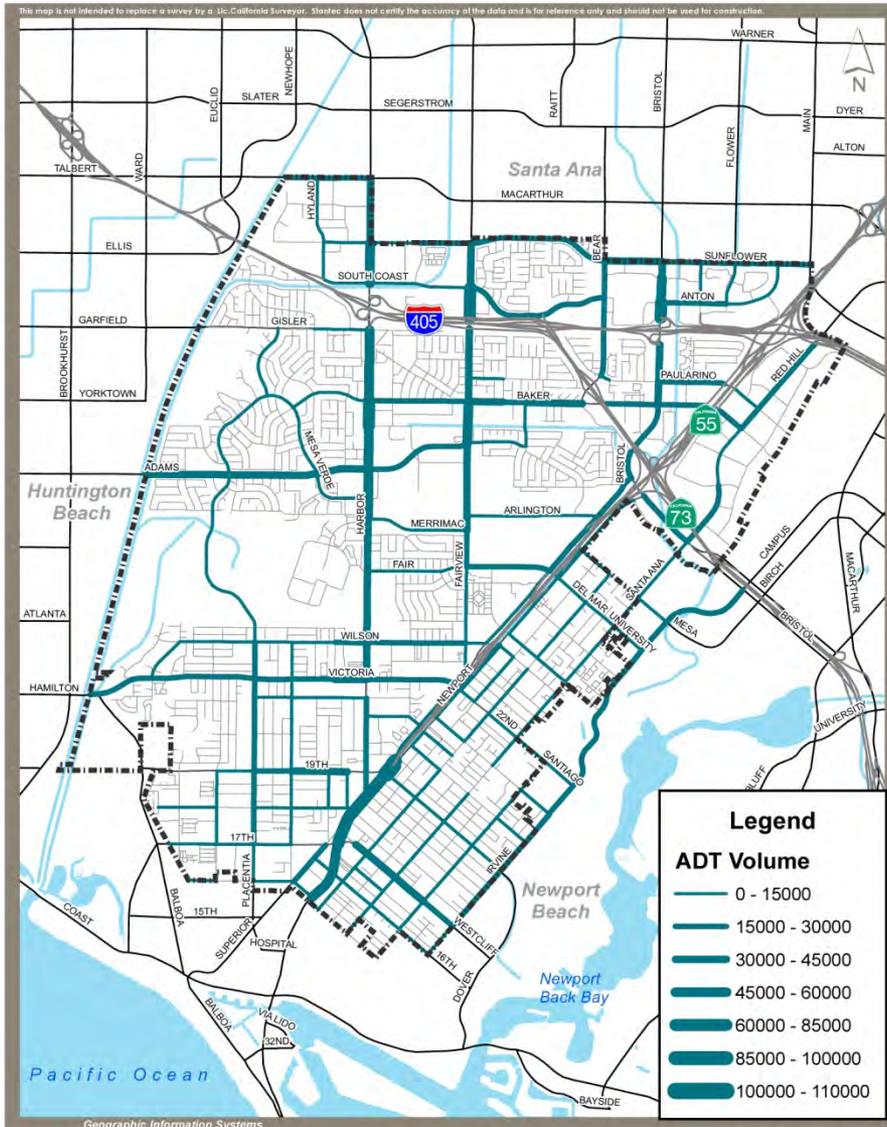
Proposed Plan vs. Existing – ADT Flow Comparison



Proposed Plan vs. Existing
ADT Flow Comparison

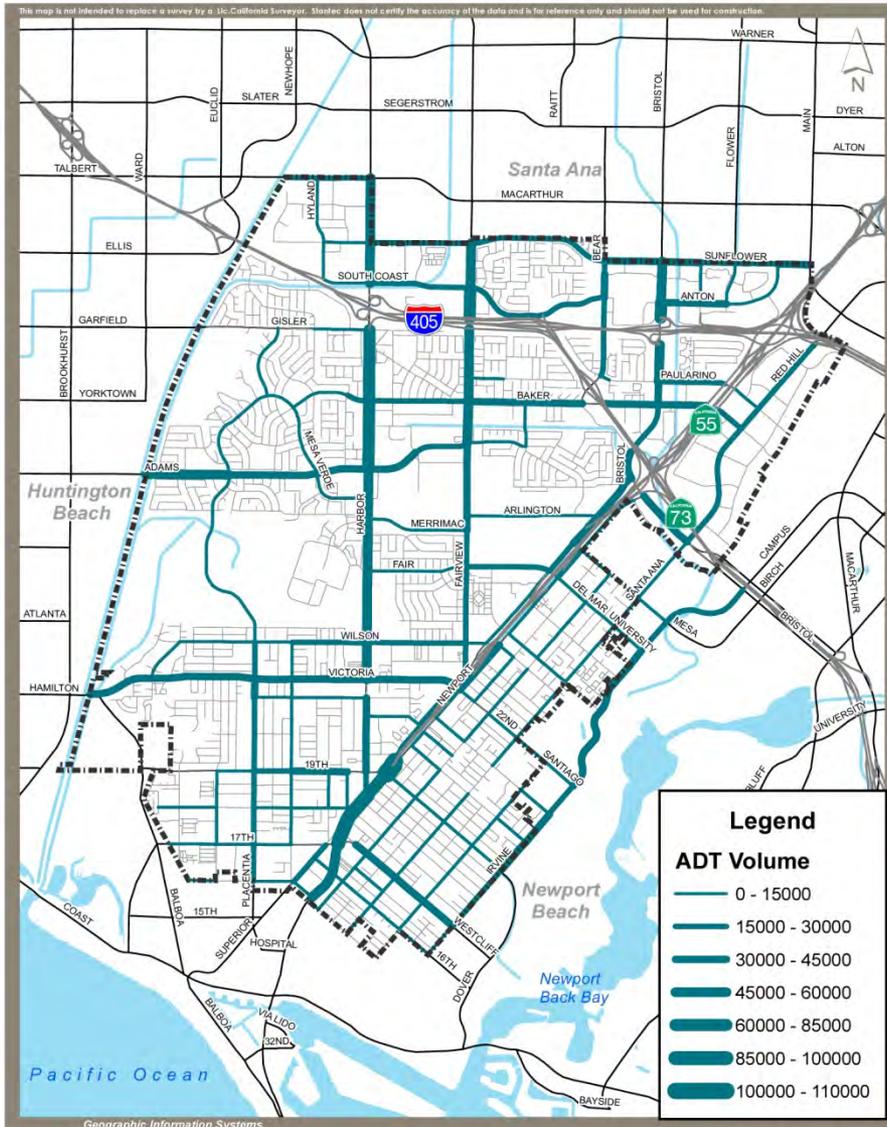


Proposed Plan vs. Existing Conditions – Trip Generation Comparison

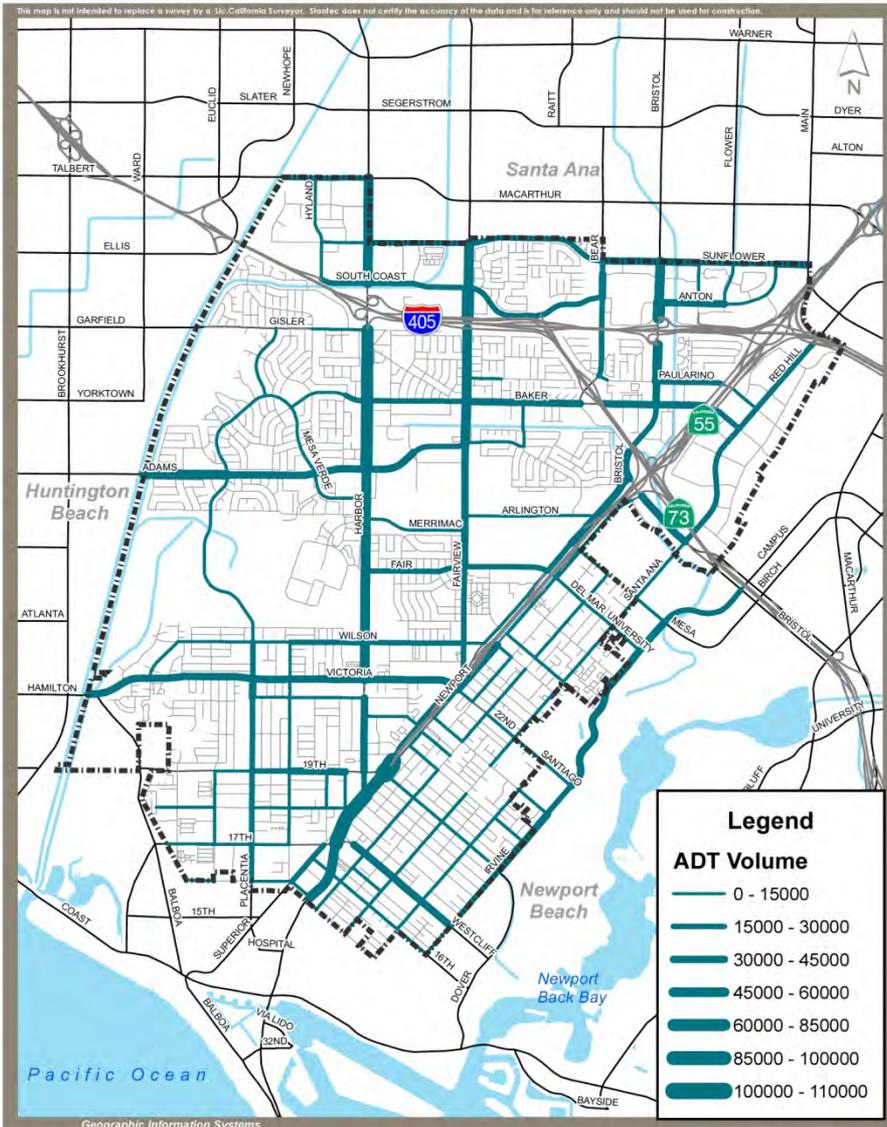


ADT Flow Map
Existing Conditions

ADT Flow Map – Existing Conditions



ADT Flow Map – 2035 Current General Plan



ADT Flow Map – 2035 Proposed General Plan



ADT Flow Map
2035 Proposed General Plan