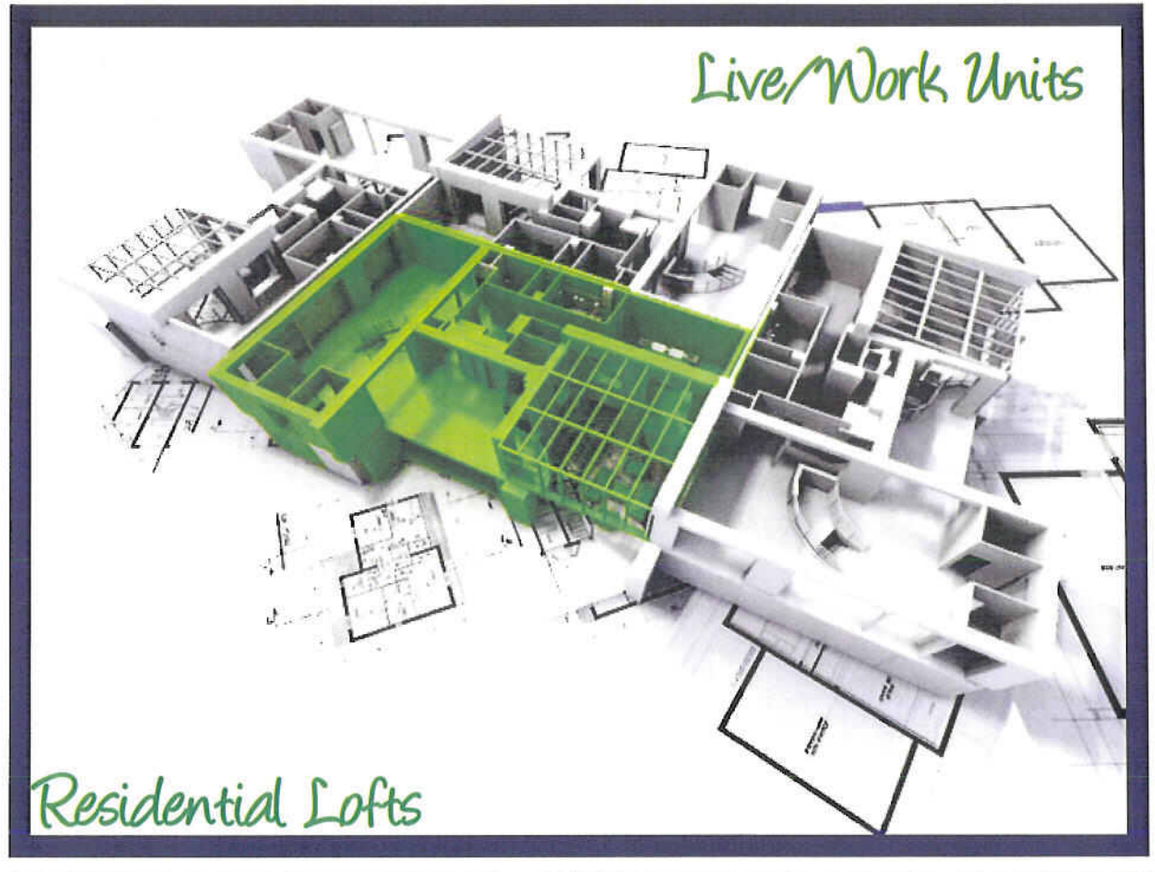
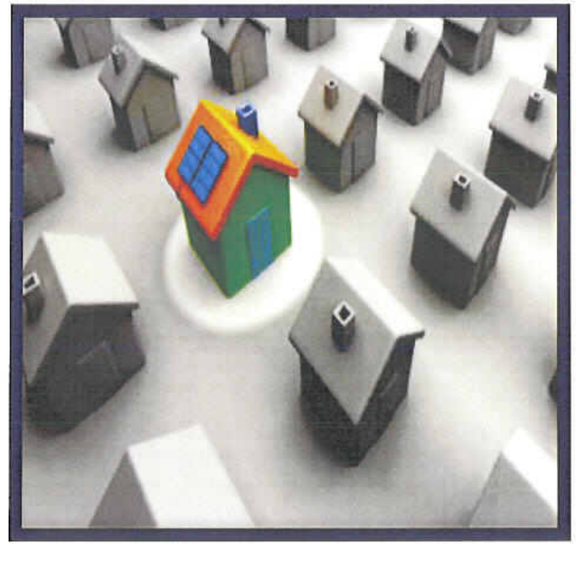
Mesa West Bluffs

Urban Plan





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HISTORICAL CONTEXT

The City of Costa Mesa was incorporated in 1953. The Westside was among the earliest areas in the City to develop and is characterized by a diverse population, land uses, job opportunities, and housing choices. Some positive aspects of the Westside include its diverse land uses and convenient access to Fairview Park, beaches, and other recreation areas.

The Westside area is located as follows: Fairview Park and the Costa Mesa Golf Club to the north, the Santa Ana River to the west, the City of Newport Beach to the south, and Harbor Boulevard and Superior Avenue to the east. The area contains approximately 1,788 acres, or 2.8 square miles (see Figure 1).

The Westside Specific Plan was prepared in October, 2000. While this planning document was not formally adopted, some of the revitalization strategies in the plan have been used as a guide to stimulate area-wide improvement. In addition, the Westside Revitalization Oversight Committee (WROC) was convened to recommend revitalization strategies and identify specific areas for further improvement. The recommendations of the WROC assisted the City Council in identifying the Live/Work Overlay Zone and providing policy direction.

Relationship to Other Westside Urban Plans

The Westside Implementation Plan was adopted in March 2005. Three Urban Plans were created to establish overlay zones in specific areas of the Westside: (1) 19 West Village Urban Plan, (2) Mesa West Bluffs Urban Plan, and (3) Mesa West Residential Ownership Urban Plan (see Figure 2). Each Urban Plan provides guidance to property owners and Developers for new development and redevelopment. All together, these plans will provide a framework for major private market reinvestment and improvements for the Westside. However, the Urban Plans avoid being excessively restrictive by not dictating architectural design guidelines or establishing exterior building colors.

Figure 1: Vicinity Map of Westside

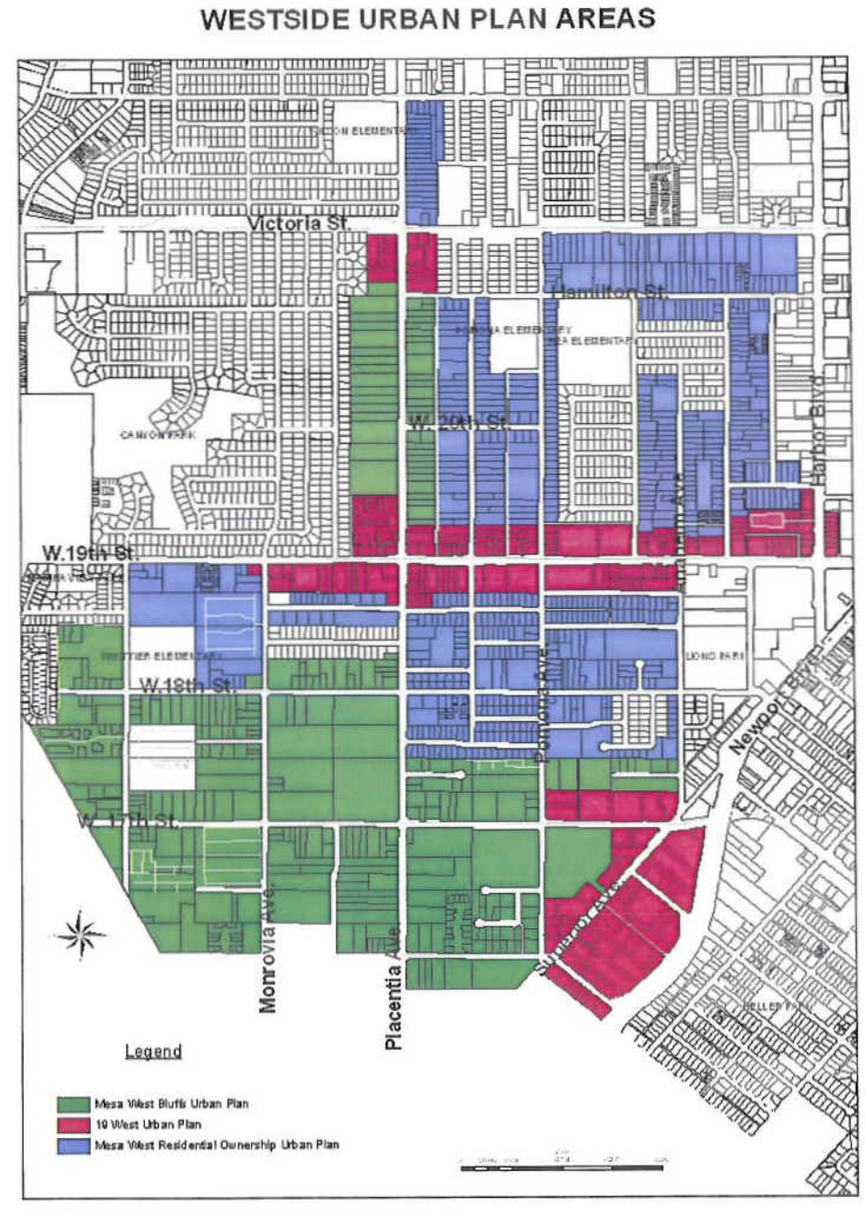


Figure 2: Identification of three separate Urban Plan areas for revitalization of Westside

WROC COMMITTEE

Many cities face similar situations where incompatible land uses are located side-by-side, and where public safety programs are consistently being impacted by a high demand for services from concentrated problem areas within the community. These problems often tend to spread, thus impacting adjoining neighborhoods or business areas. In August, 2003, the Redevelopment Agency appointed 40 members to the Westside Revitalization Oversight Committee (WROC). The WROC's objective was to build upon previous work completed by the Community Redevelopment Action Committee (CRAC). Through the efforts of an intense citizen participation program, the WROC assisted City Council/Redevelopment Agency in developing a long-term vision for the Westside.

Citizen participation was a critical part of the Westside Revitalization Program. The City wished to encourage all residents, especially those living adjacent to industrial properties, to participate in its planning process. In addition, other representatives from the business community were invited. The members of the Westside Revitalization Oversight Committee consisted of representatives of the following groups:

- Homeowners
- Industrial Business and Property Owners
- Rental Property Owners
- Commercial Business and Property Owners
- Residential Tenants
- Community Service Organizations

The public participation process was based on the premise that community planning begins with open communication and the exchange of information and ideas. With this exchange, a comprehensive revitalization plan could be developed which had both effective actions to implement in the short-term future and also broad public support.

The WROC provided all persons interested in the Westside with the opportunity to participate and provide feedback on what they envisioned for the future of the Westside. This concept was unusual because seldom is a committee encouraged to have a large membership. However, this committee of forty members proved that multiple diverse opinions and interest groups could come together to provide valuable input to its City leaders. This was demonstrated by the WROC through their intense commitment, a strong desire for change, diverse representation of the community, and numerous varying ideas and opinions. Compromise was not easily achieved, but when reached it was supported by a supermajority of the membership (Fig. 3). The WROC's final report and implementation plan are significant since both documents represent the consensus of this 40-member committee (Figure 4). The City of Costa Mesa's Redevelopment Agency and City Council used the WROC's findings and recommendations in their decision-making process to identify the Urban Plan areas and to apply General Plan land use policies for mixed-use development.

The primary difference between this urban plan and the WROC recommendations for the residential and live/work overlay zones lies in the scope of the overlay zones. The WROC recommendations identified three area specific areas where the overlay zones were "appropriate". These included a medium density (12 units per acre) residential overlay zone for the 30-acre area west of Whittier Avenue, and two live/work areas (one for approximately 20 parcels west of east of Whittier Avenue and a second for approximately 25 parcels north of W. 18th Street (from Placentia to Whittier Avenue). This Urban Plan area includes nearly the entire southwest industrial core and allows a residential overlay density at 13 units per acre, and live/work developments throughout the plan area.

Figure 3 Several Westside Revitalization Oversight Committee members making public comments at City Council meeting.

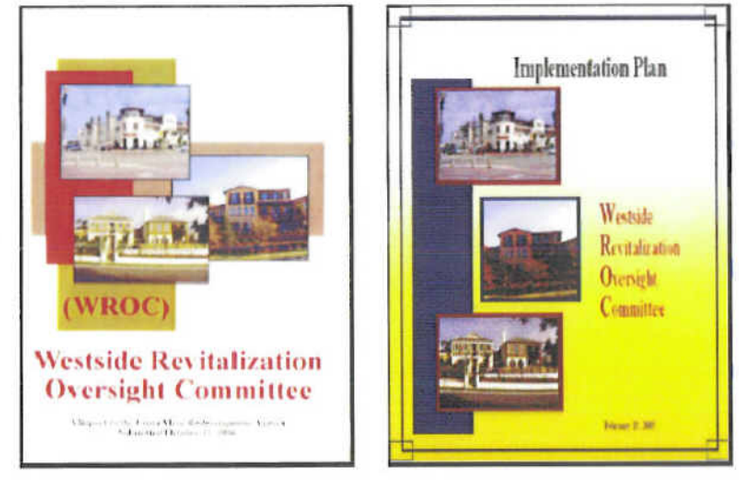


Figure 4 WROC Planning documents

IDENTIFICATION OF MESA WEST BLUFFS OVERLAY ZONE/URBANPLAN AREA

Mesa West Bluffs Urban Plan Area

On March 15, 2005, the Costa Mesa City Council unanimously approved several revitalization strategies aimed to improve the Westside. City Council identified the Mesa West Bluffs Urban Plan area as a live/work or residential overlay area. The Zoning Map was amended on [date pending] to reflect this overlay zone for the plan area.

The Mesa West Bluffs Urban Plan area is approximately 277 acres in size. Some major roadways in the plan area include West 17th Street, West 18th Street, Placentia Avenue, and Pomona Avenue. The Live/Work and Residential Overlay Zone in the Mesa West Bluffs area is identified in Figure 9.

Adoption of the Urban Plan

On February 13 and March 13, 2006, Planning Commission conducted public hearings on the three proposed Westside Urban Plans. The Planning Commission (Figure 5A) reviewed these plans at a total of five study sessions and two public hearings and unanimously recommended approval of the plan to City Council.

On April 4, 2006, City Council (Figure 5B) adopted the Mesa West Bluffs Urban Plan.

Chair Bill Perkins

Vice Chair Donn Hall

Commissioner Eleanor Egan

Commissioner James Fisler

Commissioner Bruce Garlich

PLANNING COMMISSION

Figure 5A

Figure 5B

CITY COUNCIL

Mayor Allan Mansoor

Council member Linda Dixon

Mayor Pro Tem Eric Bever

Council member Katrina Foley

Council member Gary Monahan

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 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

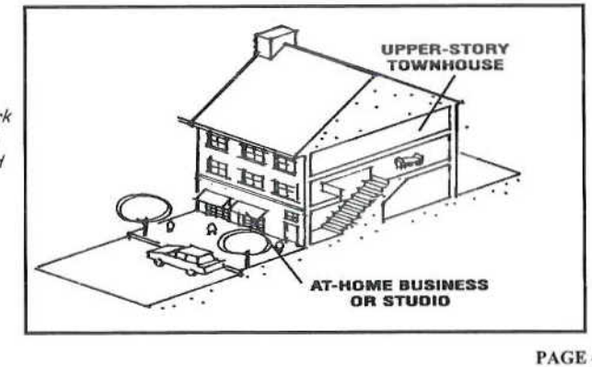


Figure 8: Section Drawing of a Live/Work Unit, showing at-home business on the ground floor and living area

GENERAL PLAN AND ZONING

The Mesa West Bluffs Urban Plan area is characterized by a wide variety of land uses. The plan area is composed of the Light Industry General Plan land use designation.

The plan area consists of the following zoning classifications:

- CL - Commercial Limited
- MG - General Industrial

The General Plan land use designations (Figure 9A) and zoning classifications (Figure 9B) in the urban plan area are shown on the following pages.

EXISTING LAND USE CONTEXT

The Westside's primary uses are single- and multi-family neighborhoods, and industrial uses. The single-family neighborhoods are located north and south of 19th Street and, in some areas, are undergoing increased renovation activities. Multi-family neighborhoods are found throughout the Westside, with a substantial number of units both north and south of 19th Street. The industrial areas of the Westside are concentrated south of 19th Street and along Placentia, north of 19th Street. Industrial properties are experiencing low vacancy rates and strong property values.

The primary uses in the plan area include light industrial uses and some local businesses. There are approximately 400 nonconforming residential units (general estimate only) in the plan area. Some existing industrial businesses and residential uses in the urban plan area are shown in Figure 10.

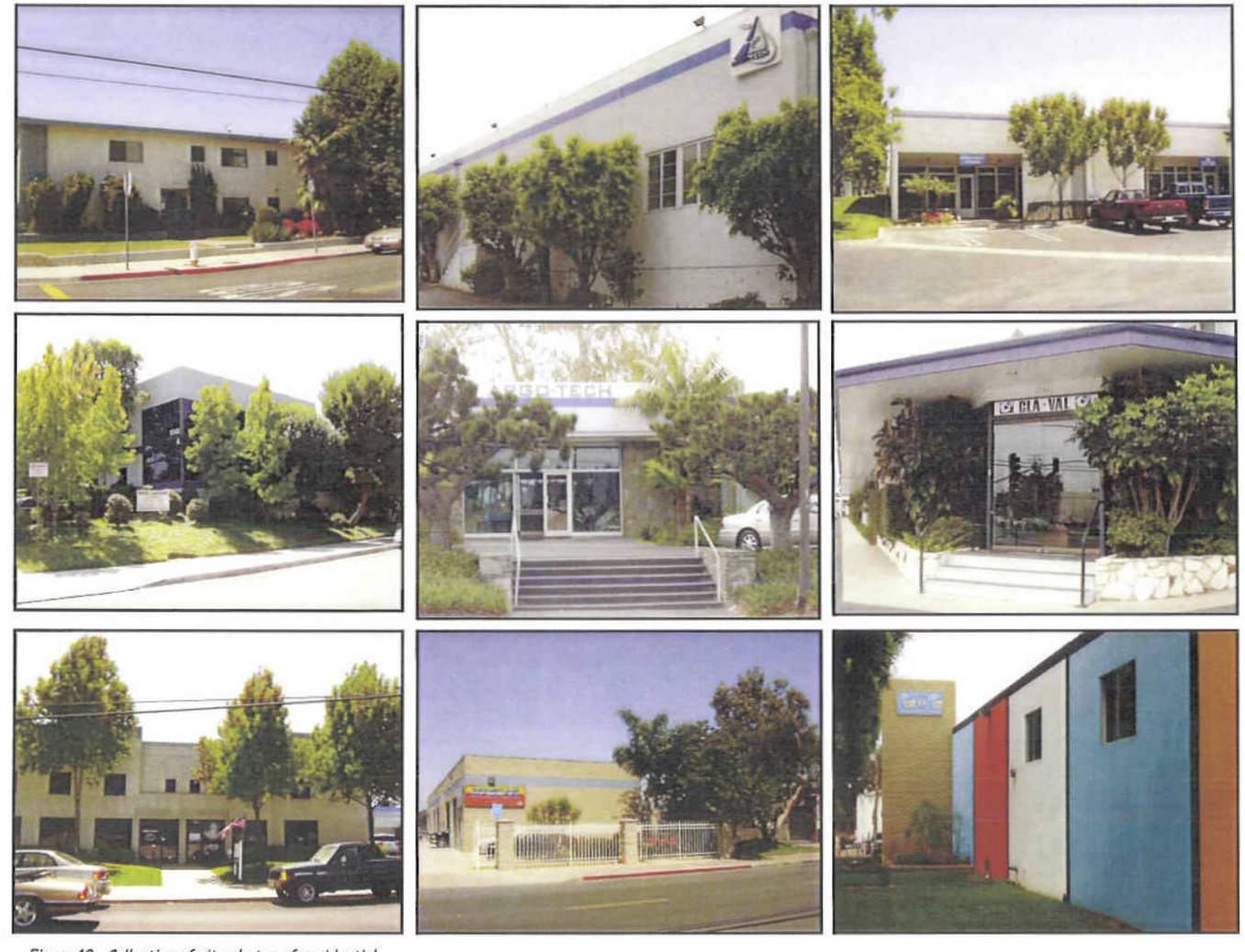
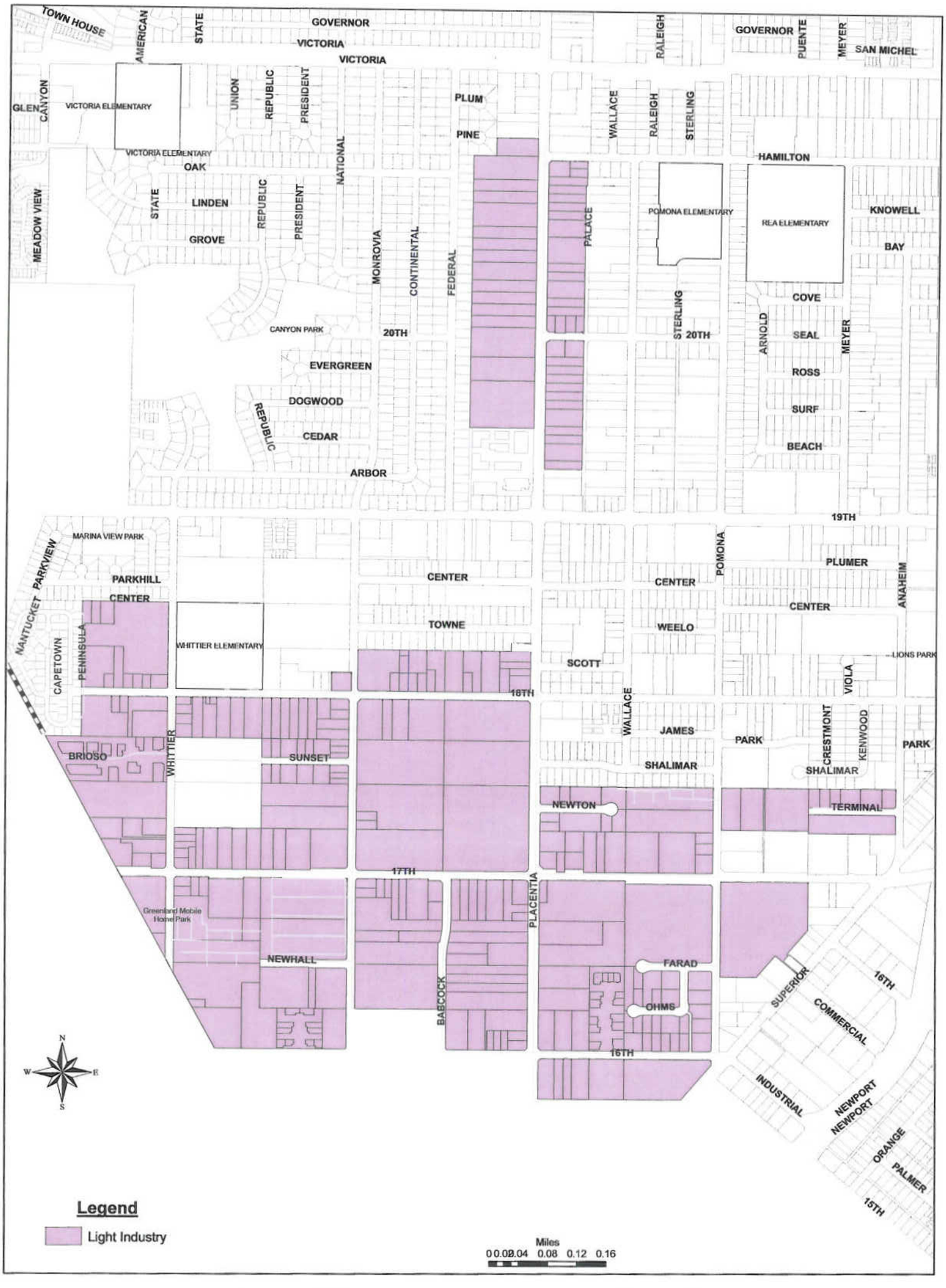


Figure 10: Collection of site photos of residential structures and existing industrial businesses in Mesa West Bluffs Urban Plan area.



Mesa West Bluffs Urban Plan Area

General Plan Land Use Designations

FIGURE 9A

Mesa West Bluffs Mixed-Use Overlay District

FIGURE 9B

Zoning Designations

PLANNING PROCESS

It is the express intent of the Mesa West Bluffs Urban Plan to allow existing industrial and commercial businesses to continue to operate and expand consistent with existing General Plan and zoning requirements. Opportunities for live/work or residential development in the Mesa West Bluffs Urban Plan area involve properties that may be redeveloped, rehabilitated, or adaptively re-used.

The land use regulations for allowable development may only be activated through an approved Master Plan (Figure 11). These specific development regulations supersede those of the underlying zoning district (e.g. commercial and industrial), unless otherwise indicated.

Live/work and residential development proposed in the Mesa West Bluffs Urban Plan area requires approval of a Master Plan pursuant to Title 13, Chapter II, Planning Applications, of the Costa Mesa Municipal Code. Applicants shall submit a screening application for consideration by City Council at a public meeting. No other concurrent application for development may be submitted for processing until City Council comments on the merits and appropriateness of the proposed development are received. Other than making comments, no other action on the screening application will be taken by City Council.

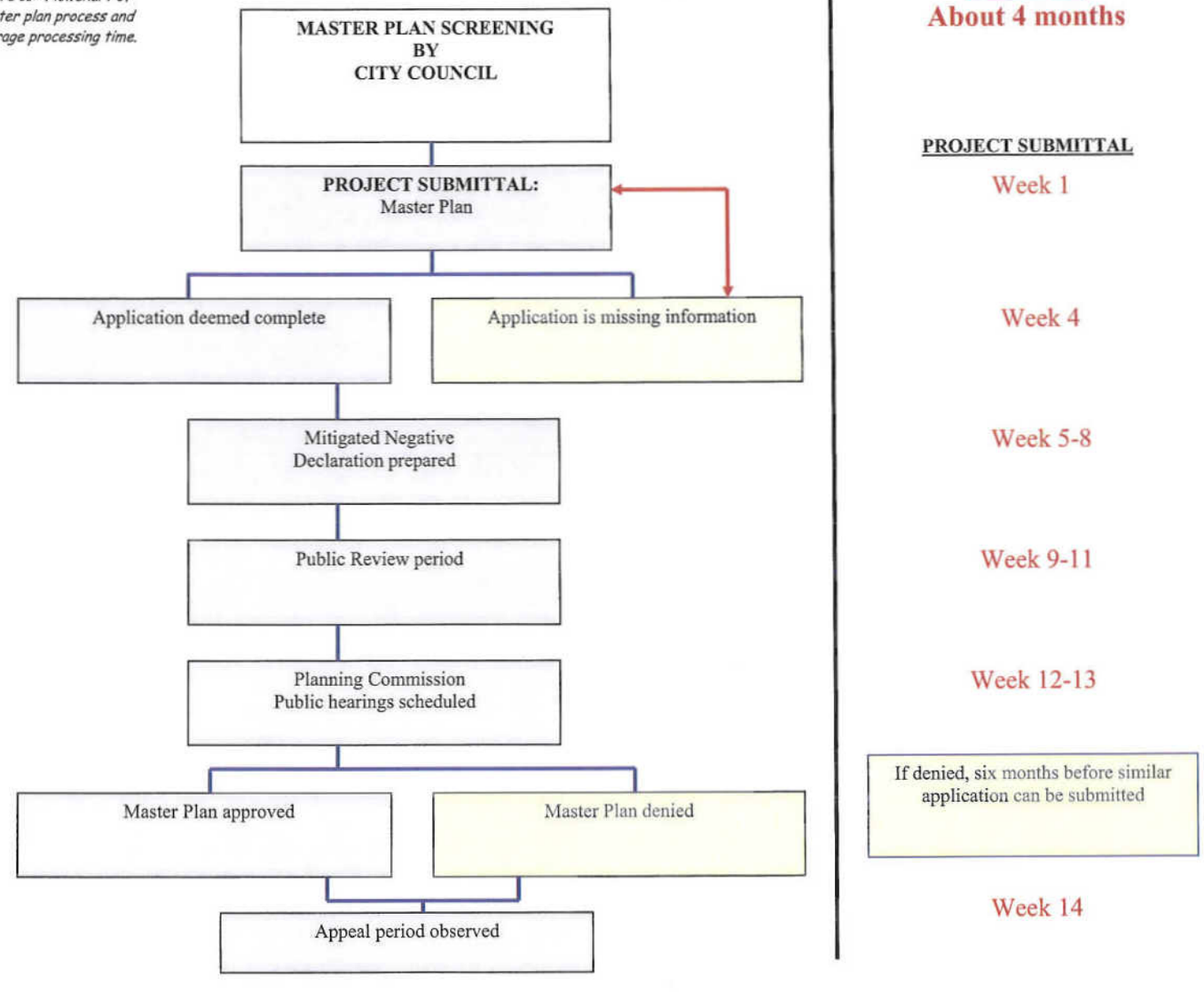
In accordance with City procedures, the Planning Commission reviews and considers Master Plans. Refer to Section 13-28(g), Master Plan, of the Zoning Code regarding the review process for preliminary Master Plans and amendments to the Master Plan.

Deviations from the Mesa West Bluffs district's development standards (as shown in Tables A1-A3 of the Mesa West Bluffs Urban Plan) may be approved through the Master Plan process provided that specific findings are made pursuant to the Zoning Code.

(Amended by Council Reso. No. 09-53 on July 21, 2009)

Figure 11: Flowchart of master plan process and average processing time.

Master Plan for Mixed-Use Overlay Project



DEFINITIONS

Live/Work Unit.* 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.

(Amended by Council Reso. No. 09-53 on July 21, 2009)

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 - 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, overhead 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.]

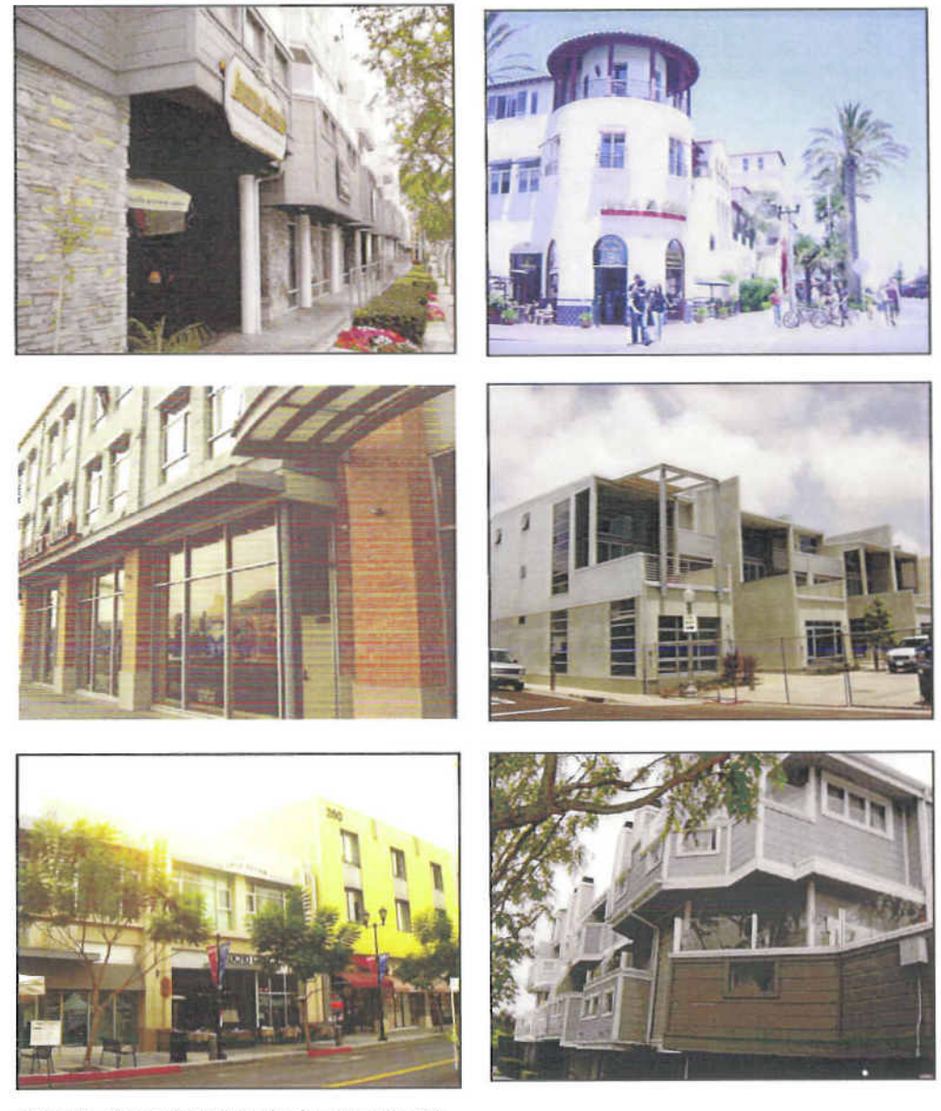


Figure 12: Photos of mixed-use development projects in other Orange County cities.

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, barbeque/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 reasonable expectation that business activities will 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.

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 feature a work space for business?
- **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?

(Amended by Council Reso. No. 09-53 on July 21, 2009)

RESIDENTIAL LOFTS

Residential lofts in the Mesa West Urban Plan areas are limited to 13 dwelling units per acre. 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 lifestlye 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, barbeque/picnic areas, and private balconies) as those amenities required in a residential development.

ILLUSTRATIVE PERSPECTIVE

LIVE/ WORK LOFTS

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ILLUSTRATIVE PERSPECTIVE

LIVE/ WORK LOFTS

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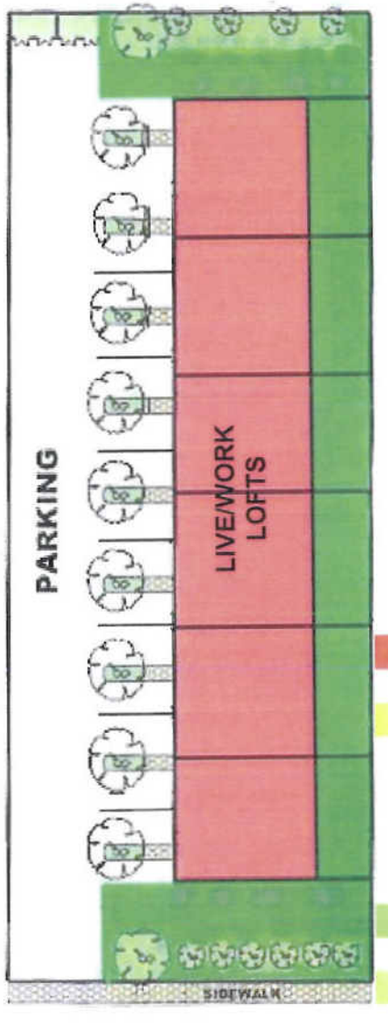
ILLUSTRATIVE PLAN
LIVE/ WORK LOFTS

SCALE: 1/32" = 1'-0"



PROJECT SITE: 1/2 ACRE SITE

PROJECT TYPE: 2,200 SQ.FT. LIVE / WORK LOFT

NO. OF STORIES: 3 STORIES

NO. OF UNITS: 6 LIVE / WORK LOFTS

650 SQ.FT. WORK SPACE (GROUND FLOOR)

1,550 SQFT. LIVING SPACE (UPPER FLOORS)

PARKING: 21 PARKING SPACES
(EACH UNIT HAS SINGLE CAR GARAGE)

MAX FAR: 1.0

RESIDENTIAL SPACE

CIRCULATION SPACE

PARKING CIRCULATION SPACE

PARKING SPACE

LANDSCAPE

MAINTENANCE SPACE

PUBLIC STREET

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ILLUSTRATIVE EXHIBITS

The "Illustrative Perspectives" is an example of a live/work development project. These renderings are for illustrative purposes only and are not intended to represent a preferred or recommended design.

The illustrative provides an example of development that could theoretically be built, in conformance with the General Plan and the development standards/zoning regulations of the Zoning Code and Mesa West Bluffs Urban Plan.

LIVE/WORK UNITS

The live/work concept of mixed-use zoning has its roots in two ideas, which are applicable to the Mesa West Bluffs Urban Plan area.

The first was the creation of a "Main Street" shop front by an at-grade townhouse with the first floor designed for commercial purposes. In the shop front, separation between work and living is usually the first floor ceiling.

The second idea was the conversion of industrial uses into artist lofts. This may include construction of townhouse projects and courtyard lofts in industrial areas. Loft units usually have no physical separation between work and living areas.

A live/work unit is what most people imagine when they picture a typical "artist loft". The live/work concept meets the needs of those who feel that the proximity afforded by live/work is important, but who would nevertheless like some separation between living and working spaces. This separation can be met by locating residential uses above commercial/industrial uses, or in an entirely separate building located on the same property.

In a live/work unit, the living portion is typically located in the upper floors. The work space is separated by a wall (sometimes glazed or fire rated) or a floor. This separation minimizes exposure to hazardous materials or high -impact work activity.

LIVE/WORK ILLUSTRATIVE

The following live/work development (Figure 13) may be representative of live/work projects constructed in the plan area.

Project Site:	½ acre
Project Type:	live/work loft
No. of Stories:	3 stories
No. of Units:	6 live/work lofts
Unit Size:	650 sq.ft. Work Space 1,550 sq.ft. Living Space 2,200 sq.ft.
Parking:	21 parking spaces (Each unit has single-car garage)
FAR:	Max 1.0 FAR

Figure 13: Illustrative example of live/work units (6 units for 0.5 acre site) with working spaces and living areas contained within a single unit.

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.

(Amended by Council Reso. No. 09-53 on July 21, 2009)

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).
c. Shared garages instead of carports for greater security.
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.

Table A1: Live/Work and Residential Standards

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	
Overall Building Height	Maximum 4 stories/ 60 feet 1. Roof gardens/terraces 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.
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.
Window Placement	Window placement should take into account surrounding land uses. Clerestory windows should be used in areas where there are privacy or view concerns.
Building Materials	A variety of building materials shall be incorporated into the design of the exterior elevations.

TABLE A1 (Continued)

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

Mechanical Ventilation	All units shall be mechanically ventilated.
Residential Noise Levels	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.
Tandem Garage Parking	Minimum 10-foot wide x 38-foot long interior dimensions for garages containing two tandem parking spaces
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.
Other Mixed-Use Development	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.
DEVIATIONS	
	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.

(Amended by Council Reso. No. 09-53 on July 21, 2009)

Table A2: Live/Work Standards

TABLE A2:
LIVE/WORK DEVELOPMENT STANDARDS
MESA WEST BLUFFS URBAN PLAN DEVELOPMENT STANDARDS

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

Minimum Lot Size	None
Minimum Size of Work Space	250 square feet *(Work space excludes bathroom, kitchen, balcony/mezzanines, and/or hallway areas.)
Maximum Floor Area Ratio for mixed-use development project (e.g. live/work units) • Commercial Base Zoning District • Industrial Base Zoning District	 1.0 FAR* 1.0 FAR* ***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.
Development Lot Coverage	Maximum 90%
Open Space of Development Lot	Minimum 10% (This minimum open space requirement strictly applies to the overall development lot area and does not include areas above grade such as upperfloor balconies, patios, and roof decks)
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	 0 feet 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 5 feet 20 feet

TABLE A2 (continued)
LIVE/WORK DEVELOPMENT STANDARDS
MESA WEST BLUFFS URBAN PLAN DEVELOPMENT STANDARDS

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

Rear Setback • Abutting a public street • Abutting residential zone • All other rear property lines	 10 feet along all public streets 20 feet 0 feet

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.

(Amended by Council Reso. No. 09-53 on July 21, 2009)

TABLE A2 (continued)
LIVE/WORK DEVELOPMENT STANDARDS
MESA WEST BLUFFS URBAN PLAN
DEVELOPMENT STANDARDS

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

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.

TABLE A2 (continued)
LIVE/WORK DEVELOPMENT STANDARDS
MESA WEST BLUFFS URBAN PLAN
DEVELOPMENT STANDARDS

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

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. 16th St., W. 17th St., W. 18th St., and W. 20th St	Maximum 25 feet in height including the base.
Freestanding Sign along all other public streets	Maximum 7 feet in height including the base
	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.

(Amended by Council Reso. No. 09-53 on July 21, 2009)

Table A3: Residential Development Standards

TABLE A3: RESIDENTIAL DEVELOPMENT STANDARDS MESA WEST BLUFFS URBAN PLAN DEVELOPMENT STANDARDS *(Please see also Table A1 for additional residential development standards.)*	
Density	Maximum 13 units per acre
Development Lot Coverage	Maximum 60 percent of total lot area
Open Space Development Lot: Residential Open Space:	 Minimum 40 percent of total lot area Minimum 200 sq.ft. per dwelling unit of residential component (This requirement does not apply to live/work units) 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.
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	 0-foot setback on interior property lines if structure is non habitable 10-foot setback if structure is habitable. 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 5 feet 10 feet
Rear Setback • Abutting a public street • Abutting residential zone • All other rear property lines	 10 feet along all public streets 10 feet 5 feet

TABLE A3 (continued) RESIDENTIAL DEVELOPMENT STANDARDS MESA WEST BLUFFS URBAN PLAN DEVELOPMENT STANDARDS *(Please see also Table A1 for additional residential development standards.)*	
Parking	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: Residential Loft Parking Requirements: 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	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: 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

(Amended by Council Reso. No. 09-53 on July 21, 2009)

DENSITY AND INTENSITY OF LIVE/WORK DEVELOPMENT

Density and Intensity of Live/Work Development
The floor-area-ratio and vehicle trip generation work in concert to ensure that new live/work developments, as measured by average daily trip generation, do not exceed the capacity of the circulation system.

Maximum Allowable Intensity (Floor-Area-Ratio)
Intensity in mixed-use development is measured by floor-area-ratios, which determine the maximum amount of mixed-use development that is allowed on a lot or parcel. Intensity is therefore not exclusively measured by the number of dwelling units per acre of land.

For live/work units, any increase from the maximum 1.0 FAR (up to a maximum of 1.25 FAR) may be approved if appropriate findings can be made related to excellence in design, site planning, integration of uses and structures and protection of the integrity of the neighborhood. These findings are described in Article 11, Mixed-Use Overlay Developments, of the Costa Mesa Municipal Code.

Table B provides maximum FARs for live/work development in the plan area. Figure 15 is a prototypical illustration of a live/work unit featuring an at-home business or studio.

Table B
FARs for Live/Work Units

Development Standard	Commercial Base Zoning District	Industrial Base Zoning District
Maximum Floor-area-ratio for live/work development	1.0 FAR	1.0 FAR

Vehicle Trip Generation

Intensity refers to the magnitude of vehicle traffic activity generated by the mixed-use development. Successful mixed-use development requires a critical balance of building area (density) and vehicle traffic (intensity). The Urban Plan intends to stimulate live/work and residential development that both provide for the critical mass **without** exceeding the development capacity of the General Plan transportation system (Figure 14 and 15).

It is anticipated that as mixed-use projects develop over time in the plan area, overall vehicle trip generation will decrease when compared to more traditionally zoned and developed properties in Costa Mesa.

General Plan Conformance

The Mesa West Bluffs Urban Plan is consistent with the following 2000 General Plan circulation policies:

CIR-1A.8 *Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use.*

CIR-1A.9 *Encourage General Plan land uses which generate high traffic volumes to be located near major transportation corridors and public transit facilities to minimize vehicle use, congestion, and delay.*

CIR-1A.16 *Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodate by roadways existing or planned to exist at the time of completion of each phase of development.*

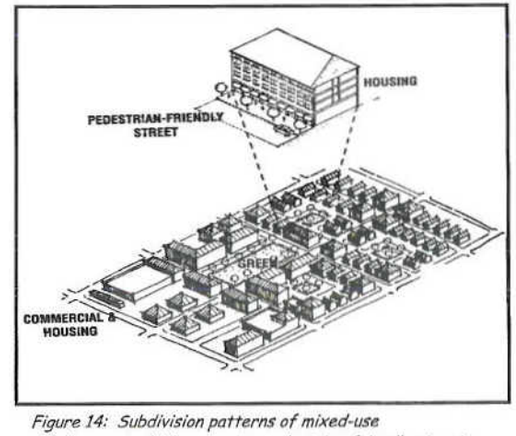


Figure 14: Subdivision patterns of mixed-use development, which promotes pedestrian-friendly streets and varying lot sizes to reduce vehicle traffic.

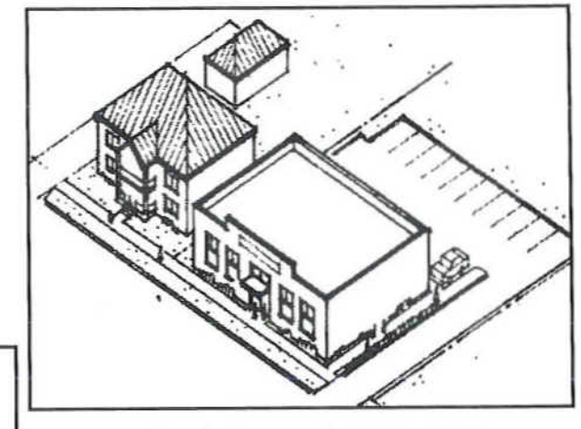


Figure 15: Example of structures in mixed-use district that are located along the 10-foot "build-to-line" with parking areas sited behind the buildings.

Project Traffic Analysis & Annual Traffic Monitoring

In conjunction with each Master Plan submittal, Transportation Services staff will analyze the following: (a) the proposed development project's anticipated traffic/circulation impacts on the surrounding circulation system; (b) the project's consistency with the City's traffic model for the affected traffic analysis zone (TAZ), (c) trip generation characteristics of other land uses in the TAZ, and (d) any appropriate mitigation measures for significant traffic impacts that are identified. If needed, Transportation Services staff may require the applicant to provide a supplemental traffic analysis.

Additionally, through the City's annual Development Phasing and Performance Monitoring Program, Transportation Services staff will monitor traffic conditions of the affected traffic analysis zones for the plan area to ensure that traffic generation assumptions are correct and that the circulation system is operating consistent with adopted Master Plan of Highways and General Plan goals and policies.

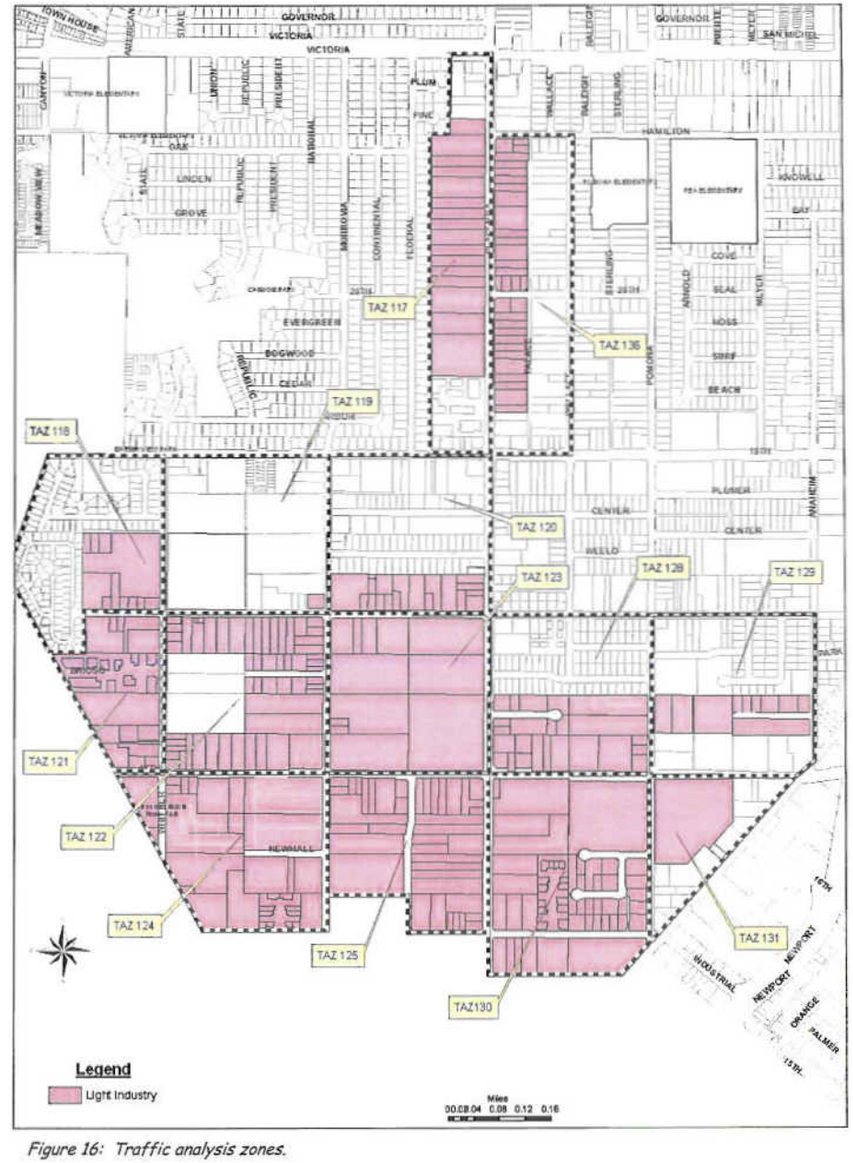


Figure 16: Traffic analysis zones.

ALLOWABLE USES

A variety of small-scale services are encouraged with limited larger offices and commercial uses being permitted in ground-level units. No proposed nonresidential uses shall be designed or operated so as to expose residents to offensive odors, dust, electrical interference, and/ or vibration. Proposed new development will be required to provide onsite mitigation of impacts associated with surrounding nonresidential land uses.

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

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

Given that the overlay zone provides for development of live/work units and residential projects, any other type of mixed-use development (e.g. horizontal and vertical mixed-use development without a live/work component) requires a conditional use permit in the plan area.

LAND USE MATRIX

P= Permitted, MC = Minor Conditional Use Permit, C= Conditional Use Permit

LIVE/WORK UNITS	
• Artists, craftspersons, sculpture studios (woodworking, furniture restoration, painting, ceramics, etc.)	P
• Barber and beauty shops	P
• Catering	P
• Commercial art, graphic design, website designers	P
• Computer and data processing	P
• Legal, Engineering; Architectural; and Surveying services	P
• Offices: Professional, central admin., general, services to business	P
• Photocopying; Blueprinting and related services; photo finishing	P
• Printing and publishing	P
• Offices: medical/dental	MC
• Photography: Commercial	MC
• Photography: Portrait Studio	MC
• Recording studios	MC
• Studios: Dance; Martial arts; Music, Yoga, etc.	MC
• Retail Store	C
• Furniture repair and refinishing with incidental sales	C

VERTICAL/HORIZONTAL MIXED-USE DEVELOPMENT WITHOUT A LIVE/WORK COMPONENT REQUIRE A CONDITIONAL USE PERMIT IN THE MESA BLUFFS URBAN PLAN AREA

1. Pursuant to an approved master plan which specifies these operational characteristics and/or location of the business.
2. All other uses not specified in this table are either prohibited or may require a Conditional Use Permit, as deemed by the Development Services Director.
3. All other zoning classifications not specified in this table are not compatible with overlay district.

Figure 17: Examples of businesses that may be established as live/work units.

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

Master Plan Land Use Matrix

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

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

Thus, the purpose of a separate land use matrix in this Urban Plan is to supersede the more generalized matrix currently provided in the Zoning Code and thereby allow further specification of uses for a mixed-use planned development.

Only the conditionally approved land uses would require subsequent review and action by the Planning Commission, at the time the land use is proposed. Parking requirements, lease space size restrictions, hours of operations, and other related conditions of approval would be stipulated for these conditional uses.

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

Additional Uses

Other than residential uses and those uses identified in this Land Use Matrix, uses that are prohibited in the base zoning district shall also be prohibited in overlay district. All other uses not specified in the Land Use Matrix may be considered by the Development Services Director.

Depending upon the project location and/or site and building design, additional permitted and conditionally permitted uses may be appropriate. These additional uses shall be considered on a project-specific basis as a part of the mater plan review process. If deemed appropriate, the master plan approval shall list the additional uses allowed within the project. Conversely, additional prohibited uses could also be identified though this same process.

LAND USE COMPATIBILITY

New development in the mixed-use overlay district shall be evaluated for compatibility with existing development on a case by case basis.

The following considerations incorporated into the proposed project:

- Standard Condition of Approval: For proposed development adjacent to residentially-zoned properties that exceeds two stories, developer shall submit a shade/shadow analysis prepared by a professional aesthetic consultant. The conclusions of the aesthetic analysis shall specifically demonstrate that adequate daylight plane requirements for the abutting residential uses are provided.

- Land use compatibility studies are required in the form of a Health Risk Assessment Study and Phase 1 Environmental Assessment Study for all mixed-use development projects. Other equivalent compatibility analysis may be approved by the Development Services Director. The studies should recommended mitigation measures to reduce any environmental concerns to below a level of significance. These measures or project design features should be incorporated into the proposed project and disclosed in the environmental document.

At the discretion of the Development Services Director and in consideration of specific site characteristics, additional or modified development standards and conditions of approval may be added to include, but not be limited to, increased setbacks, increased wall height, enhanced landscaping, and other appropriate edge treatments aimed at enhancing the compatibility of urban infill projects.

DISCLOSURES

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

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

A condition of approval may be included which would require that written notice of the then-existing noise environment and any odor generating uses within the mixed-use development and within a specific radius of the mixed use development be distributed to any prospective purchaser or tenant at least 15 days prior to close of escrow, or within three days of the execution of a real estate sales contract or rental/lease agreement, whichever is longer.

The City Attorney's office shall determine the legal mechanism employed to ensure disclosure of noise and odor generating uses. For example, if this disclosure were required as a deed restriction, it would not need to be included in the CC&Rs.

DEVELOPMENT INCENTIVES FOR INDUSTRIAL PROPERTY OWNERS

The following development incentives may be offered to industrial property owners in the mixed-use overlay district.

1. Existing industrial properties that are currently developed at a floor area ratio that exceeds the maximum allowable floor area ratio stated in the Zoning Code may be voluntarily demolished and redeveloped at the same floor area ratio. However, the redevelopment of the site should result in an equal or lesser degree of nonconformity with current City standards.

2. An industrial-based improvement program similar to the Residential Remodeling Incentive Program (RRIP) that would waive permit and plan check fees for improvements to industrial properties.

3. Public streetscape improvements similar to those along West 19th Street.

4. Development incentives to replace small "incubator" space lost through loft or live/work conversions or encourage ownership of incubator spaces. Such an incentive may involve an FAR "density bonus" for projects that include smaller multi-tenant spaces. This may be fashioned similar to the currently proposed FAR increase for mixed use projects that meet certain criteria or findings (i.e. excellence in design, integration into neighborhood, provision of replacement "incubator" space, etc.).

ON-SITE LANDSCAPING

A detailed landscape plan shall be approved by the Planning Division prior to issuance of any building permits. Chapter VII, Landscaping Standards, of the City's Zoning Code provides on-site landscaping requirements for mixed-use development.

Developers should include extensive on-site landscaping, plazas and courts, art, fountains, seating, and shade shelters for shoppers and pedestrians. Consistent rows of street trees, ground landscape, pedestrian-oriented lighting fixtures, well-designed signage, distinctive paving, and public art should be used to enhance the aesthetic quality and distinguish the area.

Streetscape elements should be linked with the higher intensity improvements planned for the Mesa West Bluffs Urban Plan. The streetscape improvements should also contribute to the enhancement of the visual quality and value of the mix of commercial, residential, and community service uses located along major public streets.

LANDSCAPE

The amount of required on-site landscaping is prescribed in Title 13, Chapter VII, Landscaping Standards, of the Municipal Code. All required landscaped areas, including landscaped areas within parking lots, shall consist of predominately California native plants. Following is the recommended landscape palette for the plan area. Other landscape materials that meet the intent of this plan may be approved by the Planning Division.

LARGE DECIDUOUS TREES

Platanus racemosa (California Sycamore)

- Fast growing deciduous tree 50+ feet tall.
- Nice naturalized look with arching branches.
- Good tree for wildlife/birds.

Cercidium floridum (Palo Verde Blue)

- Deciduous tree grows up to 20-30 feet tall.
- Yellow flowers in spring March or April.
- Bare much of the year, but seems to have nice blue-green branches.
- Takes heavy soil.

Figure 18: Palo Verde Blue

Cercis occidentalis (Western Redbud)

- Nice small, single or multitrunked tree, deciduous, grows to 20 feet tall.
- Very nice magenta flowers along branches in spring (more when mature).
- Loses leaves in winter, but very graceful branching when mature and will allow for more sun below tree for shrubs, ground cover.

Figure 19: Western Red Bud

Arctostaphylos refugioensis (Manzanita)

- Evergreen tree reaching 15 feet tall and 10 feet wide.
- Showy white flowers in spring and nice reddish/brown bark.
- Nice specimen tree - nice arching branches.
- Good companion plant is Rhamnus. Hummingbird attractant.
- Needs only monthly irrigation once established.

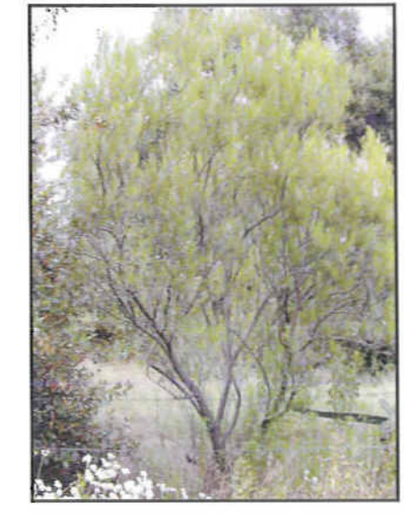
Figure 20: Manzanita

SMALL TREE (UNDER 20' IN HEIGHT)

Chilopsis linearis (Desert Willow)

- Deciduous, fast-growing tree that grows to about 20 feet tall.
- Needs summer water (twice monthly).
- Main appeal is the large pink blossoms.

Figure 21: Desert Willow



LARGE EVERGREENS

Pinus torreyana (Torrey Pine)

- Fast growing evergreen to 40-60 feet tall.
- Open habit in coastal area and more symmetrical inland.
- Nice pine in right conditions - seems to prefer coastal climate.
- Resistant to oak root fungus.

SHRUBS

Arctostaphylos 'Sunset' (Sunset Manzanita)

- Evergreen shrub that grows to about 3' by 6'.
- Dark red bark with white flowers.
- Considered one of cleaner/neater manzanitas and compact.
- Tolerates clay soil and drought tolerant.

Figure 22: Sunset Manzanita

Ceanothus (Skylark)

- Evergreen shrub 3-6' x 5' tall, but can be kept at 3'x3'.
- Glossy dark green leaves with bright blue flowers in spring.
- Tolerant to summer and garden watering. Blooms over long season.

Rhamnus californica 'Eve Case' and 'Mound San Bruno' (Coffeeberry)

- Nice evergreen mounding shrub that grows to about 4-6'x6'.
- Adaptable to most soils and can be shaped.
- Mound San Bruno is a little smaller than Eve Case.
- Good replacements for Indian Hawthorn, Photinia, Pittosporum, etc.

Figure 23: Sky Lark

GROUNDCOVERS

Ceanothus gloriosus (Anchor Bay)

- Grows to 1-1 ½' tall and 6-8' wide. Very dense
- Nice blue flowers in spring and good at holding down weeds.

Figure 24: Anchor Bay

Ceanothus griseus horizontalis (Yankee Point)

- Mounding ground cover or very small shrub that grows 2-3'x10'.
- Dark green glossy leaves with blue flowers in spring.

Figure 25: Yankee Point

Baccharis 'Pigeon Point' (Dwarf Coyote Brush)

- Grows 1-foot tall and about 12 feet wide dark green ground cover.
- Stays low and clean. Tolerates bad soil.

REQUIRED STUDIES

The following studies shall be submitted with the project application.

Noise Study (Required)

In the Noise Study, a qualified acoustical engineer shall certify that the proposed construction shall meet the City's Noise Ordinance requirements. Specifically, residential interior noise levels shall be 45 CNEL or less, and residential exterior noise levels in private open space areas shall be 65 CNEL or less.

The General Plan describes the indoor environment as inclusive of bathrooms, closets, corridors, and living/sleeping areas of the dwelling unit. The residential area of a live/work unit is subject to the interior residential noise requirements.

The exterior noise standards of the City's Noise Ordinance shall not apply to the following exterior areas of multi-family residential development or live/work units located within a Mixed-Use Overlay District, approved pursuant to a Master Plan, and subject to the land use regulations of the Urban Plan,

(1) Private balconies or patios regardless of size;

(2) Private or community roof decks/roof terraces;

(3) Internal courtyards and landscaped walkways that do not include resident-serving, active recreational uses such as community pool, spa, tennis courts, barbeque, and picnic areas.

Proper design may include, but shall not be limited to, building orientation, double pane or extra-strength windows, wall and ceiling insulation, and orientation and insulation of vents. Where it is necessary that windows be closed in order to achieve the required level, adequate means shall be provided for ventilation/cooling to provide a habitable environment. Commercial uses shall be designed and operated, and hours of operation limited, where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic, routine deliveries, or late night activity. No use shall produce continual loading or unloading or heavy trucks at the site.

Phase I Environmental Assessment (Required)

In the Phase 1 Environment Assessment, disclosure of and measures to remediate onsite hazardous wastes/substances shall be provided. Where applicable, a letter of case closure is required from the County of Orange Health Care Agency for development sites, as applicable.

Traffic Study (Required as determined by Transportation Services Division)

The primary objective of new development, redevelopment and adaptive reuse of the properties in the Mesa West Bluffs Urban Plan area is to revitalize the area **without exceeding** the development capacity of the General Plan transportation system. Independent traffic studies may be required by Transportation Services Division if there is a potential that the proposed Master Plan would adversely affect roadway conditions.

Figure 26: Collection of photos showing outdoor and indoor living spaces of live/work units in the United States.

THE PUBLIC REALM

Improvements to both public and private property will enhance the overall plan area and make it more attractive to potential Developers and users. Development in the overlay zone may need to provide for enhancements in the public realm. To establish a clearly defined and visually attractive entry into the Mesa West Bluffs Urban Plan area, the City may study and implement, where feasible and practicable, the following:

- Public right-of-way and streetscape elements such as street trees, street furniture, pedestrian-scaled lighting that illuminate the pedestrian walks, bollards, banners, public art, and decorative crosswalk paving in this area.

- Streetscape improvements along West 17th and West 18th Street to visually indicate the transition from the large-scale, suburban development at Newport and Harbor Boulevards, to the urban village scale development of the Mesa West Bluffs Urban Plan area.

Public realm improvements also could be jointly implemented by the City and the Developer of live/work or residential development. The Developer's level of participation in public realm improvements will be determined on a case-by-case basis during the Master Plan approval process. These improvements are intended to accomplish the following objectives:

- Reinforce the identity of the Mesa West Bluffs Urban Plan area through the creation of an aesthetically pleasing pedestrian network and public spaces.

- Create a mixed-use district focus through the provision of human-scale features such as landscape and streetscape.

Landscape in Public Right-of-Way

Landscape materials have been identified for use because they do well in the area, are drought tolerant California native plants, and require low maintenance. Following is the suggested landscape palette in the public right-of-way in the Mesa West Bluffs Urban Plan area *with the exception* of any Council-approved plant palette for medians, such as medians at West 19th and Placentia.

Street Tree:
Platanus racemosa (California Sycamore)

Groundcover:
Ceanothus gloriosus (Anchor Bay)

Shrubs:
Arctostaphylos Sunset (Sunset Manzanita)

Streetscape

Streetscape improvements include planting materials (i.e. trees, vines, shrubs, and groundcover in landscaped parkways) and street furnishings (i.e. seating, paving, lighting, and trash receptacles). Following are some suggested streetscape improvements that may be implemented by the City and funded by the Developer in conjunction with mixed-use development:

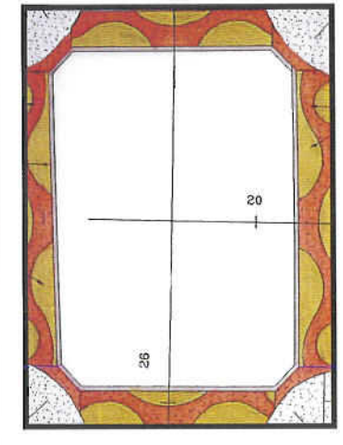
Decorative Crosswalks

- Decorative paving of crosswalks (Figure 27), either a continuation of the existing pattern that is used at the intersection of 19th Street and Harbor Boulevard or a new, bolder pattern and color may be installed at this signalized intersection to make it safer and easier for pedestrians to cross. The decorative pattern should be in the crosswalks only (not in the center of the intersection) to emphasize the crosswalks.

- Priority may be given to installation of decorative crosswalks at the following intersections with West 17th and West 18th Street.

- Decorative crosswalks along Superior Avenue at W. 17th Street and 16th Street will be studied. One potential location is the intersection of Superior Ave. and W. 16th Street.

Figure 27: Examples of crosswalk treatments and decorative paving.



Street Furnishings for Major and Secondary
Street Furnishings for Major and Secondary
Streets in Urban Plan Area

To provide continuity within in the plan area and to comply with Citywide standards, a complementary collection of street furnishings will be used. The proposed street furniture on this page are provided for informational purposes only and serve as illustrative examples of what types of furnishings may be used in the plan area. The Planning Commission may exercise creativity and flexibility in departing from any of these suggested examples. The Planning Commission may allow different types of street furniture that complement the mixed-use development projects in conjunction with Master Plan approval.

- The City's adopted "Downtown Bench" (Dwg. No. DS.104), Timberform "Renaissance" or approved equal, color Ameron #2103 or approved equal should be used along sidewalks and in public spaces. (Figure 29)

- The City's adopted trash container (Dwg. No. DS.105) should be used, with a minimum of one trash container for each 300 feet of street frontage and should be maintained (regular trash pickup and cleaning) by the City. (Figure 31)

- The City may design or select a standard news rack system to complete the family of approved street furnishings. The news rack system should permit the grouping of up to five news racks.

- Criteria for the placement of news racks should be developed. In developing those criteria, it is recommended that at least the existing number of news rack be permitted. Placement criteria may include:

    - To avoid visual obstructions that may create safety and security hazards, not more than five individual news racks should be grouped in one location and news racks should not be stacked above a height of 3'-6".

    - News racks should be located in front of businesses with high volumes of pedestrian activity, including restaurants and grocery stores.

    - Groups of news racks should be placed at least 300 feet apart where feasible.

- New bus shelters shall exhibit the same design and color palette as those shelters recently installed along West 19th Street. (Figure 30).

Following is a comprehensive list of suggested parkway improvements or public right-of-way improvements that may be required in the Mesa West Bluffs Urban Plan area.

Since all projects shall include specific, mandatory base elements to create a unifying theme, these elements are identified in the list below. ADA compliance is required where applicable.

Required Base Elements

- Various landscaping & irrigation improvements in public right-of-way
- Street Trees per Urban Plan
- Grated tree wells
- Benches & trash receptacles
- Standard & ornamental street light poles
- Enhanced color & textured treated sidewalks
- Decorative crosswalks
- Increased sidewalk widths or sidewalk re-alignments

Other Suggested Elements

- Architectural retaining walls (outside public right-of-way)
- Undergrounding of utilities
- Repair of adjacent parkway, curb & gutter
- Entry node monuments

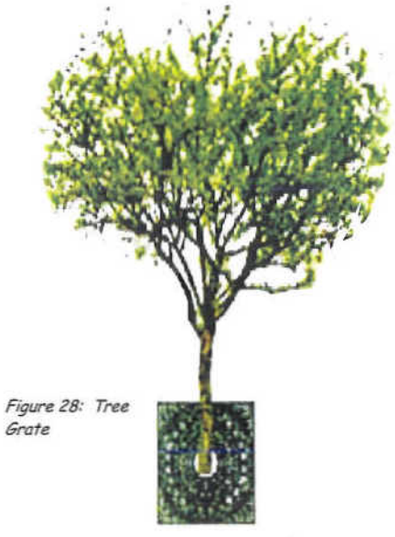


Figure 28: Tree Grate

Figure 29: City's adopted "Downtown Bench" (Dwg. No. DS.104),

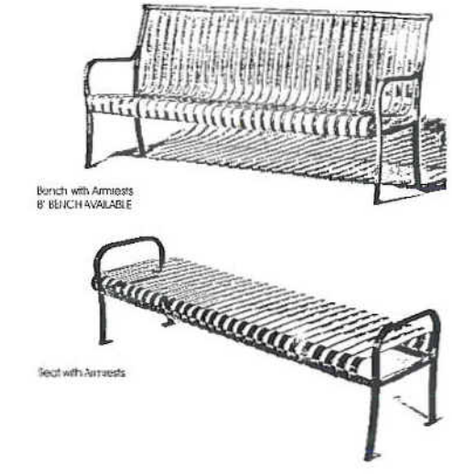
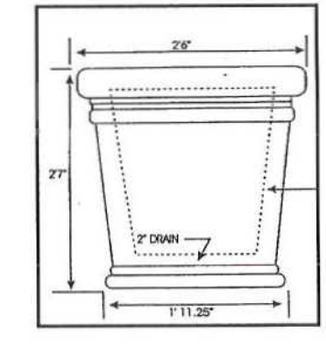


Figure 30: Bus shelter on 19th Street

Figure 31: City's adopted trash container (Dwg. No. DS.105)



PUBLIC NODES

The Mesa West Bluffs Urban Plan will largely be developed with separate architectural identities. The best way to achieve cohesiveness and identity is through use of general physical elements that can be used consistently, or in some cases, complementarily throughout the mixed-use district. Unique gateway and street signage will create an appealing and consistent design/color theme throughout the district.

Gateway Monument Signs

The entry monuments will identify gateways to the Westside and enhance visibility of this area. The community identification signage will hopefully encourage property owners to redevelop their properties into mixed-use development, construct new residential development, or adaptively reuse existing buildings. The entry signage will reinforce a sense of community and value for a successful revitalization. A monument sign, designed as a smaller scale version of the approved City entry monument sign may be installed at the following locations. The exact sign dimensions and locations will be determined by the City's Planning and Transportation Services Divisions as mixed-use development is proposed.

Suggested Entry Signage Locations

- Victoria St. and Placentia Ave. (Figures 32 and 33)

Two potential sign locations have been chosen for the above intersection. The first location is inside the median on Victoria St., just west of Placentia Ave. The second location is to the south of the bike trail off the northwestern portion of the intersections.

Figure 32 and 33: Illustrative examples of suggested monument sign at Victoria Street, west of Placentia Avenue. Note: Not to Scale

- Victoria St. and Pomona Ave. (Figures 34 and 35)

Two potential sign locations have been chosen for the above intersection. The first location is on the south side of Victoria St, west of Pomona Ave, and north of the bike trail. The second location is on the north side of Victoria St., east of Pomona Ave., and south of the bike trail.

- Placentia Ave. and W. 16th St. (Figure 36)

The potential entry sign location for the above intersection depends on a possible future median project along Placentia Ave.

- W. 16th St., Pomona Ave., and Superior Ave. (Figure 37)

One potential entry sign location has been chosen for the above intersection. The median is located to the northwest of Superior Ave., south of Pomona Ave and W. 16th St., and west of Industrial Way. These intersections border Costa Mesa and Newport Beach and would be a key identifier of entry into the Westside.

Figure 34: Illustrative examples of suggested monument sign at Victoria Street, west of Pomona Avenue.
Note: Not to Scale

Figure 35: Illustrative examples of suggested monument sign at Victoria Street, west of Pomona Avenue.
Note: Not to Scale

Figure 36: Illustrative examples of suggested monument sign at a potential future median location at Placentia Avenue and West 16th Street.
Note: Not to Scale

Figure 37: Illustrative examples of suggested monument sign at potential landscaped median at West 16th Street/Superior Avenue,/Pomona Avenue
Note: Not to Scale

Banner Signs

As major mixed-use development occurs in the Mesa West Bluffs Urban Plan area and properties are redeveloped, a banner signage program is suggested for the area. Banners on private property may be displayed only in conjunction with current or pending cultural events in the district, in conjunction with existing permanent structures in the district, or as free-standing display of original works of artistic merit. Banners on private property shall not be displayed for any reasons other than furtherance of broad cultural goals. The banners throughout the district will make visitors aware that they have entered the Mesa West Bluffs Urban Plan area. An illustrative example of a banner design is provided in Figure 39.

Streetlights

A mix of different streetlight types are found throughout the City. The most common along the majority of arterials are the concrete "Marbelite" poles with cobra head light fixtures, providing either single or dual mast-arms (Figure 40). Within the Downtown area, surrounding the Triangle Square development are the "Triangle Square" streetlights, which are owned and maintained by Triangle Square Development (Figure 41).

The nostalgic streetlights were installed along West 19th Street. For continuity with the SoBECA Urban Plan, 19 West Village Urban Plan, and the East 17th Street Lighting Plan, the "Carpinteria" ornamental street light is also recommended for the Mesa West Bluffs Urban Plan area (Figure 38).

A uniform citywide plan is needed to designate areas for special decorative streetlights in conjunction with new development projects. For example, the following street lighting plan is proposed for the Mesa West Bluffs Urban Plan area:

Street Lighting for West 18th and West 17th Street

- Install ornamental pedestrian lighting on 12-foot poles 50 feet on center

The decorative streetlights may be the same style and color used at the along E. 17th Street or another complementary style to be specified by the City.

Figure 39: Illustration of potential banners on light standards in Mesa West Bluffs Urban Plan area

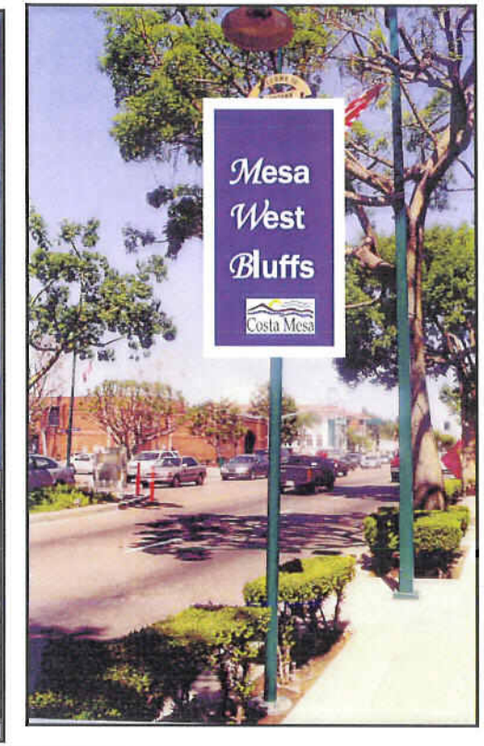


Figure 38: Carpinteria-style light standard currently being used on E. 17th Street

Figures 40 and 41: Marbelite and nostalgic style light standards.