



April 29, 2014



CITY OF COSTA MESA

City Council General Plan Workshop

Recommended Draft Land Uses

M I G | Hogle-Ireland

Agenda



- Recommended Draft Land Use Changes
- Additional General Plan Elements
- Additional Discussion and Public Comment



City Council Workshop |  | Hogle-Ireland

Recommended Draft Land Use Changes

Introduction

Land Use Alternatives Areas

- Area A: Business Park Overlay
- Area B: Segerstrom Home Ranch
- Area C: Sakioka Lot 2
- Area D: Residential Overlay
- Area E: Corridor Mixed Use
- Area F: Westside Overlay
- Area G: Newport Boulevard Mixed Use
- Area H: SoBECA

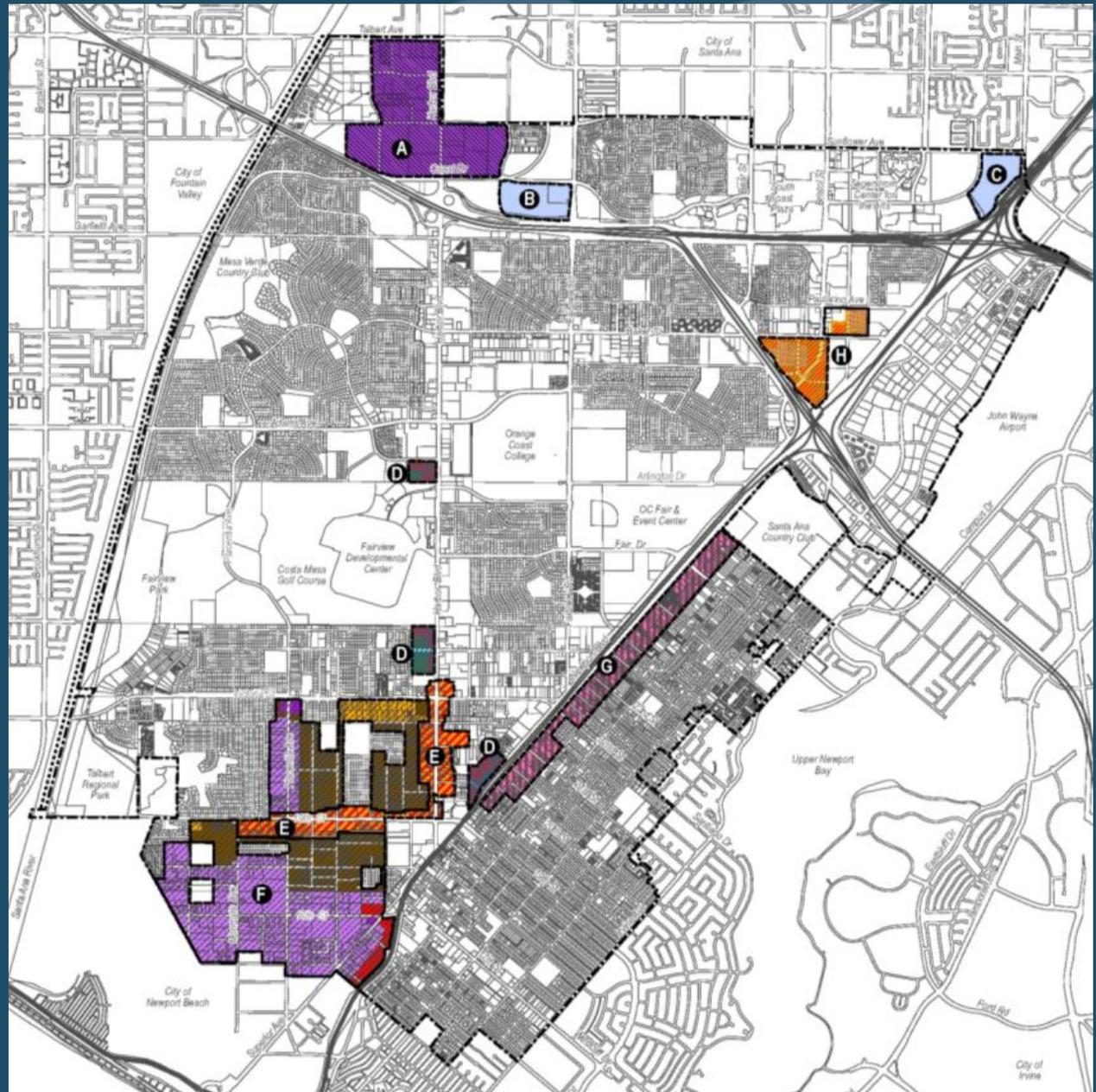
Proposed Change Areas

**Estimated Average
Daily Vehicle Trips
(Change Areas Only)**

**Existing Land Use
216,800**

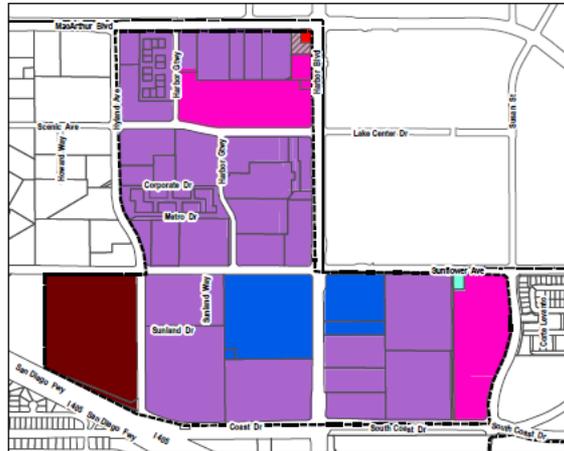
**Existing General
Plan
289,000**

**Recommended
Plan
308,600**



Area A: Business Park Overlay

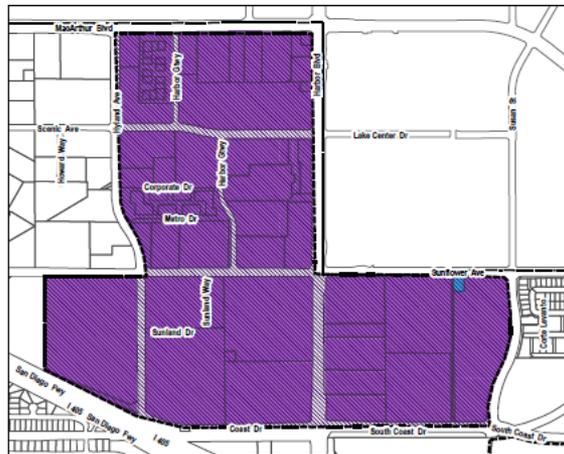
Existing Land Use



Existing Land Use

 Regional Commercial	 Office/Campus Office Park	 Industrial Park
 General Commercial	 College/University	 Public Facility

Recommended Land Use Plan



Recommended Plan

 Industrial Park	 Public/Institutional	 Business Park Overlay
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Existing General Plan



Existing General Plan

 Industrial Park

Existing Development

Units.....0
 Square Feet....2,773,700
 Vehicle Trips....33,266

General Plan Development Capacity

Units.....0
 Square Feet....2,903,700
 Estimated Vehicle Trips....36,490

Recommended Land Use Development Capacity

Units.....0
 Square Feet....3,673,500
 Estimated Vehicle Trips....47,752

Development Standards

Maximum Intensity...0.20 to 0.75 FAR

Development Standards

Maximum Intensity...1.00 FAR

Area A: Business Park Overlay

Development Standards

	Recommended Plan	Existing General Plan Designation: Industrial Park
▪ Maximum residential density	Not permitted	Not permitted
▪ Maximum commercial intensity	1.0 FAR	0.20 to 0.75 FAR
▪ Maximum height	6 stories; 90 feet	3 stories

Area A: Business Park Overlay



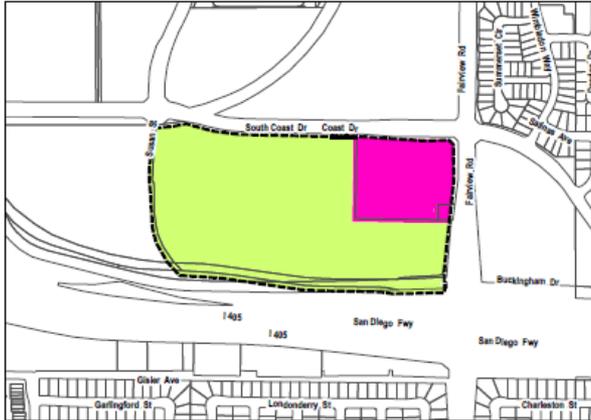
Mid-rise (five stories) office building



Mid-rise (six stories) office building

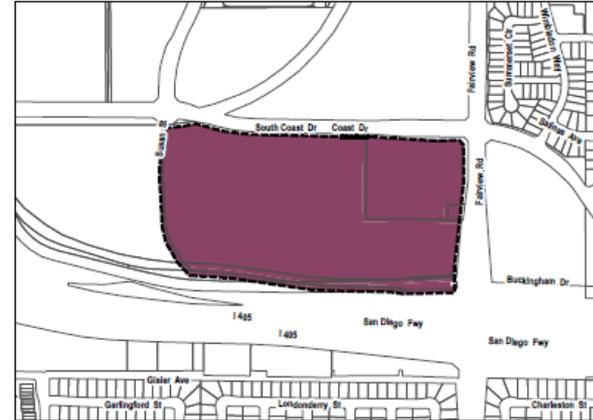
Area B: Segerstrom Home Ranch

Existing Land Use



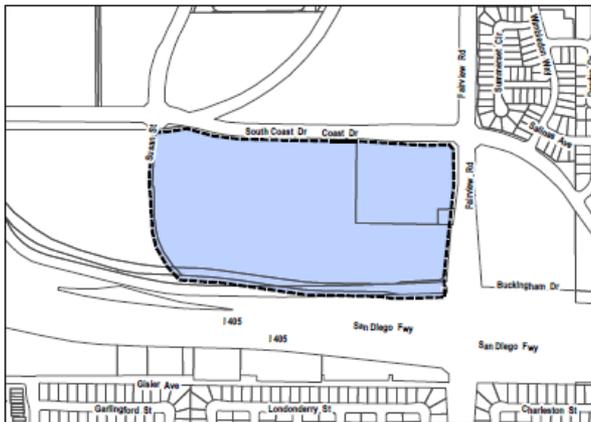
Existing Land Use
■ Agriculture
■ Office

Existing General Plan



Existing General Plan
■ Commercial Center

Recommended Land Use Plan



Draft Recommended Plan
■ Urban Center Mixed Use

Existing Development

Units.....0
 Square Feet.....30,000
 Vehicle Trips.....397

General Plan Development Capacity

Units.....0
 Square Feet.....759,165
 Estimated Vehicle Trips..... 8,358

Recommended Land Use Development Capacity

Units.....300
 Square Feet.....1,200,000
 Estimated Vehicle Trips..... 16,529

Development Standards

Maximum Intensity...0.40 FAR

Development Standards

Maximum Density.....40 DU/AC
 Maximum Intensity...1.50 FAR

Area B: Segerstrom Ranch

Development Standards

	Recommended Plan	Existing General Plan Designation: North Costa Mesa Specific Plan
▪ Maximum residential density	40 DU/AC	Not permitted
▪ Maximum commercial intensity	1.50 FAR	0.40 FAR
▪ Maximum height	12 stories; 180 feet	12-5 stories; 36 to 75 feet

Area B: Segerstrom Ranch



Multi-unit residences



Mid-rise residential tower



12- story office tower



Mixed-use building

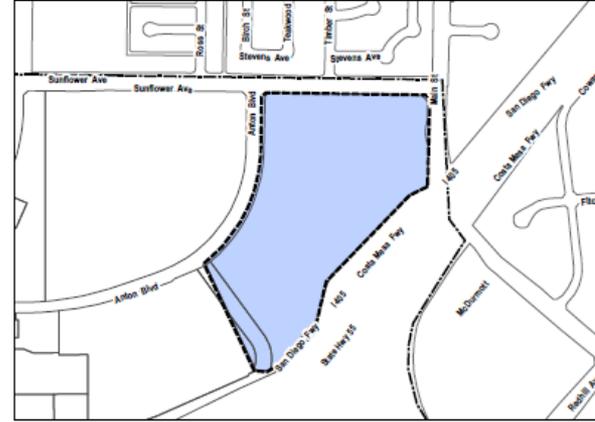
Area C: Sakioka Lot 2

Existing Land Use



Existing Land Use
■ Agriculture

Existing General Plan



Existing General Plan
■ Urban Center Commercial

Recommended Land Use Plan



Draft Recommended Plan
■ Urban Center Mixed Use

Existing Development

Units.....0
 Square Feet.....0
 Vehicle Trips.....66

General Plan Development Capacity

Units.....185
 Square Feet.....919,900
 Estimated Vehicle Trips.....11,441

Development Standards

Maximum Density.....28 DU/AC
 Maximum Intensity...1.00 FAR

Recommended Land Use Development Capacity

Units.....238
 Square Feet.....1,338,100
 Estimated Vehicle Trips.....17,572

Development Standards

Maximum Density.....40 DU/AC
 Maximum Intensity...1.50 FAR

Area C: Sakioka Lot 2

Development Standards

	Recommended Plan	Existing General Plan Designation: North Costa Mesa Specific Plan
▪ Maximum residential density	40 DU/AC	28 DU/AC
▪ Maximum commercial intensity	1.50 FAR	1.00 FAR
▪ Maximum height	2 to 12 stories; 30 to 180 feet	2 to 12 stories; 30 to 180 feet

Area C: Sakioka Lot 2



Office campus



Multi-unit residences



12-story office tower



Multi-unit residences

Area D: Residential Overlay

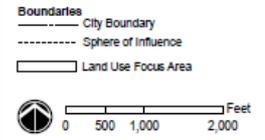
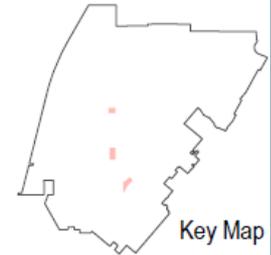
Existing Land Use



Existing General Plan



Recommended Land Use Plan



Area D: Residential Overlay

Development Standards

	Recommended Plan	Existing General Plan Designation: General Commercial
Maximum residential density	20/40 DU/AC*	Not permitted
Maximum commercial intensity	1.00 FAR	0.15 to 0.75 FAR
Maximum height	4 stories; 60 feet**	2 stories

* Maximum density is 20 DU/AC, but if community amenities are provided, density could be up to 40 DU/AC.

** New development must apply massing standards (e.g., height “step down”) adjacent to Medium Density and Low Density Residential uses.

Area D: Residential Overlay



Multi-family (four stories) residential uses



Three-story townhomes

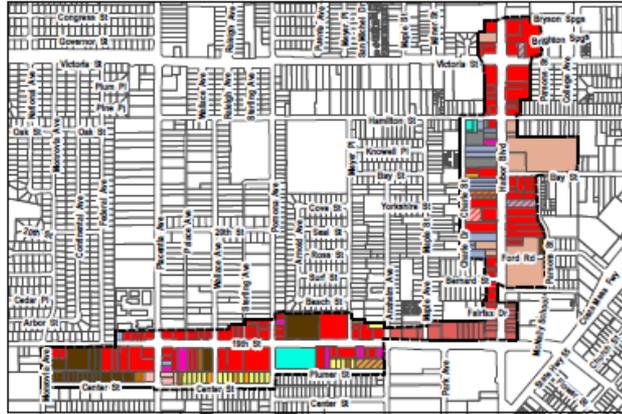
Area D: Residential Overlay

Community Benefit Examples:

- Park/open space exceeding minimum requirements
- Right-of-way improvements
- Leasable space devoted to small/local business focus
- Workforce housing

Area E: Corridor Mixed Use

Existing Land Use



Recommended Land Use Plan



* New development must apply massing standards (e.g., height "step down") adjacent to LDR and MDR uses

Existing General Plan



Existing Development

Units.....324
 Square Feet..... 735,900
 Vehicle Trips..... 31,136

General Plan Development Capacity

Units..... 347
 Square Feet..... 1,027,700
 Estimated Vehicle Trips..... 55,039

Recommended Land Use Development Capacity

Units..... 1,399
 Square Feet.....859,100
 Estimated Vehicle Trips.....42,910

Development Standards

Maximum Intensity...0.15 to 0.75 FAR

Development Standards

Maximum Density...40 DU/AC
 Maximum Intensity...1.00 FAR

Area E: Corridor Mixed Use

Development Standards

	Recommended Plan	Existing General Plan Designation: General Commercial
▪ Maximum residential density:	40 DU/AC	Not permitted
▪ Maximum commercial intensity:	1.00 FAR	0.15 to 0.75 FAR
▪ Maximum height:	4 stories; 60 feet*	2 stories

* New development must apply massing standards (e.g., height “step down”) adjacent to Medium Density and Low Density Residential uses.

Area E: Corridor Mixed Use



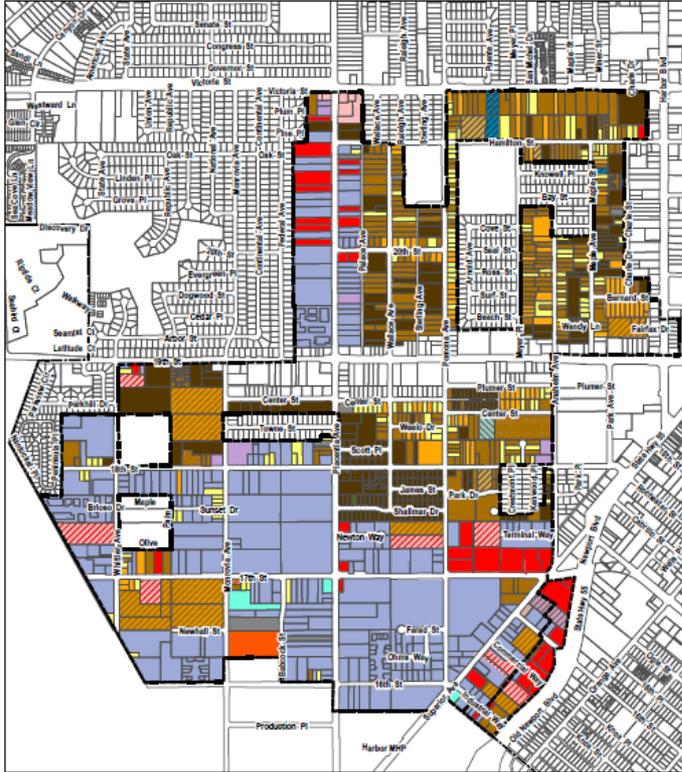
Four-story mixed-building with ground-floor café



Four-story mixed-building with ground-floor retail

Area F: Westside Overlay

Existing Land Use



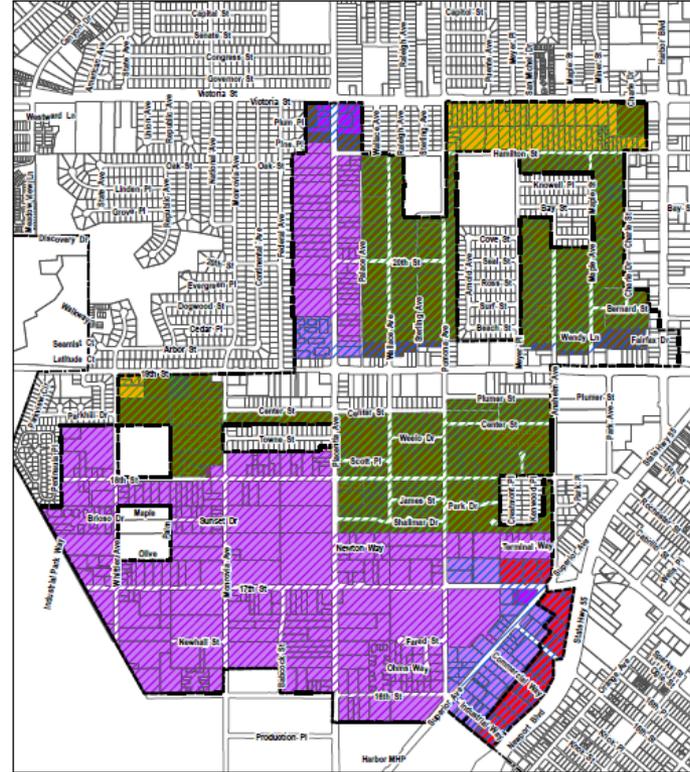
Existing Land Use

- | | |
|--|--------------------------|
| Low Density Residential (0 to 8 du/ac) | Public Storage |
| Medium Density Residential (9 to 12 du/ac) | Light Industrial |
| High Density Residential (12 to 20 du/ac) | Motel |
| Age Qualified Housing | Religious Institution |
| Mobile Home Park | Elementary/Middle School |
| Mixed Use | Convalescent Care |
| General Commercial | Public Facility |
| Neighborhood Commercial | Vacant |
| Commercial Center | |
| Office/Campus Park | |

Existing Development

Units.....5,085
 Commercial/Office Sq. Ft.....566,900
 Industrial Sq. Ft.....3,883,000
 Vehicle Trips.....94,949

Existing General Plan (Westside Urban Plans)



Existing General Plan

- | |
|---------------------------------------|
| Medium Density Residential (12 du/ac) |
| High Density Residential (20 du/ac) |
| General Commercial |
| Neighborhood Commercial |
| Commercial Center |
| Light Industrial |

Urban Plans

- | | |
|--|----------------------------------|
| | 19 West Urban Plan |
| | Mesa West Bluff Urban Plan |
| | Residential Ownership Urban Plan |

Westside Urban Plans Development Standards

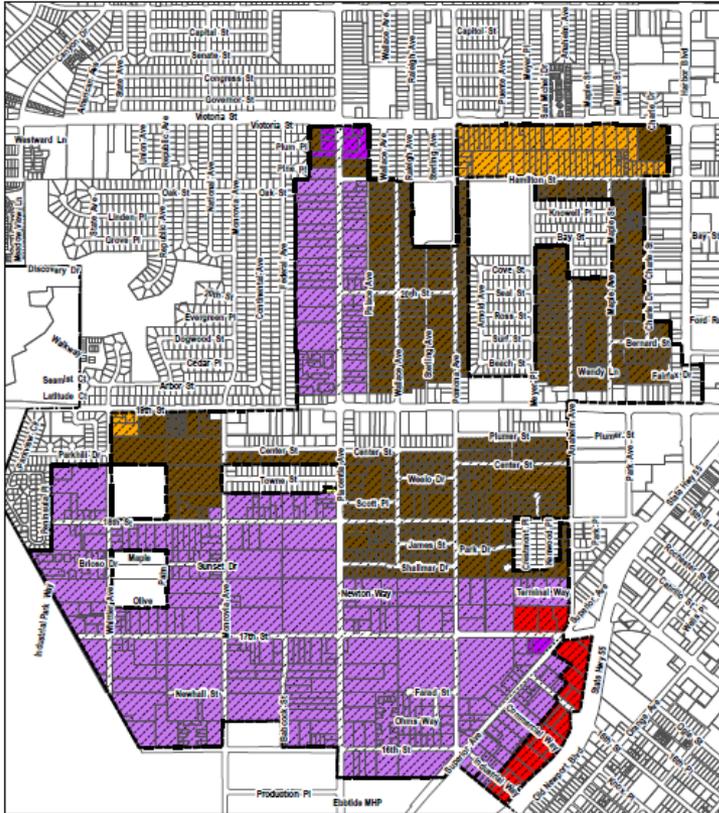
Maximum Density...13 to 20 DU/AC*
 Maximum Intensity...0.15 to 1.00/1.25 FAR**
 Maximum Height.....4 Stories
 * Density varies based on base district.
 ** FAR varies based on base district and proposed use.
 Higher FAR can be applied if project offers good design.

Westside Urban Plans Development Capacity

Units.....7,598
 Commercial/Office Sq. Ft..... 680,200
 Industrial Sq. Ft.....2,381,500
 Estimated Vehicle Trips.....107,509

Area F: Westside Overlay

Recommended Plan



Draft Recommended Plan

-  Westside Overlay (20 du/ac, 4 stories; 1.25 FAR)*
-  Medium Density Residential (12 du/ac)
-  High Density Residential (20 du/ac)
-  General Commercial
-  Neighborhood Commercial
-  Commercial Center

* New development must apply massing standards (e.g., height "step down") adjacent to LDR and MDR uses

Recommended Land Use Development Standards

- Maximum Density...20 DU/AC
- Maximum Intensity...1.25 FAR
- Maximum Height.....4 Stories

Recommended Land Use Development Capacity

- Units.....7,910
- Commercial/Office Sq. Ft.....787,900
- Industrial Sq. Ft.....2,514,400
- Estimated Vehicle Trips.....116,762

Area E: Westside

Development Standards

	Recommended Plan	Existing General Plan Designation: Westside Urban Plans
Maximum residential density	20 DU/AC	13 to 20 DU/AC**
Maximum commercial intensity	1.25 FAR	0.15 to 1.25 FAR
Maximum height	4 stories; 60 feet*	4 stories

* *New development must apply massing standards (e.g., height “step down”) adjacent to MDR and LDR uses.*

** *Maximum density is based on base district.*

Area E: Westside



Live/work studios



Flexible studio spaces and offices



Light industrial



Light industrial

Area E: Westside



Creative office/studio flex space



Townhomes



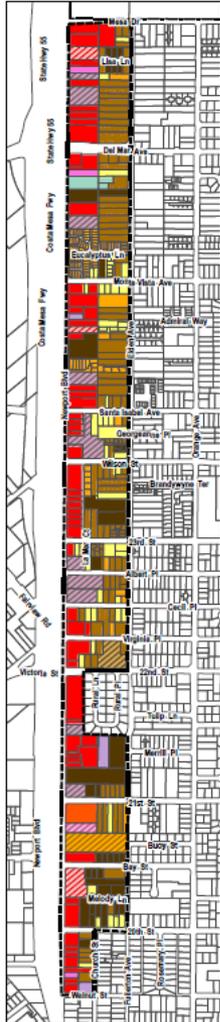
Light industrial



Innovative commercial uses

Area G: Newport Boulevard

Existing Land Use



Existing Land Use (2012)

- Low Density Residential (0 to 8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (12 to 20 du/ac)
- Higher Density Residential (20 du/ac and Higher)
- Age Qualified Housing (Senior Housing)
- Mobile Home Park
- General Commercial
- Office/Campus Park
- Public Storage
- Motel
- Hotel
- Convalescent Care
- Religious Institution
- Light Industrial

Existing Development

Units..... 1,138
 Square Feet..... 362,100
 Vehicle Trips..... 27,300

Existing General Plan



Existing General Plan Land Use

- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Commercial-Residential (17.4 du/ac)

Development Standards

Maximum Density... 17.4 DU/AC
 Maximum Intensity... 0.20 to 0.40 FAR

General Plan Development Capacity

Units..... 1,485
 Square Feet..... 282,400
 Estimated Vehicle Trips.... 23,699

Recommended Land Use Plan



Recommended Plan

Costa Mesa General Plan Land Use Element

Draft Recommended Plan

- Newport Boulevard Mixed Use (20 du/ac, 2 to 4 stories; 0.75 FAR)

* New development must apply massing standards (e.g., height "step down") adjacent to LDR and MDR uses

Development Standards

Maximum Density... 20 DU/AC
 Maximum Intensity... 0.75 FAR
 Maximum Height... 2 to 4 Stories

Recommended Land Use Development Scenario

Units..... 1,652
 Square Feet..... 467,500
 Estimated Vehicle Trips.... 28,972

- Boundaries**
- City Boundary
 - Sphere of Influence
 - Land Use Focus Area



0 1,000 2,000 Feet

Area G: Newport Boulevard

Development Standards

	Recommended Plan	Existing General Plan Designation: Commercial-Residential
Maximum residential density	20 DU/AC	17.4 DU/AC
Maximum commercial intensity	0.75 FAR	0.20 to 0.40 FAR
Maximum height	2 to 4 stories; 30 to 60 feet*	

* *New development must apply massing standards (e.g., height “step down”) adjacent to MDR and LDR uses.*

Area G: Newport Boulevard



Three-story multi-family residential units



Two-story townhomes

Area H: SoBECA

Development Standards

	Recommended Plan	Existing General Plan Designation: SoBECA Urban Plan
Maximum residential density	20 DU/AC	13 to 20 DU/AC**
Maximum commercial intensity	1.25 FAR	0.15 to 0.75 FAR
Maximum height	4 stories; 60 feet*	2 stories

* *New development must apply massing standards (e.g., height “step down”) adjacent to MDR and LDR uses.*

** *Maximum density is based on base district*

Area H: SoBECA



Commercial/retail uses



Live/work lofts



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Additional General Plan Elements



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Discussion: questions/comments