

2015-2035 GENERAL PLAN ERRATA (JUNE 21, 2016)

Introduction

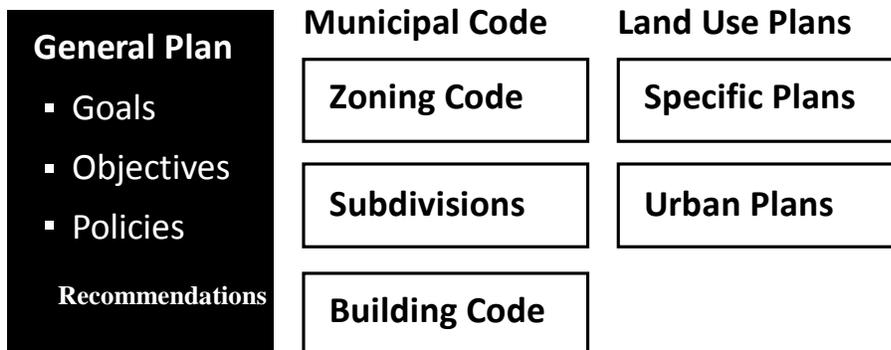
Page I-10

Located on the “coastal tableland” above Newport Bay, Costa Mesa was once grazing grounds for cattle belonging to the ~~Mission San Juan Capistrano~~. At the beginning of the 19th century, ~~missionaries built the~~ adobe structures like the “Estancia” were built as waystations for the cattle drivers who tended the herds. This structure still stands and was restored and transformed by the City into a museum at 1900 Adams Avenue.

Page I-15

Figure I-3: Regulating Use of Property, will be altered to include an additional bullet point under the General plan for “Recommendations”.

Figure I-3: Regulating Use of Property



Land Use Element

Page LU –9

Within Table LU-1: Public and Institutional Lands, the Costa Mesa Farm Soccer Complex shall be replaced with Jack R. Hammett Sports Complex.

Page LU-16

The FAA standard that is of the most concern in Costa Mesa is the horizontal surface for John Wayne Airport. This surface is 206 ~~203.68~~ feet above the mean sea level and extends nearly two miles from the airport.

Page LU-18

The City will also ensure that development proposals including the construction or alteration of a structure more than 200 feet above ground level, reference North American Vertical Datum 1988 (NAV88), must fully comply with procedures provided by Federal and State law, including with the referral requirements of the ALUC, and filing a Notice of Construction and Alteration (Form 7460-1). ~~(Form 7480-4).~~

Page LU-25

Update Land Use Map to correspond with relative change to overlays.

Page LU-42

Figure LU-6 required a modification to the Maximum Building Height for the site per the Airport Land Use Commission consistency determination on May 19th, 2016. Revised figure attached.

Page LU 54

- Maximum cap of ~~582~~ 500 dwelling units for the entire site at 15 dwelling units per acre. Exception: ~~332~~ 300 dwelling units at ~~40~~ 25-dwelling units per acre allowed for the Shannon's Mountain site (12-acre development area at Shannon's Mountain)

Page LU-54

The maximum number of residential units density under the Multi-Use Center designation for the Fairview Developmental Center property would be 582: this contains the multi-family unit cap of 332 and the low density single family unit cap of 250 units. a maximum density of 15 dwelling units per acre, with a maximum number of 500 residential units for the entire site. However, a maximum of 300 dwelling units at a maximum density of 25 dwelling units per acre may be allowed at the Shannon Mountain's site within the Fairview Developmental Center. Under these density limitations, the overall cap in total housing buildout shall not exceed 500 units for the entire Fairview Developmental Center site. However, 50 acres must be used for low density, single family residential with a 250 unit cap with a maximum density of 6 du/acre.

Page LU-56

Modify *Figure LU-8: Multi-Use Center* to reflect the May 31, 2016 Multi-Use Center Alternative, which was adopted by City Council on June 21, 2016, which changes:

1. Total Residential Units from 500 to 582,
2. Modified the two residential density types that make up this total from 300 units at 25 du/ac and 200 units at 15 du/ac to 332 multi-family units with no specified density and 250 single family low density units at 6 du/ac.
3. Replace the reference of Public/Institutional acreage 51.6 acre (50%) with Public/Institutional25 FAR.

Page LU-57

Replace contents Table LU-123: Multi-Use Center Designation with the revised adopted compositions of allowable uses and caps approved for the Multi-Use Center by City Council on June 21, 2016.

Categories	Baseline (2015)	Multi-Use Center Designation
Density (DU/AC)	N/A	300 332 <u>multi-family</u> residential units at 25 DU/AC 200 250 <u>single-family</u> residential units at 156 DU/AC <u>Minimum 50 acres for single-family residential</u>
Total Units	N/A	500-582
Floor-Area Ratio (FAR)	N/A	0.25 Public Facilities/Institutional/ Recreational
Building Square Feet	N/A	N/A
Dedicated Open Space	N/A	<u>Minimum</u> 25.6 acres of Open Space
Trip Budget	N/A	Maximum trip budget for this area is 557 AM and 669 PM. Building intensity shall not exceed maximum allowable development set forth by the trip budget.

Page LU-58

Revised Figure LU-9: due to the cluster of parcels at the Mesa Verde and Adams Street Intersection being removed from the Residential Incentive Overlay per City Council direction on May 17th. Revised Figure attached.

Page LU-60

Revised Table LU-16: Residential Incentive Overlay.

Table LU-15: Residential Incentive Overlay

Categories	Baseline (2015)	Residential Incentive Overlay
Density (DU/AC)	N/A	40
Units	Harbor Boulevard	420 1,063
	Newport Boulevard	1,210
	Total Units	1,630 2,273
Floor-Area Ratio (FAR)		
Building Square Feet	Harbor Boulevard	178,400
	Newport Boulevard	291,100
	Total Building Square Feet	469,500

Source: City of Costa Mesa, 2015.

Page LU-61

Revised Figure LU-10: Residential Incentive Overlay: Harbor Boulevard due to the cluster of parcels at the Mesa Verde and Adams Street Intersection being removed from the overlay per City Council direction on May 17th. Revised Figure attached.

Page LU-76

Continue code enforcement as a high priority with regard to the regulation of property maintenance standards citywide. ~~and group homes and sober living homes in the single family and multi-family residential areas.~~

Page LU-77

Additional policies per Airport Land Use Commission consistency finding with the Airport Environs Land Use Plan.

- Policy LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level or are located within the FAR Part 77 notification area for J.W.A. may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to Federal and State Law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/Federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development.
- Policy LU-3.15 The City will ensure that development proposals including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements.
- Policy LU-3.16 The City shall refer certain projects to the Airport Land Use Commission for Orange County as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the AELUP for JWA.
- Policy LU-3.17 New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft.

Page LU-81

Policy LU-6.9 Support the retention and growth of Class A office tenants, including corporate headquarters for the action sports industry, biotech pharmaceuticals, and high technology companies within the City.

Page LU-83

Policy LU-7.5 ~~Support and provide flexibility for development projects and businesses which produce, care, and maintain material goods or fixed assets meant to support the production of market goods, especially for niche industries within the City of Costa Mesa.~~ Support and provide flexibility for development projects and businesses that produce and maintain material goods, or fixed assets, meant to support the production of market goods. This should be especially true for niche industries in Costa Mesa.

Page LU-84

Goal LU-10: Promote the growth of tourism.

Objective LU 10.1: Promote structural improvements of visitor-oriented land uses.
Policies

Policy LU 10.1.1 Engage with property owners, developers and business owners to encourage the revitalization of the hotel/motels.

Policy LU 10.1.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include:

- a. Updating building mechanical, electrical, or plumbing to comply with current building standards.
- b. Updating physical improvements to the site.
- c. Adding hotel amenities to the site.
- d. Updating or improving the landscaping on the site.
- e. Updating or improving the façade of the building(s).

Objective LU- 10.2: Promote growth of visitor-oriented land uses.

Policy LU 10.2.1 Motel and Hotels land uses should be encouraged to be located near major transportation corridors and proximate to key tourist/visitor draws, other recreation venues, the airport, regional and general local shopping centers.

Policy LU 10.2.2 Consider the interests and quality of stay for visitors when evaluating projects near visitor-oriented land uses.

Objective LU 10.3: Promote uses and events that make visitor-oriented business more economically viable.

Policy LU 10.3.1 Celebrate and promote the arts, culture, and industries of Costa Mesa through special events, civic gatherings, and City marketing and tourism promotion efforts.

Policy LU 10.3.2 Promote the development of small-scale manufacturing uses or other uses that generate multiple secondary and tertiary markets that support business travel tourism-related uses.

Policy LU 10.3.3 Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County.

Circulation Element

Page C-25

Figure C-6: Pedestrian Opportunity Zones shows all existing Schools and Colleges on the map and currently the map identifies the Library on Mesa Verde and Baker as a school instead of Early College High School which is on the north east corner of the same intersection. Revised figure is attached. (Jose Direction)

Page C-38

Policy C-1.A.8: Pursue downgrade of 17th Street from 6-lane Major Arterial to 4-lane Primary Arterial between Orange Avenue and Tustin Avenue, through Master Plan of Arterial Highways (MPAH) Amendment process with the Orange County Transportation Authority.

Page C-35

Policy C-2.A.3: Encourage commercial property owners to use shared driveway access and interconnected roads within blocks, where feasible. Require driveway access closures or consolidations, or both when a site is remodeled or redeveloped.

Page C-44

Policy C-6.A.6: ~~Balance~~ Supplement funding from annual fees or assessments on existing and new development with grants and other nonlocal sources.

Conservation Element

Page CON-5

Modifications to Figure OSR-2 to update legend information. Revised map attached.

Page CON-35

Policy CON-2.D: Encourage new development to take advantage of Costa Mesa's optimal climate in the warming and cooling of buildings, including use of passive heating, ventilation, cooling and /or energy efficient air conditioning (HVAC) systems.

Noise Element

Pages N-17 & N-18

Figure N-2 and N-3 Modified to be more legible. Revised maps are attached.

Page N-23

Objective N-1: Control noise levels within the City for the protection of residential areas, park areas, and other sensitive land uses from excessive and unhealthful noise.

Safety Element

Page S-2

The City lies approximately ~~five~~ one miles from the Pacific Ocean and thus is susceptible to flooding from tsunamis.

Page S-5

Figure S-2: Soil Types. This figure was simplified and altered to make it more readable. Revised figure is attached.

Page S-28

Policy S-1.A.6: Identify through a study the issue of unreinforced masonry buildings, soft stories, and other structures not meeting earthquake standards in Costa Mesa. Provide assistance if necessary to unreinforced masonry building owners once those buildings have been identified.

Community Design

Page CD-14

A landmark can be a structure, space, or natural feature that helps identify a particular area in the City. Most landmarks are also main destination locations within the City as well.

Pages CD-16 and CD-17

Update Figure CD-5: Destination and Landmarks and Table CD-2: Landmarks to incorporate the following additional landmarks:

1. Segerstrom Home
2. 1901 Newport Blvd
3. Playground Jet Memorial
4. Methodist Church

Page CD-27

Policy CD-5.C Develop open space corridors and trails along the edges of Costa Mesa where feasible and connect these trails to existing and potential future trails throughout the City.

Open Space and Recreation Element

Page OSR-2

Park and Recreation System Recreational Sites and Facilities

Table OSR-1: ~~Park and Open Space Inventory~~ Recreational Sites and Facilities Inventory

Notes: 1) Includes schools, colleges, public facilities, Civic Center, Santa Ana River right-of-way, Fairview Developmental Center, and other public and institutional uses.

Page OSR-3

Figure OSR-1: Parks and Recreation is being renamed to Figure OSR-1: Recreational Sites and Facilities and modified to include the Fairview Developmental Center in the body of the map.

Page OSR-5

In April 2013, the Costa Mesa City Council voted to reconvene the Fairview Park Citizens Advisory Committee (FPAC) to examine several issues regarding the park, and to evaluate the Fairview Park Master Plan relative to the City's needs. Based on those needs, the FPAC will recommend the addition, reduction, elimination, and modification of park uses and master-planned elements. ~~Key elements included providing various sports fields, and facilities, community gardens, trail exercise stations, a nature center, and a variety of improvements to the passive open space uses. Completion of the review is anticipated in 2016.~~ As part of the citywide Open Space Master Plan of Parks and Recreation initiated in 2015, the community will be engaged in further discussion of improvement plans for Fairview Park.

Page OSR-13

~~As on 2015, the City had a park standard of 3.66 acres of parkland for every 1,000 residents. However,~~ The City's goal is to attain and maintain a park standard of 4.26 acres of parkland for every 1,000 residents.

Page OSR-15

Modifications to Figure OSR-2 to update legend and source information. Revised map attached.

Page OSR-18

Modifications to Figure OSR-3 to update legend and source information. Revised map attached.

Page OSR- 33

Policy OSR-2.H: Encourage resident input and utilize demographic data, partnerships, volunteers, and existing resources, to ~~meet~~ identify the needs of the community.

Page OSR – 35

Policy OSR-3.H: Consult with State and regional agencies and the California Native American Heritage (NAHC), regarding open space planning efforts.