



General Plan Land Uses

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|---------------------------------------|----------------------------------|
| Low Density Residential (8 du/ac) | Multi-Use Center (6 to 40 du/ac) |
| Medium Density Residential (12 du/ac) | Urban Center Commercial |
| High Density Residential (20 du/ac) | Cultural Arts Center |
| Commercial-Residential (17.4 du/ac) | Light Industrial |
| Neighborhood Commercial | Industrial park |
| General Commercial | Golf Course |
| Commercial Center | Fairgrounds |
| Regional Commercial | Public/Institutional |

Land Use Overlays

- Residential Incentive Overlay (40 du/ac)
 - Harbor Mixed-Use Overlay (20 du/ac; 1.25 FAR)
 - SoBECA Mixed-Use Overlay (40 du/ac)*
- * Not to exceed 450 units

Urban Plans and Specific Plan

- 19 West Urban Plan
- Mesa West Bluffs Urban Plan
- Mesa West Residential
- North Costa Mesa Specific Plan

Boundaries

- City Boundary
- Sphere of Influence



Source: City of Costa Mesa, 2016.
Date: June 2016

- (1) Segerstrom Home Ranch
- (2) Sakioka Site (Lot 2)