



Looking southeast over Costa Mesa's Westside District.

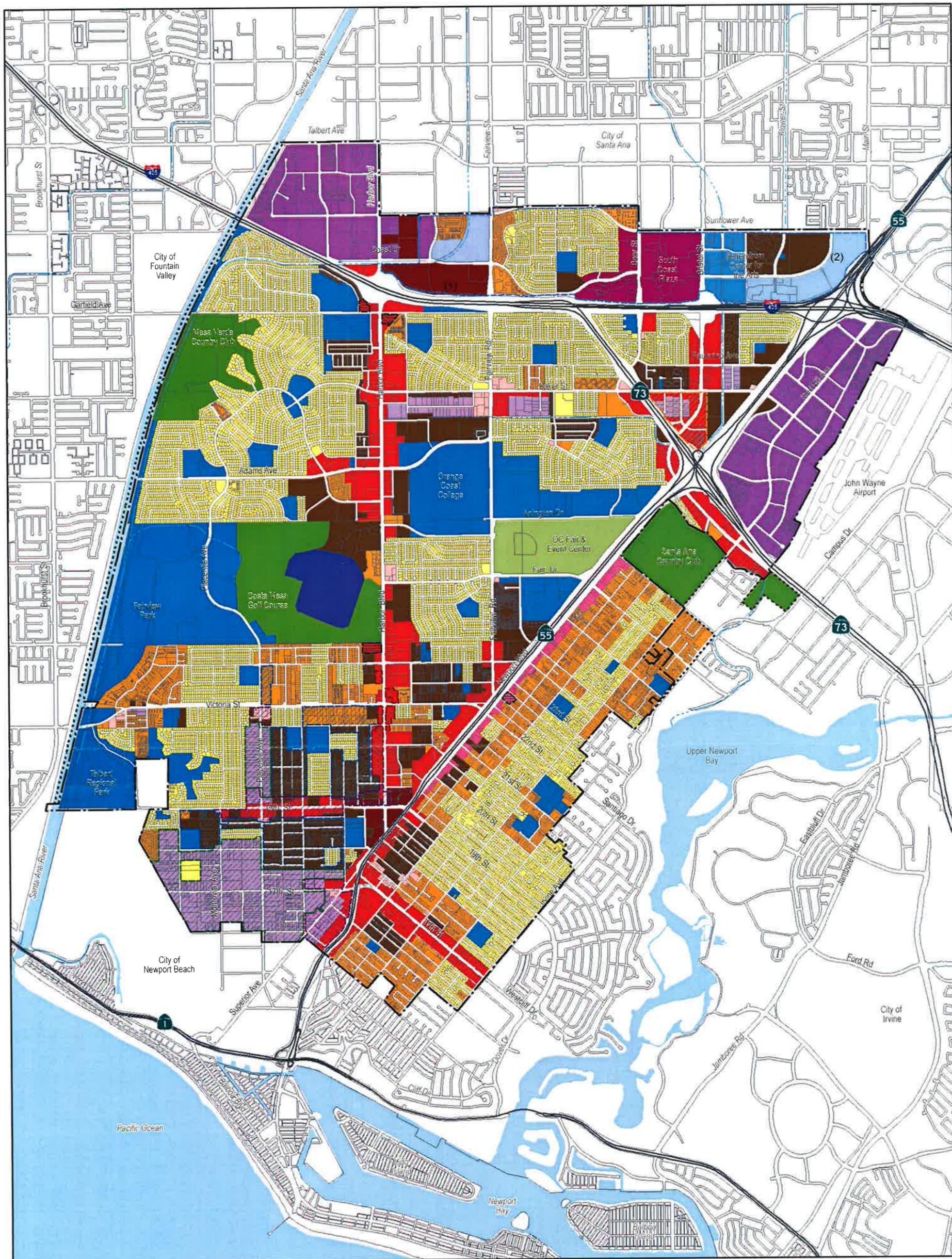
Chapter 2

Land Use Element

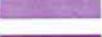
Introduction

The Land Use Element is the keystone element of the Costa Mesa General Plan. This Element unifies the other elements by providing an overall policy context for future physical change. Goals and policies define the community's desired balance among social, environmental, and economic considerations, while maintaining those characteristics of the community that reinforce quality neighborhoods and viable business districts.

As Costa Mesa implements this General Plan, the City aspires to keep Costa Mesa an eclectic community with welcoming public spaces; attractive, walkable residential neighborhoods; exceptional parks and community services; and, a diverse economy that meets the needs of local residents while also attracting investment from regional and international markets.



General Plan Land Uses

- | | |
|---|--|
|  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

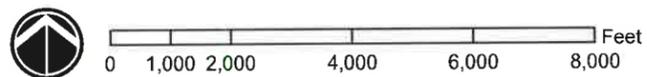
-  Residential Incentive Overlay (30 du/ac)
 -  Harbor Mixed-Use Overlay (20 du/ac; 1.25 FAR)
 -  SoBECA Mixed-Use Overlay (40 du/ac)*
- * Not to exceed 450 units

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)

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REVISED NOVEMBER 13, 2018

LU-25

Table LU-6: Land Use Density and Intensity Summary

Land Use Designations	Maximum Density			Maximum Intensity	
	Maximum Units	Dwelling Units per Acre (du/ac)	Persons per Acre (p/ac)	Floor-Area Ratio (FAR)	Employees per Acre (e/ac)
Residential					
Low-Density Residential	--	8 du/ac	26 p/ac	--	--
Medium-Density Residential	--	12 du/ac	38 p/ac	--	--
High-Density Residential	--	20 du/ac	50 p/ac	--	--
Non-Residential or Multi-Use					
Commercial-Residential	--	12 to 17.4 du/ac	40 p/ac	0.20 to 0.40 FAR	27 e/ac
Neighborhood Commercial	--	--	50 p/ac	0.15 to 0.75 FAR	27 e/ac
General Commercial	--	--	50 p/ac	0.20 to 0.75 FAR	27 e/ac
Commercial Center ^{3,4}	--	--	50 p/ac	0.25 to 0.75 FAR	27 e/ac
Urban Center Commercial ²	660	20 du/ac 80 du/ac	50 to 210 p/ac	0.48 to 0.79 FAR	27 e/ac
Cultural Arts Center ²	535	--	25 p/ac	1.77 FAR	275 e/ac
Regional Commercial ^{5,6}	--	--	50 p/ac	0.652 to 0.89 FAR	53 p/ac
Industrial Park	--	--	50 p/ac	0.20 to 0.75 FAR	58 e/ac
Light Industrial	--	--	50 p/ac	0.15 to 0.75 FAR	58 e/ac
Public and Institutional	--	--	--	0.25 FAR	44 e/ac
Golf Course	--	--	--	0.01 FAR	--
Fairgrounds	--	--	--	0.10 FAR	14 e/ac
Multi-Use Center ⁷	582	6 du/ac 40 du/ac	110 p/ac	0.25 FAR	4 to 15 e/ac
Overlays and Urban Plans					
Residential Incentive Overlay [‡]	--	<u>40 du/ac</u> <u>30 du/acre</u>	<u>82 p/ac</u> <u>110 p/ac</u>	<u>N/A 0.20 to 0.75 FAR</u>	<u>N/A 27 e/ac</u>
SoBECA Mixed-Use Overlay ¹	450	40 du/ac	110 p/ac	1.00/1.25 FAR	27 to 44 e/ac
Harbor Mixed-Use Overlay ¹	--	20 du/ac	55 p/ac	1.00/1.25 FAR	27 to 44 e/ac
Westside Urban Plans ¹	--	20 du/ac	55 p/ac	1.00/1.25 FAR	27 to 44 e/ac

Notes:

- Increase in FAR from 1.00 to 1.25 may be allowed for mixed-use plans exhibiting design excellence.
- Refer to the North Costa Mesa Specific Plan for detailed density/intensity and trip budgets for specific sites.
- The Home Ranch site has a site-specific FAR of 0.64 for office development; residential development is not permitted due to the site-specific FAR.
- For the LA Times site, 0.54 FAR applies to commercial development and 0.64 applies to office development.
- Residential development is not permitted due to the site-specific FARs.
- South Coast Plaza, west of Bear Street has a 0.89 FAR and east of Bear Street has a 0.652 FAR.
- Of the 582 units, 332 would be designated at 40 du/ac that may be allowed at the Shannon Mountain's site within the Fairview Development Center.

Land Use Element

and mix of dwelling units and hotel rooms, are contained in the North Costa Mesa Specific Plan.

In 2014, a site-specific density of 58 units/acre and site-specific building height of five and six stories were established for a 4.17-acre site at 125 East Baker Street. The project featured a five-story, 240-unit apartment building and six-story parking structure.

In 2015, a 224-unit apartment building on a 4.15-acre property at 2277 Harbor Boulevard was approved. The approved project involved: (1) Change of the land use designation from General Commercial to High Density Residential; (2) site-specific base density of 40 du/acre with a development incentive for an additional 58 dwelling units, for an overall site-specific density of 54 du/acre; (3) site-specific building height for a five-level parking structure. ~~The density incentive program involved a proposed base density of 166 units (40 du/acre) with a density incentive for an additional 58 dwelling units. The density incentive was justified by provision of 20 affordable units for moderate-income households, a complete demolition of the Costa Mesa Motor Inn, and revitalization of a marginal property.~~ Rezone R-14-04 from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density) was also approved. Based on a Settlement Agreement executed on June 21, 2018, the project was modified to maximum 200 units including nine very low-income units subject to a fifty-five year restrictive covenant.

In order to encourage the development of additional residential ownership opportunities in the Westside, the City Council designated an overlay area by adoption of the Mesa West Residential Ownership urban plan. For existing developments that exceed 20 dwelling units per acre, the Mesa West Residential Ownership urban plan may allow redevelopment of residential projects to existing densities, provided that certain development standards are met for encouraging ownership housing.

In the High-Density Residential designation, existing non-conforming developments that are voluntarily destroyed may be rebuilt to the original density subject to other standards of the zoning code and the following: The allowable density or number of units to be redeveloped would be limited to the General Plan density plus a 50 percent density incentive bonus or the existing number of units, whichever is less.



Source: City of Costa Mesa, 2016.

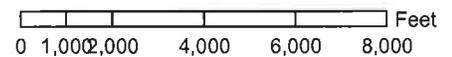
Land Use Overlays

-  Residential Incentive Overlay (30 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



Revised
Nov. 13, 2018

Figure LU-9: Overlays and Urban Plans

Housing types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units, where the residential uses are located above or adjacent to the nonresidential component.

Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, the FAR includes both residential and non-residential components. Table LU-15: *Overlay and Urban Plan Residential Density*, lists the appropriate land uses and the necessary base zoning district where mixed-use development is permitted.

Table LU-15: Overlay and Urban Plan Residential Density

Base Land Use Designations That Allows Mixed Use ⁴	Residential Dwelling Units Per Acre (D/A) and Floor-Area Ratio (FAR)			
	Overlays			Urban Plans
	Residential Incentive	Harbor Mixed-Use	SoBECA Mixed-Use ¹	Westside Urban Plans ²
Commercial-Residential	40 D/A 30 du/acre	--	--	--
Neighborhood Commercial	--	--	--	
General Commercial	40 D/A 30 du/acre	20 DU/A	40 D/A ¹	1.00/ ² 1.25 FAR
Light Industry	--		40 D/A ¹	
Commercial Center	--	--	--	

Notes:

1. The SoBECA Overlay has a maximum capacity of 450 residential units over the entire district, with individual projects having a maximum density of 40 dwelling units per acre.
2. Under the Westside Urban Plans, a maximum FAR of 1.0 is allowed for mixed-used projects that include a residential component. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. FAR calculations are based on the total site area (subarea) of the commercial component and does include the residential site area.
3. The 80 dwelling units per acre only applies to the Sakioka Site 2, with a residential unit cap of 660. Refer to the North Costa Mesa Specific Plan for additional information.
4. See Multi-Use Center discussion for density and FAR standards for the Fairview Developmental Center site.

Land Use Element

Residential Incentive Overlay

The Residential Incentive Overlay ~~allows the maximum 30 du/acre unit residential density option~~ ~~creates opportunities for residential development~~ at strategic locations along Harbor Boulevard and Newport Boulevard. ~~This designation allows for new higher density residential uses in areas where limited residential with lower densities are allowed. Small lot single-family subdivisions would be appropriate as well.~~ The Residential Incentive Overlay ~~also~~ expands development opportunities on commercial properties not developed to their full potential or supporting outdated buildings and underperforming uses.

Maximum building height is ~~four~~three stories, provided privacy concerns of adjacent established residential neighborhoods are adequately addressed through the setback of upper stories or other design approaches. Housing within the Residential Incentive Overlay is limited to a maximum density of ~~4030~~ units per acre. See Table LU-16: *Residential Incentive Overlay* and Figures LU-10 and LU-11.

Table LU-16: Residential Incentive Overlay

Categories		Baseline (2015)	Residential Incentive Overlay
Density (DU/AC)		N/A	40 <u>30</u>
Units	Harbor Boulevard	84	420 <u>361</u>
	Newport Boulevard	237	1,210 <u>64</u>
	Total Units	321	1,630 <u>425</u>
Floor-Area Ratio (FAR)			
Building Square Feet	Harbor Boulevard	162,500	81,250 <u>149,976</u>
	Newport Boulevard	582,200	291,100 <u>43,208</u>
	Total Building Square Feet	744,700	372,350 <u>193,184</u>

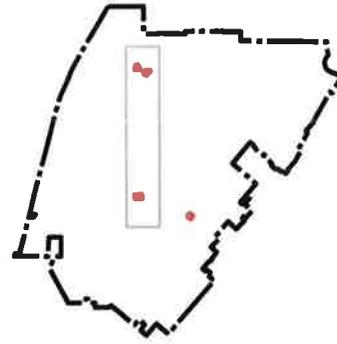
South Bristol Entertainment & Cultural Arts (SoBECA) Overlay and Urban Plan

The SoBECA Overlay applies to properties within the *SoBECA Urban Plan* area. Allowed uses include a mix of housing and retail/service commercial businesses, light industrial uses, creative studios, retail campuses, and

Aerial



General Plan: Overlay



Land Use Designations

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

Baseline (2015)

Total Area.....9.45 acres
 Residential Units.....0
 Commercial Square Feet..... 149,976

Land Use Plan

Density.....30 du/ac
 Residential Units.....361 Max
 Commercial Square Feet..... 149,976 Max

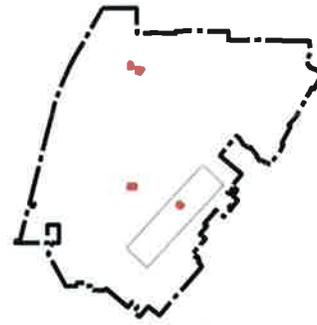
- ★ Per settlement agreement executed on June 21, 2018, the project at 2277 Harbor Blvd. (APN. 422-163-31) shall not exceed 200 units including nine (9) very low-income units subject to a fifty-five (55)-year restrictive covenant.

**Figure LU-11:
 Residential
 Incentive Overlay:
 Harbor Boulevard**

Aerial



General Plan: Overlay



Land Use Designations

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

Baseline (2015)

Total Area.....9.45 acres
 Residential Units.....0
 Commercial Square Feet.....43,208

Land Use Plan

Density.....30 du/acre
 Residential Units.....64 Max
 Commercial Square Feet.....43,208 Max

**Figure LU-11:
 Residential
 Incentive Overlay:
 Newport Boulevard**

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Table LU-19: General Plan and Zoning Consistency

Land Use Plan Designations	Consistent Zoning Classification
Low Density	R1, PDR-LD, I&R, I&R-S
Medium Density	R1, R2-MD, PDR-MD, I&R, I&R-S, MU, RI
High Density	R2-MD, R2-HD, R3, PDR-HD, PDR-NCM, I&R, I&R-S, MU, RI
Commercial-Residential	AP, CL, C1, PDC, R2-MD, R2-HD, PDR-MD, PDR-HD, RI
Neighborhood Commercial	CL, C1, AP
General Commercial	CL, C1, C2, C1-S, PDC, AP, RI, MU
Commercial Center	C1, C2, C1-S, PDC, AP
Regional Commercial	PDC
Urban Center Commercial	PDC
Cultural Arts Center	TC
Multi-Use Center	I&R-MLT
Industrial Park	MG, PDI, CL
Light Industrial	MP, PDI, CL
Public and Institutional	I&R, I&R-S
Golf Course	I&R
Fairgrounds	I&R
Fairview	R2-MD, R2-HD, R3, I&R

Off-Street Parking (P) zoning classification is consistent with any land use plan designation, with the exception of Low Density.