



# CITY COUNCIL AGENDA REPORT

MEETING DATE: APRIL 5, 2016

ITEM NUMBER: PH-1

SUBJECT: AMENDMENTS TO THE SOBCECA AND WESTSIDE URBAN PLANS:

- SP-05-06 A1: SoBECA Urban Plan;
- SP-05-07 A1: 19 West Urban Plan;
- SP-05-08 A2: Mesa West Urban Plan;
- SP-05-09 A1: Mesa West Residential Ownership Urban Plan

DATE: MARCH 23, 2016

FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP  
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## RECOMMENDATION

Approve the proposed Urban Plan Amendments by adoption of the attached resolution.

## BACKGROUND

### ***Joint Study Session of September 8, 2015***

The City Council and Planning Commission conducted a joint study session to provide feedback to staff regarding a potential amendment to the Urban Plans. The study session report and online video may be found at:

<http://www.costamesaca.gov/index.aspx?page=1823>

Attachment 3 provides a brief summary of comments from the joint study session with City Council and Planning Commission. These comments formed the basis of staff's recommendation for the Urban Plan Amendment.

### ***City Council hearing of October 6, 2015***

City Council directed staff to proceed with the Urban Plan Amendments as described in Table A in its entirety. No additional changes were made to the proposed amendments. Minutes to the Council meeting are attached (Attachment 4).

### ***Planning Commission hearing of March 14, 2016***

Planning Commission recommended approval of the proposed Urban Plan amendments. A representative from the CAMP/LAB spoke in support of the changes and advocated for allowance of short-term rentals in the SoBECA Overlay Zone. (Attachment 5, Draft Meeting Minutes). Please see the link below for the report:

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=21168>

## **ANALYSIS**

### ***Proposed Project – Urban Plan Amendments***

The proposed project involves City-initiated Urban Plan Amendments to amend development regulations and to provide additional clarification/discussion related to mixed-use, live/work, and residential development in the overlay zones (as applicable), for the following Urban Plans:

#### ***Description of Urban Plans:***

- *SP-05-06 A1 - SoBECA Urban Plan:* The SoBECA Urban Plan establishes provisions for mixed-use development in the 39-acre SoBECA plan area. This area is primarily characterized by light industrial, office, and general commercial uses and is bounded by Baker Street (north), Bristol Street (east), and SR-73 (west).
- *SP-05-07 A1 - 19 West Urban Plan:* The 19 West Urban Plan area consists of 103 acres of industrial, commercial, and residential uses. The plan area is located in the Westside, generally along 19th Street, Superior Boulevard, and southeast of Victoria Street and Placentia Avenue.
- *SP-05-08 A2 - Mesa West Urban Plan:* The Mesa West Urban Plan area is approximately 277 acres in size. The plan area is generally located south of Victoria Street, west of Superior Avenue, and to the City's western and southern corporate limits.
- *SP-05-09 A1 - Mesa West Residential Ownership Urban Plan:* This overlay plan area consists of 238 acres of high- and medium-density residential uses. In the mixed-use overlay zone, applicants with qualified projects may apply for specified residential development standards/incentives or a density bonus pursuant to an approved site-specific Master Plan.

The current Urban Plan documents may be downloaded per the link below:

<http://www.costamesaca.gov/index.aspx?page=102>

#### ***Summary Description of Urban Plan Amendments:***

The Urban Plan amendments generally relate to the following, as specified:

- (1) Develop new architectural exhibits and illustrative exhibits of desirable architectural prototypes to promote architectural excellence.
- (2) Revise Certain Development Standards in specified Urban Plans
- (3) Increase Open Space Requirements.
- (4) Promote architectural excellence, transitioning, and integration.
- (5) Promote and better define work space in live/work unit.

*(See Table A on the following page for more information.)*

**Table A – Proposed Urban Plan Amendments**

<b>Proposed Text Amendment</b>	<b>SoBECA</b>	<b>19 West</b>	<b>Mesa West Bluffs</b>	<b>Residential Ownership</b>
<b>1. Urban Plan Boundaries and Architectural Exhibits:</b>				
<ul style="list-style-type: none"> <li>Reflect No Changes to Urban Plan Boundaries</li> </ul>	No Change	No Change	No Change	No Change
<ul style="list-style-type: none"> <li>Develop new architectural exhibits and illustrative exhibits of desirable architectural prototypes to promote architectural excellence.</li> </ul>	■	■	■	■
<b>2. Revise Certain Development Standards.</b>				
<ul style="list-style-type: none"> <li>Add provision allowing development lots of less than one acre provided that the development standards are met.</li> </ul>	■	■	■	■
<ul style="list-style-type: none"> <li>Increase 10-foot front setback requirement to a 15-foot front setback.</li> </ul>	■	■	■	NA
<ul style="list-style-type: none"> <li>Remove all references to tandem garages.</li> </ul>	■	■	■	■
<ul style="list-style-type: none"> <li>Clarify that other development standards from different urban plans may apply to a project.</li> </ul>	■	■	NA	NA
<b>3. Increase Open Space Requirements.</b>				
<ul style="list-style-type: none"> <li>Increase minimum 10% open space requirement to 30%, but allow a 10% allowance for roof deck areas.</li> </ul>	■	■	■	NA
<ul style="list-style-type: none"> <li>Allow square footage of roof decks to be <b>partially counted</b> towards the open space requirement. (10% allowance).</li> </ul>	■	■	■	NA
<b>4. Promote architectural excellence, transitioning, and integration.</b>				
<ul style="list-style-type: none"> <li>Add design guidelines or standards such as stepped elevations from two-story to three-story along street frontage to avoid shear walls along minimum front setback.</li> </ul>	■	■	■	■
<ul style="list-style-type: none"> <li>Require very distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development.</li> </ul>	■	■	■	■
<ul style="list-style-type: none"> <li>Require commitment to the originally-approved color board and materials for the project, unless otherwise modified by Planning Commission</li> </ul>	■	■	■	■
<b>5. Promote and better define work space in live/work unit.</b>				
<ul style="list-style-type: none"> <li>Mandate that work spaces cannot include a bathroom with a shower/or bath.</li> </ul>	■	■	■	NA
<ul style="list-style-type: none"> <li>Preclude use of any units for short-term vacation rentals, boarding house use, Air B&amp;B, etc.</li> </ul>	■	■	■	NA
<ul style="list-style-type: none"> <li>Require that work spaces be specifically designated for office/commercial purposes and cannot be used as a bedroom. Buyer notification required.</li> </ul>	■	■	■	NA

Notes: "NA" indicates not applicable.

    "■" indicates that the Proposed Urban Plan Amendment shall include this change, as described.

## ***Objectives of the Proposed Urban Plan Amendment***

The Urban Plans have been in place for almost ten years (since April 2006). During this time, the City processed about 19 development projects which have entitlements, selling, under construction, or pending plancheck. Over two dozen urban plan screening requests have also been considered by City Council. Graphic exhibits are attached (Attachment 2).

The objectives of the Urban Plan amendments include the following:

- Make timely revisions to the documents based on experience gained with projects under construction.
- Provide additional guidance to applicants to promote architectural excellence, open space, and
- Address comments from City officials and the community on certain Urban Plan requirements.

## ***New Architectural Renderings***

One of the critiques of the new construction projects in the Urban Plan areas is the lack of architectural variety. The community has expressed concerns regarding the appearance of stark, contemporary elevations and muted color palettes.

Pursuant to the Council's direction, staff solicited proposals from qualified architectural firms for architectural services to prepare prototype drawings representing different architectural styles.

- Different prototypes of street elevation/perspective views for live/work development in accordance with the standards of the Westside Urban Plan; three to four stories with roof decks and at a maximum density of 20 du/acre.
- Architectural styles represent variety of contemporary and traditional design with a focus on traditional architecture and materials relative to Costa Mesa (Beach Bungalow, Spanish Colonial, and Ranch Style).

These additional architectural prototypes will be incorporated into the newly amended Urban Plan documents.

## **ENVIRONMENTAL REVIEW**

The proposed amendments to the Urban Plans have been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and have been found to be exempt pursuant to Section 15061 (b)(3) (General Rule) of the CEQA Guidelines. It can be seen with

certainty that there is no possibility that the passage of these Urban Plan Amendments will have a significant effect on the environment.

## **GENERAL PLAN CONFORMANCE**

The proposed Urban Plan Amendments conform to the following General Plan Land Use Goal, Objective, and Policy:

### GOAL LU-1: LAND USE

It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and, to ensure the long term viability and productivity of the community's natural and man-made environments.

Objective LU-1A. Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.

LU-1A.1 Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.

## **ALTERNATIVES**

City Council has the following alternatives available for consideration:

1. Approve Urban Plan Amendments with modifications, by adoption of the Council resolution.
2. Receive and file. No changes to the Urban Plans will be made.

## **LEGAL REVIEW**

The City Attorney's office has approved the attached resolution as to form.

## **FISCAL REVIEW**

Fiscal review is not required.

## **CONCLUSION**

The Urban Plan amendments have been drafted based on the feedback and direction obtained at the joint study session in September 2015, City Council meeting in October

2015, and Planning Commission meeting in March 2016. The changes reflect the specific action plan authorized by the City Council.

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Attachments:

1. [Draft Resolution](#)
2. [Photo & Graphic Exhibits of Development Projects](#)
3. [Joint Study Session Minute Summary](#)
4. [Council Minutes 10/06/2016](#)
5. [Draft Planning Commission Minutes 4/14/2016](#)