

STUDY SESSIONS

Small Lot Ordinance & Urban Plan Overlays

September 12, 2017



STUDY SESSION

Small Lot Ordinance

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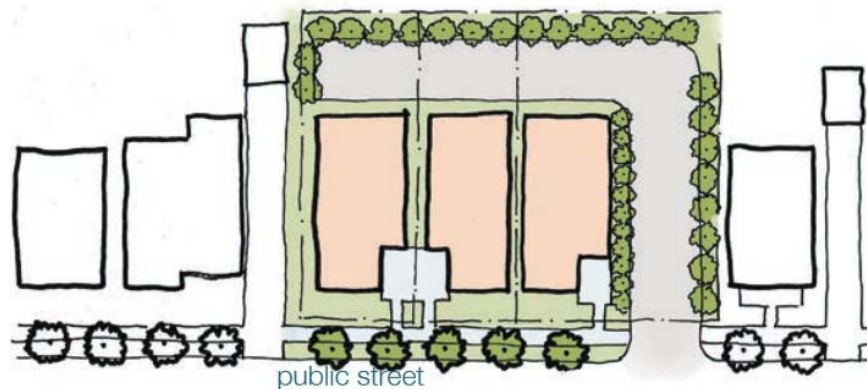
INTENT OF THE SMALL LOT ORDINANCE

What it allows

What has resulted

Examples

Potential options moving forward



WHAT ARE SMALL LOT SUBDIVISIONS

Single family detached or townhome-style units with no common walls developed on individual lots in the R2 and R3 zone

- Subdivision into individual lots at a density consistent with the zoning
- Each lot has direct access to a public street/alley
- No commonly owned areas/no HOA



WHAT ARE SMALL LOT SUBDIVISIONS

Alternative to Common Interest Development (CID) or condominium subdivision where:

- Same number of units can be built under R2 and R3 zoning
 - Single parcel - no individual lots for sale
- Streets/drives and landscaping in common areas
 - HOA required to maintain common areas





DEFINITION OF DENSITY

The number of dwelling units per acre within a particular area, generally in a subdivision.

- R1: up to 7.26 du/acre
- R2-MD: up to 12 du/acre
- R2-HD: up to 14.52 du/acre
- R3: up to 20 du/acre



FOUR TYPES OF RESIDENTIAL DEVELOPMENT

1. Single Family Dwellings

- *One Dwelling Unit per lot*

2. Multi- Family Dwelling

- *More than one unit per lot*
- *May include SFD, CID, townhomes, or apartments*

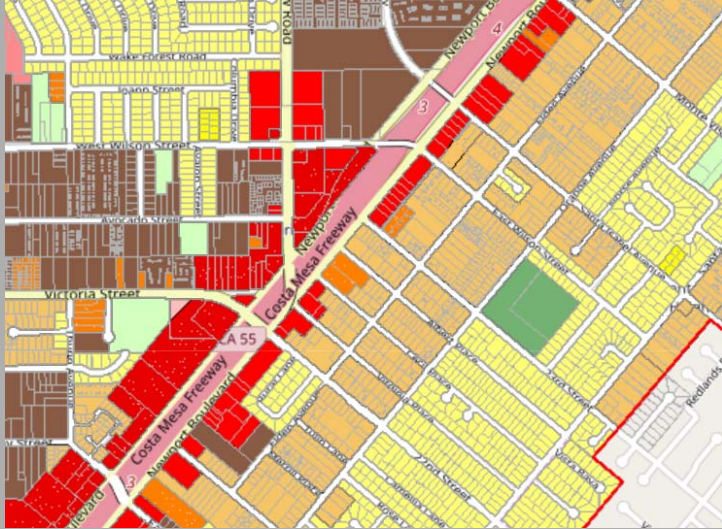
3. Common Interest Developments (CID)

- *Two or more units: Attached or detached*
- *Exclusive right to occupancy of unit*
- *HOA required for common area maintenance*

4. Small Lot Subdivisions

- *Maximum: 15 detached or townhome-style units*
- *Land is subdivided with each unit on an individual lot*
- *No commonly owned areas*





PURPOSE OF ZONING

- Ensure light, air, privacy and open space
- Minimize congestion and overloading of services and utilities
- Protect neighborhoods from excessiveness
- Retain scale and character of neighborhood



RESIDENTIAL USES ALLOWED BY ZONING DISTRICT

<i>Zoning Districts:</i>	R1 Single Fam Residential	R2-MD Multi-Fam Res Med. Density	R2-HD Multi-Fam Res High density	R3 Multi-Fam Residential
Max. Density	7.26 du/ac	12 du/ac	14.5 du/ac	20 du/ac
<i>Res. Land Uses</i>				
Single Family Dwellings	P	P	P	P
Multi-Family Dwellings	-	P	P	P
Common Interest Dev.	-	P	P	P
Small Lot Subdivision	-	P	P	P

SMALL LOT SUBDIVISIONS: BACKGROUND

Why Was It Proposed:

- Promote ownership opportunities by allowing a type of housing with flexible development standards and maintenance mechanisms
- Encourage redevelopment of older structures and development of underutilized parcels
- Provide an alternative to CIDs
- Alleviate homeowners from HOA dues
- Adopted in April 2014



AMENDED IN 2015

The amendment resulted in:

- Reduced side yard setback to be consistent with R2 and R3 zoning
- Allowed a portion of the required open parking to be provided within a garage (minimum of one open parking space required per lot)



SMALL LOT SUBDIVISIONS:

Where Are They Permitted?

Permitted in all R2 and R3 zones subject to Planning Commission approval

- Limited to 15 lots or less
- Subdivision map required
- Subject to Residential Design Guidelines



SMALL LOT SUBDIVISIONS:

How do standards differ?

Majority of zoning standards are the same as zoning standards in R2 and R3 zones. Small lot standards differ for:

- Required open space
- Rear setback for two-story units, not abutting a public street
- Distance between buildings
- Private open space
- Parking



DIFFERENCE IN DEVELOPMENT STANDARDS

Standard	R2-MD	CID	SLO
Open Space	40%	40%	30%
Max. Density	12 du/acre	12 du/acre	12 du/acre
Min. Lot Size	3,630 SF	3,000 SF	3,000 SF (average)
Min. Private Open Space	N/A	400 SF	200 SF
2 nd Floor Rear Setback	20 ft.	20 ft.	10 ft.
Building to Building	10 ft.	10 ft.	Per Fire Code
Number of Units	No limit 1 du/3,630 SF	No limit 1 du/ 3,630 SF	15 units max.
HOA	N/A	Required	Optional



DIFFERENCE IN DEVELOPMENT STANDARDS

Standard	R2-MD	CID**	SLO***
Parking*	<u>2 Bedrooms:</u> 1 Covered 2 Open Space	<u>2 Bedrooms:</u> 2 Garage 2 Open Spaces	<u>2 Bedrooms:</u> 1 Garage 2 Open Spaces
	<u>3+ Bedrooms:</u> 1 covered 3 Open Spaces	<u>3+ Bedrooms:</u> 2 Garage 2 Open Spaces	<u>3+ Bedrooms:</u> 2 Garage 2 Open Spaces

* Non alley lots.

** Detached units.

*** *One additional open space per 5+ units*



SMALL LOT SUBDIVISIONS

Approved Projects: April 2014 – September 2017

Small Lot Subdivisions Approved	Total New Units Approved	Total Units Demolished	Net New SFD Units
43	151	101	50



SMALL LOT SUBDIVISION

	R2-MD Zone	R2-HD Zone
Number of Small Lot Projects	32	11
Approved Units	110	41
Demolished Units	75	26
Net New Units	35	15
Average Lot Size	4,128 SF	3,146 SF



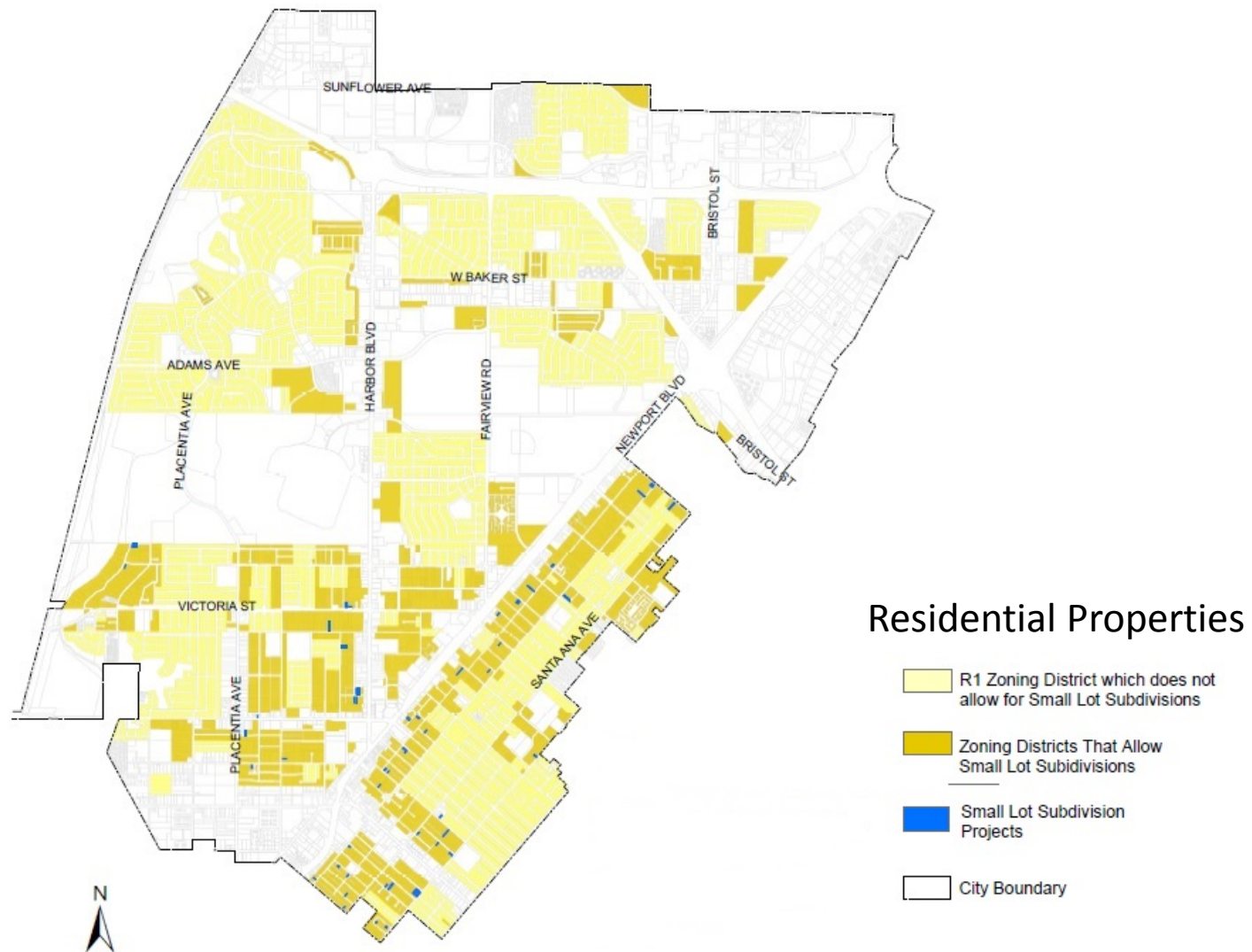
SMALL LOT SUBDIVISIONS

Residential Units	
Small Lot Subdivision Units Approved	151
Total Residential Units City-wide*	42,723

* City of Costa Mesa/Center for Demographic Research (CSF)



SMALL LOT SUBDIVISIONS



SMALL LOT SUBDIVISION

43 Approved Small Lot Subdivisions	
2	Decreased Number of Units On the Property
10	Remained the same
18	Added 1 Unit on the Property
5	Added 2 Units on the Property
6	Added 3 Units on the Property
2	Added 4+ Units on the Property



SMALL LOT SUBDIVISION

43 Approved Small Lot Subdivision Projects

26	2-unit developments
1	3-unit developments
5	4-unit developments
8	5-8 unit developments
3	10-11 unit developments



OC CITIES WITH SMALL LOT OPTIONS

- Orange allows 2 units on R2 lots with minimum 3,000 SF lots
- Anaheim allows small lots developments with no minimum lot size; only minimum unit size
- Huntington Beach has Small Lot Standards as an alternative to attached housing - minimum 3,100 SF lot
- Santa Ana is drafting a Small Lot Ordinance
- 13 cities in Orange County allow single family homes to be developed on lots less than 3,500 SF

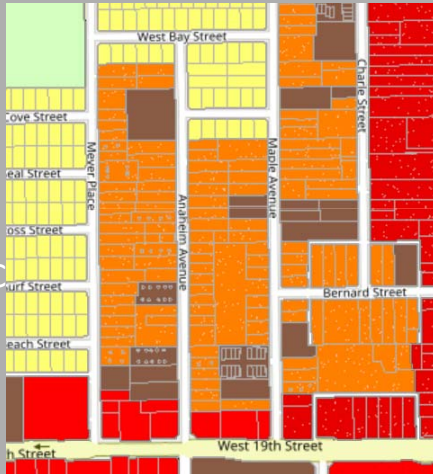


ORANGE COUNTY CITIES ALLOWING SMALL LOT SUBDIVISIONS

Subdivisions allowed with lots sizes less than 3,500 square feet:

- Aliso Viejo
- Anaheim
- Dana Point
- Huntington Beach
- Irvine
- Laguna Niguel
- Lake Forest
- Orange
- San Juan Capistrano
- Santa Ana
- Seal Beach
- Tustin
- Westminster





WHERE ARE SMALL LOTS PERMITTED

Zoning

- R2- MD
- R2- HD
- R3

Overlays

- Mesa West Residential
- West Bluffs (mixed use, live/work)





EXAMPLES OF SMALL LOT SUBDIVISIONS



SLO PROJECT – CORNER LOT



SLO PROJECT – 6 UNITS



SLO PROJECT – 10 UNITS*



SLO PROJECT – CORNER LOT



SLO PROJECT – 2 UNITS



SLO PROJECT – ALLEY FACING UNIT



SLO PROJECT – ALLEY FACING UNIT



SLO PROJECT – FLAG LOT



SLO PROJECT – 11 UNITS



SLO PROJECT – FLAG LOT



SLO PROJECT – 8 UNITS



SLO PROJECT – FLAG LOT



SLO PROJECT - 6 UNITS





EXAMPLES OF COMMON INTEREST DEVELOPMENTS



CID PROJECT - ALLEY FACING UNIT



CID PROJECT - ALLEY FACING UNIT



CID PROJECT - FLAG LOT



CID PROJECT - 8 DETACHED UNITS



CID PROJECT - 14 DETACHED UNITS





ISSUES IDENTIFIED RELATED TO SMALL LOT SUBDIVISIONS



Concerns Raised	Solutions to Date
Open space	Reduce amount of pavement on project site to increase perception of open space/green space.
Lack of privacy (primarily focused on second story additions)	Privacy and views analysis to reduce impacts to existing adjacent uses. Fencing materials: require block walls between proposed project and existing uses.
Variances or adjustments	Staff requires project to meet code standards.



Concerns Raised	Solutions to Date
Units fronting on alley	<p>Front door facing street side of property: to increase visibility from the street and orient units to the neighborhood.</p> <p>Encourage projects with 2 units to both have front facing entry doors.</p>
Parking	<p>No encroachments into setback areas for parking.</p> <p>Visitor parking easily accessible and separate from residential parking.</p> <p>No tandem parking spaces in driveway or drive aisle to meet parking requirements</p>



WHERE DO WE GO FROM HERE?

Options:

- No Change
- Modify
- Rezone
- Repeal
- Moratorium



NO CHANGE

- Retain existing Small Lot Ordinance



OPTIONS FOR MODIFYING THE ORDINANCE

- Increase open space requirement to 40%
- Prohibit front door from facing alley
- Establish a minimum lot width
 - Minimize the number of flag lots with multiple drive approaches
 - Limit street curb cuts for new driveways
- Modify Design Guidelines for second floor setbacks
- Prohibit small lot subdivision in urban plan areas



OPTIONS TO REZONE PARCELS

- Rezone R2 and R3 properties to R1 to preclude development of more than one parcel per lot
- Modify Zoning Code and General Plan to eliminate exception for lots smaller than 7,260 SF in R2 zoning
- Limit new development to a single story



REPEAL THE SMALL LOT ORDINANCE

- Prohibit small lot developments
- Would not preclude development of additional units on R2 and R3 zoned parcels



ADOPT A MORATORIUM ON SMALL LOT DEVELOPMENT

Halt to development of small lot projects until moratorium is lifted

Initial period of 45 days followed by a maximum of two extensions of 10 months and 15 days and one year, respectively

Approvals and extensions of a moratorium require a four-fifths vote of the City Council

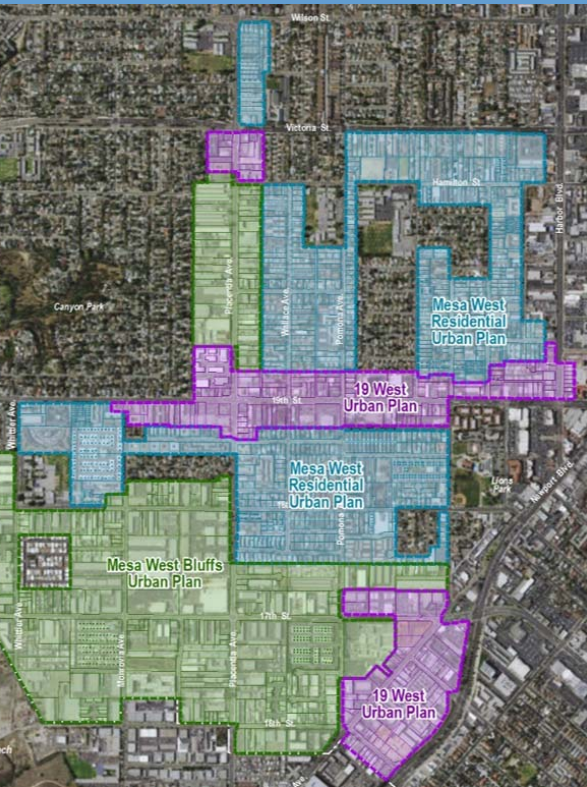


STUDY SESSION

Urban Plan Overlays

September 12, 2017





DEFINITION OF OVERLAY ZONING

An **overlay district** (or overlay zone) applies an additional layer of standards within a defined overlay boundary, regardless of the underlying base zoning district



BACKGROUND

April 2006 - First overlay districts adopted - SoBECA Urban Plan and three Westside Urban Plans

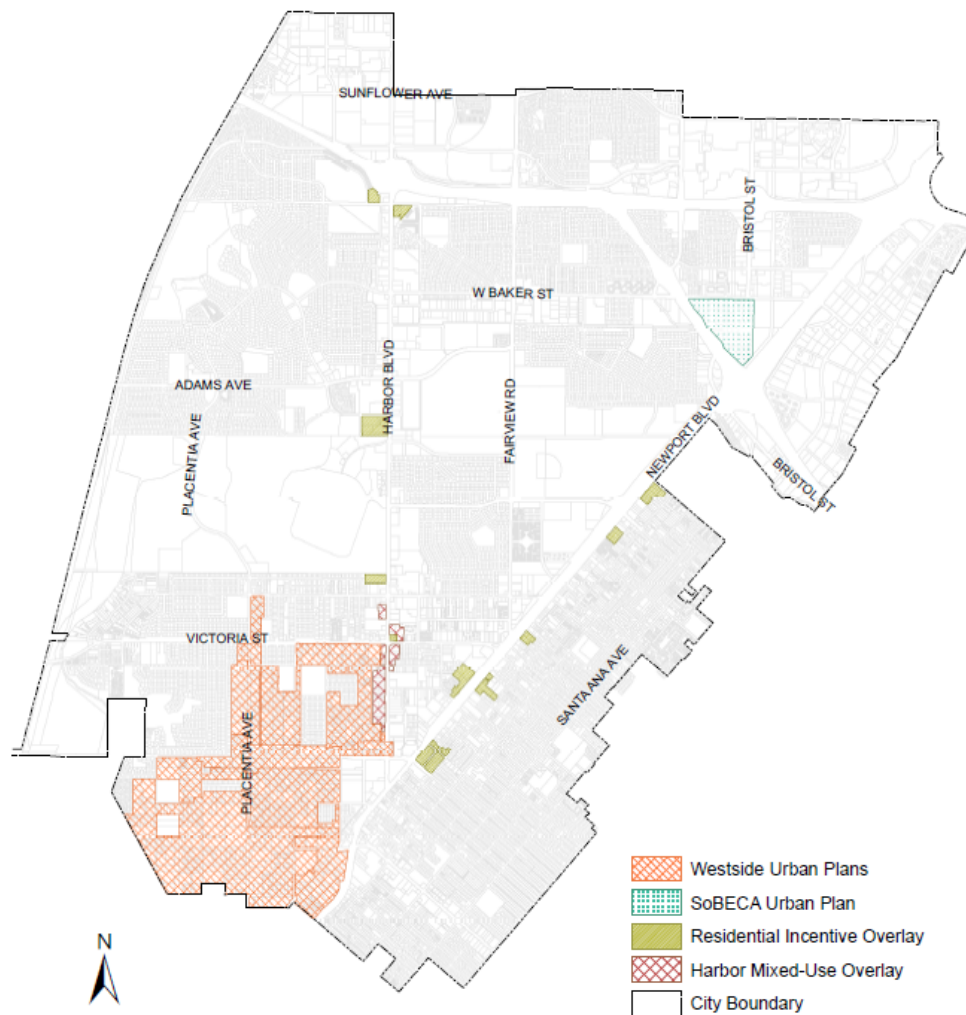
Served as “overlay zones” - established provisions for mixed-use development, live/work and residential development

Urban Plans resulted from collaboration of a 40-member Committee (WROC) appointed in 2003 by City Council

All Urban Plan proposals are subject to City Council screening in advance of application submission and Planning Commission adoption of a site-specific Master Plan



URBAN PLAN OVERLAYS



SoBECA URBAN PLAN OVERLAY

- SoBECA Urban Plan: Establishes provisions for mixed-use development, including live/work development, in the 39-acre plan area
 - 2015-2035 General Plan update included a Residential Incentive Overlay allowing development of high density residential (maximum of 40 du/acre) with a maximum development cap of 500 dwellings within SoBECA



WESTSIDE URBAN PLAN OVERLAYS

- Mesa West Bluffs Urban Plan: Allows live/work at 1.0 Floor Area Ratio or residential development at 13 du/acre in the 277-acre plan area
- Mesa West Residential Ownership Urban Plan: Establishes residential development standards/incentives or a density bonus in the 238-acre plan area (maximum allowed density per General Plan 20 du/acre)
- 19 West Urban Plan: Allows horizontal and vertical mixed-use development in the 103-acre plan area



WESTSIDE URBAN PLANS

- Intended to stimulate live/work and residential development without exceeding the development capacity of the planned transportation system
- Encompass areas west of the SR-55 freeway
- Overlay MG, C1, C2 and CL zoning
- Allow mixed use, live/work and residential developments
- Mixed use and live/work at 1.0 FAR
- Residential development at:
 - 20 du/acre on residential properties
 - 13 du/acre on industrial properties



AMENDMENTS TO URBAN PLANS

In 2009, the Mesa West Bluffs Urban Plan was amended to include:

- Minimum workspace of 250 square feet for live/work development
- Roof gardens not considered a building story
- Made Mixed Use and Live/Work standards applicable to both 19th West and Mesa West Bluffs Urban Plans
- Establish minimum size for tandem garages



AMENDMENTS TO URBAN PLANS

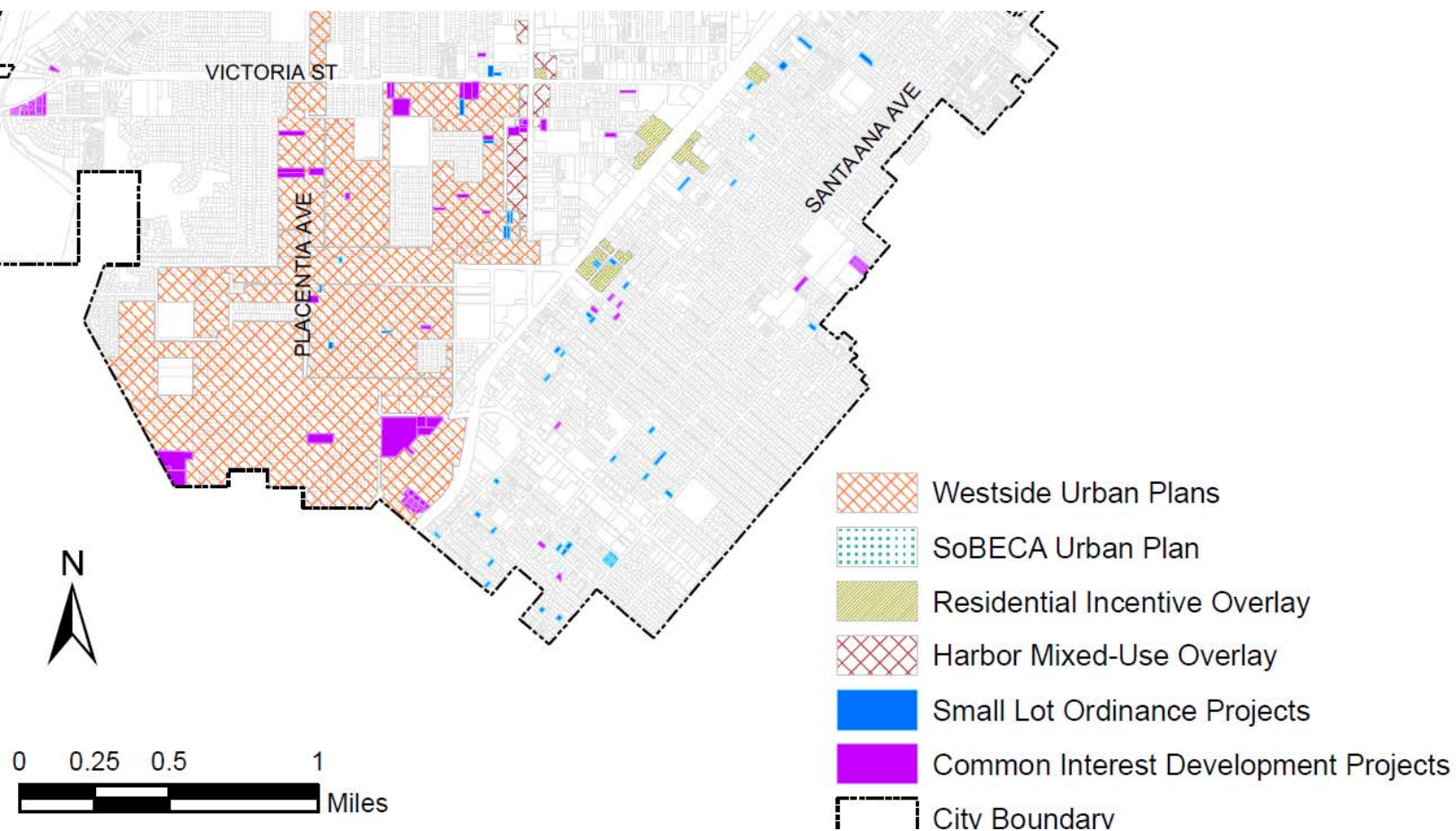
In 2015, all Urban Plans amended to address comments from City officials and the community such as:

- Examples of desirable architectural prototypes
- Increase front setback requirement to 15 feet
- Prohibit tandem garages
- Increase open space requirement to 30%
- Stepped elevations from two-story to three-story along street frontage
- Work spaces cannot include a bathroom with a shower/or bath
- No short-term vacation rentals
- No conversion of work spaces into bedrooms



URBAN PLAN OVERLAYS

W/SLO AND CID DEVELOPMENTS



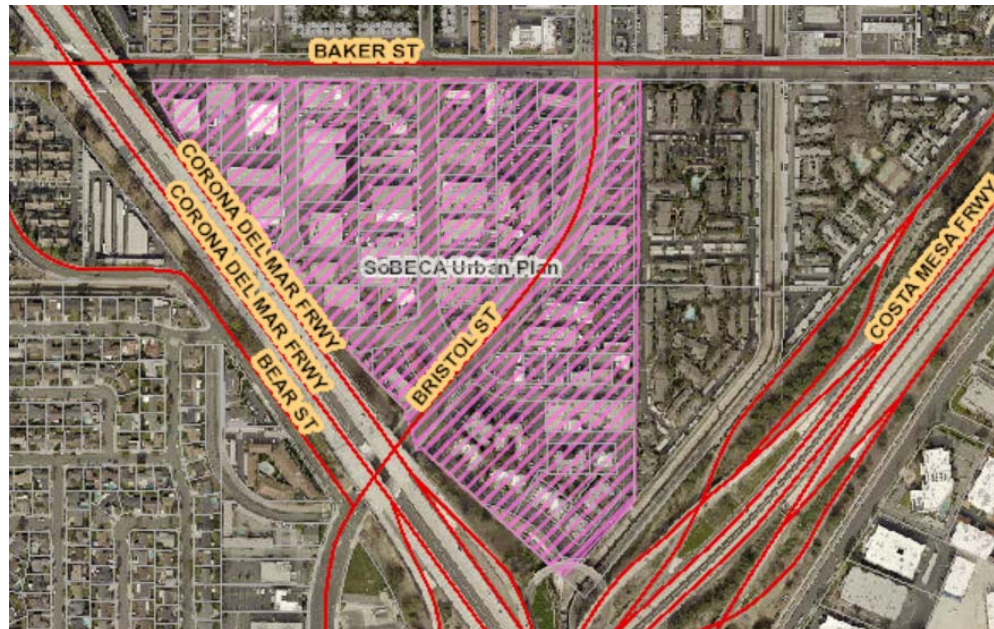


2016 GENERAL PLAN UPDATE NEW OVERLAYS

- SoBECA
- HARBOR BOULEVARD MIXED-USE
- RESIDENTIAL INCENTIVE OVERLAYS
 - HARBOR BOULEVARD
 - NEWPORT BOULEVARD



SoBECA RESIDENTIAL INCENTIVE



SoBECA

Adopted in 2006

Area: 39.2 acres

Allowed uses: mix of housing and retail/service commercial businesses, light industrial uses, creative studios, retail campuses, and entertainment and restaurant uses that attract local residents and visitors

Permitted development: mixed-use that combines residential and commercial uses, as well as stand-alone commercial and residential uses

This designation emphasizes commercial uses and aims to expand the established innovative, eclectic, and unique uses that support homegrown and incubator-type businesses important to the local economy



SoBECA

2015-2035 General Plan – adopted in 2016

Alternative to light industrial and commercial development

Maximum of 450 dwellings within the urban plan area at a maximum density of 40 du/acre

Maximum FAR of 1.25 applies to mixed-use buildings that integrate residential and commercial uses. Stand-alone commercial or industrial buildings have a maximum FAR of 1.0

Maximum building height of four stories



HARBOR MIXED USE OVERLAY



HARBOR MIXED USE OVERLAY

2015-2035 General Plan – adopted in 2016

Area: 24.6 acres

Maximum density: 20 du/acre

Mixed Use Floor Area Ratio: 1.0 to 1.25

This mixed-use overlay zone (over the Commercial and Industrial base districts) is intended to promote commercial/residential mixed-use development, encourage adaptive reuse, stimulate private investments and improvements, promote new housing types, and meet housing demand





RESIDENTIAL INCENTIVE OVERLAYS



RESIDENTIAL INCENTIVE OVERLAYS

HARBOR BLVD. AND NEWPORT BLVD.

2015-2035 General Plan – adopted in 2016

Area – 40.8 acres

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: four stories (provided privacy concerns of adjacent established residential neighborhoods are adequately addressed through the setback of upper stories or other design approaches)

Maximum density: 40 units per acre.





PROJECT EXAMPLES



PROJECT EXAMPLES – LIVE/WORK UNITS



Brickyard West – 14 units



Superior Pointe – 49 units



PROJECT EXAMPLES – LIVE/WORK UNITS



WestPlace – 36 units



PROJECT EXAMPLES – LIVE/WORK AND LOFTS



The Lighthouse – 89 units



PROJECT EXAMPLES – LIVE/WORK AND LOFTS



Westside Gateway – 177 units



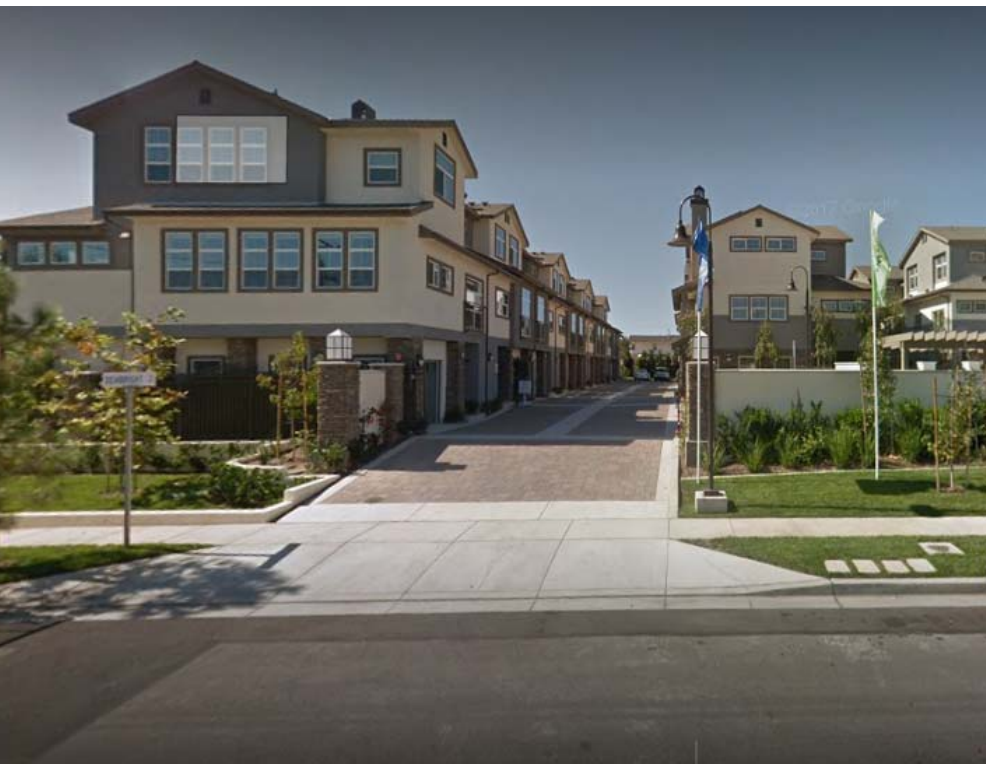
PROJECT EXAMPLES – RESIDENTIAL



Maple Crossing – 37 units



PROJECT EXAMPLES – RESIDENTIAL



Seabright - 26 units



PROJECT EXAMPLES – RESIDENTIAL



743 W. 20th Street – 4 units





PROJECT EXAMPLES

SMALL LOT SUBDIVISIONS



SLO PROJECT – UNDER CONSTRUCTION



SLO PROJECT – 10 UNITS



SLO PROJECT – UNDER CONSTRUCTION



APPROVED/PENDING UNITS

Urban Plan	Number of Units Approved
19 th West	5 (mixed use - in process)
Mesa West Bluffs	504 (live/work and lofts)
Mesa West Residential Ownership	65 (residential)
SoBECA	A mixed use project with 28 apartments and 20,000 SF of retail/ restaurant and 5,500 SF of office use (in process)
Residential Incentive Overlays	0
Harbor Mixed Use	0



WHERE DO WE GO FROM HERE?

Options:

No Change

Modify: Modify the development standards, such as:

- Density
- Height
- Interface with single family residential
- Increased density

Repeal: Prohibit further approvals of projects under Urban Plans and overlay districts; would require a General Plan Amendment including revising Land Use and Housing Elements and Zone Change

Moratorium: Action would halt development until moratorium is lifted. The initial moratorium period is for 45 days followed by a maximum of two extensions of 10 months and 15 days and one year, respectively. Approvals and extensions of a moratorium require a four-fifths vote of the City Council



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Small Lot Ordinance

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