

**CITY OF COSTA MESA
NOTICE OF A PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at the regular meeting on **Tuesday, April 5, 2016, at 7:00 p.m.**, or soon thereafter as the matter shall be heard, in the City Hall Council Chambers, 77 Fair Dr., to consider the following item:

Description: 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:

Urban Plan Description:

- *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. The mixed-use overlay zone allows horizontal and vertical mixed-use development pursuant to an approved site-specific Master Plan. Live/work development may also be approved, but the Mesa West Bluffs Urban Plan development standards related to live/work development must be applied.
- *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. Light Industrial General Plan land use designations comprise the plan area. The mixed-use overlay zone allows live/work or residential development pursuant to an approved site-specific Master Plan. ***This Plan was amended by Council in 2009.***
- *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.

Amendment Description:

The Urban Plan amendments generally relate to the following:

- (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.

Environmental Determination: Exempt per Section 15061(b) (3) General Rule.

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communications, photos, or other material for copying and distribution to the City Council that is 10 pages or less, must be submitted to the City Clerk **NO LATER THAN 3:00 P.M.** on the day of the hearing, **April 5, 2016** and can also be emailed to cityclerk@costamesaca.gov If the public wishes to submit written communication, photos, or other material for distribution to the City Council at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** Any materials to be displayed on the overhead projector at the Council Meeting must be submitted to the City Clerk **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.** If you should need further assistance, please contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>, 72 hours prior to the public hearing date.

IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa

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Table A – Proposed Urban Plan Amendments

Proposed Text Amendment	SoBECA	19 West	Mesa West Bluffs	Residential Ownership
1. Urban Plan Boundaries and Architectural Exhibits:				
• Reflect No Changes to Urban Plan Boundaries	No Change	No Change	No Change	No Change
• Develop new architectural exhibits and illustrative exhibits of desirable architectural prototypes to promote architectural excellence.	■	■	■	■
2. Revise Certain Development Standards.				
• Add provision allowing development lots of less than one acre provided that the development standards are met.	■	■	■	■
• Increase 10-foot front setback requirement to a 15-foot front setback.	■	■	■	NA
• Remove all references to tandem garages.	■	■	■	■
• Clarify that other development standards from different urban plans may apply to a project.	■	■	NA	NA
3. Increase Open Space Requirements.				
• Increase minimum 10% open space requirement to 30%, but allow a 10% allowance for roof deck areas.	■	■	■	NA
• Allow square footage of roof decks to be partially counted towards the open space requirement. (10% allowance).	■	■	■	NA
4. Promote architectural excellence, transitioning, and integration.				
• 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.	■	■	■	■
• Require very distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development.	■	■	■	■
• Require commitment to the originally-approved color board and materials for the project, unless otherwise modified by Planning Commission	■	■	■	■
5. Promote and better define work space in live/work unit.				
• Mandate that work spaces cannot include a bathroom with a shower/or bath.	■	■	■	NA
• Preclude use of any units for short-term vacation rentals, boarding house use, Air B&B, etc.	■	■	■	NA
• Require that work spaces be specifically designated for office/commercial purposes and cannot be used as a bedroom. Buyer notification required.	■	■	■	NA

Notes: "NA" indicates not applicable.

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