



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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AGENDA ITEM 2

June 19, 2025

TO: Commissioners/Alternates

FROM: Julie Fitch, Executive Officer

SUBJECT: City of Costa Mesa Request for Consistency Determination of Hive Live Project (3333 Susan Street) and Related General Plan Amendment, Zoning Amendment, and Specific Plan Amendment

Background

In March 2022, the Airport Land Use Commission (ALUC) reviewed the City of Costa Mesa Housing Element Update for the 2021-2029 planning period. The Housing Element Update identified 99 potential candidate housing sites within five designated Focus Areas. The Hive Live project site was included in Focus Area 1, North Costa Mesa and Home Ranch, and is shown as Site 196 on Attachment 1. The Commission found the City's Housing Element Update to be inconsistent with the *Airport Environs Land Use Plan for John Wayne Airport (AELUP for JWA)* based on the location of proposed residential sites in Focus Areas 2 through 5, and specifically those that would penetrate the JWA's horizontal surface of 206 feet Above Mean Sea Level (AMSL).

Proposed Project

The 14.25-acre Hive Live project site, located at 3333 Susan Street, is included in the North Costa Mesa Specific Plan in Focus Area 1. The project site is bound by Sunflower Avenue to the north, Susan Street to the east, South Coast Drive to the South (Attachment 2). The site is developed with an existing 182,520-square-foot Hive Creative office park complex, a private-use open field, and associated parking lots, all of which will be demolished.

The proposed Hive Live project would redevelop the site with a new master-planned residential community that would include up to 1,050 residential units, 3,692 square feet of retail uses, and 335,958-square feet of open space. The development would include three five-story residential buildings, each wrapped around a parking structure.

The proposed project requires City approval of a General Plan Amendment, Zoning Amendment, Specific Plan Amendment, Tentative Parcel Map, Master Plan, Development Agreement, and a

Density Bonus Agreement. The project is being referred to your Commission because of the project's location within the Airport Planning Area for John Wayne Airport and because the project requires Amendments to the General Plan, Zoning Code, and Specific Plan. Those amendments are summarized below:

- The General Plan Amendment would change the property's land use designation from Industrial Park (IP) to Urban Center Commercial on the southern 4.68-acre parcel (Parcel 1) and High Density Residential on the remaining northern 9.57 acres parcels (Parcels 2 and 3) to allow residential use with a maximum site-specific base density of 62 dwelling units per acre with a maximum of 1,050 residential units. See Attachment 3 for General Plan Amendment exhibits.
- The Zone Change would rezone the property from Planned Development Industrial (PDI) to Planned Development Commercial (PDC) and Planned Development Residential - North Costa Mesa (PDR-NCM) on Parcels 2 and 3 and establish a maximum density of 62 dwelling units per acre. See Attachment 4 for Zoning Amendment.
- The North Costa Mesa Specific Plan Amendment would rezone Home Ranch Sub-Area C (Hive Live) to Planned Development Commercial (FAR of 0.40) on proposed Parcel 1 and Planned Development Residential – High Density on proposed Parcels 2 and 3, and establish the standards related to the proposed development to include a maximum site-specific base density of 62 dwelling units per acre (or maximum base density of 884 dwelling units), a maximum of 70,128 square feet on non-residential development on Parcel 1, and a maximum height increase from five (5) stories/60 feet to seven (7) stories/85 feet. See Attachment 5 for the Draft North Costa Mesa Specific Plan Amendment.

The City of Costa Mesa has scheduled the following public meetings/hearings on the proposed project:

June 9, 2025 - Planning Commission (recommended approval 6-1)
July 15, 2025 - City Council Public Hearing

AEUP for JWA Issues

The project has been evaluated for conflicts with respect to aircraft noise, building heights, and safety zones.

Regarding Aircraft Noise Impacts

The proposed Hive Live project is located outside of the JWA 60 and 65 dBA CNEL contours (see Attachment 6); therefore, no noise attenuation measures are required.

Regarding Height Restrictions

The proposed Hive Live project is located outside the Part 77 Obstruction Imaginary Surfaces for JWA as shown on Attachment 7.

The proposed project is located within the AELUP Notification Area for JWA (see Attachment 8). The proposed maximum height for the project is 120 feet above mean sea level (AMSL). With an approximate ground elevation of 35 feet, the maximum heights allowed would not penetrate the notification surface of 196.4 feet AMSL.

Regarding Safety Zones and Flight Tracks

Attachment 9 shows that the project is outside of the Safety Zones for JWA. Attachment 10 illustrates flight tracks in relation to the project site on three separate days in March of 2025. As shown on the exhibits, there are few flights over the project site.

AELUP for Heliports

Heliports are not proposed as part of the project; therefore, it has not been reviewed for consistency with the *AELUP for Heliports*.

Environmental Compliance

A Draft Environmental Impact Report (DEIR) was prepared as the CEQA documentation to analyze the potential impacts of the project and identify measures to mitigate the environmental effects. No areas of significant impact were determined from the construction or operation of the proposed project with the implementation of mitigation measures.

Conclusion

Attachment 11 to this report includes excerpts from the project submittal package received from the City of Costa Mesa.

The proposed project is not located within the noise contours or safety zones for JWA and would not penetrate the notification or the obstruction imaginary surfaces for JWA. While the site was included in the Housing Element as an opportunity site, it was not part of Focus Areas 2 through 5, which were the basis for the inconsistent finding at that time.

Recommendation:

That the Commission find the proposed Hive Live Project and General Plan Amendment, Zoning Change, North Costa Mesa Specific Plan Amendment, and Master Plan to be consistent with the *AELUP for John Wayne Airport*.

Respectfully submitted,



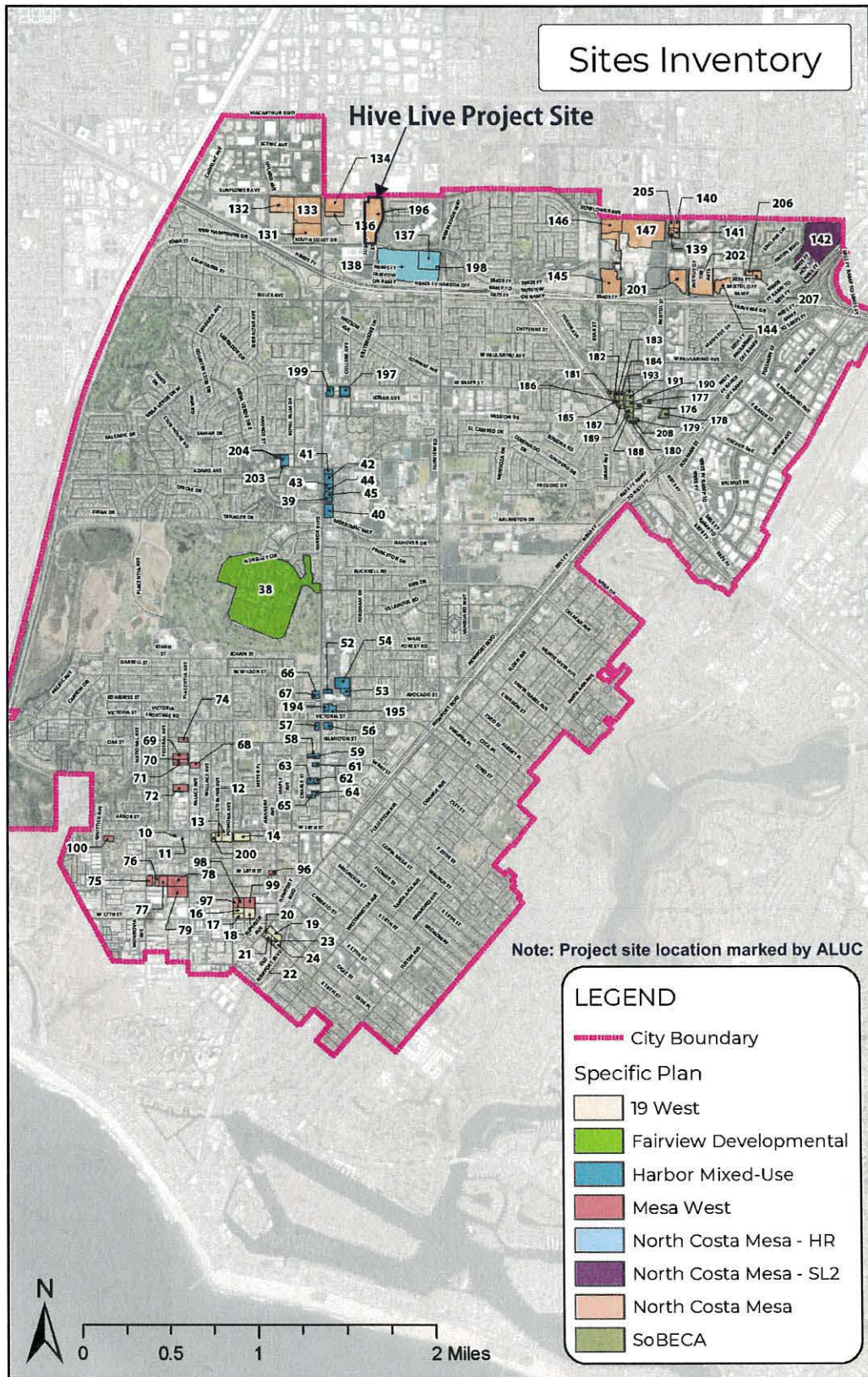
Julie Fitch
Executive Officer

Attachments:

1. Costa Mesa Housing Element Sites Inventory
2. Project Site Location
3. General Plan Amendment
4. Zoning Amendment
5. North Costa Mesa Specific Plan Amendment
6. JWA Noise Contours
7. JWA Obstruction Imaginary Surfaces
8. Notification Area for JWA
9. JWA Safety Zones
10. JWA Flight Tracks
11. Excerpts from Costa Mesa Submittal
12. Draft Resolution and Ordinances



Figure B-2: Map of Candidate Housing Sites (By Zoning)



Hive Live Site Location

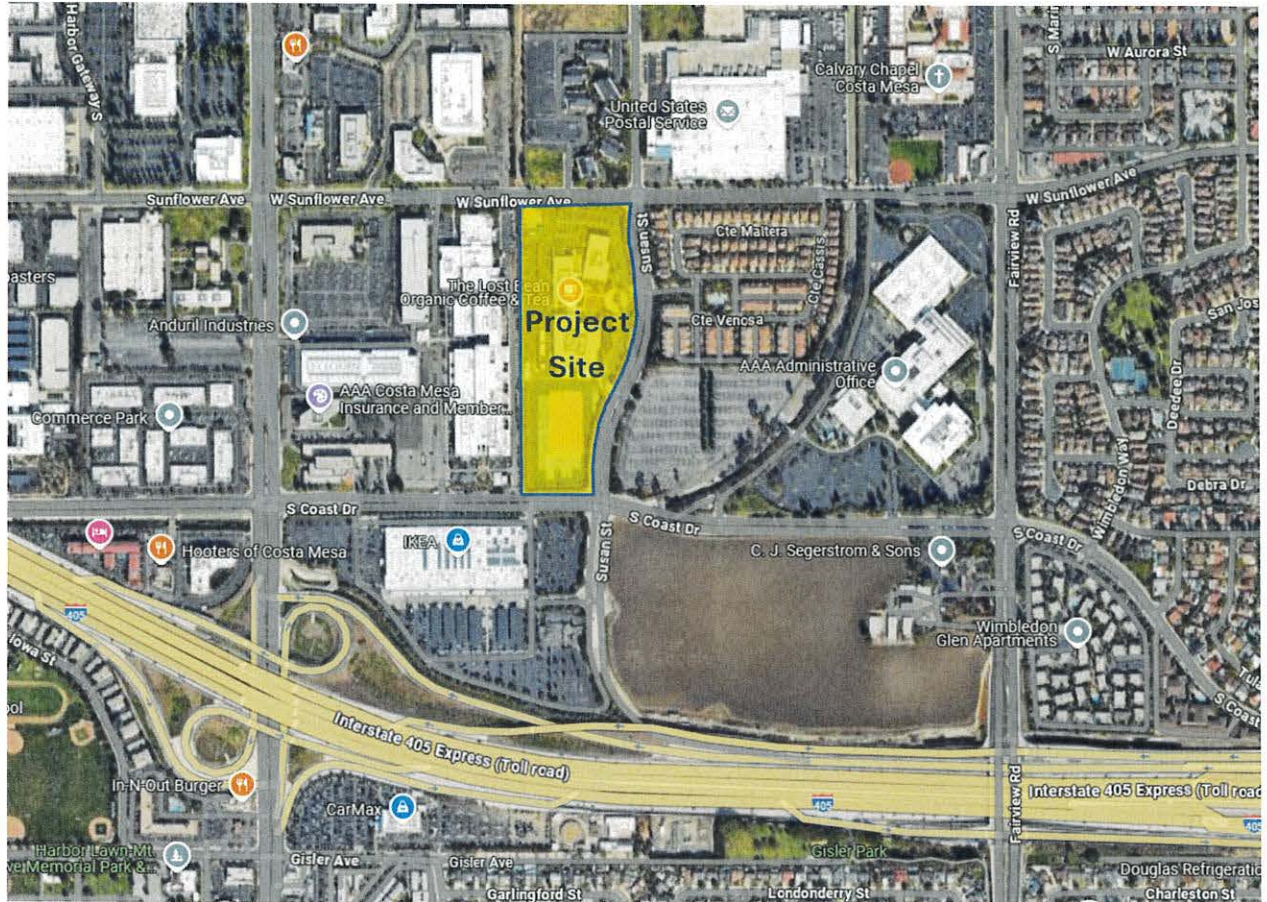


EXHIBIT A

GENERAL PLAN AMENDMENT PGPA-23-0002

Amendment to Land Use Map (Figure LU-3)

Update Land Use Map by applying the Urban Center Commercial to the southern parcel and the High Density residential designation to the two northern parcels with a site specific density of 62 dwelling units per acre and a maximum of 1,050 units:



Amendment to Land Use Designation Table (Table LU-3)

Update Table LU-3: Amend the Land Use Designation Table to account for the modified land use designations:

Table LU-3: Land Use Designations (2015)

Land Use Designations	Residential Density	Floor-Area Ratio	Acres Developed	Acres Undeveloped	Net Acres	% of Acres
Residential						
Low-Density Residential	≤8 du/ac	N/A	2,087.4	0.8	2,088.2	25.9%
Medium-Density Residential	≤12 du/ac		858.1	1.1	859.1	10.7%
High-Density Residential ^{1,2}	≤20 du/ac		859.99 869.56	2,918.13	862.89 872.5	10.87 %
Non-Residential						
Commercial-Residential	≤17.4 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	47.9	0.0	47.9	0.6%
Neighborhood Commercial	≤20 du/ac	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	40.3	0.2	40.5	0.5%
General Commercial	≤20 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	605.94	8.5	614.44	7.6%
Commercial Center ³	≤20 du/ac	0.25/High Traffic 0.35/Moderate Traffic 0.45/Low Traffic 0.75/Very Low Traffic	117.18	0.3	117.48	1.5%
Urban Center Commercial ³	20 to 80 du/ac	N/A ⁵	59.74 64.42	66.6	126.34 131.02	1.6%
Cultural Arts Center ⁴	Varies ⁴	1.77 ⁴	57.3	0.0	57.3	0.7%
Regional Commercial	≤20 du/ac	0.652/0.89 ⁴	147.9	0.0	147.9	1.8%
Industrial Park	≤20 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	630.13 615.88	2.4	632.53 618.28	7.97 %
Light Industrial ⁶	≤20 du/ac	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	374.2	4.0	378.1	4.7%
Public and Institutional	--	0.25	1,263.2	0.3	1,263.4	15.7
Golf Course	--	≤0.01	553.7	0.0	553.7	6.9%
Fairgrounds	--	≤0.10	150.0	0.0	150.0	1.9%
Multi-Use Center	15 to 25 du/ac	0.25	102.6	0.0	102.6	1.3%
Totals			7,955.6	87.1	8,042.4	100%

Amendment to Land Use Density and Intently Summary (Table LU-6)

Update Table LU-6: Amend the Land Use Density and Intensity Summary to include a footnote regarding the site-specific density

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 ^{8,9,10}	--	20 du/ac	50 p/ac	--	--

9.10. The 3333 Susan Street property has a site specific residential base density maximum of 62 units/acre (or maximum base density of 884 dwelling units).

Addition to High Density Residential Text (Page LU-30)

Inclusions of a description outlining the project's site-specific density within the High-Density Residential description section.

An approximately 9.57-acre portion of the HIVE LIVE site is designated High Density Residential. The HIVE LIVE site, which is within the North Costa Mesa Specific Plan, permits a site-specific base density of up to 62 units/acre (or a maximum base density of 884 dwelling units across the *entire* HIVE LIVE site).

Addition to Urban Center Commercial Text (Page LU-42)

Inclusions of the Hive Live project the list of Urban Center Commercial major developments.

The Urban Center Commercial designation includes the following major developments:

- Automobile Club of Southern California
- Metro Pointe
- South Coast Metro Center/Experian
- Sakioka Lot 2 (as of 2015, unbuilt)
- HIVE LIVE (Parcel A)

Amendment to Urban Center Major Developments Table (Table LU-11)

Amend the Urban Center Major Developments table to include the Hive Live project and associated site-specific density:

Table LU-11: Urban Center Major Developments

General/All Employees (unrestricted) All Employees (unrestricted)		Maximum		Peak Hour Vehicle Trip Budget		North Costa Mesa Specific Plan Applies
Area	Acres	Development Agreement Non-Residential Building Sq.Ft./FAR	Allowable Residential Units	A.M.	P.M.	
Automobile Club of Southern California ¹	43	967,000 sf 0.56 FAR	0	1,190 ²	1,576 ²	No
South Coast Metro Center/Experian ¹	45	Residential Option: 1,335,386 sf 0.69 FAR Non-Residential Option: 1,546,180 sf 0.79 FAR	Residential Option: 484 units	Residential Option: 1,931 ² Non-Residential Option: 1,886 ²	Residential Option: 1,976 ² Non-Residential Option: 1,994 ²	Yes
Sakioka Lot 2 ¹	33	Non-Residential: 863,000 sf 1.0 retail FAR 1.0 office FAR	Residential Option: 660 units	1,062 ²	1,407 ²	Yes
<u>HIVE LIVE</u>	<u>4.68</u>	<u>Non-Residential:</u> <u>70,128 sf</u>	<u>Residential</u> <u>Option: 884</u> <u>units³</u>	<u>376</u>	<u>362</u>	<u>Yes</u>

Notes:

1. A development agreement specifies the maximum building square footage and floor area ratio, which is consistent with the North Costa Mesa Specific Plan and General Plan.
2. Vehicle trips per hour
3. HIVE LIVE residential development is reflective of a maximum base density of 62 units/acre across the entire 14.25-acre HIVE LIVE site. Please refer to the North Costa Mesa Specific Plan

Addition to Urban Center Commercial Text (Page LU-46)

Inclusion of a project description within the Urban Center Commercial description section.

HIVE LIVE

An approximately 4.68-acre portion HIVE LIVE property is designated Urban Center Commercial. The HIVE LIVE property is located in the Segerstrom Home Ranch Sub-Area of the North Costa Mesa Specific Plan. It is located west of Susan Street and north of Coast Drive. The site is currently developed with an existing office development and a grass field that was previously used for the LA Chargers training facility. Pursuant to a development agreement, site specific intensity and density were established: (1) up to 884 base dwelling units across the entire HIVE LIVE property, with minor accessory retail, and (2) 70,128 square feet of non-residential use on Parcel 1 (if residential uses are not established).

Future development on HIVE LIVE property is subject to an applicable trip budget limitation, applicable development standards of the PDC and PDR-HD zones, and consistency with the both the North Costa Mesa Specific Plan and the General Plan.

Amendment to General Plan Land Use 2034 Table (Table LU-20)

Amend the General Plan Land Use 2035 table to account for the modified land use designations:

Table LU-20: General Plan Land Use 2035

Land Use Designations	Net Acres	Residential Dwelling Units		Non-Residential Square Feet	
		2015 Existing	2035 Future	2015 Existing	2035 Future
Residential					
Single-Family	2,088.2	14,210	14,791	--	--
Multi-Family	1,720.2 1,729.5 7	28,413	36,958	--	--
Non-Residential					
Commercial-Residential	47.9	--	--	543,000	455,200
Neighborhood Commercial	40.5	--	--	338,000	472,100
General Commercial	616.3	--	--	7,065,300	8,556,100
Commercial Center	117.5	--	--	733,000	1,075,800
Urban Center Commercial	126.313 0.98	--	--	4,550,700	5,581,200
Cultural Arts Center	57.3	--	--	2,673,300	4,869,800
Regional Commercial	147.9	--	--	2,723,700	3,260,800
Industrial Park	632.661 8.4	--	--	8,684,500	9,895,000
Light Industrial	378.1	--	--	4,402,500	2,838,000
Public and Institutional	1,263.4	--	--	1,989,000	3,970,700
Golf Course	553.7	--	--	84,200	84,200
Fairgrounds	150.0	--	--	454,450	1,020,400
Multi-Use Center	102.6	--	--	--	279,000
Totals	8,044.5	42,623	50,692	33,916,000	42,553,000

EXHIBIT D1

REZONE

Amendment to the Zoning Map

Change the zoning district designation of the 14.25-acre site at 3333 Susan Street from Planned Development Industrial (PDI) to Planned Development Commercial (PDC) and Planned Development Residential – North Costa Mesa (PDR-NCM)

Proposed Zoning Map

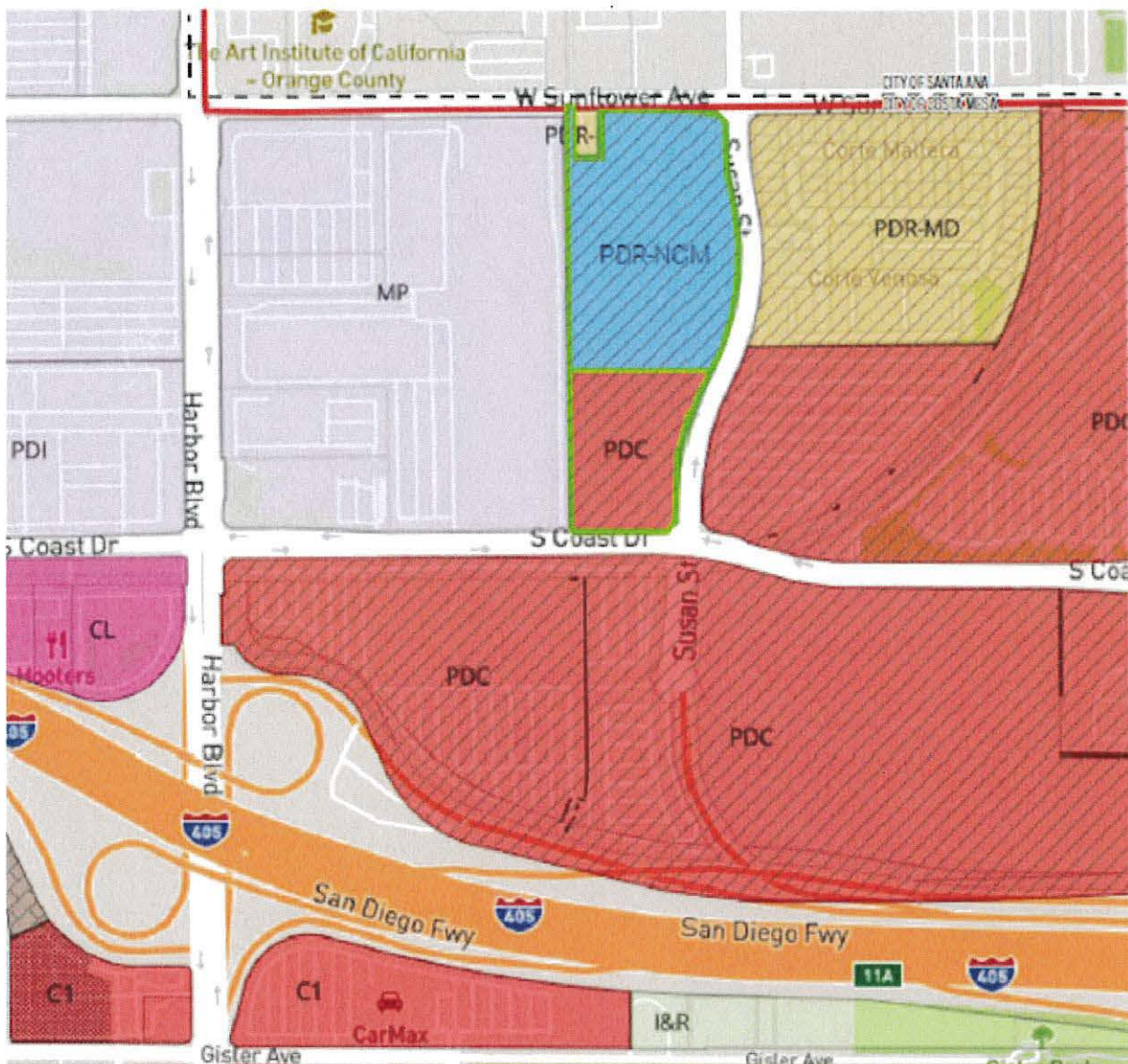


EXHIBIT D2**Amendment to Table 13-58**

Update Table 13-58 to reference the site-specific density for the Hive Live project (text changes shown in bold font below)

DEVELOPMENT STANDARD	PDR-LD	PDR-MD	PDR-HD	PDR-NCM	PDC	PDI
Maximum Density per section 13-59 MAXIMUM DENSITY CRITERIA. (dwelling units per acre)	8	12	<p>20</p> <p>Note: See North Costa Mesa Specific Plan for exceptions.</p> <p>Note: The maximum density for 125 East Baker Street is 58 dwelling units per acre (C0-13-02).</p> <p>Note: The maximum density for 2277 Harbor Boulevard is 54 dwelling units per acre (C0-14-02).</p> <p>Note: The maximum density for 1683 Sunflower Avenue is 80 dwelling units per acre (R-20-01) and maximum 1,057 units</p>	<p>35</p> <p>Note: The maximum density for 3333 Susan Street is 62 dwelling units per acre (PGPA-23-0002).</p>	<p>20</p> <p>Note: The maximum density for 1901 Newport Boulevard is 40 dwelling units per acre. See North Costa Mesa Specific Plan for exceptions.</p> <p>Note: No residential development is permitted within the 23.4-acre project site generally addressed as 1375 Sunflower Ave. and 3370 Harbor Blvd. The maximum density for 3333 Susan Street is 62 dwelling units per acre (PGPA-23-0002).</p>	

EXHIBIT E

NORTH COSTA MESA SPECIFIC PLAN AMENDMENT DRAFT

Addition to Page 1 - Summary of North Costa Mesa Specific Plan Amendments

<u>SP-XX-XX</u>	<u>XX</u>	<u>Amendment to rezone Home Ranch Sub-Area C (HIVE LIVE) to (1) Planned Development Commercial on proposed Parcel 1 and (2) Planned Development Residential – High Density on proposed Parcels 2 and 3. The amendment also establishes site-specific density and intensity</u>
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Amendment to NCMSP Table 1 – Page 13

Table 1- General Plan Designations North Costa Mesa Specific Plan				
GENERAL PLAN DESIGNATION	TYPICAL USES	RESIDENTIAL DENSITY	FLOOR AREA RATIO	COMPATIBLE ZONING
Low Density Residential	Single family detached and attached units, granny units, accessory apartments, family day care	Less than or equal to 8 units per acre.	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, POR-LD, I&R
Medium Density Residential	Single-family attached units, multiple family units, senior congregate care facilities, convalescent hospitals, and group residential homes. Ancillary commercial uses are permitted in the planned development zone.	Less than or equal to 12 units per acre	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, R2-MD, PDR-MD, MU, I&R
High Density Residential	Multiple family units, senior congregate care facilities, convalescent hospitals and group residential homes. Ancillary commercial uses are permitted in the planned development zones.	Less than or equal to 20 units per acre; except the density in the PDR-NCM zone is 25 to 35 units per acre. See also The Lakes for site-specific density. Segenstrom Home Ranch Sub-Area C has a site specific density of up to 62 units per acre.	0.15 high traffic 0.25 moderate traffic 0.35 high traffic	R2-HD, R3, PDR-HD, PDR-NCM, MU, I&R
Commercial Center	Major shopping, service, and office facilities designated serve city-wide and regional markets.	Less than or equal to 20 units/acre	0.26 high traffic 0.36 moderate traffic 0.46 low traffic 0.75 very low traffic <i>Except that Home Ranch has a site-specific FAR</i> 0.37 for the IKEA portion of the project and 0.64 for the office portion	C1, C2, C1-S, PDC, AF, P, CL
Regional Commercial	Regional scale uses including major department stores, specialty retail outlets, restaurants, offices, and hotels.	Less than or equal to 20 units/acre	0.662 South Coast Plaza (east of Bear Street) 0.66 South Coast Plaza (west of Bear Street)	PDC
Urban Center Commercial	Intensively developed mixed commercial including offices, retail shops, restaurants, and hotels. Residential uses are also permitted pursuant to the North Costa Mesa Specific Plan	Less than or equal to 20 units/acre. Exceptions: South Coast Metro Center (Area 6) has a site specific density of 100 units per acre. Sakioka Lot 2 may be up to 28 units/ac for mixed-use development. Segenstrom Home Ranch Sub-Area C has a site specific density of up to 62 units per acre.	South Coast Metro Center (Area 9) has a site-specific FAR of 0.79 Sakioka Lot 2 (Area 8) has a maximum site-specific FAR of 1.0 Segenstrom Home Ranch Sub-Area C has a site-specific FAR of 0.40 for the non-residential component only.	PDC, TC
Cultural Arts Center	Mixed commercial, residential, office and cultural uses.	—	1.77 See also the South Coast Plaza Town Center discussion regarding the FAR.	TC
Industrial Park	Wide variety of industrial and compatible office and support commercial uses.	Less than or equal to 20 units/acre	0.20 high traffic 0.30 moderate traffic 0.40 low traffic	MP, FOI, CL

Amendment to Page 17 – Building Heights

It should be noted that Home Ranch has a specific height limitation of five stories and only in the center of the property. Any additional height above five stories (75 feet) would require a General Plan amendment. Exhibit Figure 11b depicts the height limitations for Home Ranch.

Amendment to Table 2 on Page 19

Table 2- Maximum Building Heights North Costa Mesa Specific Plan		
SUB-AREA	MAXIMUM BUILDING HEIGHT¹	NOTES
AREA 1 Home Ranch	Varies	See Exhibit-Figure 11b .
AREA 2 Metro Pointe	30 feet-north of South Coast Drive (approx. 2 stories) 90 feet-south of South Coast Drive (approx. 6 stories)	Current development agreement allows buildings up to 15 stories. Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 3 South Coast Plaza and Crystal Court	85 feet (approx. 4 stories)	None
AREA 4 SCP Town Center	315 feet (approx. 25 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 5 The Lakes	Mid-rise Residential- 90 feet (approx. 6 stories) High-rise Residential - 280 feet (approximately 26 stories) Commercial-110 feet (approximately 11	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 6 South Coast Metro	Varies-See Table 6B.	Buildings above 173 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the setback area.
AREA 7 Sakioka Lot 1	60 feet (approx. 4 stories)	Buildings which encroach into the setback for Anton Blvd. and/or Sakioka Dr. cannot exceed 30 feet (approx. 2 stories) within the setback area.
AREA 8 Sakioka Lot 2	North of collector street- 60 feet (approx. 4 stories) South of collector street- 180 feet (approx. 12 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the setback area.
1. All building height measurements reference the height above grade- not mean sea level.		

Addition to Page 34 – Area 1 Home Ranch General Plan and Zoning

In 2025, General Plan XXXX-XXXX was approved to change the designation of Sub-Area C (also referred to as "HIVE LIVE") to (1) Urban Center Commercial on the southern portion of HIVE LIVE (Parcel 1) and (2) High Density Residential on the remainder of HIVE LIVE (Parcels 2 and 3), and establish site-specific density and intensity standards for the HIVE LIVE property. Non-residential intensity was reduced to reflect that non-residential development may only occur on Parcel 1, with a maximum of 0.40 FAR, while residential density is permitted up to 62 units per acre across the entire HIVE LIVE property.

Amendment to Page 34 and Table 4A

To facilitate flexibility for Sub-Areas B and C, building square footages and trip budgets may be transferred, provided that the total nonresidential building square footage, floor area ratio, and trip budget for the combined two sub-areas are not exceeded as delineated in Table 4A. Transfers affecting Sub-Areas A and D are not permitted. Future development in Sub-Area B shall be limited to high quality office, office-related uses, and corporate office/headquarters with subsidiary support functions that may include research and design, minor assembly, light manufacturing, and storage. Retail uses in Sub-Area B shall be limited to those that are ancillary to the office development.

Shown below are the development parameters for each distinct sub area.

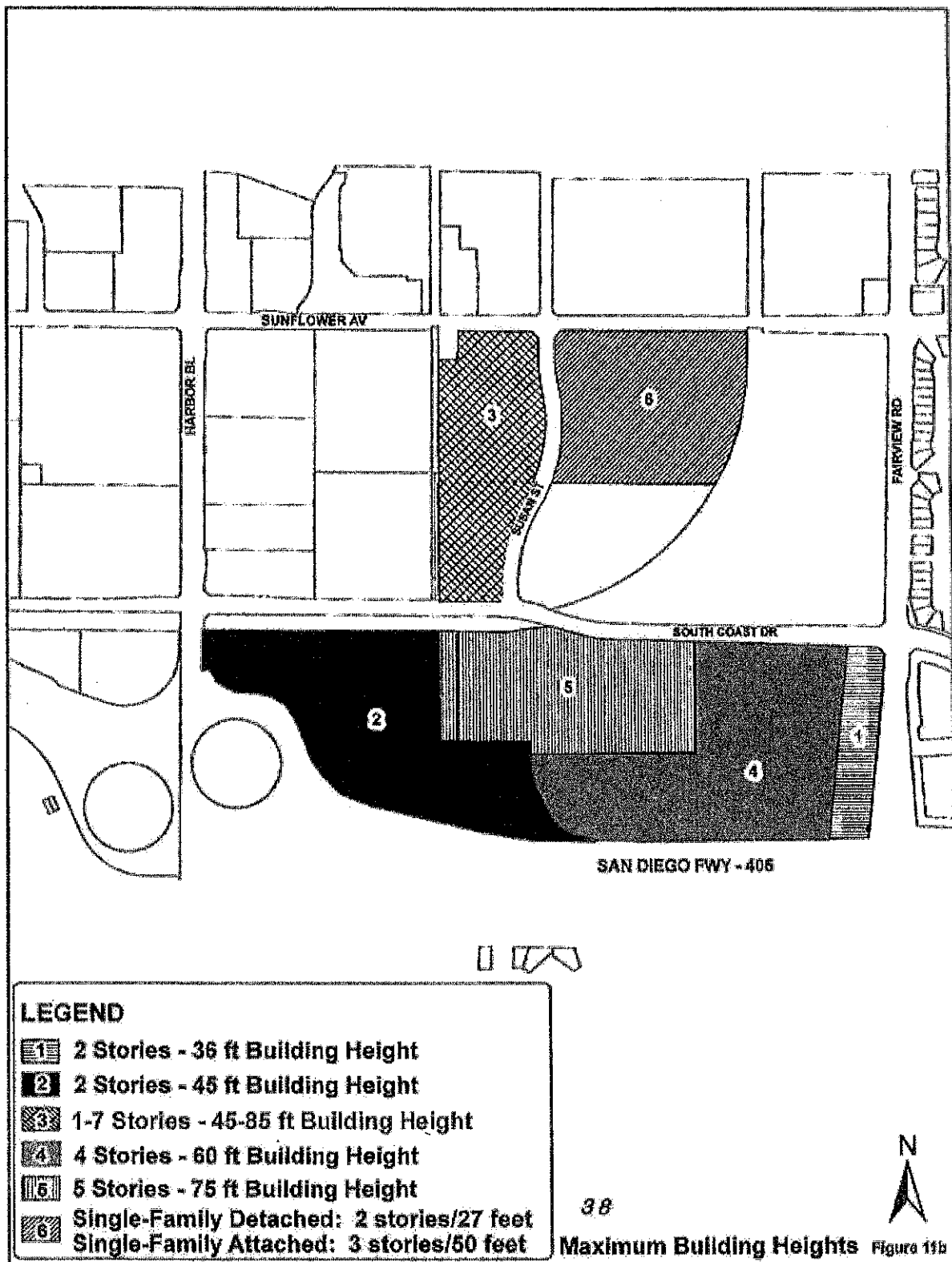
Land Use	Acreage	Floor Area Ratio/ Density	Maximum Units/ Square Footage	Maximum Stories/Height	A.M. Peak Hour Trips	P.M. Peak Hour Trips
A. IKEA	19.27	0.37 FAR	308,000 sf	2 stories/45 feet	43	431
B. Office and Office-related uses	43.57 ²	0.64 FAR	1,200,000 sf	2-5 stories/36 - 75 feet See Figure 11b	1 1,860	1 1,788
C. <u>Industrial Park/HIVE LIVE^{3,5}</u>	14.25	0.40 FAR ⁴ <u>Up to 62 units/acre</u>	<u>252,648</u> 70,128 sf <u>884 multi-family</u>	<u>1-75</u> stories/45- <u>85</u> 60 feet See Figure 11b	<u>397</u> 376 ³	<u>432</u> 362 ³
D. Medium Density Residential	16.0	12 units/acre	136 single-family attached units ¹	3 stories/ 50 feet		
			56 single-family detached units ¹	2 stories/27 feet		
			Total Maximum: 192 units		102	130
TOTAL:	93.34	NA	<u>492-1,067</u> units <u>1,760,648</u> 578,128 sf		<u>2,391</u> 402	<u>2,741</u> 781

1. The mix of units is for illustrative purposes only; the precise mix of product types will be determined during master plan review; in no instance shall the 192-unit maximum and/or the morning and evening peak hour trip budget be exceeded.
2. The 1,200,000 maximum square footage is calculated based on the full acreage originally in Home Ranch which includes acreage transferred to the State of California for public improvements. This full square footage intensity may be used for development in Sub-Area B.
3. See partial Assignment and Assumption of Development Agreement recorded on 02/05/2004 as Instrument No. 2004000089554 in official records Orange County. The permitted multi-family units reflects the total number of base units permitted across the 14.25-acre property, which is approximately 62 units/acre. However, individual projects within the HIVE LIVE may exceed 62 units/acre up to a maximum of 85 units/acre, provided that the average density across the HIVE LIVE property does not exceed 62 units/acre base density, exclusive of any increase in units/density permitted pursuant to the Density Bonus Law (Government Code Section 65915).
4. The 70,128 square feet of non-residential development is only available to Parcel 1 of HIVE LIVE, which has a General Plan designation of Urban Center Commercial and is zoned Planned Development Commercial (PDC).
5. Notwithstanding anything to the contrary in Title 13, Chapter 13-X of the City of Costa Mesa Code of Ordinances, including but not limited Table 13-204: (1) in the case of the unintentional damage and/or whole or partial destruction of any structure located on the HIVE LIVE sub-area existing as of [DA EFFECTIVE DATE], such structure may be repaired, restored and/or replaced to its pre-damage or pre-destruction intensity (floor area ratio), use, setback, lot coverage, height, parking ratio, open space, and landscaping; and (2) any structure located on the HIVE LIVE sub-area may be structurally altered, improved and/or maintained, including alterations, improvements and maintenance that extend the use or life of the such structures, provided however that such alterations, improvements and/or maintenance may not result in the expansion of an existing nonconforming use or physically enlarge the structures."

Amendment to Page 35 – Building Heights

~~The General Plan specifically limits building heights to a maximum of five stories (and only in the project's center) for this site. Five~~ Seven stories approximate a 875-foot height limitation. Exhibit 11b indicates the various height limits for Home Ranch. The actual siting of future buildings shall take into account surrounding development in order to minimize visual impacts. The use of low- reflective materials for the building's exteriors will minimize glare impacts. In Building Height Area 1 adjacent to Fairview Road, the City of Costa Mesa shall also require a shade/shadow analysis for any building proposed to exceed 30 feet in height in order to ensure that building's shade or shadow does not extend beyond the project site or public rights-of-way.

Amendment to Figure 11b on Page 38



Addition to Page 39

Sub-Area C: HIVE LIVE

1. Residential Open Space

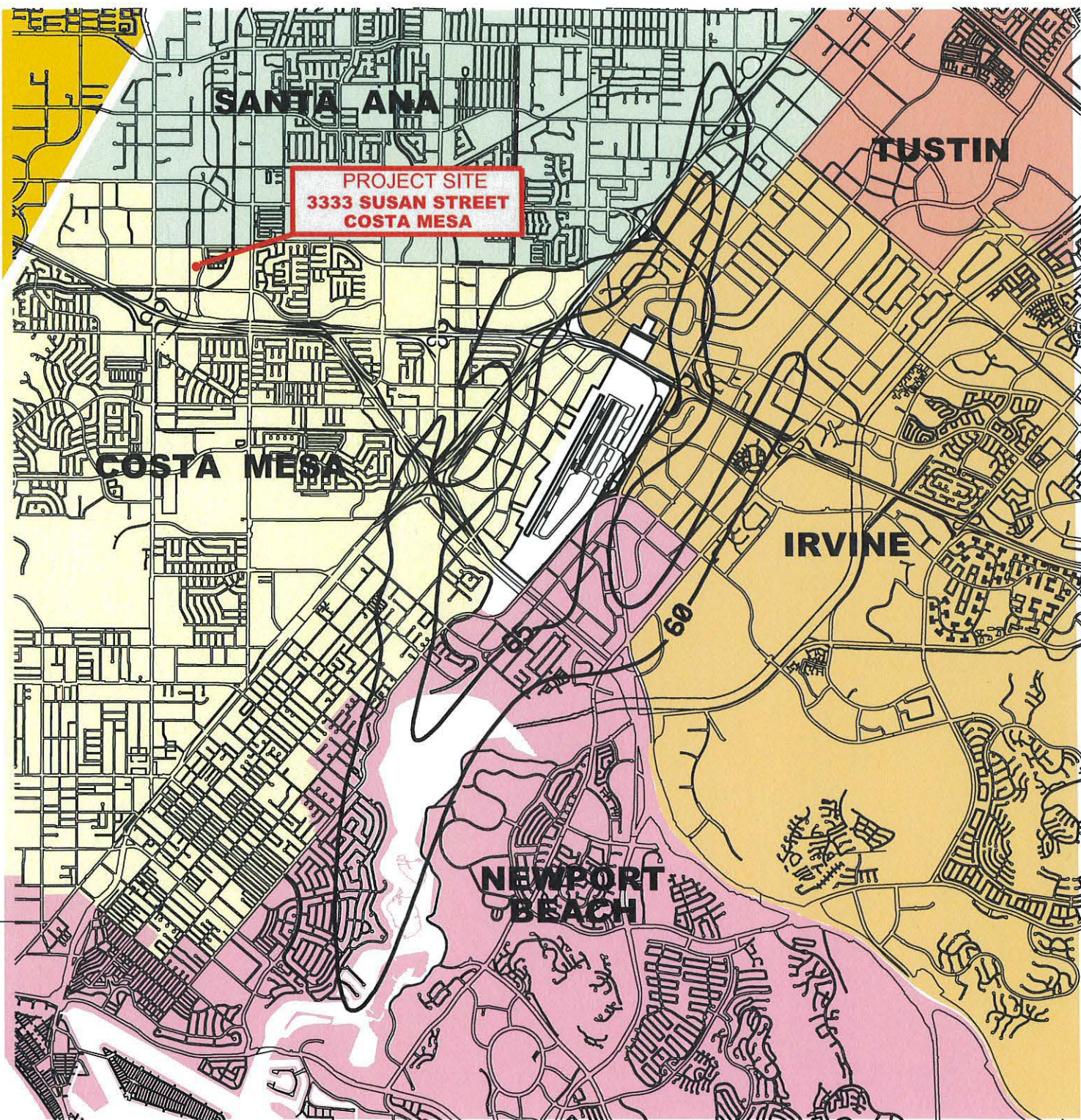
Any future residential development shall comply with the open space standards of the Costa Mesa Municipal Code, except that the project shall provide an average of 50 feet of private open space for each unit (patio or balcony), not including studio units which are not required to have private open space.

Amendment to Page 81

21. All buildings should be set back from the historical preservation area so as to ~~not~~ visually encroach into this area. Buffering could include walls/fencing, landscaping, and/or parking areas.
- 23C. In conjunction with the review and approval of any master plan for the areas containing the four-story industrial/office park buildings (and parking structures, as appropriate) north of South Coast Drive and west of Susan Street, the three-story townhomes (south of Sunflower Avenue and east of Susan Street), and the five-story office buildings (and parking structures, as appropriate) south of South Coast Drive and west of Fairview Road, the following provisions shall be applied:
 1. Provision of sufficient setbacks, variation, or articulation between buildings and Sunflower Avenue, Susan Street, South Coast Drive, Fairview Road, adjacent to the 1-405, and from other buildings to ensure that buildings do not create a "canyon" effect.
 2. Use of low-reflective materials on buildings and parking structures that do not promote glare.
 3. Provision for architectural design, hardscape features, and landscaping ~~in~~ open space areas, in surface parking areas, or on parking structures that reflect a consistent design theme.

Addition to Page 95

In conjunction with the adoption of GP-XXXX-XXXX, the land use designation of Sub-Area C was amended to Urban Center Commercial and site-specific intensities and densities were established.



Note: County Unincorporated areas are shown in white.

John Wayne Airport Impact Zones

LEGEND

- 65— CNEL CONTOUR
- RUNWAY PROTECTION ZONE
- CITY BOUNDARIES
- AIRPORT BOUNDARIES



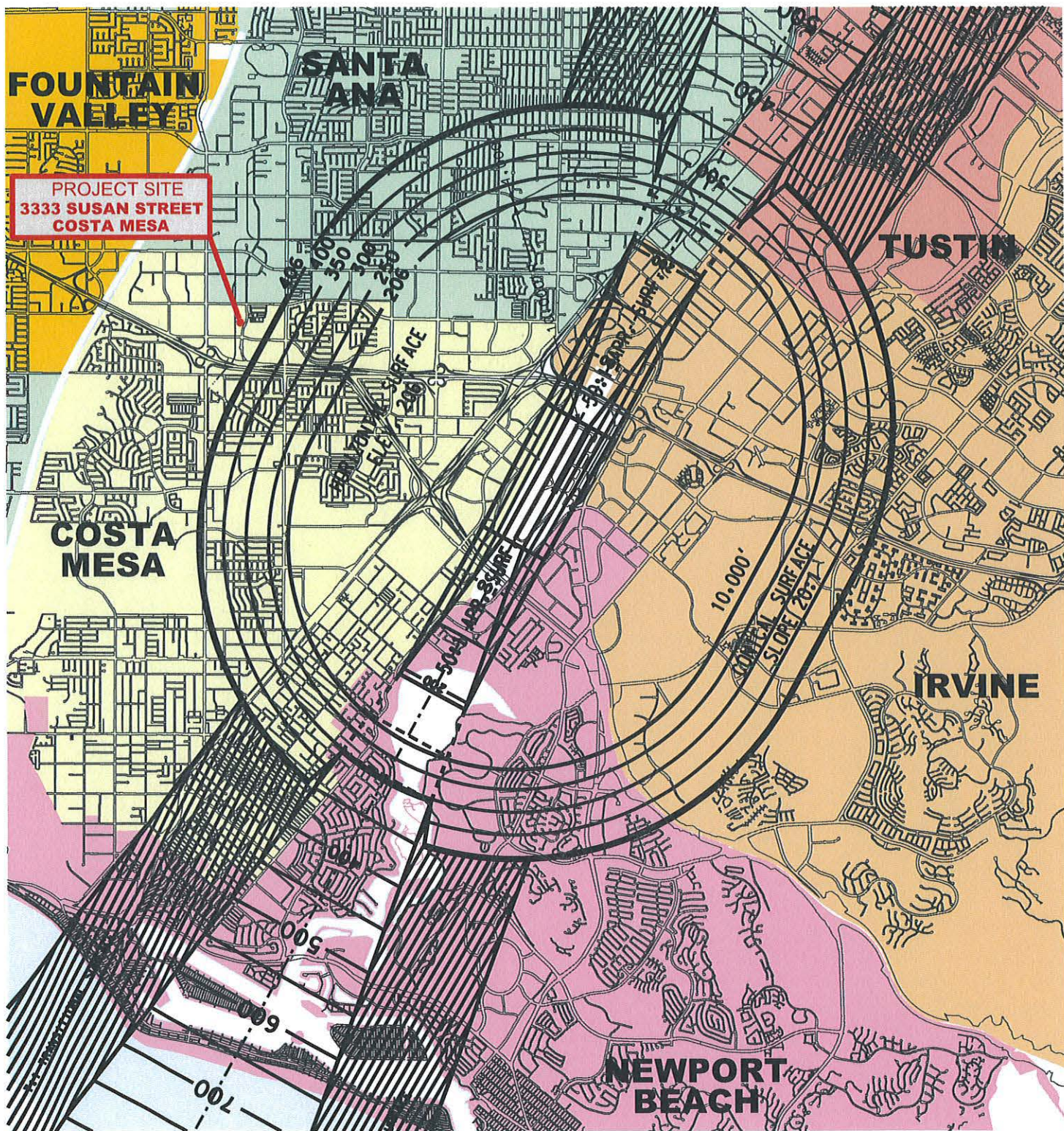
Composite contour from
John Wayne Airport Project
Case-1990 and 2005
(see section 2.2.1)

CERTIFICATION

ATTACHMENT 6

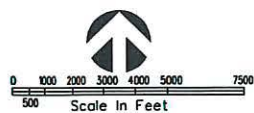
on for Orange County

Date



Note: County Unincorporated areas are shown in white.

FAR PART 77 John Wayne Airport Obstruction Imaginary Surfaces



LEGEND

- CITY BOUNDARIES
- AIRPORT BOUNDARIES

CERTIFICATION

Approved by the Airport Land Use Commission for Orange County

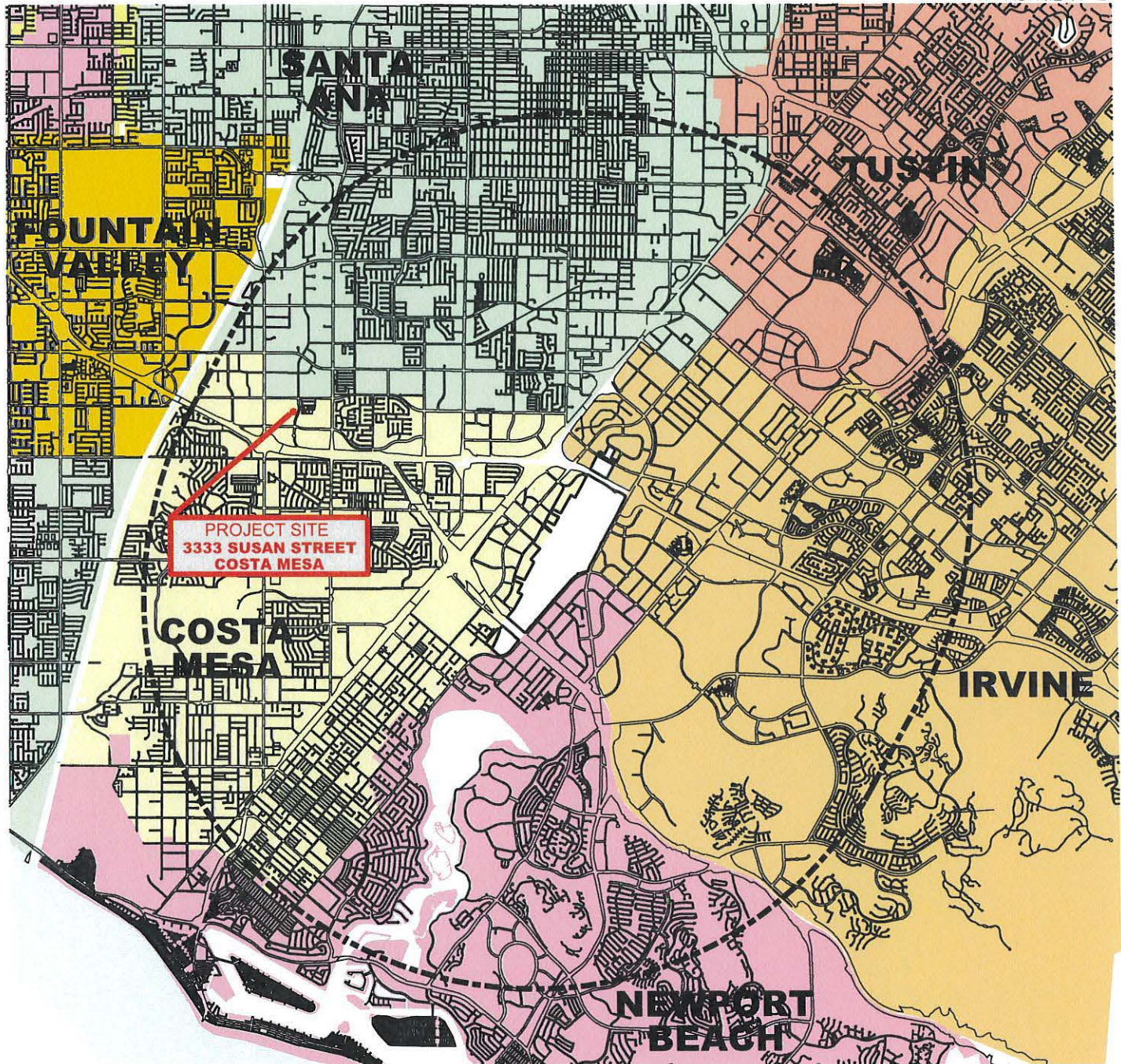
ATTACHMENT 7

Lee Choum, Executive Officer

Date

AELUP Notification Area for JWA

ATTACHMENT 3



Note: County Unincorporated areas are shown in white.

FAR PART 77

Notification Area for John Wayne Airport: 20,000' Radius at 100:1 Slope

LEGEND

- 20,000' Radius
- CITY BOUNDARIES
- AIRPORT BOUNDARIES

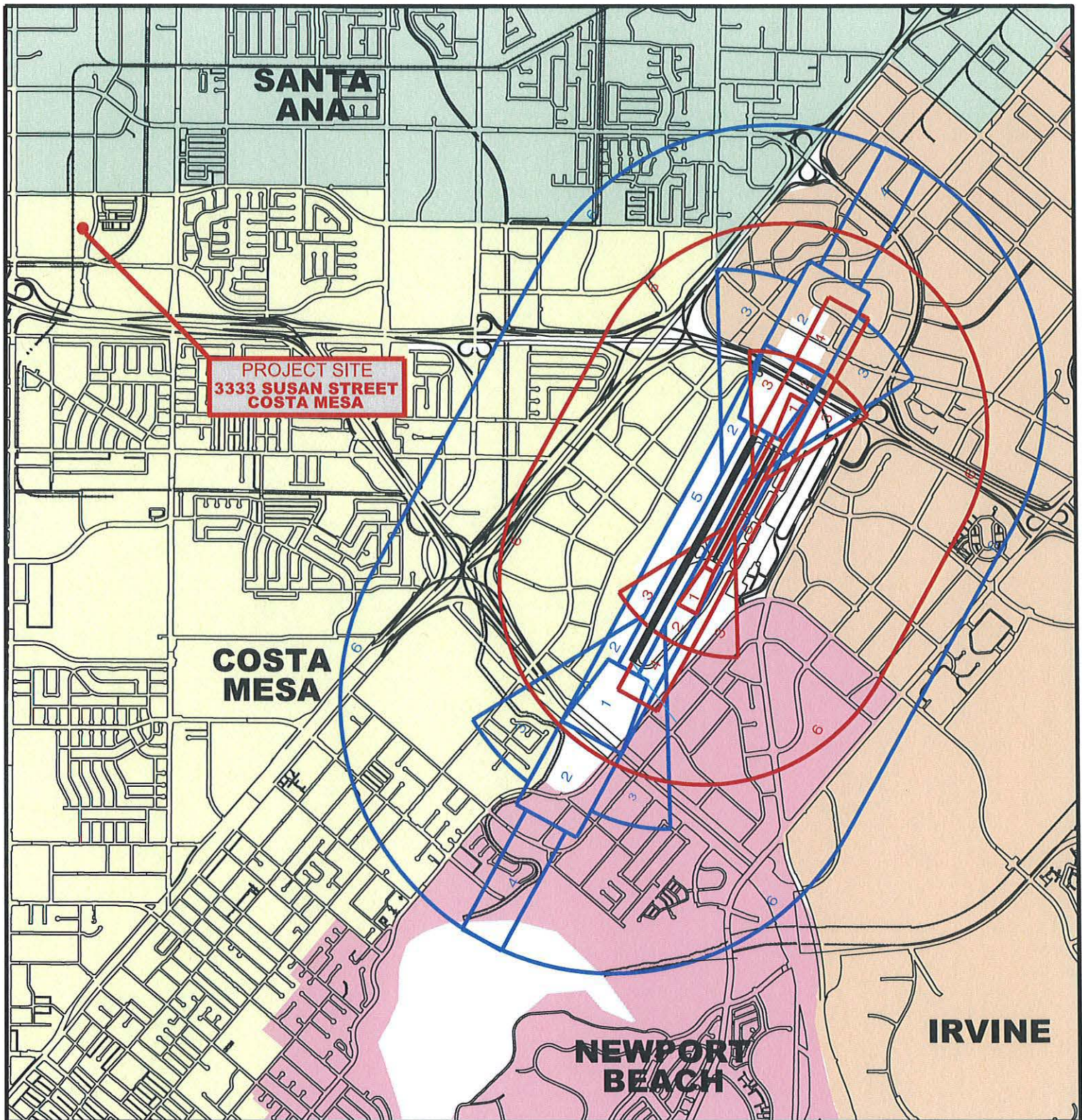


0 1000 2000 3000 4000 5000 7500
Scale in Feet

CERTIFICATION

ATTACHMENT 8

Date



John Wayne Airport Safety Zone Reference Map

LEGEND

1. RUNWAY PROTECTION ZONE
2. INNER APPROACH / DEPARTURE ZONE
3. INNER TURNING ZONE
4. OUTER APPROACH / DEPARTURE ZONE
5. SIDELINE ZONE
6. TRAFFIC PATTERN ZONE

1-6

SAFETY COMPATIBILITY ZONES FOR RUNWAY 2L & 20R (A MEDIUM GENERAL AVIATION RUNWAY AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)

1-6

SAFETY COMPATIBILITY ZONES FOR RUNWAY 2R & 20L (A SHORT GENERAL AVIATION RUNWAY AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)



0 500 1000 2000
Scale in Feet

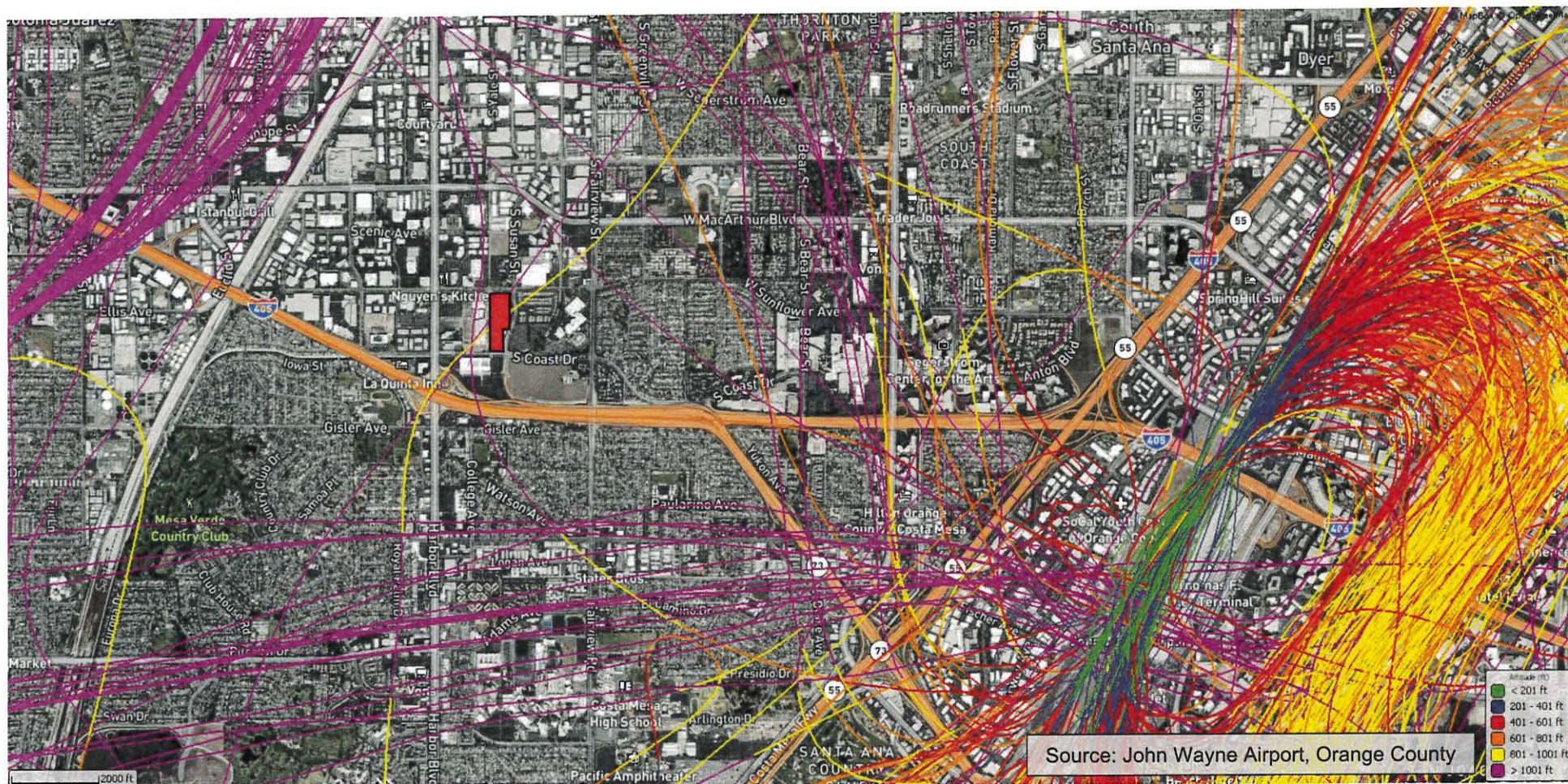
CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 9

Karl Rigoni, Executive Officer

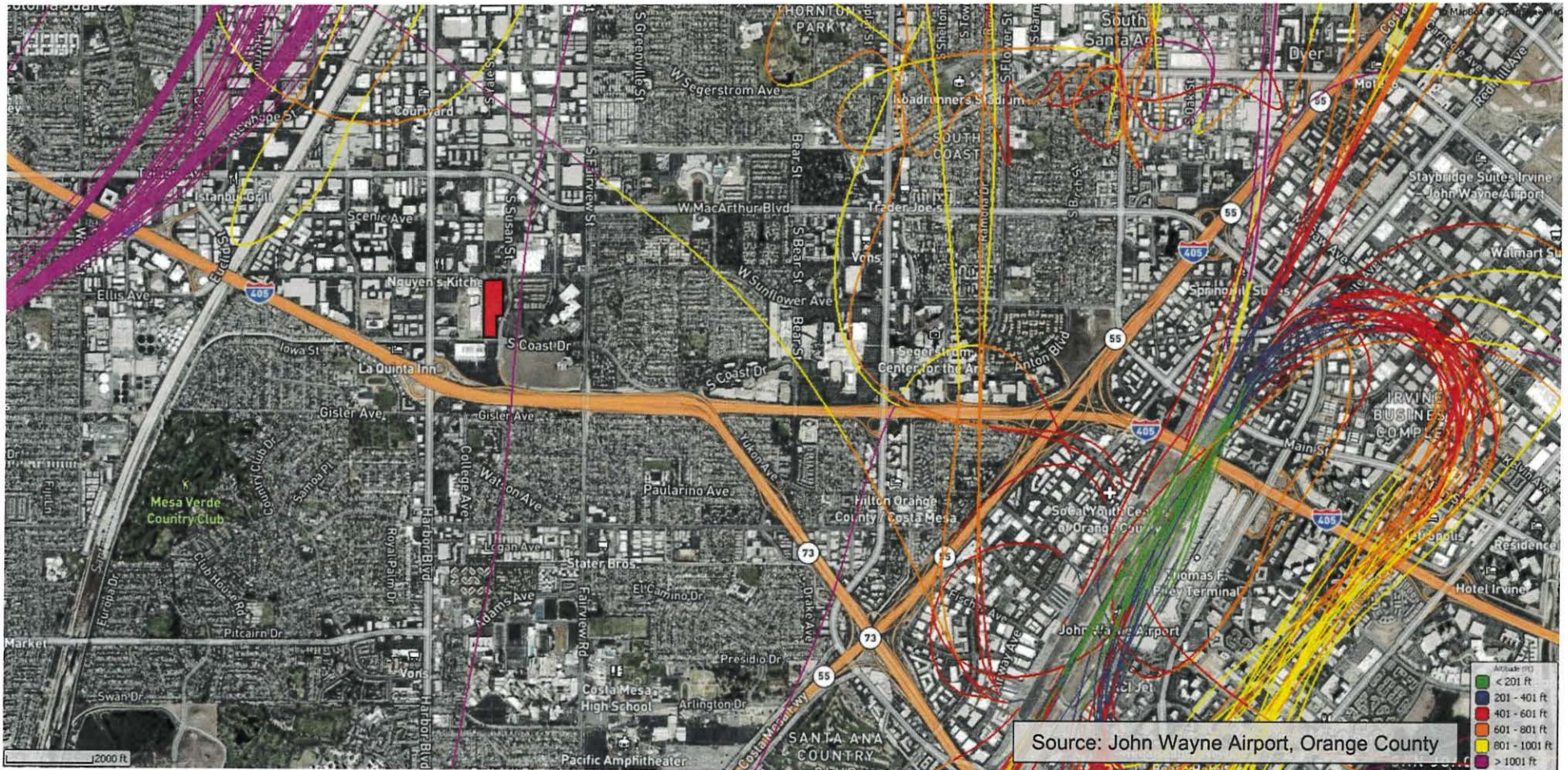
Date



3333 Susan St, Costa Mesa



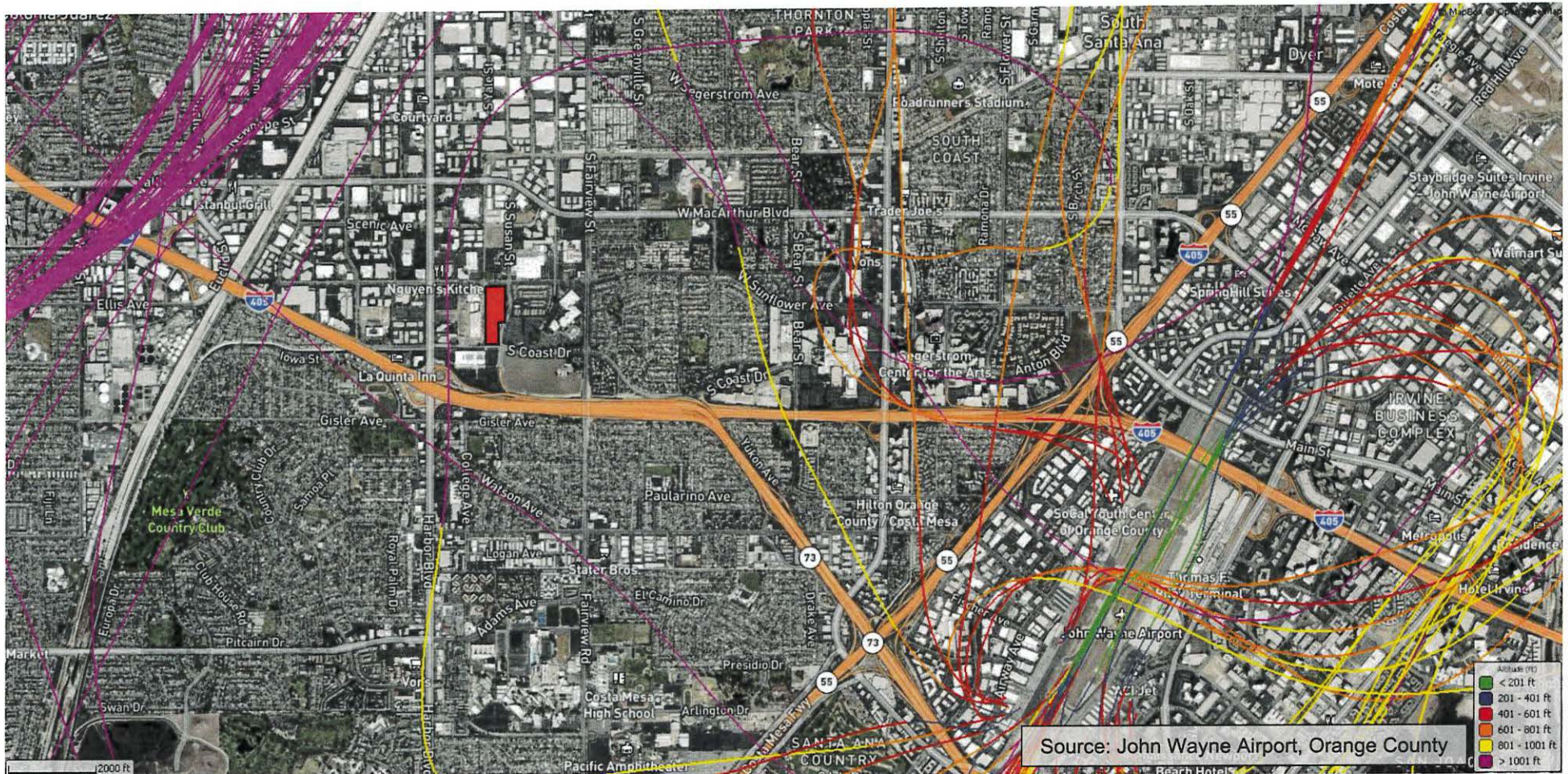
John Wayne Airport Altitude Analysis
397 Operations
Tuesday, March 11, 2025



3333 Susan St, Costa Mesa



John Wayne Airport Altitude Analysis
490 Operations
Thursday, March 13, 2025



3333 Susan St, Costa Mesa



April 1, 2025

Ms. Julie Fitch
Executive Officer
Airport Land Use Commission for Orange County
3160 Airway Avenue
Costa Mesa, CA 92626



Sent via email to: Julie Fitch, JFitch@ocair.com

**RE: Review of the Hive Live Project for Airport Environs Land Use Plan (AELUP)
Consistency, City of Costa Mesa**

Dear Ms. Fitch,

Please consider this application to determine consistency with the AELUP for John Wayne Airport (JWA) for the proposed Hive Live project located in the City of Costa Mesa. Attachment 1 includes the completed ALUC Submittal Form.

1 Project Description

The project proposes to demolish the existing 182,520-square foot Hive Creative Office Campus and the Los Angeles Chargers practice field and construct a new multi-phased master-planned residential community ("Hive Live"). The project proposes up to 1,050 dwelling units (rental/apartment units) in three residential buildings, 3,692 square feet of retail uses, and 335,195 square feet of open space (i.e., publicly accessible open space area, private common open space, and private balconies)

The project would also include off-site improvements to Sunflower Avenue and a bicycle trail connection to the existing Santa Ana River Trail. Proposed improvements to Sunflower Avenue include undergrounding the existing Southern California Edison (SCE) utility poles and lines along the project's frontage. All existing on-site buildings, structures, parking areas, drive aisles, and hardscape/landscape improvements are proposed to be demolished.

The residential buildings are proposed with a maximum building height of approximately 56 feet and the proposed maximum height of the parking structures is approximately 78

77 FAIR DRIVE, POST OFFICE BOX 1200, COSTA MESA CA. 92628-1200

Building Safety Division (714) 754-5273

Community Improvement Division (714) 754-5638

Housing & Community Development (714) 754-4870

Planning Division (714) 754-5245

www.costamesaca.gov

feet. The total parking provided in the three residential parking structures is 1,741 parking spaces.

The proposed project requires approval of a General Plan Amendment, Zoning Amendment, Specific Plan Amendment, Tentative Parcel Map, Master Plan, Development Agreement, and Density Bonus Agreement. The General Plan Amendment would change the property's land use designation from Industrial Park to Urban Center Commercial and High Density Residential in order to allow the residential use with site-specific density of 62 dwelling units (du) per acre. The Zone Change would rezone the property from MP (Industrial Park) to PDC (Planned Development Commercial) and PDR-NC (Planned Development Residential - North Costa Mesa) and would allow for the residential development with a 3,692-square-foot retail component. The existing North Costa Mesa Specific Plan establishes the site-specific development standards and design guidelines and act as the zoning regulation document for the property. The amended North Costa Mesa Specific Plan (attachment 4), established the standards related to the proposed development. The proposed Master Plan would provide floor plans, site plan details, building elevations and other schematic drawings to comply with the Specific Plan development standards and guidelines. The Tentative Parcel Map would subdivide the property for phasing purposes. The Development Agreement would include specific terms, conditions and agreements between the City and the applicant.

2 Project Location (See Area Map and Site Plan)

As shown in Attachment 2, the 14.25-acre project site is located at 3333 Susan Street (Assessor's Parcel Number 140-041-81) in the City of Costa Mesa, Orange County. The project site is bound by Sunflower Avenue and the City of Santa Ana to the north, Susan Street to the East, South Coast Drive to the south, and Anduril to the west. The project site is developed with an existing 182,520-square-foot office complex and associated parking lots.

3 Existing and Proposed General Plan and Zoning Designations

As established in the existing General Plan Land Use Element, (<https://www.costamesaca.gov/home/showpublisheddocument/59580/638767695525970000>) the site's land use designation is Industrial Park. The Industrial Park designation applies to large districts that contain a variety of industrial and compatible office and support commercial uses. They are characterized by large parcels and landscaped setbacks and are situated within proximity to freeways and other major transportation routes. Development within this land use designation consists of one and two-story buildings.

The site is zoned Industrial Park (MP) which is intended for large, concentrated industrial areas where the aim of development is to create a spacious environment in a park-like setting.

The project proposes to amend the Land Use Element (attachment 3) to change the site's General Plan land use designation from Industrial Park to Urban Center Commercial and High Density Residential with a site-specific base density of 62 dwelling units per acre with a maximum of 1,050 residential units and a site-specific maximum building height of 85 feet (seven stories). Concurrently, the project also proposes a Zone Change from the MP zone to the PDR-NCM zone (attachment 6). According to Municipal Code Section 13-20, Zoning Districts, PDR-NCM zones are intended for multi-family residential developments containing a mixture of housing units, either attached or detached, such as clustered development, high rise apartments, or common interest developments. Complementary non-residential uses could also be included in the planned development. As such, the proposed PDR-HD zone would allow a mix of residential and non-residential uses.

4 Existing and Proposed Uses On-Site and Surrounding Properties

Existing: 2-Story Office Park and private-use open field (formerly used as Los Angeles Chargers practice field).

Proposed: 5-Story Multifamily Residential with Ground-Floor Retail.

5 Public Hearing Schedule

The project is moving forward with Planning Commission hearings beginning in May followed by City Council hearings.

6 CNEL Contour

The project is not within the 60 CNEL noise contour of JWA.

7 Runway Protection Zone (RPZ)

The project is not within the RPZ of JWA.

8 Height Restriction Zone

The property is approximately 15,500 feet from Runway 2L and has a ground elevation of approximately 35' AMSL (per Google Earth Pro), therefore a building or structure would

penetrate the notification surface at 196.4'. As proposed, the specific plan would allow up to an 85' building which would bring the total elevation to approximately 120', approximately 76 feet less than the penetration height.

9 Applicable Sections of the CEQA documentation

The Draft EIR for the project is linked below. In addition, excerpts from the DEIR relating to noise are included within Attachment 5.

<https://www.costamesaca.gov/home/showpublisheddocument/59321/638750406320900000>

10 Latitude and Longitude

Latitude: N33°41'36"

Longitude: W117°54'51"

11 Height of the Proposed Structures

The maximum height of the proposed residential structures is approximately 78' at the top of the elevator tower in the parking structures.

12 Project Elevations

Attached.

13 Building Height Restrictions

The project's amendment to the North Costa Mesa Specific Plan includes development standards for maximum building height allowed for all structures on-site. Per the Specific Plan, the maximum building height allowed for the residential buildings is 85 feet. Elevations are included within attachment 7.

14 Building Height of Surrounding Structures

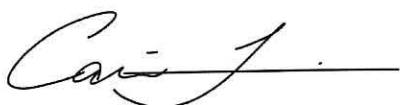
Building heights within a 1,000-foot radius surrounding the project site (which include office, industrial, retail, and residential buildings) are a maximum of approximately 35 feet.

ATTACHMENTS:

- 1 Completed Submittal Form
- 2 Site Location: Notification Area, Noise Contours, Airport Safety Zone, and Obstruction Imaginary Surface
- 3 Proposed General Plan
- 4 Proposed Specific Plan
- 5 DEIR excerpt including Noise Policies and Mitigation Measures
- 6 Zoning Map

If you have any comments or questions, please contact the project planner, Chris Yeager, at (714) 754-4883 or christopher.yeager@costamesaca.gov.

Sincerely,



Carrie Tai, AICP
Economic and Development Services Director



AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY

SUBMITTAL FORM: GENERAL PLAN • SPECIFIC PLAN • ZONING CODE

1. Name of City or County: City of Costa Mesa
2. Contact Information - Name/Title Chris Yeager, Senior Planner
Agency: City of Costa Mesa
Address: 77 Fair Drive, Costa Mesa, CA 92626
Phone/email: 714-754-4883, christopher.yeager@costamesaca.gov
3. Airport Planning Area(s):
☒ John Wayne Airport ☐ Fullerton Municipal Airport ☐ JFTB - Los Alamitos
4. Item being submitted for review (submit each item separately): General Plan Amendment
Name of General Plan Element, Specific Plan or Planned Community: Land Use Element and North Costa Mesa Specific Plan
5. Scheduled date of Planning Commission April 17, 2025 Public Hearing: 6/16/2025
6. Tentative date of City Council/Board of Supervisors Public Hearing: 7/15/2025
7. Requested date of ALUC Review April 17.
Complete submittals must be received by the first day of the month to be considered for the next meeting date.
8. Does the item submitted propose a change of land use or heights within the airport Notification/Planning Area*? ☐ No (skip items # 9-12). ☒ Yes (continue below).
9. Does the item propose a change of land use within the ☐ 60 CNEL or ☐ 65 CNEL noise contours of the airport(s)*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? ☐ No ☒ Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use within the Runway Protection Zone (RPZ), Clear Zone (CZ), or Airport Safety Zones of the airport*? ☒ No ☐ Yes - Please attach exhibit showing location(s) of proposed uses.
12. Does the item submitted propose a change of land use within the Obstruction Imaginary Surfaces*? ☒ No ☐ Yes
13. Please indicate current 60 feet and proposed 85 feet maximum heights allowed.

SUBMITTAL CHECKLIST: General Plan • Specific Plan • Zoning Code

- ☒ Cover letter on City/County letterhead.
- ☒ Completed Submittal Form.
- ☒ Link to existing See Cover Letter and proposed See Attachment General Plan Element, Specific Plan or Zoning Code for this submittal.
- ☒ Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
- ☒ Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
- ☒ Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
- ☒ Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
- ☒ Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
- ☒ Attachment showing current and proposed noise policies/mitigation measures.
- ☒ Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones.
The project will comply with all noise, safety compatibility, and height restriction zones. The application include an attachment with excerpts from the project DEIR which identifies regulatory background and mitigations for noise. The project site is outside the 60 dBA CNEL zone and the obstruction imaginary surface. In addition, the project does not penetrate into the notificaiton area.
- ☒ Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.
- ☒ Provide information regarding CEQA compliance.

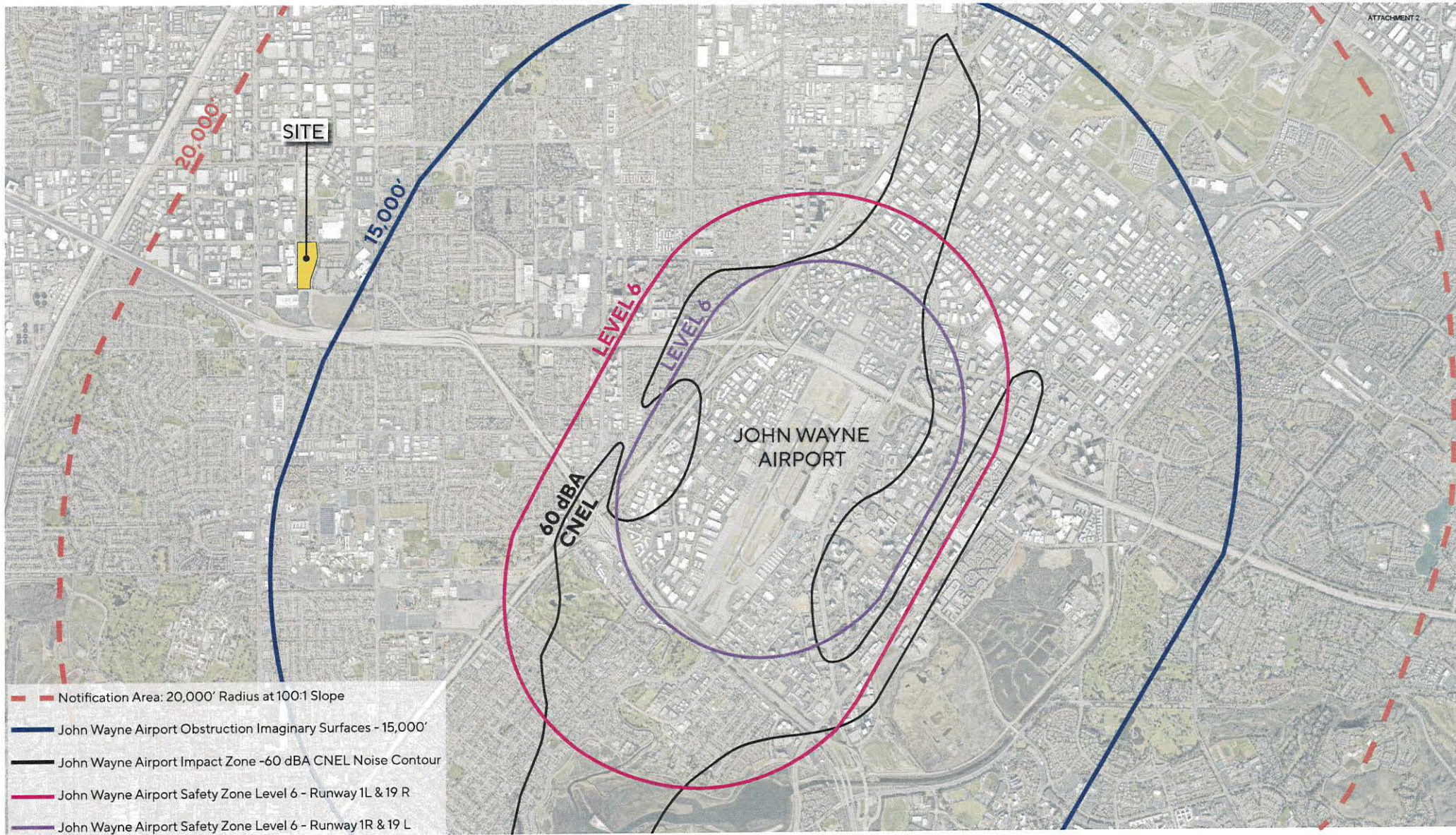
*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at:

<https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

*Mail or Email Submittal Form, Checklist and attachments to: Airport Land Use Commission for Orange County,
Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170*

ALUCinfo@ocair.com



Land Use Element

Table LU-2: Established Land Uses (2015)

Land Use	Net Acres ¹	% of Acres	Residential Units	Population	Building Square Feet	Lodging Rooms	Employees
Single-Family	2,314	28.8	14,210	39,508	--	--	--
Multi-Family	1,402	17.4	28,413	71,032	--	--	100
Office	332	4.1	--	--	7,224,000	--	24,000
Commercial	770	9.6	--	--	11,403,000	--	23,400
Lodging: Motel/Hotel	60	0.8	--	--	--	Motel: 2,272 Hotel: 1,877	1,400
Industrial	841	10.5	--	--	13,087,000	--	27,300
Public Facilities/ Institutional	491	6.1	--	--	--	--	6,200 ⁵
Schools/Colleges	525	6.5	--	--	--	--	4,300
Golf	553	6.9	--	--	--	--	100
Parks/Recreation	592	7.4	--	--	--	--	-- ²
Agriculture	72	0.9	--	--	--	--	200
Other ⁴	70	0.9	--	--	555,000	--	300
Vacant Lands	20	0.3	--	--	--	--	--
Total	8,042	100.0%	42,623	110,540	32,269,000	4,149	87,300³

Sources: City of Costa Mesa, Stantec, and MIG, 2015.

Note: 1. Net acres includes all private property land areas for the entire Planning Area, excluding all public right-of-way.

2. Park employment is counted under Public Facilities

3. Employees is calculated using building square footage and employment generation rates by land use category. Center for Demographic Research, California State University, Fullerton identifies 87,097 jobs for 2015 based on 2014 projections.

4. Other land uses refers to religious institutions, utilities, railroad properties, and other classifications that are not classified under the existing land use categories.

5. Refer to the Multi-Use Center discussion for the Fairview Developmental Center site.

Land Use Element

Table LU-3: Land Use Designations (2015)

Land Use Designations	Residential Density	Floor-Area Ratio	Acres Developed	Acres Undeveloped	Net Acres	% of Acres
Residential						
Low-Density Residential	<8 du/ac	N/A	2,087.4	0.8	2,088.2	25.9%
Medium-Density Residential	<12 du/ac		858.1	1.1	859.1	10.7%
High-Density Residential ^{1,2}	<20 du/ac		842-9852.47	2.9	845-8855.3	10.65%
Non-Residential						
Commercial-Residential	<17.4 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	47.9	0.0	47.9	0.6%
Neighborhood Commercial	<20 du/ac	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	40.3	0.2	40.5	0.5%
General Commercial	<20 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	607.8	8.5	616.3	7.7%
Commercial Center ³	<20 du/ac	0.25/High Traffic 0.35/Moderate Traffic 0.45/Low Traffic 0.75/Very Low Traffic	117.18	0.3	117.48	1.5%
Urban Center Commercial ³	20 to 80 du/ac	N/A ⁵	5964.43-74	66.6	126-34131.03	1.6%
Cultural Arts Center ⁴	Varies ⁴	1.77 ⁴	57.3	0.0	57.3	0.7%
Regional Commercial	<20 du/ac	0.652/0.89 ⁴	147.9	0.0	147.9	1.8%
Industrial Park	<20 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	645631-3611	2.4	63347-576	87.8%
Light Industrial ⁶	<20 du/ac	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	374.2	4.0	378.1	4.7%
Public and Institutional	--	0.25	1,263.2	0.3	1,263.4	15.7
Golf Course	--	<0.01	553.7	0.0	553.7	6.9%
Fairgrounds	--	<0.10	150.0	0.0	150.0	1.9%
Multi-Use Center	15 to 25 du/ac	0.25	102.6	0.0	102.6	1.3%
Totals			7,955.6	87.1	8,042.4	100%

Notes: 1. Within the Medium and High Density Residential designation, existing residential units legally built in excess of the dwelling units per acre standard may be rebuilt at the same higher density subject to other zoning code standards. The allowable density or number of units to be redeveloped would be limited to the 1990 General Plan density with a 25% incentive bonus for Medium-Density or a 50% incentive bonus for High Density or the existing number of units, whichever is less.

2. See High Density Residential text regarding areas in North Costa Mesa where the density allowance exceeds 20 units per acre.

3. See Commercial Center, Regional Commercial, and Urban Center Commercial text for site specific density and FAR.

4. See text for Mixed-Use Development and Cultural Arts Center provisions for additional discussion.

5. Varies, depends on development agreement for site.

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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 ^{2,8}	--	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 ^{2,8}	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 ¹	--	40 du/ac	110 p/ac	0.20 to 0.75 FAR	27 e/ac
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

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Notes:

1. Increase in FAR from 1.00 to 1.25 may be allowed for mixed-use plans exhibiting design excellence.
2. Refer to the North Costa Mesa Specific Plan for detailed density/intensity and trip budgets for specific sites.
3. 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.
4. For the LA Times site, 0.54 FAR applies to commercial development and 0.64 applies to office development.
5. Residential development is not permitted due to the site-specific FARs.
6. South Coast Plaza, west of Bear Street has a 0.89 FAR and east of Bear Street has a 0.652 FAR.
7. 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.

Commented [CSB1]: City, please refer to revisions to the NCMSP for density/intensity standards for the project site.

~~7.8.~~ The HIVE LIVE site has a site-specific residential base density maximum of 62 units/acre (or maximum base density of 875 dwelling units).

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 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.

An approximately 9.57-acre portion of the HIVE LIVE site is designated High Density Residential. The HIVE LIVE site, which is within the North Costa Mesa Specific Plan, permits a site-specific base density of up to 62 units/acre (or a maximum base density of 875 dwelling units across the HIVE LIVE site).

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

Land Use Element

a mixed-use overlay district area, this FAR includes both residential and nonresidential components, and the maximum number of stories is four.

Major high-density neighborhoods are clustered around Orange Coast College, along Mesa Verde Drive East, between Adams and Harbor, around Vanguard University, in the northeast portion of the South Coast Metro area, in the Downtown Redevelopment area, and in the southeast portion of the City.

Commercial Designations

Seven commercial land use designations are established. These designations vary in location and intensity to accommodate the full range of commercial activity present and desired in Costa Mesa. Development intensity potential of [non-residential uses](#) is measured using FAR in relation to the amount of traffic expected (see Table LU-7, *Commercial Floor-Area Ratio*).

Commercial-Residential

The Commercial-Residential designation is intended to be applied to a limited area on the eastside of Newport Boulevard between East 19th Street and Mesa Drive. It is the intent of this land use designation to allow a complementary mix of commercial and residential zoning along Newport Boulevard. It is anticipated that individual parcels will be developed as either a commercial or residential use. A mix of both commercial and residential uses on one parcel should only be allowed as a Planned Development.

Residential development is encouraged, provided that certain development standards are met pursuant to the adopted Newport Boulevard Specific Plan. Residential density ranges from 12 units per acre to 17.4 units per acre, except where the Residential Overlay applies. It will be necessary to ensure adequate buffering between the residential development and non-residential uses.

Allowable floor area ratios are 0.20 for high-traffic-generating uses, 0.30 for moderate-traffic-generating uses, and 0.40 for low-traffic-generating uses, as shown on Table LU-7. Residential and nonresidential uses may be integrated into a single development through the Planned Development process. Residential densities in planned development projects shall not exceed 17.4 units per acre pursuant to the development standards in the *Newport*

Land Use Element

Boulevard Specific Plan. Noncommercial uses would be subject to the same floor area standards as commercial uses in this designation.

Institutional uses are also appropriate in this designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary approval.

Table LU-7: Commercial Floor-Area Ratio

Land Use	Traffic FAR			
	Very Low	Low	Moderate	High
Commercial-Residential	--	0.40	0.30	0.20
Neighborhood Commercial ²	0.75	0.35	0.25	0.15
General Commercial ²	0.75	0.40	0.30	0.20
Commercial Center ^{1,2,3}	0.75	0.45	0.35	0.30
Regional Commercial	0.652/0.890 FAR Refer to Regional Commercial discussion			
Urban Center Commercial	0.50 FAR for Retail, 0.60 FAR for Office, 0.79 FAR for S.C. Metro Center. Refer to Urban Center Commercial discussion and the North Costa Mesa Specific Plan for additional discussion.			
Cultural Arts Center	1.77 FAR. Refer to Cultural Arts Center discussion and the North Costa Mesa Specific Plan for additional discussion.			

Commented [CSB2]: City, please refer to revisions to the NCMSP to implement the project.

Notes:

1. Refer to Commercial Center discussion for site-specific FARs on certain properties.
2. With application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to appropriate land use designation discussion.
3. Los Angeles Times Site has a 0.54 (commercial) to 0.64 (office) FAR.

Neighborhood Commercial

The Neighborhood Commercial designation is intended to serve convenience shopping and service needs of local residents. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments, and support office uses. Restaurants, hotels, and motels may be appropriate if properly located, designed, and operated to avoid adverse impacts to surrounding uses. Since Neighborhood Commercial uses are intended to serve nearby residential neighborhoods, the uses permitted should be among the least intense of the commercial uses.

Land Use Element

buildings to mid- and high-rise buildings of four to approximately 25 stories, provided the maximum building height set forth in the North Costa Mesa Specific Plan is not exceeded. Appropriate uses include offices, retail shops, restaurants, residential, and hotels.

For mixed-use projects that include separate or distinct components, the nonresidential FAR standard and the residential density standard shall apply to each of the respective components, not the entire project site. For mixed-use projects that do not include distinct elements or include mixed-use buildings, the overall level of intensity shall be governed by the allowable nonresidential FAR and the maximum number of residential units identified in this designation for a specific project site. Developments shall also comply with the established trip budget standards and comply with the most restrictive standard.

Commented [CSB3]: City, please confirm that the trip budget standards apply to non-residential development.

Complementary residential uses within this designation may be allowed through the Planned Development zone process. The maximum allowable residential density within this designation shall be 20 dwelling units per acre, unless otherwise specified in the North Costa Mesa Specific Plan.

Commented [CSB4]: City, please refer to proposed revisions to the NCMSP to implement the project.

The Urban Center Commercial designation includes the following major developments:

- Automobile Club of Southern California
- Metro Pointe
- South Coast Metro Center/Experian
- Sakioka Lot 2 (as of 2015, unbuilt)
- HIVE LIVE (Parcel 1)

All of these four-five properties had development agreements with the City of Costa Mesa that vested maximum development square footages, floor area ratios, trip budgets, and allowed uses. Provided in Table LU-11: *Urban Center Major Developments*, is a summary of the various land use standards that apply to these major developments. Please refer to the North Costa Mesa Specific Plan for additional information related to these properties. See Figure LU-6 for Sakioka Lot 2 land use plan.

Land Use Element

Table LU-11: Urban Center Major Developments

Area	Acres	Maximum	Allowable Residential Units	Peak Hour Vehicle Trip Budget		North Costa Mesa Specific Plan Applies
		Development Agreement Non-Residential Building Sq.Ft./FAR		A.M.	P.M.	
Automobile Club of Southern California ¹	43	967,000 sf 0.56 FAR	0	1,190 ²	1,576 ²	No
South Coast Metro Center/ Experian ¹	45	Residential Option: 1,335,386 sf 0.69 FAR Non-Residential Option: 1,546,180 sf 0.79 FAR	Residential Option: 484 units	Residential Option: 1,931 ² Non- Residential Option: 1,886 ²	Residential Option: 1,976 ² Non- Residential Option: 1,994 ²	Yes
Sakioka Lot ₂₁	33	Non-Residential: 863,000 sf 1.0 retail FAR 1.0 office FAR	Residential Option: 660 units	1,062 ²	1,407 ²	Yes
<u>HIVE LIVE</u>	<u>4.68</u>	<u>Non-Residential: 70,128 sf</u>	<u>Residential Option: 875 units³</u>	<u>376</u>	<u>362</u>	<u>Yes</u>

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Notes:

1. A development agreement specifies the maximum building square footage and floor area ratio, which is consistent with the North Costa Mesa Specific Plan and General Plan.
2. Vehicle trips per hour

2.3. HIVE LIVE residential development is reflective of a maximum base density of 62 units/acre across the entire 14.25-acre HIVE LIVE site. Please refer to the North Costa Mesa Specific Plan.

Land Use Element

with strictly nonresidential development. In 2014, an alternative development option for 393 apartment units was approved. This scenario also results in decrease in trip budget. The North Costa Mesa Specific Plan provides further detail for these properties.

Sakioka Lot 2

The 33-acre Sakioka Lot 2 is located south and east of Anton Boulevard. This site is undeveloped except for farmhouses and farm operation facilities. Pursuant to a development agreement, the maximum allowable building square footage is of 863,000 square feet. A maximum 1.0 FAR shall be applied for nonresidential development.

The maximum residential density shall be 28 dwelling units per acre for the residential component of a mixed-use development (see "Mixed-Use" discussion in the Specific Plan) or a maximum of 80 dwelling units per acre if an independent parcel is developed as residential community including affordable housing (see "Affordable Housing/Density Bonus discussion in the Specific Plan).

Future development on Sakioka Lot 2 is subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the both the North Costa Mesa Specific Plan and the General Plan.

The Hive

An approximately 4.68-acre portion HIVE LIVE property is designated Urban Center Commercial. The HIVE LIVE property is located in the Segerstrom Home Ranch Sub-Area of the North Costa Mesa Specific Plan. It is located west of Susan Street and north of Coast Drive. The site is currently developed with an exiting office development and a grass field that was previously used for the LA Chargers training facility. Pursuant to a development agreement, site specific intensity and density were established: (1) up to 875 base dwelling units across the HIVE LIVE property and (2) 252,648 square feet of non-residential use on Parcel 1.

Future development on HIVE LIVE property is subject to an applicable trip budget limitation, applicable development standards of the PDC and PDR-HD zones, and consistency with the both the North Costa Mesa Specific Plan and the General Plan.

Cultural Arts Center

Land Use Element

Table LU-20: General Plan Land Use 2035

Land Use Designations	Net Acres	Residential Dwelling Units		Non-Residential Square Feet	
		2015 Existing	2035 Future	2015 Existing	2035 Future
Residential					
Single-Family	2,088.2	14,210	14,791	--	--
Multi-Family	1,705.0	28,413	37,103	--	--
Non-Residential					
Commercial-Residential	47.9	--	--	543,000	455,200
Neighborhood Commercial	40.5	--	--	338,000	472,100
General Commercial	616.3	--	--	7,065,300	8,556,100
Commercial Center	117.5	--	--	733,000	1,075,800
Urban Center Commercial	126.3 140.0	--	--	4,550,700	5,581,200
Cultural Arts Center	57.3	--	--	2,673,300	4,869,800
Regional Commercial	147.9	--	--	2,723,700	3,260,800
Industrial Park	647.8 633.0	--	--	8,684,500	10,240,000
Light Industrial	378.1	--	--	4,402,500	2,838,000
Public and Institutional	1,263.4	--	--	1,989,000	3,970,700
Golf Course	553.7	--	--	84,200	84,200
Fairgrounds	150.0	--	--	454,450	1,020,400
Multi-Use Center	102.6	--	--	--	279,000
Totals	8,044.5	42,623	51,894	33,916,000	42,553,000

Notes:

1. Includes Low-Density Residential General Plan land use designation.
2. Includes Medium-Density, High-Density, and Commercial-Residential, Overlays General Plan land use designations.



North Costa Mesa Specific Plan

SUMMARY OF NORTH COSTA MESA SPECIFIC PLAN AMENDMENTS

The North Costa Mesa Specific Plan was adopted by the Costa Mesa City Council in July 1994. Since adoption, the plan has been amended. The following table provides a list and a brief description of the amendment(s).

AMENDMENT #	DATE OF ADOPTION	DESCRIPTION OF AMENDMENT
SP-98-04	April 19, 1999	Created a site-specific FAR of 0.72 for South Coast Metro Center (Area 6).
SP-99-02	July 3, 2000	Increased the site-specific FAR to 0.79 for South Coast Metro Center (Area 6).
SP-00-01	February 5, 2001	Created a new Cultural Arts Center designation and corresponding FAR of 1.77 for South Coast Plaza Town Center (Area 4).
SP-00-02	November 19, 2001	Increased the size of Area 1, and amended land use designations, floor area ratio, and trip budgets for Segerstrom Home Ranch (Area 1)
SP-02-01	July 1, 2002	Updated regulations to be consistent with 2000 General Plan.
SP-03-02	November 17, 2003	Amended acreage and building square footage allocation in Area 1 sub-areas.
SP-03-01	February 2, 2004	Incorporated the Theater and Arts District Plan into the plan.
SP-06-01	March 27, 2006	Amendment to the Theater and Arts District Plan regarding financing.
SP-06-02	January 16, 2007	Amendment to allow high-rise residential development in Sub-areas 4, 5, and 6 in this specific plan.
SP-07-01	November 20, 2007	Amendment to allow high-rise residential development for Wyndham Boutique Hotel / High-Rise residential project at 3350 Avenue of Arts, Area 5.
SP-11-01	September 20, 2011	Amendment to Sakioka Lot 2
SP-15-01	October 20, 2015	Clarifying language to South Coast Plaza Town Center
SP-16-01	September 06, 2016	Updating Home Ranch, 3350 Avenue of the Arts and Sakioka Lot 2 per 2015-2035 General Plan Update



North Costa Mesa Specific Plan

SP-XX-XX	XX	Amendment to rezone Home Ranch Sub-Area C (HIVE LIVE) to (1) Planned Development Commercial on proposed Parcel 1 and (2) Planned Development Residential – High Density on proposed Parcels 2 and 3. The amendment also establishes site-specific density and intensity.
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SP-94-01

NORTH COSTA MESA SPECIFIC PLAN

PREPARED BY:

City of Costa Mesa Planning Division

July 1994

Adopted by Resolution #94-67
 Amended April 1999
 Amended July 2000
 Amended February 2001
 Amended November 2001
 Amended July 2002
 Amended November 2003
 Amended February 2004
 Amended March 2006
 Amended January 2007
 Amended November 2007
 Amended September 2011
 Amended October 2015
 Amended September 2016



North Costa Mesa Specific Plan

Existing General Plan and Zoning Designations

Figure 3 indicates the General Plan land use designations for the area of the City north of the I-405, and Figure 4 indicates the accompanying zoning designations. Table 1 summarizes the development parameters of the General Plan land use designations, and the compatible zoning districts.

As shown in Table 1, the General Plan establishes Floor Area Ratios (FARs) for all non-residential land use designations. The FAR is used to determine the maximum amount of building that is allowed on a lot or parcel. Several land use categories in the plan area contain stepped FARs which are tied to the traffic characteristics of the proposed land use. Residential density is measured in dwelling units per acre. Trip budgets have also been established for properties in the plan area designated as Urban Center Commercial, Cultural Arts Center, or Regional Commercial in the plan area. The industrial portion of Home Ranch also has a trip budget. When applicable, the FAR, or in the case of residential, dwelling units per acre, and trip budget work in concert to ensure that building intensity and trip generation do not exceed the capacity of the circulation system in the plan area. The trip budget for individual properties is given in Section 3.

The lowest FARs are found in the Neighborhood Commercial designation as well as in the residential, industrial and public-semi land use designations. The highest FARs are allowed in the Regional Commercial, Cultural Arts Center, and Urban Center Commercial land use designations. The General Plan does not allow the established floor area ratio to be exceeded in any instance.

Trip budgets are calculated on a square footage basis for commercial, industrial, residential, and institutional land uses. As with FARs, trip budgets cannot be exceeded. The General Plan, however, does allow for the transfer of trip budgets in the plan area in the following circumstances:

1. The combination and/or transfer of trips shall only be allowed in the area of the City that is north of the I-405 and east of Harbor Boulevard, and shall be limited to parcels within a one-mile radius of each other.
2. Trip budget transfers shall be evaluated in the review and approval of a planned development or master plan project. Sufficient conditions of approval shall be applied to the master plan or development plan to ensure long-range control over subsequent phases of development.
3. The combination and/or transfer of trips shall not result in any greater impacts on the surrounding circulation system than would occur if each Traffic Analysis Zone (TAZ) was developed independently. (Consult with the Planning Division for a figure depicting TAZs)
4. For the combination and/or transfer of trips between TAZs, such combination and/or transfer of trips shall not exceed the total trip budget of all parcels involved if each were developed independently according to the FAR and trip generation rates provided herein.

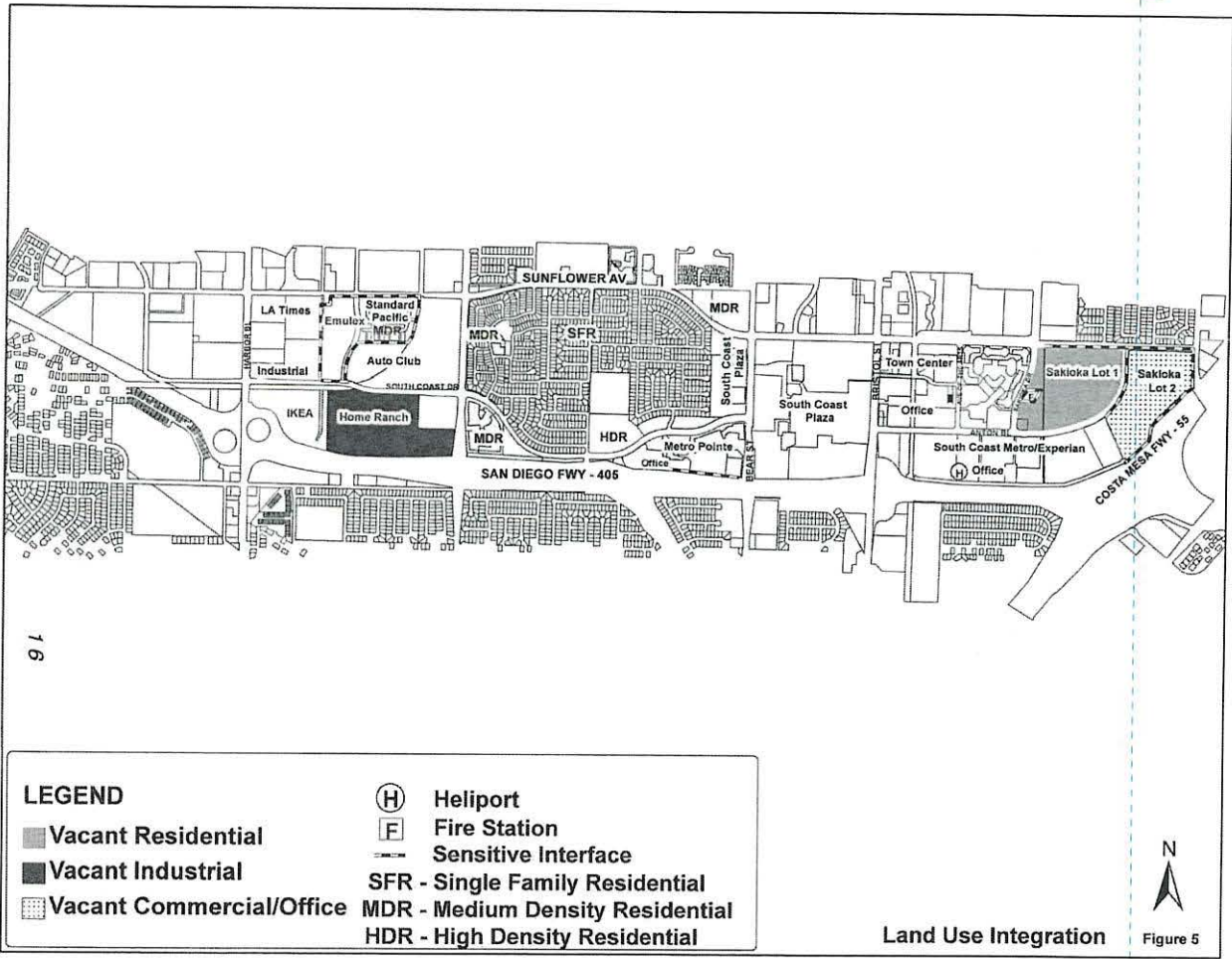
Commented [CSB1]: The GP suggests the trip budget applies to non-residential floor area (FAR) as opposed to residential development. See GP LU-21 stating that trip budgets for "each of the major land use designations is based upon the *land use trip rates and FAR standard* used in the Costa Mesa Traffic Model."

Here, the non-residential FAR maximum is staying the same and the applicable trip budget should be fine.

**Table 1- General Plan Designations
North Costa Mesa Specific Plan**

GENERAL PLAN DESIGNATION	TYPICAL USES	RESIDENTIAL DENSITY	FLOOR AREA RATIO	COMPATIBLE ZONING
Low Density Residential	Single family detached and attached units, granny units, accessory apartments, family day care	Less than or equal to 8 units per acre.	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, POR-LD, I & R
Medium Density Residential	Single-family attached units, multiple family units, senior congregate care facilities, convalescent hospitals, and group residential homes. Ancillary commercial uses are permitted in the planned development zone.	Less than or equal to 12 units per acre	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, R2-MD, PDR-MD, MU, I&R
High Density Residential	Multiple family units, senior congregate care facilities, convalescent hospitals and group residential homes. Ancillary commercial uses are permitted in the planned development zones.	Less than or equal to 20 units per acre; except the density in the PDR-NCM zone is 25 to 35 units per acre. See also The Lakes for site-specific density. Segerstrom Home Ranch Sub-Area C has a site specific density of up to 62 units per acre.	0.15 high traffic 0.25 moderate traffic 0.35 high traffic	R2-HD,R3, PDR-HD, PDR-NCM, MU, I&R
Commercial Center	Major shopping, service, and office facilities designated serve city-wide and regional markets.	Less than or equal to 20 units/acre	0.25 high traffic 0.35 moderate traffic 0.45 low traffic 0.75 very low traffic <i>Except that Home Ranch has a site-specific FAR</i> 0.37 for the IKEA portion of the project and 0.64 for the office portion	C1, C2, C1-S, PDC, AP, P, CL
Regional Commercial	Regional scale uses including major department stores, specialty retail outlets, restaurants, offices, and hotels.	Less than or equal to 20 units/acre	0.652 South Coast Plaza (east of Bear Street) 0.89 South Coast Plaza (west of Bear Street)	PDC
Urban Center Commercial	Intensively developed mixed commercial including offices, retail shops, restaurants, and hotels. Residential uses are also permitted pursuant to the North Costa Mesa Specific Plan	Less than or equal to 20 units/acre. Exceptions: South Coast Metro Center (Area 6) has a site specific density of 100 units per acre; Sakioka Lot 2 may be up to 28 units/ac for mixed-use development. Segerstrom Home Ranch Sub-Area C has a site specific density of up to 62 units per acre.	South Coast Metro Center (Area 6) has a site-specific FAR of 0.79 Sakioka Lot 2 (Area 8) has a maximum site-specific FAR of 1.0. Segerstrom Home Ranch Sub-Area C has a site-specific FAR of 0.40.	PDC,TC
Cultural Arts Center	Mixed commercial, residential, office and cultural uses.	—	1.77 See also the South Coast Plaza Town Center discussion regarding the FAR.	TC
Industrial Park	Wide variety of industrial and compatible office and support commercial uses.	Less than or equal to 20 units/acre	0.20 high traffic 0.30 moderate traffic 0.40 low traffic	MP, POI, CL

17



Commented [CSB2]: We should remove the "Sensitive Interface" designation.



North Costa Mesa Specific Plan

Building Heights

Existing building heights in the plan area vary from single story single family homes to twenty-one story office buildings. Generally, the high-rise office buildings are located in the South Coast Plaza Town Center and South Coast Metro Center areas; the Metro Pointe area has approval for additional buildings that include two fifteen story buildings. The buildings at South Coast Plaza and Crystal Court vary from one to three stories in height.

The General Plan does not establish a general limit on building heights north of the I-405 but rather contains two policies that provide guidelines for determining the appropriate building height. Policy LU-1C.1 permits the construction of buildings over two stories or 30 feet only when it can be shown that the building height will not impact surrounding developments. Policy LU-1C.3 prohibits the construction of buildings that present a hazard to air navigation at John Wayne Airport as determined by the Federal Aviation Agency.²

Policy LU-1C.3 is particularly relevant to the plan area, since the portion of the plan area generally east of the Metro Pointe property is within the imaginary horizontal surface of John Wayne Airport. Beyond the horizontal surface for another 4,000 feet is the imaginary conical surface. See Figure 6. These imaginary surfaces are the trigger for requiring special studies and review by the Airport Land Use Commission for Orange County and the FAA. It should be noted that a number of existing buildings in South Coast Plaza Town Center encroach within the imaginary horizontal surface; however, each was determined not to pose a hazard to the airport's operations and were required to install obstruction lighting.

Building heights in North Costa Mesa have created public controversy in the past, especially in the Home Ranch area where high-rise development approvals were overturned by the voters in 1988. Table 2 specifies the maximum building heights for the plan area; these building height standards recognized existing patterns and surrounding land uses. Any new building proposed at 3 stories or more should require a shade and shadow impact analysis in relation to surrounding land uses.

~~It should be noted that Home Ranch has a specific height limitation of five stories and only in the center of the property. Any additional height above five stories (75 feet) would require a General Plan amendment. Exhibit Figure 11b depicts the height limitations for Home Ranch.~~

Commented [CSB3]: Delete. GPA will be needed to revise height maximums.

Commented [CSB4]: This is actually called a Figure, below. It needs revision to allow five stories across Sub-Area C. Page 38.

Please note that our revisions keep the naming of the project site consistent – Segerstrom Home Ranch Sub-Area C. However, if more desirable, we can change it to The Hive.

²See Appendix C for full text of Policies LU-1C.1 and LU-1C.3.



North Costa Mesa Specific Plan

Table 2- Maximum Building Heights North Costa Mesa Specific Plan		
SUB-AREA	MAXIMUM BUILDING HEIGHT ¹	NOTES
AREA 1 Home Ranch	Varies	See Exhibit-Figure 11b .
AREA 2 Metro Pointe	30 feet-north of South Coast Drive (approx. 2 stories) 90 feet-south of South Coast Drive (approx. 6 stories)	Current development agreement allows buildings up to 15 stories. Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 3 South Coast Plaza and Crystal Court	85 feet (approx. 4 stories)	None
AREA 4 SCP Town Center	315 feet (approx. 25 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 5 The Lakes	Mid-rise Residential- 90 feet (approx. 6 stories) High-rise Residential - 280 feet (approximately 26 stories) Commercial-110 feet (approximately 11)	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 6 South Coast Metro	Varies-See Table 6B.	Buildings above 173 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the setback area.
AREA 7 Sakioka Lot 1	60 feet (approx. 4 stories)	Buildings which encroach into the setback for Anton Blvd. and/or Sakioka Dr. cannot exceed 30 feet (approx. 2 stories) within the setback area.
AREA 8 Sakioka Lot 2	North of collector street- 60 feet (approx. 4 stories) South of collector street- 180 feet (approx. 12 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the setback area.
1. All building height measurements reference the height above grade- not mean sea level.		



North Costa Mesa Specific Plan

3.0 SUBAREA ANALYSIS

The plan area is composed of eight unique areas that are analyzed individually as well as in consideration of surrounding land uses.

AREA 1 - HOME RANCH

Existing Land Uses

A portion of this 93-acre site is in agricultural production. Onsite structures include a single-family residence, barn, related farm buildings, and an office building located on Fairview Road. These are all owned by C.J. Segerstrom family. The single family home and barn are identified in the 2016 General Plan in the Historical and Cultural Resources Element. The Segerstrom family, who continue to maintain the house, constructed the farmhouse in 1915. The barn was constructed in 1928. Several farm related structures are located near the house.

Single family attached and detached homes, an Emulex industrial park, and a large IKEA retail/warehouse facility also now sit on the original Home Ranch site.

General Plan and Zoning

The portions of this site owned by the Segerstrom family and IKEA are designated as Commercial Center by the General Plan and is zoned PDC. The General Plan establishes site specific FAR of 0.37 for the 19.27 acre IKEA site and a site specific FAR of 0.64 for remaining 43.6 acres located south of South Coast Drive.

In 2001, GP-00-05 was approved for Home Ranch to allow residential, commercial, office, and industrial uses. The overall allowable square footage was increased to 1,351,698 square feet and trip budget adjusted accordingly. In respect to this specific plan, the Home Ranch area was expanded to include the 30.5 acres located north of South Coast Drive. See following Sub-areas discussion.

In 2003, SP-03-02 was approved that reallocated a 2.074-acre portion of Sub-Area B to Sub-Area A to be used as the IKEA parking lot. This reallocation extinguished the square footage development rights attributable to the 2.074 acres, increasing the IKEA site to 19.27 acres and reducing the IKEA site FAR to 0.37 and the overall allowable square footage to 1,319,813; the overall trip budget remained unchanged.

In 2016, General Plan 2015-2035 was approved adjusting the FAR of Sub-Area B resulting in an increase in the FAR and a maximum development square footage of 1,200,000 SF. Table 4A was modified to reflect this change.

In 2024, General Plan XXXX-XXXX was approved to change the designation of Sub-Area C (also referred to as "HIVE LIVE") to (1) Urban Center Commercial on the southern portion of HIVE LIVE (Parcel 1) and (2) High Density Residential on the remainder of HIVE LIVE (Parcels 2 and 3), and establish site-specific density and intensity standards for the HIVE LIVE property. Non-residential intensity was reduced to reflect that non-residential development may only occur on Parcel 1, with a maximum of 0.40 FAR, while residential density is permitted up to 62 units per acre across the entire HIVE LIVE property.



North Costa Mesa Specific Plan

Sub-areas

The Segerstrom Home Ranch is divided into four sub-areas. Table 4A provides a statistical summary of the maximum number of dwelling units, floor area ratio, building square footage, and the trip budgets for each sub-area. Figure 11 illustrates the boundaries of the sub-areas.

Updated November 2001; November 2003; September 2016

To facilitate flexibility for Sub-Areas B and C, building square footages and trip budgets may be transferred, provided that the total nonresidential building square footage, floor area ratio, and trip budget for the combined two sub-areas are not exceeded as delineated in Table 4A. Transfers affecting Sub-Areas A and D are not permitted. Future development in Sub-Area B shall be limited to high quality office, office-related uses, and corporate office/headquarters with subsidiary support functions that may include research and design, minor assembly, light manufacturing, and storage. Retail uses in Sub-Area B shall be limited to those that are ancillary to the office development

Shown below are the development parameters for each distinct sub area.

Table 4A- Segerstrom Home Ranch Sub-Areas						
Land Use	Acreage	Floor Area Ratio/ Density	Maximum Units/ Square Footage	Maximum Stories/Height	A.M. Peak Hour Trips	P.M. Peak Hour Trips
A. IKEA	19.27	0.37 FAR	308,000 sf	2 stories/45 feet	43	431
B. Office and Office-related uses	43.57 ²	0.64 FAR	1,200,000 sf	2-5 stories/36 - 75 feet See Figure 11b	1 1,860	1 1,788
C. Industrial ParkHIVE LIVE ⁴	14.25	0.40 FAR ³ Up to 62 units/acre	252,648 70,128 sf 875 multi-family	1-75 stories/45-85 60 feet See Figure 11b	376 ³	362 ³
D. Medium Density Residential	16.0	12 units/acre	136 single-family attached units ¹	3 stories/ 50 feet		
			56 single-family detached units ¹ Total Maximum: 192 units	2 stories/27 feet	102	130
TOTAL:	93.34	NA	492-1,067 units 1,760,648 578,128 f		2,381	2,711

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Commented [CSB6]: This figure needs modification consistent with project's proposed height.

Note:

- The mix of units is for illustrative purposes only; the precise mix of product types will be determined during master plan review; in no instance shall the 192-unit maximum and/or the morning and evening peak hour trip budget be exceeded.
- The 1,200,000 maximum square footage is calculated based on the full acreage originally in Home Ranch which includes acreage transferred to the State of California for public improvements. This full square footage intensity may be used for development in Sub-Area B.

**North Costa Mesa Specific Plan**

3. See partial Assignment and Assumption of Development Agreement recorded on 02/05/2004 as Instrument No. 2004000089554 in official records Orange County. Peak hour trips are related to the maximum non-residential square footage only.
4. The permitted multi-family units reflects the total number of base units permitted across the 14.25-acre property, which is approximately 62 units/acre. However, individual projects within the HIVE LIVE may exceed 62 units/acre up to a maximum of 85 units/acre, provided that the average density across the HIVE LIVE property does not exceed 62 units/acre base density, exclusive of any increase in units/density permitted pursuant to the Density Bonus Law (Government Code Section 65915).
5. The 70,128 square feet of non-residential development is only available to Parcel 1 of HIVE LIVE, which has a General Plan designation of Urban Center Commercial and is zoned Planned Development Commercial (PDC).
- 3.

Updated September 2016



North Costa Mesa Specific Plan

Land Use Compatibility/Integration

The combination and/or transfer of trips shall not allow development intensities which result in abrupt changes in scale or intensity within the project or between the project and surrounding land uses.

The Segerstrom farmhouse provides a unique opportunity for preservation of a small piece of the City's agricultural heritage. This two-story home and accompanying barn are familiar sights in the area and stand as a reminder of the farming community that was evident here in the early 1900's. Although the Segerstrom home and barn are designated as Commercial Center on the General Plan Land Use Map, it would be in keeping with Policy HCR-1A.5 of the General Plan to preserve these historical structures.

Preservation of these structures in their current location has been accomplished by land use recorded restrictions which include provisions for the long-term preservation of these buildings as historical resources. The property covered by the recorded restrictions is a 1.5-acre site shown in Exhibit 11a and includes the home, barn, and two related structures. The boundaries of the property may be modified, as approved by the City's Development Services Director, so long as the site continues to include 1.5 acres and all four historic structures. The barn may be relocated within the site. Ownership of the property could remain with the Segerstrom family until such time they wished to transfer the property. At that time, the City, another public agency, or private owner could acquire the site subject to the recorded restrictions for preservation of this valuable community resource.

The retention of the farmhouse results in a site design consideration. Non-residential buildings should be set back from the farmhouse site so as to not visually encroach into this area. Buffering could include walls/fencing, landscaping, and/or parking areas. Consideration should be given to physically linking the adjacent development to the farmhouse site with pedestrian paths.

The development potential (square footage and trip budget) of the 1.5-acre site has been transferred to the portion of the Home Ranch site located south of South Coast Drive and east of the Susan Street.

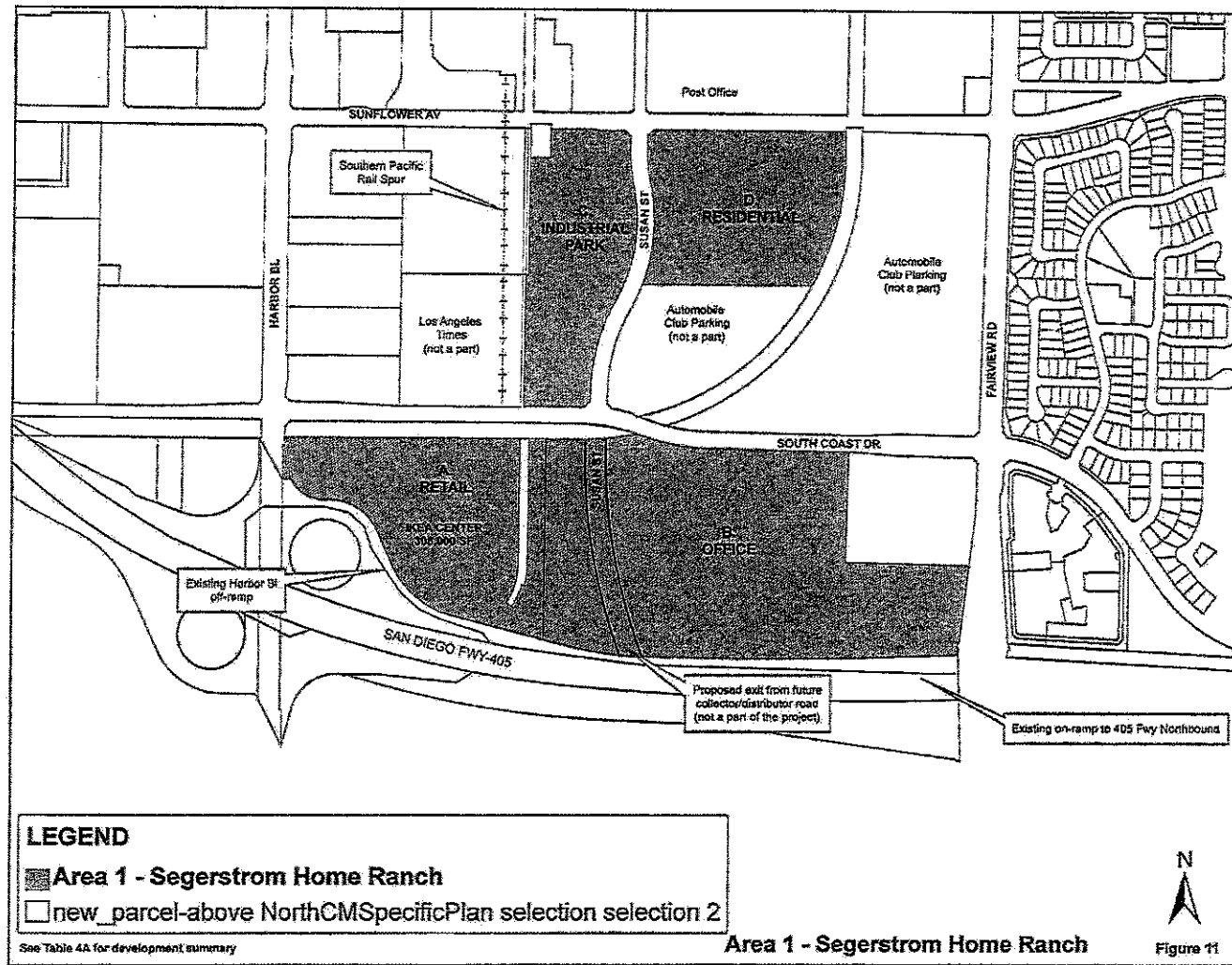
Mesa Consolidated Water District at one time held a ground lease from the Segerstrom family for a small portion of the property in Sub-Area B and had expressed an interest in acquiring the site. The Water District has since removed all of its facilities from the site, terminated the lease, and abandoned the site. This leaves this site available for development as a part of Sub-Area B.

Building Heights

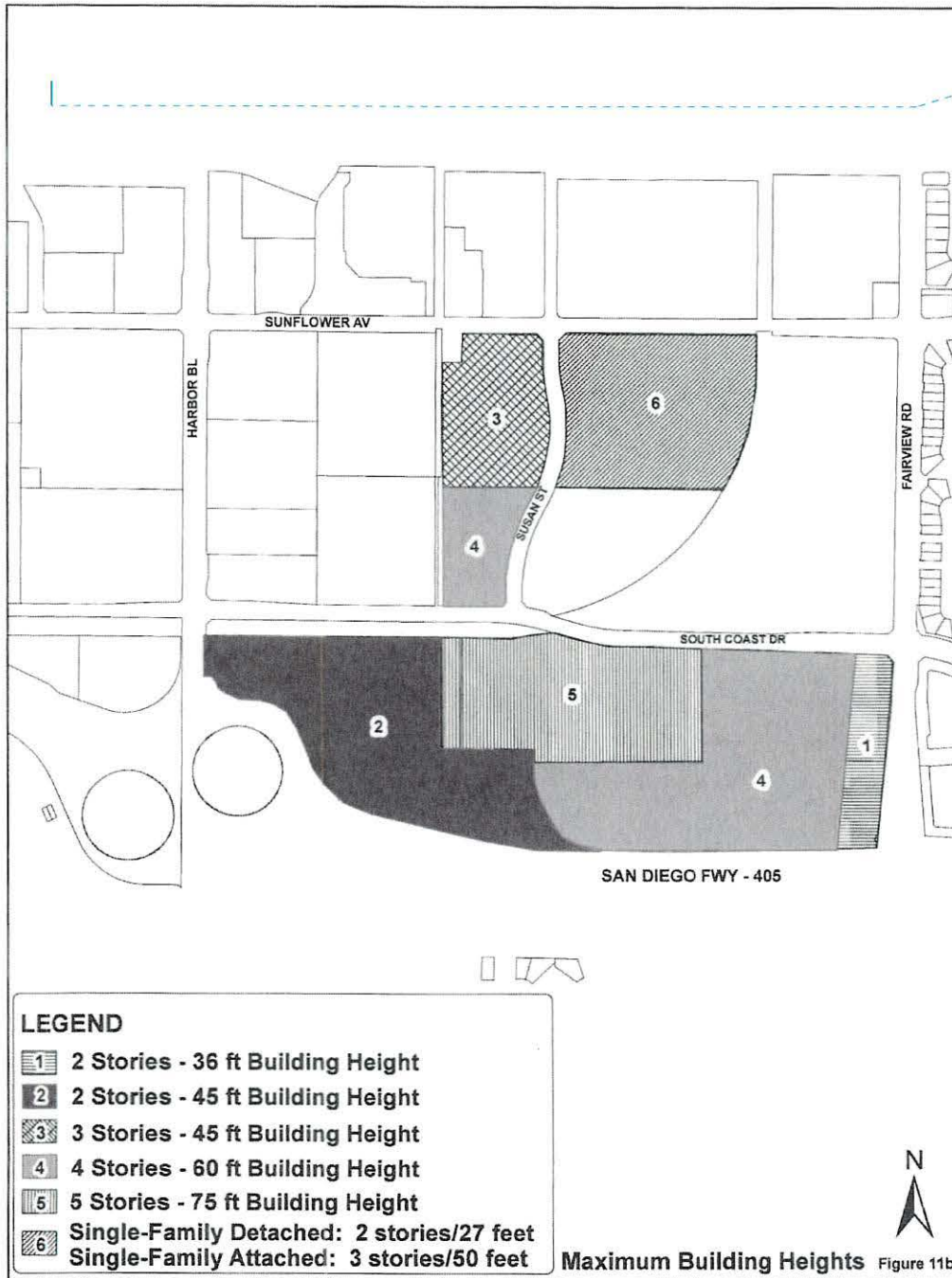
~~The General Plan specifically limits building heights to a maximum of five stories (and only in the project's center) for this site. Five~~ ~~Seven~~ stories approximate a 875-foot height limitation. Exhibit 11b indicates the various height limits for Home Ranch. The actual siting of future buildings shall take into account surrounding development in order to minimize visual impacts. The use of low- reflective materials for the building's exteriors will minimize glare impacts. In Building Height Area 1 adjacent to Fairview Road, the City of Costa Mesa shall also require a shade/shadow analysis for any building proposed to exceed 30 feet in height in order to ensure that building's shade or shadow does not extend beyond the project site or public rights-of-way.

Updated September 2016

Commented [CSB7]: GP revision needed.



Commented [CSB8]: This image will need revision consistent with revised height standards.





North Costa Mesa Specific Plan

Sub-Area C: HIVE LIVE

1. Residential Open Space

Any future residential development shall comply with the open space standards of the Costa Mesa Municipal Code, except that each dwelling unit shall include a minimum of 50 square feet of private balcony or patio space.

2. Parking

For any future development of the HIVE LIVE sub-area, projects shall comply with the then-existing parking and design standards of the Costa Mesa Municipal Code, except as otherwise provided in this NCMSP.

- a. Parking Stall Width: The standard stall width for residential projects is 8 feet 6 inches shall be provided, except that a width of 9 feet shall be provided when next to a vertical restriction.
- b. Vertical Support Recessed: All vertical supports within parking areas shall be recessed a minimum of two (2) feet from the drive aisle.

Circulation

The primary project access/egress points should be aligned with Susan Street and the existing Automobile Club entry to the north. Access to the farmhouse preservation site should be considered from within this area so as to minimize the number of driveways on South Coast Drive.

Freeway access improvements in the immediate area include the widening of the Fairview Road off-ramps, both northbound and southbound, and the construction of the new South Coast Drive off-ramp. Both are completed.

Final Program Environmental Impact Report No. 1048 for Home Ranch included a preliminary analysis of a Susan Street exit from the new South Coast Drive-Fairview Road- Harbor Boulevard collector road included in the I-405/SR-73 confluence project. Prior to approval of this additional exit by CalTrans, additional environmental documentation would be required. The Susan Street exit is not required for the Home Ranch project.

A future bikeway was shown on the Master Plan of Bikeways traversing this site to South Coast Drive from the I-405 bikeway undercrossing. However, in conjunction with GP-00-05, this bike trail undercrossing and related linkages were deleted from the Master Plan of Bikeways. This deletion was necessitated by the CalTrans/FHWA freeway improvements in the general area.

Parks and Recreation

The Segerstrom family house and barn may also be considered as meeting a portion of the



North Costa Mesa Specific Plan

4.0 DEVELOPMENT STANDARDS**All Properties**

1. Should future development plans propose residential land uses, the dwelling units as well as any other sensitive land use (including, but not limited to, day care, open space and recreational facilities) shall be required to comply with the General Plan and zoning ordinance standard of 65 CNEL for the exterior and 45 CNEL for interior areas. An exception is for high-rise residential projects, for which the 65 CNEL standard for exterior areas shall only be applied to common outdoor recreational amenity areas located on the ground level. Recreational amenity areas located above the ground level and private balconies and patios shall be exempt from the 65 CNEL exterior standard. Mitigation measures may be used in order to achieve these noise levels.
2. New development proposals that are adjacent to any freeway, on- or off-ramp, and /or major street shall include an environmental analysis of the existing and future air quality impacts to on-site land uses from these sources; appropriate mitigation measures for on-site land uses shall also be identified.
3. Shade/shadow impacts of buildings in excess of 2 stories to surrounding land uses shall be considered during project review.
4. Planned development projects that include a residential component shall analyze the interface and compatibility between residential and nonresidential uses that are included as part of the project or on separate properties.
5. A mix of service-oriented retail uses (i.e. banks, restaurants, business services, health clubs, etc.) that are easily accessible to pedestrians in large scale office developments is encouraged.
6. The provision of local child care facilities in large scale commercial and/or mixed use developments is encouraged.
7. Future nonresidential development of the properties designated as Urban Center Commercial, Cultural Arts Center, and Regional Commercial by the Land Use Element of the General Plan and Segerstrom Home Ranch (Area 1) shall be controlled by the trip budget provisions described in Section 2.0 and specified in Section 3.0.
8. Outdoor storage on any nonresidential property in the plan area shall meet with the requirements pertaining to outdoor storage as noted in the Municipal Code under the property's zoning designation. In addition to the requirements stated, the following criteria shall be met:
 - (a) Storage screening shall be of masonry or other solid, non-wood material or material(s) consistent with building materials used for the main structures on the subject site. Materials used shall incorporate design elements or features of the main structures on the property.



North Costa Mesa Specific Plan

- 19a. In conjunction with high-rise residential projects, private on-site recreational amenities shall be provided to serve the high-rise residents. These amenities may be located on the ground level, roof top, and/or on a podium.

Area 1-- Home Ranch

20. Promote the preservation of the Segerstrom family house and barn in its current location by allowing the development potential of the site to be transferred to the adjacent Commercial Center area.
21. All buildings should be set back from the historical preservation area so as to not visually encroach into this area. Buffering could include walls/fencing, landscaping, and/or parking areas.
22. Future development plans and environmental analyses for Home Ranch shall include an analysis regarding the future fire station in the North Harbor area; i.e.; location and timing of construction. Joint use with surrounding Central Net cities should also be considered in order to defray the costs of an additional fire station. A study could also reexamine the need/demand for the seventh station.
- 23A. Future development in Sub-Area B shall be limited to high quality office, office-related uses, and corporate office/headquarters with subsidiary support functions that may include research and design, minor assembly, light manufacturing, and storage. Retail uses shall be limited to those that are ancillary to the office development.
- 23B. In Building Height Area 1 adjacent to Fairview Road, the City of Costa Mesa shall require a shade/shadow analysis for any building proposed to exceed 30 feet in height in order to ensure that building's shade or shadow does not extend beyond the project site or public rights-of-way.
- 23C. In conjunction with the review and approval of any master plan for the areas containing the four-story industrial/office park buildings (and parking structures, as appropriate) north of South Coast Drive and west of Susan Street, the three-story townhomes (south of Sunflower Avenue and east of Susan Street), and the five-story office buildings (and parking structures, as appropriate) south of South Coast Drive and west of Fairview Road, the following provisions shall be applied:
1. Provision of sufficient setbacks, variation, or articulation between buildings and Sunflower Avenue, Susan Street, South Coast Drive, Fairview Road, adjacent to the 1-405, and from other buildings to ensure that buildings do not create a "canyon" effect.
 2. Use of low-reflective materials on buildings and parking structures that do not promote glare.
 3. Provision for architectural design, hardscape features, and landscaping in open space areas, in surface parking areas, or on parking structures that reflect a consistent design theme.



North Costa Mesa Specific Plan

HOME RANCH

Site: Segerstrom Home Ranch

Available Area: 95 Acres

Potential Facilities: As the Segerstrom property lies within the service area of Wimbledon Park, its neighborhood park needs will already be served. The City should accept in-lieu fees from the development of this property, as 2.79 acres is not sufficient acreage to develop any active recreation facilities.

Improvement Costs: None

Acquisition Costs: 317 units planned x 2.07 person per unit = 656 persons; 656 persons @ 4.26 ac/1,000 = approx. **2.79 acres.**

There are three approaches the City could take to the acreage dedication requirement of this site:

- The City could accept the 2.79 acres and purchase an additional 37.21 acres to meet the minimum 40-acre requirement for full recreation facilities.
- The City could require the development of a 2.79-acre neighborhood park to serve the new residents.
- As this portion of town is already sufficiently served by neighborhood parks, the City could accept in-lieu fees in replacement for parkland dedication.

Zoning: PDI and PDR-MD

General Plan Land Use Designation: Medium Density Residential and Industrial Park.

Location Suitability: This site would be difficult to include in the planning of a community sports complex as access would be difficult for community members in southern Costa Mesa. These residents have already voiced concern about the lack of accessibility to existing facilities. In addition, the location may tend to attract more people from surrounding communities north of Costa Mesa than from the City itself.

In conjunction with the adoption of GP-00-05, the land use designations for Segerstrom Home Ranch were amended to a combination of Commercial Center, Industrial Park, and Medium Density Residential. The maximum number of residential units anticipated was reduced to 192 units. The conclusion of this master plan stated above remains unchanged.

In conjunction with the adoption of GP-XXXX-XXXX, the land use designation of Sub-Area C was amended to Urban Center Commercial and site-specific intensities and densities were established.

1. Executive Summary

Table 1-1 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation, continued

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
a water quality control plan or sustainable groundwater management plan.			
5.10 LAND USE AND PLANNING			
Impact 5.10-1 – Project implementation would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<i>Cumulative Impacts</i>			
Impact 5.10-2 – Development of the proposed project in combination with related projects would not result in cumulatively considerable conflicts with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
5.11 NOISE			
Impact 5.11-1 – Construction activities would result in temporary noise increases in the project vicinity, but would not exceed applicable standards.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact 5.11-2 – Long-term operational noise generated by the proposed project would not exceed applicable standards.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact 5.11-3 – The project would not generate excessive short- or long-term groundborne vibration or noise.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.



1. Executive Summary

Table 1-1 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation, continued

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.11-4 – The proximity of the project site to the John Wayne Airport would not result in exposure of future residents and/or workers to excessive airport-related noise.	No Impact.	No mitigation measures are required.	No Impact.
<i>Cumulative Impacts</i>			
Impact 5.11-5 – Cumulative construction activities would not result in temporary noise increases that could exceed applicable standards.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact 5.11-6 – Implementation of the proposed project, in combination with related projects, would not result in a cumulatively significant long-term operation-related noise impacts.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact 5.11-7 – Implementation of the proposed project, in combination with related projects, would not cumulatively create excessive long-term or short-term groundborne vibration and groundborne noise.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
Impact 5.11-8 – Project development, in combination with related projects, would not cumulatively expose future residents and/or workers to excessive airport-related noise.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
5.12 POPULATION AND HOUSING			
Impact 5.12-1 – The proposed project would not directly or indirectly result in substantial unplanned population growth in the project area.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.
<i>Cumulative Impacts</i>			
Impact 5.12-2 – Development of the proposed project and related projects would not result in cumulatively considerable impacts related to substantial unplanned population growth.	Less Than Significant Impact.	No mitigation measures are required.	Less Than Significant Impact.

5. Environmental Analysis

LAND USE AND PLANNING

Table 5.10-1, continued

Applicable General Plan Goal and Policies	Consistency Analysis
	commuter trips between residences, employment centers, and services. Refer to responses to Policies C-5.3, C-5.6, C-8.4, and C-9.2 with regards to multimodal transportation connections and improvements.
Policy CON-4.A.7: Encourage installation of renewable energy devices for businesses and facilities and strive to reduce communitywide energy consumption.	Consistent: The project would meet the most current and latest Title 24 standards for energy efficiency and incorporate all applicable energy efficiency measures (solar ready roofs, high efficiency lighting, energy efficient appliances, etc.) as well as standards pertaining to EV capable spaces and parking stalls with EV chargers.
Noise Element	
Noise Goal N-1: Noise Hazards and Conditions. The City of Costa Mesa aims to protect residents, local workers, and property from injury, damage, or destruction from noise hazards and to work toward improved noise abatement.	
Policy N-1.1: Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL.	Consistent: As detailed in Section 5.10, Noise , long-term operational noise generated by the proposed project would not exceed applicable standards, and impacts would be less than significant in this regard.
Policy N-1.4: Ensure that appropriate site design measures are incorporated into residential developments, when required by an acoustical study, to obtain appropriate exterior and interior noise levels. When necessary, require field testing at the time of project completion to demonstrate compliance.	Consistent: Refer to response to Policy N-1.1.
Policy N-1.5: Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units.	Consistent: The project would be required to comply with all Title 24 Standards, including Section 1207.11.2, <i>Allowable Interior Noise Levels</i> , which requires that interior noise levels attributable to exterior sources not exceed 45 dBA in any habitable room.
Policy N-1.6: Discourage sensitive land uses from locating within the 65 CNEL noise contour of John Wayne Airport. Should it be deemed by the City as appropriate and/or necessary for a sensitive land use to locate in the 65 CNEL noise contour, ensure that appropriate interior noise levels are met and that minimal outdoor activities are allowed.	Consistent: As depicted in General Plan Safety Element Figure S-8, <i>John Wayne Airport Safety Zones</i> , the project site is not located within the airport's Safety Compatibility Zones. Additionally, the project site is located outside the 60 A-weighted decibel scale (dBA) Community Noise Equivalent Level (CNEL) noise contour for John Wayne Airport. ³
Noise Goal N-2: Noise and Land Use Compatibility. Integrate the known impacts of excessive noise on aspects of land use planning and siting of residential and non-residential projects.	
Policy N-2.1: Require the use of sound walls, berms, interior noise insulation, double-paned windows, and other noise mitigation measures, as appropriate, in the design of new residential or other new noise sensitive land uses that are adjacent to arterials, freeways, or adjacent to industrial or commercial uses.	Consistent: As analyzed in Section 5.10 , project design is required to meet the noise standards included in the Specific Plan (i.e., a standard of 65 CNEL for exterior areas and 45 CNEL for interior areas), Municipal Code Section 13-280, <i>Exterior Noise Standard</i> (PPP N-1), and the Title 24 Standards.
Policy N-2.2: Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment.	Consistent: The project's short-term construction and long-term operational noise impacts are fully analyzed in Section 5.11, Noise , and Appendix K, Noise and Vibration Impact Analysis . Overall, with implementation of PPP N-1, project impacts related to noise would be less than significant, and no mitigation is required.
Policy N-2.4: Require that all proposed projects are compatible with adopted noise/land use compatibility criteria.	Consistent: Refer to response to Policy N-2.2.
Policy N-2.5: Enforce applicable interior and exterior noise standards.	Consistent: Refer to response to Policy N-2.2.
Policy N-2.8: Require new mixed-use developments to site loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from	Consistent: The proposed residential units are designed within Buildings A, B, and C away from loading areas, parking lots/garages, driveways, trash enclosures, and mechanical equipment; refer to Exhibit 3-5, Conceptual Site

³ Orange County Airport Land Use Commission, *Airport Environs Land Use Plan for John Wayne Airport*, April 17, 2008.



5. Environmental Analysis LAND USE AND PLANNING

Table 5.10-1, continued

Applicable General Plan Goal and Policies	Consistency Analysis
the residential portion of the development and adjacent established residential development.	<u>Plan</u> . As analyzed in <u>Section 5.11</u> , stationary and mobile sources associated with project operations would not exceed City-established interior or exterior noise standards.
Safety Element	
Safety Goal S-1: Risk Management of Natural and Human-Caused Disasters. Minimize the risk of injury, loss of life, property damage, and environmental degradation from seismic activity, geologic hazards, flooding, fire, and hazardous materials. Promote a sustainable approach to reduce impacts of natural disasters, such as flooding and fire.	
Policy S-1.1: Continue to incorporate geotechnical hazard data into future land use decision-making, site design, and construction standards.	Consistent: A Geotechnical Investigation was prepared for the proposed project, which includes recommendations to reduce the potential for geotechnical hazards; refer to <u>Appendix G, Geotechnical Investigation</u> . Adherence to these recommendations during site design and construction would reduce impacts related to geotechnical hazards.
Policy S-1.5: Enforce applicable building codes relating to the seismic design of structures to reduce the potential for loss of life and property damage.	Consistent: As detailed in <u>Section 5.6, Geology and Soils</u> , future development associated with the project would be required to comply with the seismic design requirements detailed under the California Building Code (CBC) (PPP GEO-1). Furthermore, the project's Geotechnical Investigation includes specific design recommendations that would reduce potential liquefaction settlement impacts during an earthquake event (PPP GEO-2). Adherence to the seismic design parameters included in the Geotechnical Investigation and required by the CBC would be confirmed during plan check and building design review.
Policy S-1.7: Continue to implement the Seismic Hazard Mapping Act, which requires sites within liquefaction hazard areas to be investigated for liquefaction susceptibility prior to building construction or human occupancy.	
Policy S-1.8: Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability.	
Policy S-1.11: Improve and maintain local storm drainage infrastructure in a manner that reduces flood hazards.	Consistent: As detailed in <u>Section 5.9</u> , while the proposed project would increase peak flow rates in some drainage management areas, the overall site peak flow rates would be reduced compared to existing conditions. As such, the proposed project would not substantially increase the rate or amount of surface runoff leaving the site and is not anticipated to result in flooding on- or off-site.
Policy S-1.14: Minimize flood hazard risks to people, property, and the environment by addressing potential damage tsunamis and sea level rise.	Consistent: The project site is located approximately 4.5 miles inland from the Pacific Ocean. Given this distance, it is not anticipated that sea level rise would impact the project site. Further, according to the California Department of Conservation, the project site is not within a tsunami hazard zone. ⁴
Policy S-1.16: Develop emergency response, early warning notification, and evacuation plans for areas that are within dam inundation areas, where feasible.	Consistent: The proposed project would not exacerbate an existing flood hazard related to dam failure. Due to the length of time required for released water to reach the site if the closest dams, Prado Dam or the Santiago Creek Dam, were to catastrophically fail, as well as the implementation of the City's Emergency Operations Plan, the proposed project would not expose people or structures to a significant risk, and the construction of the project would not impede or redirect flood flows. Continued inspection and maintenance of the two dams and the procedures outlined in the Emergency Operations Plan are considered adequate precautions to reduce impacts due to potential dam inundation to less than significant.
Safety Goal S-2: Provide a high level of security in the community to prevent and reduce crime, and to minimize risks of fire to people, property, and the environment.	
Policy S-2.1: Promote crime prevention strategies and provide a high level of response to incidents.	Consistent: The proposed development would result in a shift in patrol strategies due to the new land uses, which would affect patrol response times. In order to assist in deterring crime in the project area, the applicant would install an Automated License Plate Reader (refer to MM PS-1). The Costa Mesa Police Department (CMPD) currently utilize the Automated License Plate Reader program to help in investigation of crimes and utilize a total of 46 public and 10 private cameras Citywide to help deter crime. The applicant would be required to install the Automated License Plate Reader at all
Policy S-2.2: Emphasize and prioritize crime prevention strategies, such as pedestrian-scale lighting in targeted areas.	

⁴ Department of Conservation, *California Tsunami Maps*, <https://www.conservation.ca.gov/cgs/tsunami/maps>, accessed August 20, 2024.



5. Environmental Analysis LAND USE AND PLANNING

Table 5.10-2 Project Consistency with North Costa Mesa Specific Plan

Applicable Specific Development Standards	Consistency Analysis
All Properties	
1: Should future development plans propose residential land uses, the dwelling units as well as any other sensitive land use (including, but not limited to, day care, open space and recreational facilities) shall be required to comply with the General Plan and zoning ordinance standard of 65 CNEL for the exterior and 45 CNEL for interior areas. An exception is for high-rise residential projects, for which the 65 CNEL standard for exterior areas shall only be applied to common outdoor recreational amenity areas located on the ground level. Recreational amenity areas located above the ground level and private balconies and patios shall be exempt from the 65 CNEL exterior standard. Mitigation measures may be used in order to achieve these noise levels.	Consistent: As detailed in <u>Section 5.11, Noise</u> , long-term operational noise generated by the proposed project would not exceed applicable standards, and impacts would be less than significant in this regard. Additionally, the project would be required to comply with all 2022 Title 24 Standards, including <u>Section 1207.11.2, Allowable Interior Noise Levels</u> , which requires that interior noise levels attributable to exterior sources not exceed 45 dBA in any habitable room.
2: New development proposals that are adjacent to any freeway, on- or off-ramp, and/or major street shall include an environmental analysis of the existing and future air quality impacts to on-site land uses from these sources; appropriate mitigation measures for on-site land uses shall also be identified.	Consistent: Regional access to the project site from the west and east is available via I-405, from the south via the SR-73, and the east via SR-55. Harbor Boulevard, Fairview Road, South Coast Drive, and Sunflower Avenue are the major roadways that provide local access to the project site. <u>Section 5.2, Air Quality</u> , of this Draft EIR analyzes project impacts regarding existing and future air quality. Due to the proximity of the project site to nearby sensitive receptors (located 150 feet to the east) and the extended period of construction activities (eight years), Mitigation Measure AQ-1 would be required to reduce emissions and associated health impacts. Mitigation Measure AQ-1 would require that all off-road diesel-fueled construction vehicles and equipment greater than 50 horsepower meet Tier 4 emissions standards. With the implementation of Mitigation Measure AQ-1, impacts in this regard would be reduced to less than significant; all other project impacts related to air quality were determined to be less than significant.
3: Shade/shadow impacts of buildings in excess of 2 stories to surrounding land uses shall be considered during project review.	Consistent: The proposed project prepared a Shade and Shadow Analysis; refer to <u>Section 5.1, Aesthetics</u> ; impacts were determined to be less than significant.
4: Planned development projects that include a residential component shall analyze the interface and compatibility between residential and nonresidential uses that are included as part of the project or on separate properties.	Consistent: Surrounding land uses are comprised of industrial and commercial uses to the north, south, and west, and residential uses to the east. The proposed project would demolish existing office buildings to provide a residential community with residential, retail, and open space uses. The proposed development would be compatible as it would allow for a transition from heavy warehouse and industrial uses to the west, commercial/business park to the north, retail to the south, and a residential community to the east.
5: A mix of service-oriented retail uses (i.e. banks, restaurants, business services, health clubs, etc.) that are easily accessible to pedestrians in large scale office developments is encouraged.	Consistent: The project proposes a mixed-use development that would incorporate walkable spaces between the residential and retail uses on site, and to nearby employment centers, including offices uses to the north. Additionally, the proposed project would be located near bus stops and provide bicycle parking.
7: Future development of the properties designated as Urban Center Commercial, Cultural Arts Center, and Regional Commercial by the Land Use Element of the General Plan and Segerstrom Home Ranch (Area 1) shall be controlled by the trip budget provisions described in Section 2.0 and specified in Section 3.0.	Consistent: Following approval of the proposed Specific Plan Amendment, which would update the site's density and floor area ratio (FAR), the project would be consistent with the trip budget for the Urban Center Commercial land use designation.
8: Outdoor storage on any nonresidential property in the plan area shall meet with the requirements pertaining to outdoor storage as noted in the Municipal Code under the property's	Consistent: The proposed project would install a variety of walls throughout the project site. Specifically, the project would install six-foot tall walls surrounding outdoor courtyards, two-foot tall seat walls, and decorative walls along the eastern perimeter of the project site. Additionally, the project would



Chapter 5.11 Noise



5. Environmental Analysis

5.11 NOISE

The purpose of this section is to evaluate potential noise related impacts to surrounding land uses as a result of implementation of the project. This section evaluates short-term construction-related impacts, as well as long-term operational-related impacts. Noise measurement and traffic noise modeling data can be found in Appendix I, *Noise and Vibration Analysis*.

5.11.1 Environmental Setting

5.11.1.1 BACKGROUND

Noise Scales And Definitions

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air and is characterized by both its amplitude and frequency (or pitch). The human ear does not hear all frequencies equally. In particular, the ear de-emphasizes low and very high frequencies. To better approximate the sensitivity of human hearing, the A-weighted decibel scale (dBA) has been developed. On this scale, the human range of hearing extends from approximately three dBA to around 140 dBA.

Decibels are based on the logarithmic scale. The logarithmic scale compresses the wide range in sound pressure levels to a more usable range of numbers in a manner similar to the Richter scale used to measure earthquakes. In terms of human response to noise, a sound 10 dBA higher than another is judged to be twice as loud, and 20 dBA higher four times as loud, and so forth. Everyday sounds normally range from 30 dBA (very quiet) to 100 dBA (very loud). Examples of various sound levels in different environments are illustrated on Exhibit 5.11-1, *Common Environmental Noise Levels*.

Many methods have been developed for evaluating community noise to account for, among other things:

- The variation of noise levels over time;
- The influence of periodic individual loud events; and
- The community response to changes in the community noise environment.



5. Environmental Analysis NOISE

Numerous methods have been developed to measure sound over a period of time; refer to [Table 5.11-1, *Noise Descriptors*](#).

Table 5.11-1 Noise Descriptors

Term	Definition
Decibel (dB)	The unit for measuring the volume of sound equal to 10 times the logarithm (base 10) of the ratio of the pressure of a measured sound to a reference pressure (20 micropascals).
A-Weighted Decibel (dBA)	A sound measurement scale that adjusts the pressure of individual frequencies according to human sensitivities. The scale accounts for the fact that the region of highest sensitivity for the human ear is between 2,000 and 4,000 cycles per second (hertz).
Equivalent Sound Level (L_{eq})	The sound level containing the same total energy as a time varying signal over a given time period. The L_{eq} is the value that expresses the time averaged total energy of a fluctuating sound level.
Maximum Sound Level (L_{max})	The highest individual sound level (dBA) occurring over a given time period.
Minimum Sound Level (L_{min})	The lowest individual sound level (dBA) occurring over a given time period.
Community Noise Equivalent Level (CNEL)	A rating of community noise exposure to all sources of sound that differentiates between daytime, evening, and nighttime noise exposure. These adjustments are +5 dBA for the evening, 7:00 PM to 10:00 PM, and +10 dBA for the night, 10:00 PM to 7:00 AM.
Day/Night Average (L_{dn})	The L_{dn} is a measure of the 24-hour average noise level at a given location. It was adopted by the U.S. Environmental Protection Agency (EPA) for developing criteria for the evaluation of community noise exposure. It is based on a measure of the average noise level over a given time period called the L_{eq} . The L_{dn} is calculated by averaging the L_{eq} 's for each hour of the day at a given location after penalizing the "sleeping hours" (defined as 10:00 PM to 7:00 AM) by 10 dBA to account for the increased sensitivity of people to noises that occur at night.
Exceedance Level (L_n)	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% (L_{01} , L_{10} , L_{50} , L_{90} , respectively) of the time during the measurement period.

Source: Cyril M. Harris, *Handbook of Noise Control*, 1979.

Health Effects of Noise

Human response to sound is highly individualized. Annoyance is the most common issue regarding community noise. However, many factors influence people's response to noise. The factors can include the character of the noise, the variability of the sound level, the presence of tones or impulses, and the time of day of the occurrence. Additionally, non-acoustical factors, such as the person's opinion of the noise source, the ability to adapt to the noise, the attitude towards the source and those associated with it, and the predictability of the noise, all influence people's response. As such, response to noise varies widely from one person to another and with any particular noise, individual responses will range from "not annoyed" to "highly annoyed".

The effects of noise are often only transitory, but adverse effects can be cumulative with prolonged or repeated exposure. The effects of noise on the community can be organized into six broad categories:

- Noise-Induced Hearing Loss;
- Interference with Communication;
- Effects of Noise on Sleep;
- Effects on Performance and Behavior;
- Extra-Auditory Health Effects; and
- Annoyance.

According to the United States Public Health Service, nearly ten million of the estimated 21 million Americans with hearing impairments owe their losses to noise exposure. Noise can mask important sounds and disrupt

5. Environmental Analysis

NOISE

communication between individuals in a variety of settings. This process can cause anything from a slight irritation to a serious safety hazard, depending on the circumstance. Noise can disrupt face-to-face communication and telephone communication, and the enjoyment of music and television in the home. It can also disrupt effective communication between teachers and pupils in schools and can cause fatigue and vocal strain in those who need to communicate in spite of the noise.

Interference with communication has proved to be one of the most important components of noise-related annoyance. Noise-induced sleep interference is one of the critical components of community annoyance. Sound level, frequency distribution, duration, repetition, and variability can make it difficult to fall asleep and may cause momentary shifts in the natural sleep pattern, or level of sleep. It can produce short-term adverse effects on mood changes and job performance, with the possibility of more serious effects on health if it continues over long periods. Noise can cause adverse effects on task performance and behavior at work, and non-occupational and social settings. These effects are the subject of some controversy, since the presence and degree of effects depends on a variety of intervening variables. Most research in this area has focused mainly on occupational settings, where noise levels must be sufficiently high and the task sufficiently complex for effects on performance to occur.

Annoyance can be viewed as the expression of negative feelings resulting from interference with activities, as well as the disruption of one's peace of mind and the enjoyment of one's environment. Field evaluations of community annoyance are useful for predicting the consequences of planned actions involving highways, airports, road traffic, railroads, or other noise sources. The consequences of noise-induced annoyance are privately held dissatisfaction, publicly expressed complaints to authorities, and potential adverse health effects, as discussed above. In a study conducted by the United States Department of Transportation, the effects of annoyance to the community were quantified. In areas where noise levels were consistently above 60 dBA CNEL, approximately nine percent of the community is highly annoyed. When levels exceed 65 dBA CNEL, that percentage rises to 15 percent. Although evidence for the various effects of noise have differing levels of certainty, it is clear that noise can affect human health. Most of the effects are, to a varying degree, stress related.

Ground-Borne Vibration

Sources of ground-borne vibrations include natural phenomena (earthquakes, volcanic eruptions, sea waves, landslides, etc.) or man-made causes (explosions, machinery, traffic, trains, construction equipment, etc.). Vibration sources may be continuous (e.g., factory machinery) or transient (e.g., explosions).

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One is the peak particle velocity (PPV); another is the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. The RMS velocity is defined as the average of the squared amplitude of the signal. PPV is typically used for evaluating potential building damage, whereas PPV and RMS vibration velocity amplitudes are used to evaluate human response to vibration. Typically, ground-borne vibration, generated by man-made activities, attenuates rapidly with distance from the source of vibration. Man-made vibration issues are therefore usually confined to short distances (i.e., 500 feet or less) from the source. Both construction and operation of development projects can generate ground-borne vibration.



5. Environmental Analysis

NOISE

Table 5.11-2, *Typical Vibration Level Effects*, displays the reactions of people and the effects on buildings produced by continuous vibration levels. The annoyance levels shown in Table 5.11-2 should be interpreted with care since vibration may be found to be annoying at much lower levels than those listed, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying. Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage. In high noise environments, which are more prevalent where groundborne vibration approaches perceptible levels, this rattling phenomenon may also be produced by loud airborne environmental noise causing induced vibration in exterior doors and windows.

Table 5.11-2 Typical Vibration Level Effects

Vibration Level Peak Particle Velocity	Human Reaction	Effect on Buildings
0.006 – 0.019 inch/sec	Threshold of perception; possibility of intrusion.	Vibrations unlikely to cause damage of any type.
0.08 inch/sec	Vibrations readily perceptible.	Recommended upper level of vibration to which ruins and ancient monuments should be subjected.
0.10 inch/sec	Level at which continuous vibration begins to annoy people.	Virtually no risk of "architectural" (i.e., not structural) damage to normal buildings.
0.20 inch/sec	Vibrations annoying to people in buildings.	Threshold at which there is a risk to "architectural" damage to normal dwelling – houses with plastered walls and ceilings.
0.4–0.6 inch/sec	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges.	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage.

Source: California Department of Transportation, *Transportation and Construction Vibration Guidance Manual*, 2020; Tables 5 and 12.

Notes: in/sec = inches per second

5.11.1.2 REGULATORY BACKGROUND

State

California Building Code

California Building Code (CBC), Title 24, Section 1207.11.2, *Allowable Interior Noise Levels*, requires that interior noise levels attributable to exterior sources not exceed 45 dBA in any habitable room. The noise metric is evaluated as either L_{dn} or CNEL, consistent with the noise element of the local general plan.

California Green Building Standards Code

The California Green Building Standards Code (CALGreen) has requirements for insulation that affect exterior-interior noise transmission for non-residential structures. Pursuant to CALGreen Section 5.507.4.1, *Exterior Noise Transmission*, an architectural acoustics study may be required when a project site is within a 65 dBA CNEL or L_{dn} noise contour of an airport, freeway or expressway, railroad, industrial source, or fixed-guideway source. Where noise contours are not readily available, if buildings are exposed to a noise level of 65 dBA L_{eq} during any hour of operation, specific wall and ceiling assembly and sound-rated windows may be necessary to reduce interior noise to acceptable levels. A performance method may also be used per CALGreen Section 5.507.4.2 to show compliance with State interior noise requirements.

5. Environmental Analysis

NOISE

Local

General Plan

The Chapter 7, *Noise Element* of the 2035 General Plan includes the following goals, objectives, and policies to minimize adverse noise conditions within the City:

- **Objective N-1A:** Control noise levels within the City for the protection of residential areas, park areas, and other sensitive land uses from excessive and unhealthy noise.
 - **Policy N-1.1:** Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL.
 - **Policy N-1.4:** Ensure that appropriate site design measures are incorporated into residential developments, when required by an acoustical study, to obtain appropriate exterior and interior noise levels.
 - **Policy N-1.4:** Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units.
- **Objective N-2A:** Plan for the reduction in noise impacts on sensitive receptors and land uses.
 - **Policy N-2.1:** Require the use of sound walls, berms, interior noise insulation, double-paned windows, and other noise mitigation measures, as appropriate, in the design of new residential or other new noise sensitive land uses that are adjacent to arterials, freeways, or adjacent to industrial or commercial uses.
 - **Policy N-2.2:** Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment.
 - **Policy N-2.4:** Require that all proposed projects are compatible with adopted noise/land use compatibility criteria.
 - **Policy N-2.5:** Enforce applicable interior and exterior noise standards.

In addition, the Noise Element sets forth land use compatibility guidelines to protect residential neighborhoods and noise-sensitive receptors from potentially harmful noise sources. The noise and land use compatibility standards are detailed in Table 5.11-3, *Noise and Land-Use Compatibility Standards*.



5. Environmental Analysis NOISE

Table 5.11-3 Noise and Land Use Compatibility Standards

Land Use	Community Noise Exposure (CNEL or L _{dn} , dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential: Low Density	50 - 60	60 - 70	70 - 75	75 or greater
Residential: Multiple Family	50 - 65	65 - 70	70 - 75	75 or greater
Mixed Use	50 - 65	65 - 70	70 - 75	75 or greater
Transient Lodging-Motel, Hotels	60 - 65	65 - 70	70 - 80	80 or greater
School, Libraries, Churches, Hospitals, Nursing Homes	50 - 60	60 - 65	65 - 80	80 or greater
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	80 or greater
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	80 or greater
Playgrounds, Neighborhood Parks	50 - 67.5	NA	67.5 - 75	75 or greater
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 or greater
Office Buildings, Business Commercial and Professional	50 - 67.5	67.5 - 77.5	77.5 - 85	85 or greater unless appropriately insulated
Industrial, Manufacturing, Utilities, Agriculture	50 - 70	70 - 80	80 - 85	NA

Source: City of Costa Mesa, 2035 General Plan, Noise Element, accessed on July 28, 2024.

Notes: CNEL = Community Noise Equivalent Level; L_{dn} = Day Night Level; dBA = A-weighted decibels; NA = not applicable

City of Costa Mesa Municipal Code

Interior and Exterior Noise Standards

City of Costa Mesa Municipal Code (CMMC) Sections 13-280, *Exterior Noise Standards*, 13-281, *Interior Noise Standards*, and 13-282, *Noise Near Schools, Hospitals, Churches*, establish permissible noise levels at the property line of nearby sensitive receptors. Sections 13-280 and 13-281 establish interior and exterior noise level standards for residential land uses affected by stationary noise sources. Section 13-282 applies the exterior noise standards from Section 13-280 to any school, hospital, or church while it is in use. [Table 5.11-4, City of Costa Mesa Noise Level Standards, dBA](#), summarizes the City's noise level standards based on the land use, measurement location (exterior/interior), and time period.

Table 5.11-4 City of Costa Mesa Noise Level Standards, dBA

Land Use	Exterior/ Interior	Time Period	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
Residential	Exterior	7:00 a.m. to 11:00 p.m.	55	60	65	70	75
		11:00 p.m. to 7:00 a.m.	50	55	60	65	70
	Interior	7:00 a.m. to 11:00 p.m.	—	—	55	60	65
		11:00 p.m. to 7:00 a.m.	—	—	45	50	55
School, Hospital or Church ¹	Exterior	7:00 a.m. to 11:00 p.m.	55	60	65	70	75
		11:00 p.m. to 7:00 a.m.	50	55	60	65	70

Source: City of Costa Mesa, Municipal Code Sections 13-280

Notes: dBA = A-weighted decibels, L₅₀=noise level exceeded 50 percent of the time, L₂₅= noise level exceeded 25 percent of the time, L₈= noise level exceeded 8 percent of the time, L₂= noise level exceeded 2 percent of the time, L_{max} = maximum sound level

¹ The exterior noise standards are applicable to schools, hospitals, and churches while they are in use.

In the event ambient noise levels exceed any of the noise limit categories above, the cumulative period applicable to the category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the last noise limit category, the maximum allowable noise level under the category shall be increased to reflect the maximum ambient noise level.

5. Environmental Analysis

NOISE

Construction Noise Standards

CMMC Section 13-279, *Exceptions for Construction*, establishes allowed times for construction activities and includes special provisions for sensitive land uses. The Municipal Code allows construction to occur between the hours of 7:00 a.m. and 7:00 p.m., Mondays through Fridays, and between 9:00 a.m. and 6:00 p.m. on Saturdays. Construction is not permitted outside of these hours or on Sundays or New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, unless a temporary waiver is granted by the City of Costa Mesa Development Services Director or his/her authorized representative or in emergencies, including maintenance work in the City rights-of-way. The limitations on construction activity also apply to vehicles and equipment involved with deliveries, loading or transferring materials, equipment service, or maintenance of any equipment.

5.11.1.3 EXISTING CONDITIONS

Existing Noise Levels

To quantify existing ambient noise levels in the project area, Michael Baker International conducted three short-term noise measurements in the vicinity of the project area on May 2, 2024. The noise measurement locations are shown in [Exhibit 5.11-2, *Noise Measurement Locations*](#), and are representative of typical existing noise exposure at the nearest sensitive receptors. The 10-minute measurements were taken between 10:00 a.m. and 11:00 a.m. Short-term (L_{eq}) measurements are considered representative of the noise levels throughout the day.

The noise measurements were taken during “off-peak” (9:00 a.m. through 3:00 p.m.) traffic noise hours as this provides a more conservative baseline. During rush hour traffic, vehicle speeds and heavy truck volumes are often low. Free-flowing traffic conditions just before or after rush hour often yield higher noise levels.¹ The noise levels measured near the proposed project and the nearest sensitive receptors are identified in [Table 5.11-5, *Ambient Noise Measurements*](#).

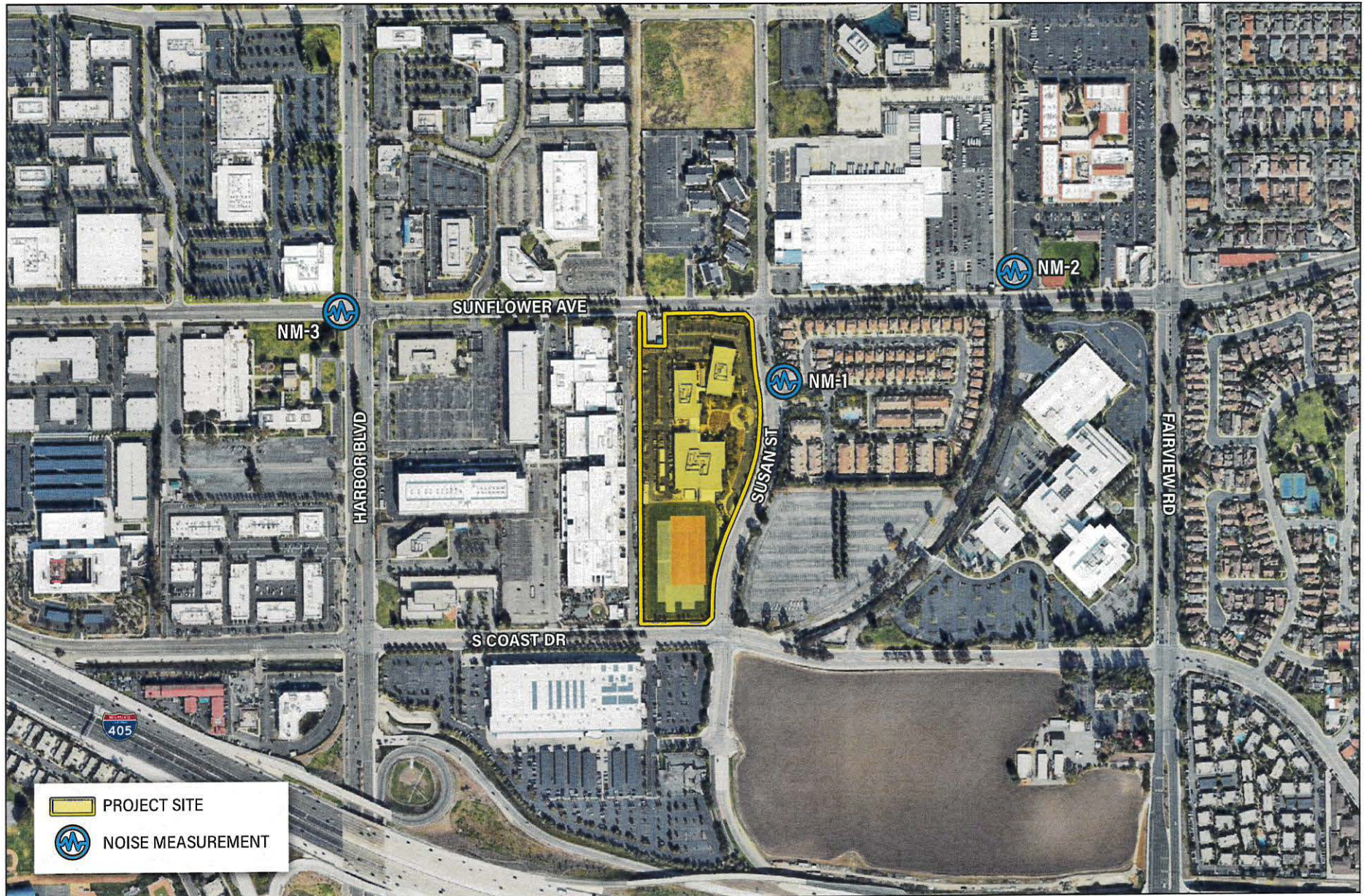
Table 5.11-5 Ambient Noise Measurements

Location	Description	L_{eq} (dBA)	L_{max} (dBA)	L_{min} (dBA)
NM-1	Northeast corner of the Via Luca and Susan Street intersection	63.7	80.9	44.7
NM-2	Approximately 350 feet west of the West Sunflower Avenue and Fairview Road intersection	68.7	83.3	46.6
NM-3	Southwest corner of the Harbor Boulevard and Sunflower Avenue intersection	72.7	97.0	54.2

Source: Michael Baker International; refer to [Appendix I](#).

Notes: dBA = A-weighted decibels; L_{eq} = Equivalent Sound Level; L_{min} = Minimum Sound Level; L_{max} = Maximum Sound Level

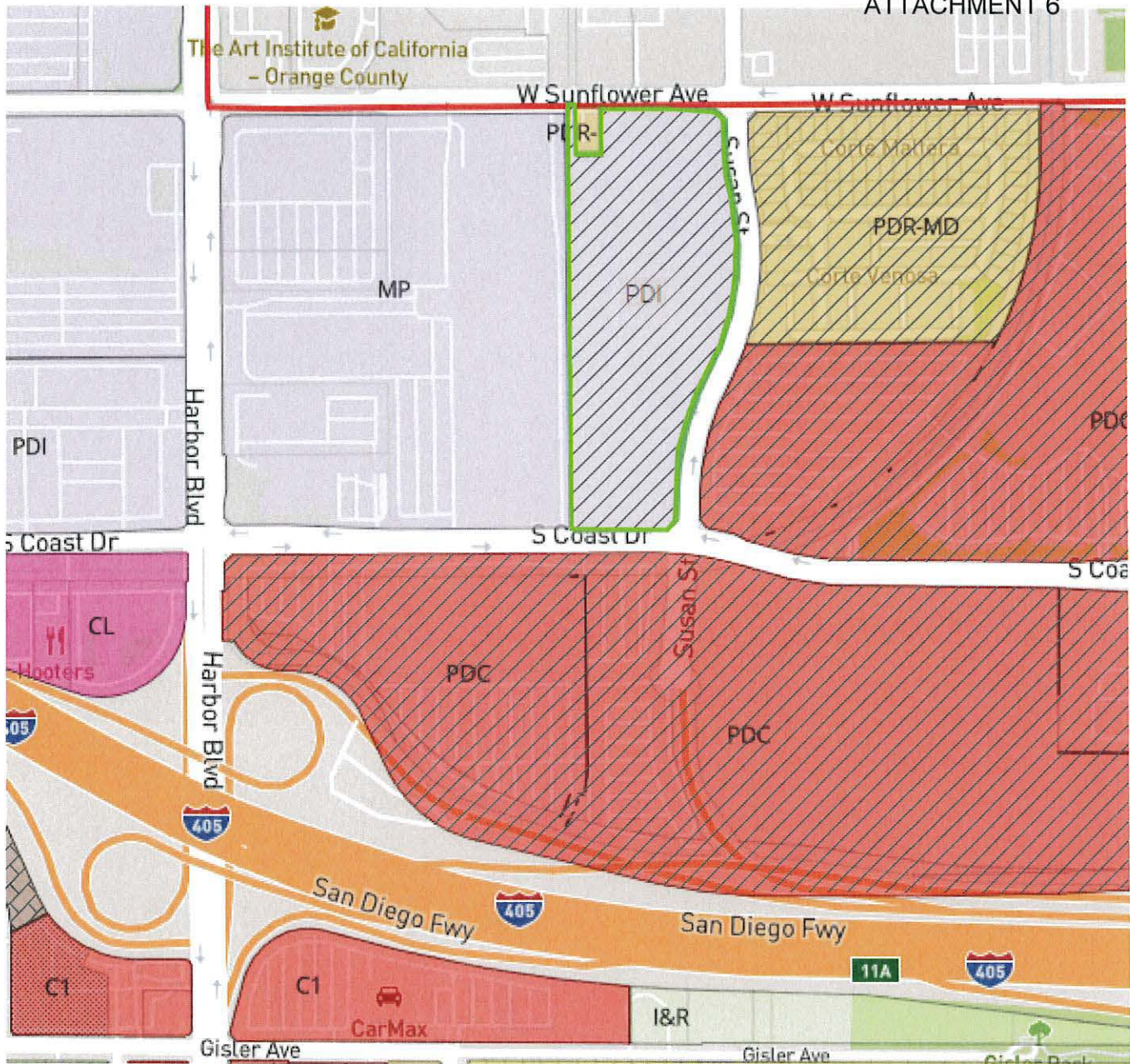
¹ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013.



Source: Google Earth Pro, August 2024

EXISTING ZONING AND SPECIFIC PLAN DESIGNATIONS

ATTACHMENT 6



Project Location

CITY ZONING CODE

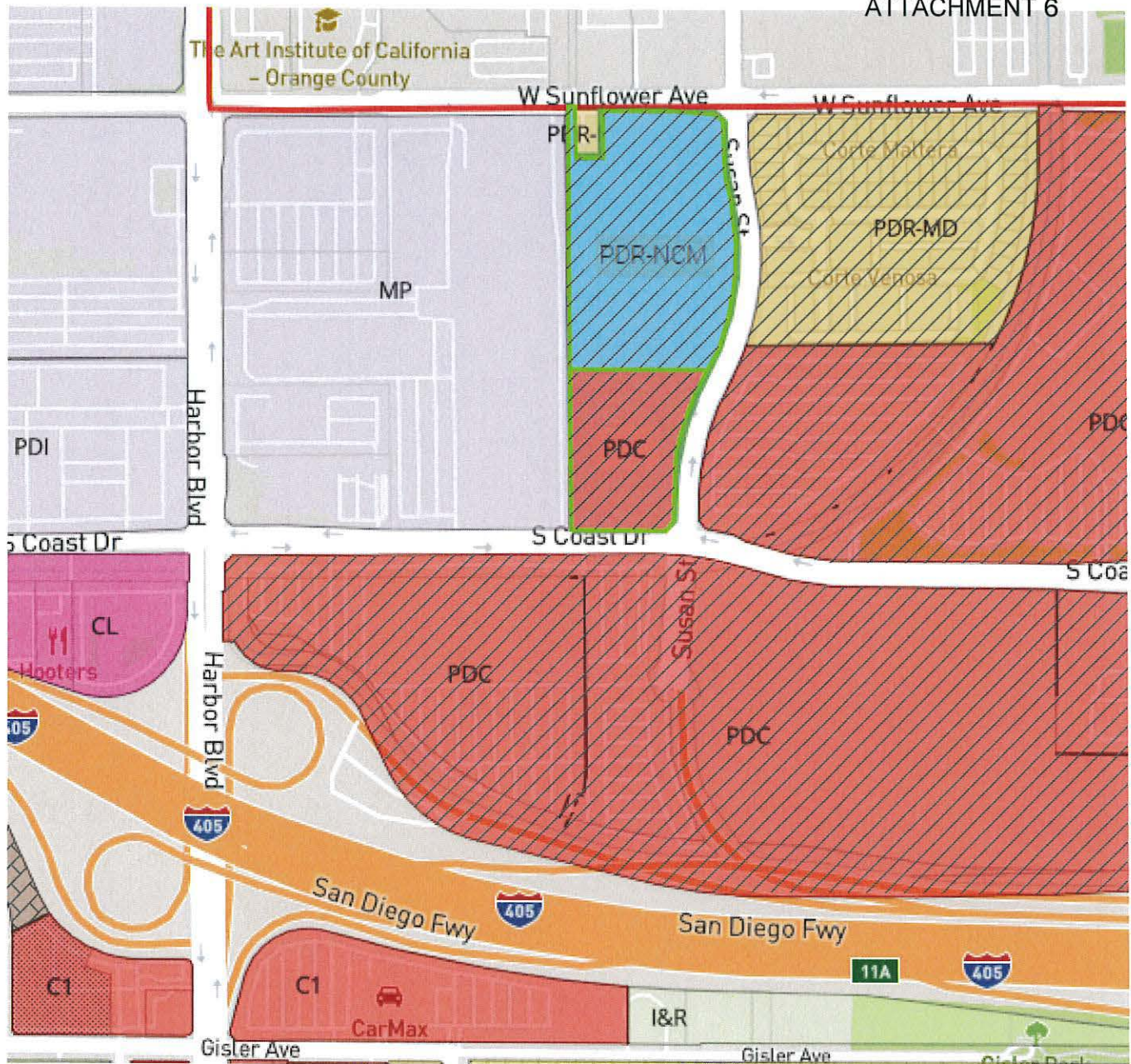
AP		I&R-S		PDI		R2-HD	
C1		MG		PDR-HD		R2-MD	
C1-S		MP		PDR-LD		R3	
C2		No Zone		PDR-MD		TC	
CL		P		PDR-NCM			
I&R		PDC		R1			

SPECIAL AREAS

- North Costa Mesa Specific Plan
- SoBECA Urban Plan
- Residential Incentive Overlay

PROPOSED ZONING AND SPECIFIC PLAN DESIGNATIONS

ATTACHMENT 6



 Project Location

CITY ZONING CODE

AP		I&R-S		PDI		R2-HD	
C1		MG		PDR-HD		R2-MD	
C1-S		MP		PDR-LD		R3	
C2		No Zone		PDR-MD		TC	
CL		P		PDR-NCM			
I&R		PDC		R1			

SPECIAL AREAS

- North Costa Mesa Specific Plan
- SoBECA Urban Plan
- Residential Incentive Overlay

RESOLUTION NO. PC-2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2024060115), GENERAL PLAN AMENDMENT (PGPA-23-0002), MASTER PLAN, VESTING TENTATIVE PARCEL MAP, AND DENSITY BONUS AGREEMENT FOR A THREE-PHASED, 1,050 DWELLING UNIT, APARTMENT DEVELOPMENT WITH 3,692-SQUARE-FOOT RETAIL COMPONENT AT 3333 SUSAN STREET ("HIVE LIVE")

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2015-2035 General Plan on June 21, 2016;

WHEREAS, California Government Code Section 65358(a) authorizes the City Council to amend the General Plan if it is deemed to be in the public interest;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of Costa Mesa;

WHEREAS, by its very nature, the General Plan is subject to update and revision to account for current and future community needs;

WHEREAS, the application was filed by Tim O'Brien of Legacy Partners, authorized agent for the property owners, for the real property located at 3333 Susan Street;

WHEREAS, the proposed project, Hive Live, is a residential development with a 3,692 square foot retail component on a 14.25 acre lot with 1,050 multi-family dwelling units at a site specific density of 62 dwelling units per acre. The applicant is requesting approval of the following:

1. General Plan Amendment (PGPA-23-0002): to amend the General Plan Land Use Element including changing the Land Use Designation of the project site from Industrial Park to Urban Center Commercial and High Density Residential;
2. Rezone: Give first reading to an Ordinance approving the rezone of the project site from Planned Development Industrial (PDI) to Planned

Development Commercial and Planned Development Residential – North Costa Mesa;

3. North Costa Mesa Specific Plan Amendment: Give first reading to an Ordinance approving the Specific Plan to establish site-specific zoning regulations including development standards and design guidelines;
4. Master Plan: Approve the Master Plan for the development of the project;
5. Vesting Tentative Parcel Map No. 2024-114: Approve the Vesting Tentative Parcel Map to subdivide the property into three parcels for phasing purposes;
6. Density Bonus: Approve the density bonus agreement which will provide 105 low income units in exchange for a 20 percent density bonus; and
7. Development Agreement: Give first reading of an Ordinance approving the Development Agreement between the City and the applicant.

WHEREAS, pursuant to Costa Mesa Municipal Code (CMMC) Section 13-83.63(a) and City Council Policy 500-2, a project screening is required for all privately-initiated General Plan Amendments;

WHEREAS, a screening provides awareness of the application to the community and gives the City Council an opportunity to offer comments on the merits and appropriateness of the proposed development before the applicant submits the formal planning application(s);

WHEREAS, a screening for General Plan Amendment (GPS-23-03) was conducted by the City Council August 1, 2023, pursuant to the requirements of City Council Policy 500-2;

WHEREAS, a General Plan Amendment is required to modify the Land Use Element's maps, figures, text and tables to apply a Planned Development Commercial and Planned Development Residential – North Costa Mesa zoning designation to the subject property, as the site currently has a land use designation of Planned Development Industrial, which is not consistent with the residential development;

WHEREAS, General Plan Amendment (PGPA-23-0002), includes the following revisions to the Land Use Element, and as depicted in further details in Exhibit A attached hereto:

1. Figure LU-3 – Amend the Land Use Policy Map to account for the modified

land use designations;

2. Table LU-3 – Amend the Land Use Designation Table to account for the modified land use designations;
3. Table LU-6 – Amend the Land Use Density and Intensity Summary to include a footnote regarding the site-specific density;
4. Text Addition on page LU-30 – A description outlining the project's site-specific density within the High-Density Residential description section;
5. Text Addition on page LU-42 – Include the project in Urban Center Commercial text;
6. Table LU-11 – Amend the Urban Center Major Developments table to include the Hive Live project and associated site-specific density;
7. Text Addition on page LU-46 – A description of the project within the Urban Center Commercial description section; and
8. Table LU-20 – Amend the General Plan Land Use 2035 table to account for the modified land use designations.

WHEREAS, based on the proposed General Plan Amendment, adoption of Ordinance No. 25-__ for the Rezone (Exhibit D) and Ordinance No. 2025-__ for the North Costa Mesa Specific Plan Amendment (Exhibit E) is necessary to establish consistency between the General Plan and Zoning Code;

WHEREAS, consistent with the General Plan Amendment, the Rezone will apply the Planned Development Commercial (PDC) zoning designation on the southern parcel and Planned Development Residential – North Costa Mesa (PDR-NCM) zoning designation to the two northern parcels, all currently zoned PDI – Planned Development Industrial with a maximum site-specific base density of 62 dwelling units per acre, a maximum of 1,050 units;

WHEREAS, a North Costa Mesa Specific Plan Amendment is required to modify the Specific Plan's maps, figures, text and tables to apply development and intensity standards that would dictate future development on the site;

WHEREAS, the master plan is a request to implement the project's Specific Plan and provide site plan and architectural details for the proposed buildings, on-site improvements as well as common open space;

WHEREAS, Vesting Tentative Parcel Map No. 2024-114 is a request to subdivide the property for phasing purposes;

WHEREAS, Development Agreement (Exhibit F) is an agreement between the City of Costa Mesa and the applicant pursuant to California Government Code Sections 65864 et. seq. The Development Agreement includes affordable housing terms, public benefits to the City, and payment of development impact fees including:

1. 105 affordable housing units for 55 years;
2. Dedication of an easement for public access use of the paseos during business hours; and
3. Payment of impact fees for Measure Z, traffic, and public services including to the Police Department and Costa Mesa Fire and Rescue Department.

WHEREAS, Density Bonus Agreement is an agreement between the City of Costa Mesa and the applicant pursuant to California Government Code Sections 65915 et. Seq to allow for additional density and incentives with the inclusion of affordable housing;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (EIR) including the Mitigation Monitoring and Reporting Program was prepared in compliance with CEQA and the local environmental review guidelines;

WHEREAS, the Draft EIR was circulated for the required 45-day public review period beginning on February 14, 2025, and ending on March 31, 2025;

WHEREAS, the final adoption of the Final EIR shall be considered by the City Council as the final approval authority, after evaluation of the environmental document and all comments on the Draft EIR received during the public review period;

WHEREAS, written comments received from the general public, government entities, and other interested parties were responded to, where appropriate, in the manner prescribed in California Code of Regulations Section 15073;

WHEREAS, no significant new information has been added to the IS/MND since its circulation for public comment and no changes to the proposed project have occurred which would require recirculation of the IS/MND under CEQA Guidelines Section 15073.5;

WHEREAS, the Planning Commission has reviewed and considered the EIR and has found that the EIR adequately evaluates the environmental impacts of the proposed

project, and the EIR is complete, adequate, and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines;

WHEREAS, the EIR reflects the independent judgment and analysis of the City of Costa Mesa;

WHEREAS, the City has found that this project will generate an annual net fiscal surplus of \$347,000 to the City's General Fund per the Fiscal Impact Analysis report;

WHEREAS, a study session was held by the Planning Commission on May 27, 2025 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, following a study session, the Planning Commission conducted a duly-noticed public hearing on June 9, 2025 with all persons having the opportunity to speak for and against the proposal.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A2, and subject to the conditions of approval contained within Exhibit A3, and all the mitigation measures included in the Mitigation Monitoring and Reporting Program contained within Exhibit A5, the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL** take the following actions:

1. **CERTIFY** the Final EIR (SCH No. 2024060115) including the Mitigation Monitoring and Reporting Program; and
2. **ADOPT** General Plan Amendment PGPA-23-0002 to modify the Land Use Element's maps, figures, text and tables to apply the Urban Center Commercial land use designation to the southern parcel and High Density Residential to the northern parcels with a site density of 62 dwelling units per acre, a maximum of 1,050 dwelling units; and
3. **GIVE FIRST READING** to Ordinance 2025-__ to rezone the southern portion of the project site to Planned Development Commercial (PDC) and the northern parcels to Planned Development Residential – North Costa Mesa (PDR-NCM), to facilitate the residential development and to amend the zoning code to include the site density of 62 dwelling units per acre and maximum of 1,050 units for the project site, in substantially the form as shown in Exhibit D; and
4. **GIVE FIRST READING** to Ordinance 2025-__ to amend the North Costa

- Mesa Specific Plan to modify specific development standards related to the proposed project in substantially the form as shown in Exhibit E; and
5. **APPROVE** the Master Plan for a three-phased 1,050-unit residential common interest development; and
 6. **APPROVE** Vesting Tentative Parcel Map No. 2024-114 to subdivide the properties for phasing purposes; and
 7. **APPROVE** the Density Bonus Agreement to authorize a 20 percent density bonus in exchange for a minimum of 10% of the base units (105) to be provided as low income units for a period of no less than 55 years and to authorize requested waivers related to parking lot design; and
 8. **GIVE FIRST READING** to Ordinance 2025-__ to approve the Development Agreement between the City and the applicant, in substantially the form as shown in Exhibit F.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Final EIR, General Plan Amendment, Rezone, North Costa Mesa Specific Plan Amendment, Master Plan, Tentative Parcel Map, Development Agreement, and Density Bonus and upon applicant's compliance with each and all of the conditions in Exhibit A3, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 9th day of June, 2025.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2025- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on June 9, 2025, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2025-

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING PGPA-23-0002 TO AMEND THE NORTH COSTA MESA SPECIFIC PLAN APPLYING ZONING STANDARDS TO A 14.25-ACRE PROPERTY REZONED TO PLANNED DEVELOPMENT COMMERCIAL (PDC) AND PLANNED DEVELOPMENT RESIDENTIAL-NORTH COSTA MESA (PDR-NCM) WITH A SITE-SPECIFIC DENSITY OF 62 DWELLING UNITS PER ACRE FOR THE PROPERTY LOCATED AT 3333 SUSAN STREET

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY FIND AND DECLARE AS FOLLOWS:

WHEREAS, an application was filed by Tim O'Brien of Legacy Partners, representing the property owners, requesting approval of certain land use entitlements;

WHEREAS, a study session was held by the Planning Commission on May 27, 2025;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 9, 2025 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, at its regular meeting on June 9, 2025, the Planning Commission recommended that City Council approve the project by a __-__ vote;

WHEREAS, a duly noticed public hearing was held by the City Council on _____ with all persons having the opportunity to speak for and against the proposal;

WHEREAS, on _____, the City Council approved the first reading by a __-__ vote;

WHEREAS, the City Council took or will take the following actions by separate resolution;

1. **CERTIFY** the Final Environmental Impact Report (SCH No. 2024060115) including the Mitigation Monitoring and Reporting Program, and Finding of Facts;
2. **APPROVE** General Plan Amendment PGPA-23-0002 to change the land use designation of the project site from Industrial Park to Urban Center Commercial and High Density Residential (HDR) with a site-specific density of 62 du/acre and maximum of 1,050 units;

3. **APPROVE** the Master Plan for a three-phased development with 1,050 residential units and 3,692 square feet of retail space;
4. **APPROVE** the density bonus agreement to allow for a 20 percent increased density and waivers for parking structure standards in exchange for 11.8% of the base units being provided at low-income levels.
5. **APPROVE** Vesting Tentative Parcel Map No. 2024-114 for the subdivision of the subject property for phasing purposes;
6. **APPROVE** the Development Agreement by adopting a separate ordinance; and
7. **APPROVE** the North Costa Mesa Specific Plan amendment by adopting a separate ordinance.

WHEREAS, the proposed general plan amendment would re-designate the land use from Industrial Park to Urban Center Commercial and High Density Residential in order to allow a residential use with a site-specific density. To ensure consistency between the General Plan Land Use Map and the Zoning Map, the property is rezoned from Planned Development Industrial (PDI) to Planned Development Commercial (PDC) and Planned Development Residential – North Costa Mesa (PDR-NCM);

WHEREAS, PDC districts are intended for commercial and complementary residential uses. As such, the proposed zoning district would allow the residential development on phase 1 with retail uses. In addition, the district would allow flexibility should the parcel be developed with a commercial development in the future;

WHEREAS, PDR-NCM districts are intended for a variety of residential uses. As such, the proposed zoning district would allow the residential development on phases 2-3;

WHEREAS, the project includes a North Costa Mesa Specific Plan specific plan to allow site-specific development standards (e.g., density, building setbacks, open space, land use matrix, parking);

WHEREAS, the project includes a North Costa Mesa Specific Plan amendment adopted with a separate ordinance to allow site-specific development standards (density, height, open space). The Specific Plan would act as the project's zoning regulations. Future development on-site and off-site improvements would be required to comply with the

Specific Plan development standards and design guidelines – thus, the rezone would be consistent with the Zoning Code, General Plan, and North Costa Mesa Specific Plan;

WHEREAS, adoption of a Specific Plan amendment is considered a legislative action subject to the discretionary approval of the City Council;

WHEREAS, the amended North Costa Mesa Specific Plan establishes the development's land use plan, development standards, regulations, design guidelines, infrastructure systems, and implementation strategies on which subsequent, project-related development activities would be founded. Upon adoption of the Specific Plan amendment, subsequent project-specific architectural plans, detailed site plans, grading and building permits, and any other actions requiring either ministerial or discretionary approvals would be required to demonstrate consistency with the Specific Plan;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Project Environmental Impact Report (EIR) was prepared by the City in accordance with the California Environmental Quality Act (CEQA);

WHEREAS, in accordance with CEQA Guidelines Section 15073, the Draft EIR was made available for a public comment period beginning on February 14, 2025 and ending on March 31, 2025;

WHEREAS, a list of comments received and response to the comments are included as part of the Final EIR presented to City Council on _____, 2025.

NOW, THEREFORE, THE CITY COUNCIL OF THE COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS :

SECTION 1: SPECIFIC PLAN AMENDMENT. The North Costa Mesa Specific Plan, is hereby amended as set forth in Exhibit F attached hereto.

SECTION 2: INCONSISTENCIES. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and or further, is hereby repealed or modified to the extent necessary to affect the provisions of this ordinance.

SECTION 3: SEVERABILITY. If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses

or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

SECTION 4: EFFECTIVE DATE: This Ordinance shall take effect on the 31st day after adoption.

SECTION 5: CERTIFICATION & PUBLICATION: The City Clerk shall certify the passage and adoption of this Ordinance and shall cause the same to be posted or published in the manner as required by law.

PASSED AND ADOPTED this _____ day of _____ **2025.**

John Stephens
Mayor of the City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

Brenda Greene, City Clerk

Kimberly Hall Barlow
City Attorney

STATE OF CALIFORNIA))ss
COUNTY OF ORANGE)

I, _____, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above foregoing Ordinance No. 2025-____ as introduced and considered section by section at a regular meeting of said City Council held on the ____ day of _____, 2025, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the ____ day of _____, 2025, by the following roll call vote:

AYES:
NOES:
ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ____ day of _____, 2025.

Brenda Greene, City Clerk

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING PGPA-23-0002 TO REZONE A 14.25-ACRE SITE TO PLANNED DEVELOPMENT COMMERCIAL (PDC) AND PLANNED DEVELOPMENT RESIDENTIAL – NORTH COSTA MESA (PDR-NCM) AND ESTABLISH A SITE-SPECIFIC DENSITY OF 62 DWELLING UNITS PER ACRE AND MAXIMUM 1,050 UNITS FOR THE PROPERTY LOCATED AT 3333 SUSAN STREET

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY FIND AND DECLARE AS FOLLOWS:

WHEREAS, an application was filed by Tim O'Brien of Legacy Partners, representing the property owners, requesting approval of certain land use entitlements;

WHEREAS, a study session was held by the Planning Commission on May 27, 2025;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 9, 2025 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, at their regular meeting on June 9, 2025, the Planning Commission recommended that City Council approve the project by a __-__ vote;

WHEREAS, a duly noticed public hearing was held by the City Council on ____ with all persons having the opportunity to speak for and against the proposal;

WHEREAS, on _____, the City Council approved the first reading by a __-__ vote;

WHEREAS, the City Council took or will take the following actions by separate resolution:

1. **CERTIFY** the Final Environmental Impact Report (SCH No. 2024060115) including the Mitigation Monitoring and Reporting Program, and Finding of Facts;
2. **APPROVE** General Plan Amendment PGPA-23-0002 to change the land use designation of the project site from Industrial Park to Urban Center Commercial and High Density Residential (HDR) with a site-specific density of 62 du/acre and maximum of 1,050 units;
3. **APPROVE** the Master Plan for a three-phased development with 1,050 residential units and 3,692 square feet of retail space;

4. **APPROVE** the density bonus agreement to allow for a 20 percent increased density and waivers for parking structure standards in exchange for 11.8% of the base units being provided at low-income levels;
5. **APPROVE** Vesting Tentative Parcel Map No. 2024-114 for the subdivision of the subject property for phasing purposes;
6. **APPROVE** the Development Agreement by adopting a separate ordinance; and,
7. **APPROVE** the North Costa Mesa Specific Plan amendment by adopting a separate ordinance.

WHEREAS, the proposed general plan amendment would re-designate the land use from Industrial Park to Urban Center Commercial and High Density Residential in order to allow a residential use with a site-specific density. To ensure consistency between the General Plan Land Use Map and the Zoning Map, the property is rezoned from Planned Development Industrial (PDI) to Planned Development Commercial (PDC) and Planned Development Residential – North Costa Mesa (PDR-NCM);

WHEREAS, PDC districts are intended for commercial and complementary residential uses. As such, the proposed zoning district would allow the residential development on phase 1 with retail uses. In addition, the district would allow flexibility should the parcel be developed with a commercial development in the future;

WHEREAS, PDR-NCM districts are intended for a variety of residential uses. As such, the proposed zoning district would allow the residential development on phases 2-3.

WHEREAS, the project includes a North Costa Mesa Specific Plan Amendment adopted with a separate ordinance to allow site-specific development standards (density, height, open space). The Specific Plan would act as the project's zoning regulations. Future development on-site and off-site improvements would be required to comply with the Specific Plan development standards and design guidelines – thus, the rezone would be consistent with the Zoning Code, General Plan, and North Costa Mesa Specific Plan;

WHEREAS, a rezone is a legislative action subject to the discretionary approval of the final decision body, City Council;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Project Environmental Impact Report (EIR) was prepared by the City in accordance with the California Environmental Quality Act (CEQA);

WHEREAS, in accordance with CEQA Guidelines Section 15073, the Draft EIR was made available for a public comment period beginning on February 14, 2025 and ending on March 31, 2025;

WHEREAS, a list of comments received and responses to the comments are included as part of the Final EIR presented to City Council on _____, 2025;

WHEREAS, the Draft EIR found no areas that are considered significant unavoidable adverse impacts.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: REZONE. The City of Costa Mesa Official Zoning Map is hereby amended as follows:

1. The proposed rezone to Planned Development Commercial (PDC) and Planned Development Residential – North Costa Mesa (PDR-NCM) with a site-specific density of 62 dwelling units per acre and maximum 1,050 units consistent with the General Plan as amended by PGPA-23-0002 and adopted by Resolution No. 2025-__.
2. There is hereby placed and included in the Planned Development Commercial (PDC) zoning district a 4.68-acre parcel, situated in the City of Costa Mesa, County of Orange, State of California.
3. There is hereby placed and included in the Planned Development Residential – North Costa Mesa (PDR-NCM) zoning district a 4.44-acre parcel and 5.13-acre parcel, situated in the City of Costa Mesa, County of Orange, State of California.
4. Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Official Zoning Map of the City of Costa Mesa is hereby amended by the change of zone described in Subsections Number 1, Number 2, and Number 3 above. A copy of the Official Zoning Map and Zoning Code is on file in the office of the Planning Division.

SECTION 2: SPECIFIC PLAN. The City of Costa Mesa by a separate ordinance adopts the North Costa Mesa Specific Plan amendment for the project area that would be applied as the Zoning document for the area. The North Costa Mesa Specific Plan establishes the development's land use plan, development standards, regulations, design guidelines, infrastructure systems, and implementation strategies on which subsequent, project-related development activities would be founded.

SECTION 3: INCONSISTENCIES. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and or further, is hereby repealed or modified to the extent necessary to affect the provisions of this ordinance.

SECTION 4: SEVERABILITY. If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

SECTION 5: PUBLICATION. This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in THE DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

PASSED AND ADOPTED this _____ day of _____ 2025.

John Stephens

Mayor of the City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow
City Attorney

STATE OF CALIFORNIA))ss
COUNTY OF ORANGE)

I, _____, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above foregoing Ordinance No. 2025-____ as introduced and considered section by section at a regular meeting of said City Council held on the ____ day of _____, 2025, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the ____ day of _____, 2025, by the following roll call vote:

AYES:
NOES:
ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ____ day of _____, 2025.

Brenda Greene, City Clerk