

SOUTH BRISTOL ENTERTAINMENT &  
CULTURAL ARTS

# SOBECA

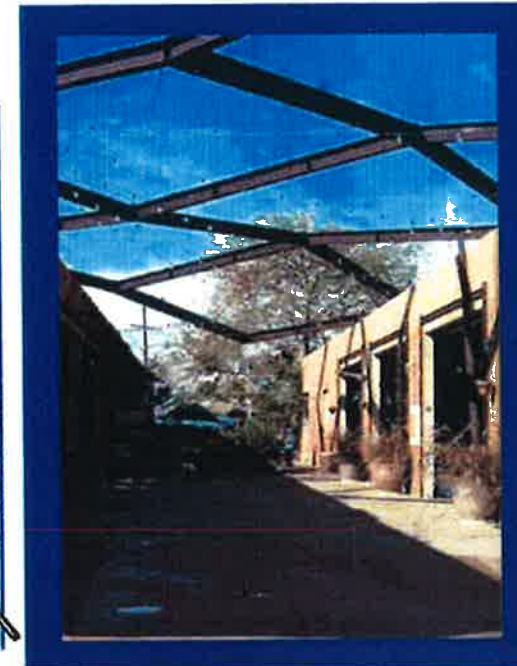
## Urban Plan



Development Services Dept.  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628  
(714) 754-5245



Artists



South Bristol Street



Live/Work Lofts



Entertainment Centers

AMENDED APRIL 5, 2016



**HISTORICAL CONTEXT**

On September 16, 2002, Council appointed the Bristol Street Committee to conduct a land use analysis and recommendations for a mixed-use urban plan area in the South Bristol Street corridor.

For almost three years, the Bristol Street Mixed-Use Overlay Committee has been working on the following: (1) development standards for a mixed-use zoning district and (2) matrix of allowable uses. This information has been incorporated into this South Bristol Entertainment & Cultural Arts "SoBECA" Urban Plan.

**LOCAL CONTEXT**

The SoBECA urban plan area covers a 39-acre located south of Baker Street, east of the 73 Freeway, and north of the intersection of the SR-73 and SR-55 Freeways. Within the easterly area are properties along Bristol Street and Randolph Avenue. [Figures 1 and 2].

**OBJECTIVES OF SoBECA URBAN PLAN**

The SoBECA Urban Plan is designed to establish the vision, development framework, and historical/local context for the SoBECA district. The Urban Plan implements General Plan goals/objectives/policies for mixed-use development by regulating allowable land uses and development standards.

The objectives of the SoBECA Urban Plan include:

- **Identify development regulations** to realize the vision of the Urban Plan. These regulations address building design and site

development standards as well as public streetscapes and urban design improvements and amenities.

- **Regulate land uses** recognizing the development potential of the plan area and need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long term.
- **Encourage mixed-use development** that combines residential and nonresidential uses,

including office, retail, business services, personal services, light industrial uses, public spaces and uses, and other community amenities to revitalize the area **without exceeding** the development capacity of the General Plan transportation system.

- **Develop a full array of land use types and structures**, including reuse of existing structures, to create an active city life and enhance business vitality.

- **Ensure compatibility of mixed-use developments** with existing and future allowable development in abutting zoning districts.
- **Target a diverse residential population** comprised of artists, designers, craftspeople, professionals and small-business entrepreneurs, to maintain business and living space under common ownership.

Figure 2: Aerial Photograph of SoBECA Urban Plan area.

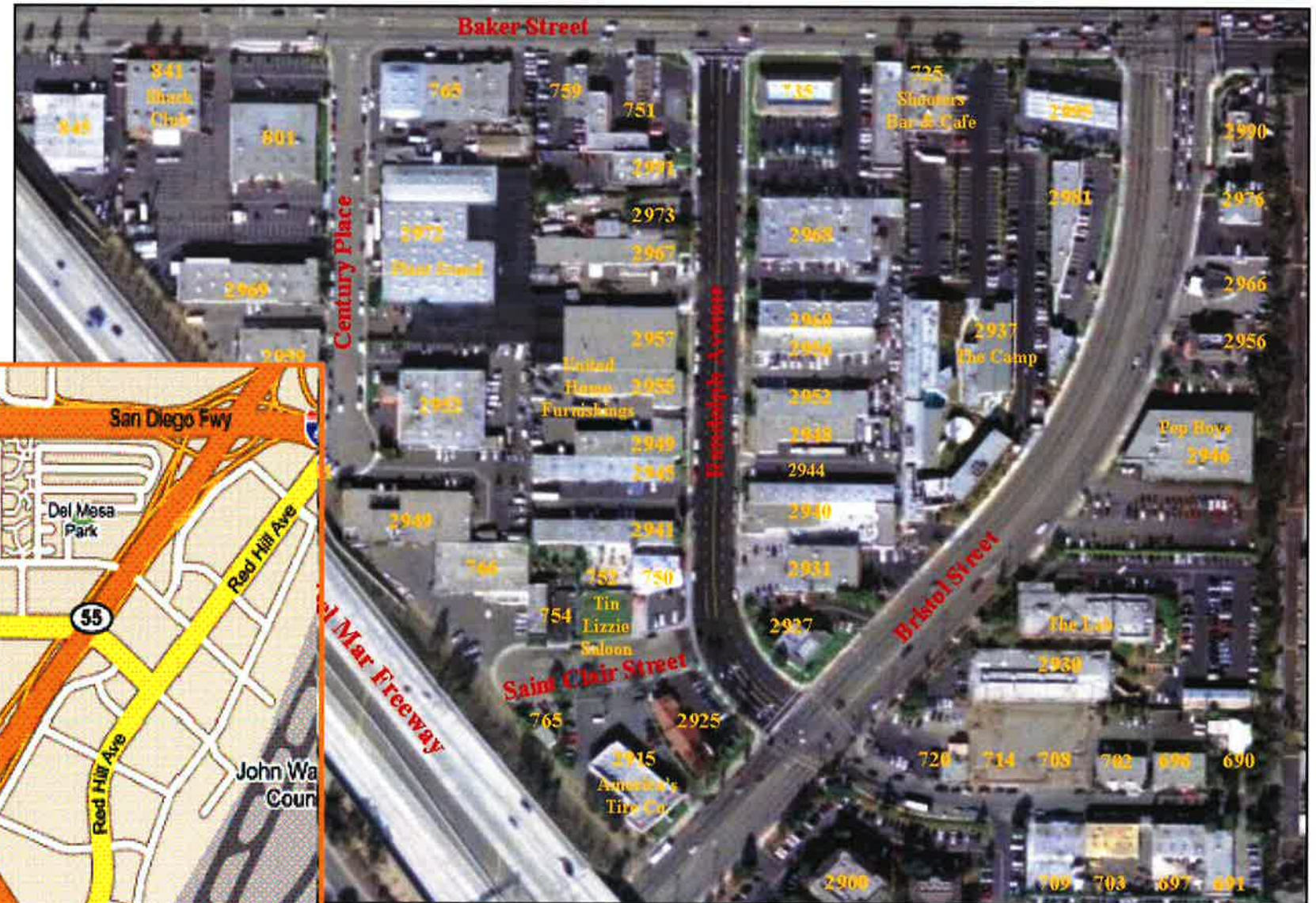


Figure 1: Vicinity map of SoBECA Urban Plan area.





**BRISTOL STREET MIXED-USE**

The Bristol Street Mixed-Use Overlay Committee is comprised of the following people:

**Committee Members:**

- John Bautista
- Michael Boudreaux
- Scott Clements
- Walt Davenport
- Peter Koetting
- Shaheen Sadeghi

**Alternates:**

- Sam Clark
- Ted Morse

**Liaisons:**

- Linda Dixon, City Council Member
- Eleanor Egan, Planning Commissioner
- Byron De Arakal, Parks & Recreation Commissioner

**Former Members/Liaisons:**

- Chris Steel, City Council Member
- Bill Perkins, Planning Commissioner
- Greg Butcher
- Paul Loubet
- Patrick McDonough

**IDENTIFYING SoBECA DISTRICT**

Purpose of Overlay Zoning

Overlay zoning is a useful tool in promoting the long-term goals of the SoBECA Urban Plan. By giving a plan the weight of law, an overlay zoning district helps ensure successful implementation of the plan's strategies. The mixed-use overlay zone applies zoning provisions to the SoBECA Urban Plan area. When activated by an approved Master Plan, the underlying zoning district is

superseded by the zoning regulations of the SoBECA Urban Plan, unless otherwise indicated.

The SoBECA Urban Plan does not propose any major intensification of land uses. The emphasis is on improving the plan area by providing visual enhancement and encouraging the development of live/work units or residential development within the plan area. Thus, future traffic will be supported by the General Plan roadway network.

The SoBECA Urban Plan implements General Plan goals/objectives/policies for mixed-use development and new residential development by regulating allowable land uses and development standards.

As described in the "Concept Plan" approved by City Council in 2004 (Figure 4), the Committee believed this area provided the greatest opportunity for a successful mixed-use development for the following reasons:

- Unique character of Artist Lofts. The character of artist lofts may create a viable live/work community in an area known for the "anti-mall" concept (i.e. The LAB, The CAMP).
- The LAB and The CAMP as major anchors. These existing commercial centers provide an anchor for the urban plan area. Tenants seeking alternative locations to traditional strip malls may enjoy unique living arrangements in a mixed-use development.
- Central Location. This area is centrally located in Costa Mesa and accessible by the I-405-Freeway and SR-73 Freeway.
- Architecture and Design. Existing architecture and scale of industrial buildings may provide opportunities for innovative building design or redevelopment.
- Smaller Scale Project Area compared to Larger Corridor Area. Since the area is a

smaller component of the original Bristol Street Corridor area, it may be more practical to define mixed-use development standards/regulations that may be applied to other areas in Costa Mesa.

Figure 3: Some of the Bristol Street Mixed-Use Overlay Committee members

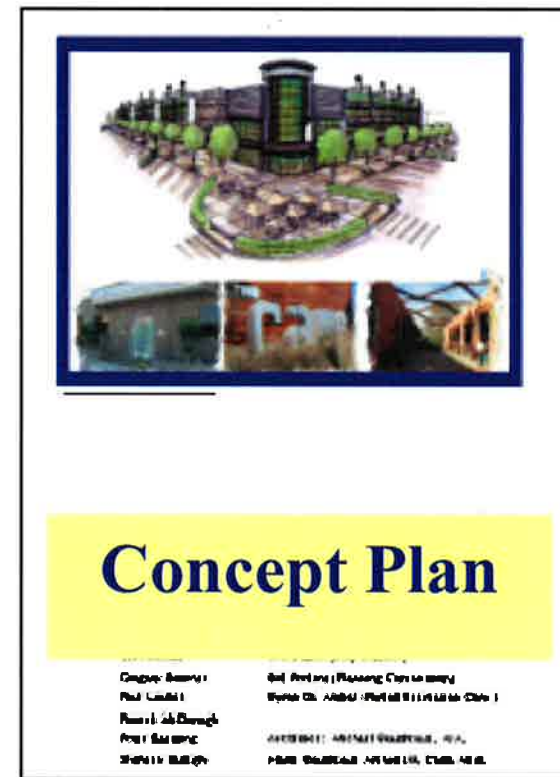


Figure 4: Mixed-Use Concept Plan previously prepared by Committee





**ADOPTION OF SoBECA URBAN PLAN**

On February 13 and March 13, 2006, Planning Commission (Figure 4A) conducted public hearings on the SoBECA Urban Plan. The Planning Commission unanimously recommended approval of the plan.

The Planning Commission considered that the SoBECA Urban Plan would establish the zoning mechanism to allow mixed-use development; however, the private sector and market forces will significantly determine development activity in the SoBECA Urban Plan area. Since the plan area is not a redevelopment project area, new development will be influenced by private market forces. The plan does not involve eminent domain.

The Planning Commission also considered that mixed-use development projects will likely decrease overall trip generation over time when compared to more traditionally-zoned properties in Costa Mesa. The existing land uses in the base zoning district would remain in place, unless the property owner wishes to convert to mixed-use development trips pursuant through a Master Plan approval. Council acknowledged that the SoBECA Urban Plan does not expressly authorize any specific development proposal, as subsequent Master Plan approval and project-specific environmental analysis would be required.

On April 4, 2006, City Council (Figure 4B) adopted the SoBECA Urban Plan to encourage revitalization of the plan area.

*Chair Bill Perkins*



*Vice Chair Donn Hall*



*Commissioner Eleanor Egan*

*Commissioner James Fisler*



*Commissioner Bruce Garlich*

**PLANNING COMMISSION** (Figure 4A)

**CITY COUNCIL** (Figure 4B)

*Mayor Allan Mansoor*



*Council member Linda Dixon*



*Mayor Pro Tem Eric Bever*



*Council member Katrina Foley*



*Council member Gary Monahan*



**GENERAL PLAN AND ZONING**

The SoBECA district is characterized by commercial and industrial land uses. The urban plan area is composed of the following General Plan land use designations:

- General Commercial
- Light Industrial

Existing land uses in the SoBECA mixed-use district are generally commercial and industrial uses. The urban plan area is composed of the following zoning classifications:

- CL - Commercial Limited
- C1 - Local Business District
- C2 - General Commercial
- MG - General Industrial

Zoning and General Plan maps of the plan area are shown in Figures 6 and 7.

**EXISTING BUSINESS CONTEXT**

Some of the major commercial uses in the SoBECA plan area are commercial centers, food establishments, offices, automobile services, and industrial uses. A wide range of existing businesses in the SoBECA district are shown in Figure 5.

Figure 5: Collection of site photos of businesses in the SoBECA Urban Plan area.





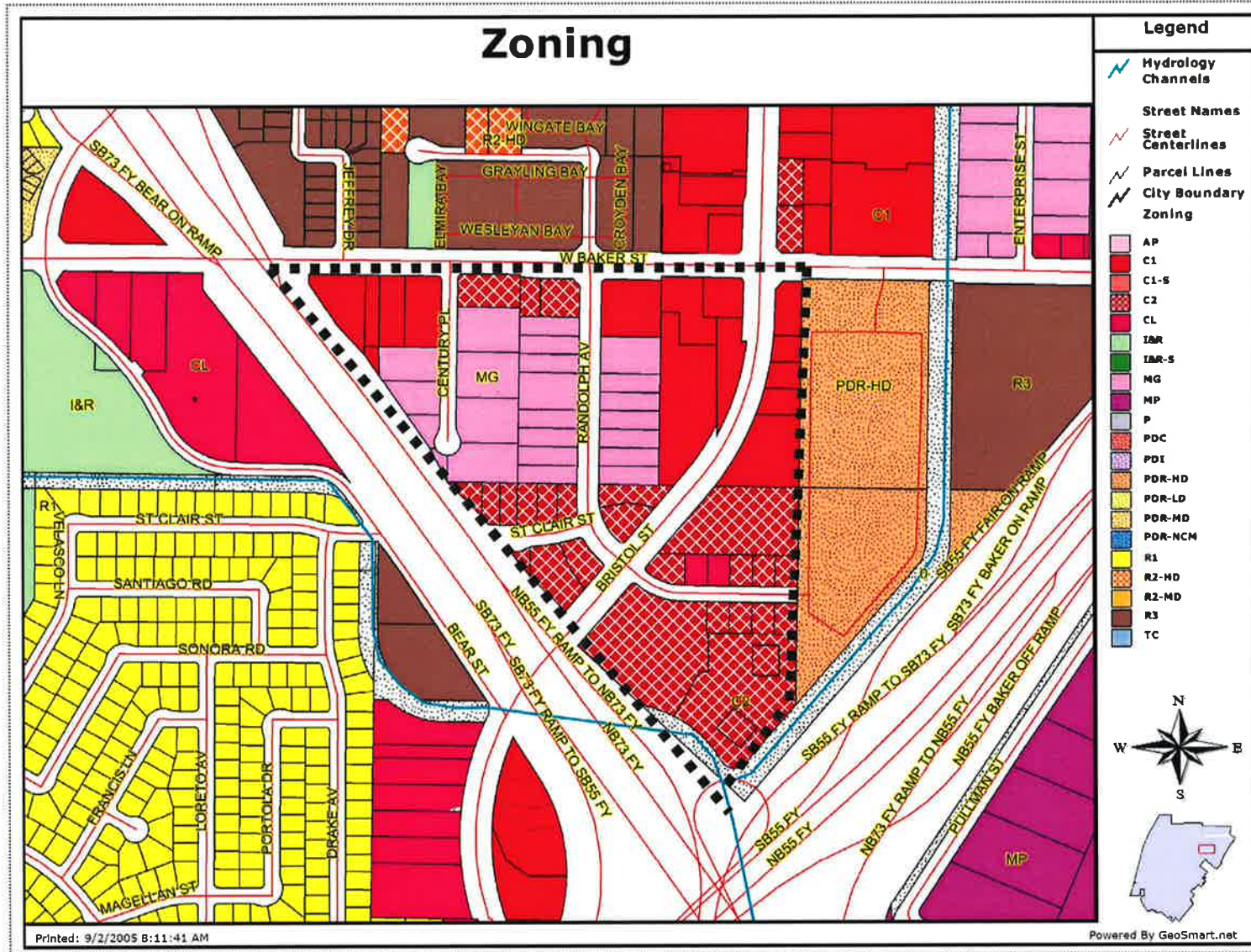


Figure 6: Zoning Districts in Urban Plan area.

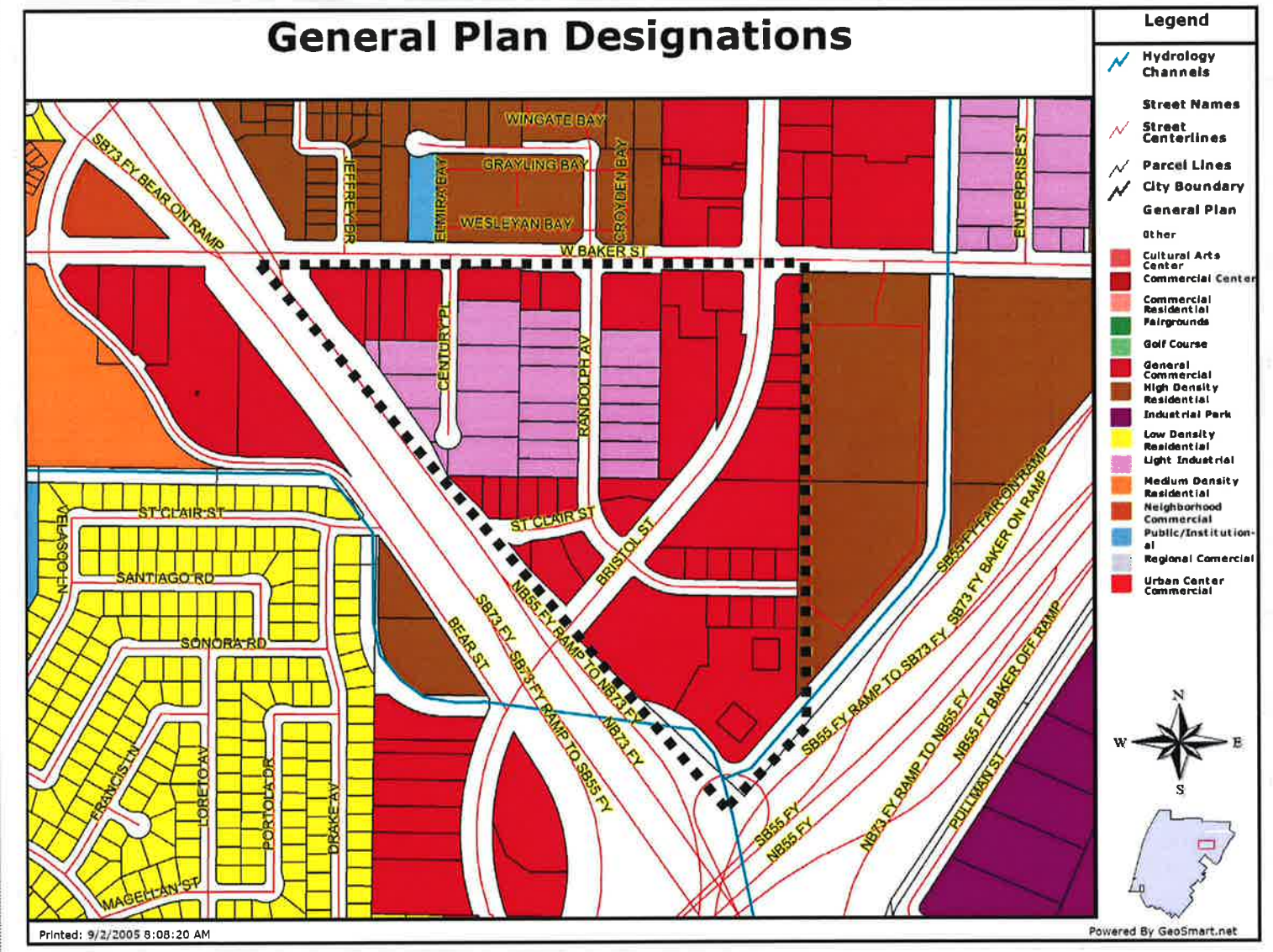


Figure 7: General Plan designations in the Urban Plan area.



**PLANNING PROCESS**

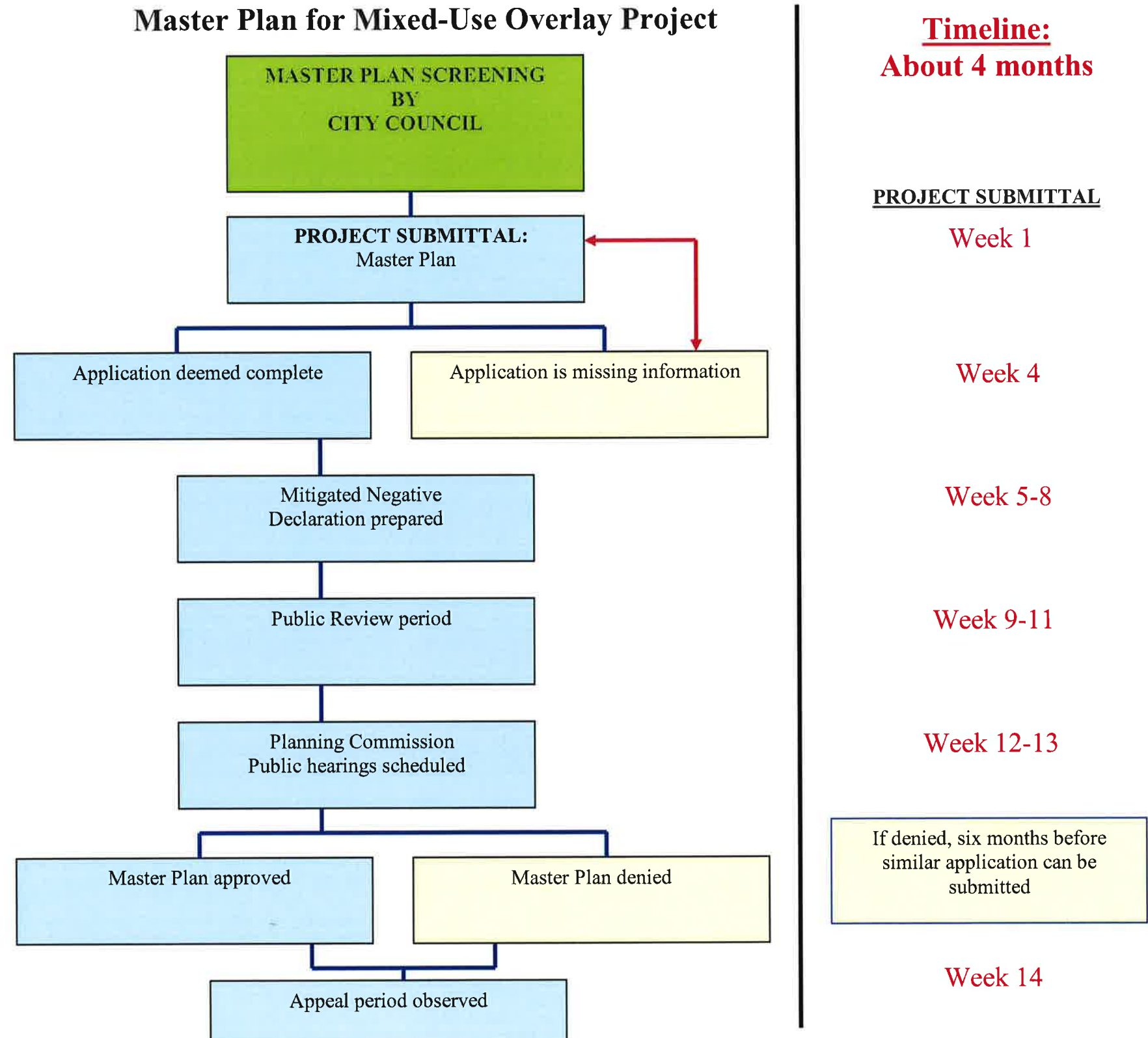
It is the express intent of the SoBECA Urban Plan to allow existing industrial and commercial businesses to continue to operate and expand consistent with existing General Plan and zoning requirements. Opportunities for mixed-use development (including live/work development) in the SoBECA Urban Plan area involve properties that may be redeveloped, rehabilitated, or adaptively re-used.

The land use regulations for allowable development may only be activated through an approved Master Plan. These specific development regulations supersede those of the underlying zoning district (e.g. commercial and industrial), unless otherwise indicated.

Mixed-use development proposed in the SoBECA Urban Plan area requires approval of a Master Plan pursuant to Title 13, Chapter II, Planning Applications, of the Costa Mesa Municipal Code. In accordance with City procedures, the Planning Commission reviews and considers Master Plans. Refer to Section 13-28(g), Master Plan, of the Zoning Code regarding the review process for preliminary Master Plans and amendments to the Master Plan.

A deviation from the SoBECA district's development standards (as shown in Table A of the SoBECA Urban Plan) may be approved through the Master Plan process provided that specific findings are made pursuant to the Zoning Code.

Figure 8: Flowchart/timeline of Master Plan approval process for mixed-use development.





## DEFINITIONS

**Live/Work Loft or Live/Work Unit.** A mixed-use development composed of commercially- or industrially-oriented joint work and living quarters in the same building, where typically the primary use is a place of work and where there are separately-designated residential and work areas. A live/work unit consists of the following: (a) living/sleeping area, kitchen, and sanitary facilities in conformance with the Uniform Building Code and (b) adequate work space accessible from the living area, reserved for, and regularly used by the resident(s).

**Master Plan.** The overall development plan for a parcel or parcels, which is depicted in both a written and graphic format.

**Mixed-use development - Horizontal.** A type of mixed-use development where nonresidential and residential uses are located adjacent to one another on the same or adjoining lots of the same development site and are typically sited in separate buildings.

**Mixed-use development - Vertical.** A type of mixed-use development where nonresidential and residential uses are located in the same building and where the dwelling units are typically located on the upper levels and the nonresidential uses on the lower levels.

**Mixed-use overlay zoning district.** A zoning district superimposed over a base zoning district, which modifies the regulations of the base zoning district to allow mixed-use development. The provisions of the mixed-use overlay district shall be distinct from and supersede, in some instances, the zoning regulations of the base zoning district when activated through an approved Master Plan.

**Nonresidential component.** Areas of the mixed-use development including, but not limited to,

commercial/industrial buildings, work spaces, storage areas, public spaces, and parking areas primarily or exclusively used by the tenants of the businesses.

**Overlay Zone -** Zoning district that applies another set of zoning provisions to a specified area within an existing zoning district. The overlay zone supersedes the zoning regulations of the base zoning district, unless otherwise indicated.

**Residential component.** Areas of the mixed to, buildings, habitable spaces, common spaces, recreational facilities, and parking areas primarily or exclusively used by the residents of the dwelling units.

**Urban Plan.** An implementation document adopted by the City Council that sets forth development standards and land use regulations relating to the nature and extent of land uses and structures in compliance with the City's General Plan. An Urban Plan is designed to establish the vision, development framework, and historical/local context for a specified area.



Figure 9: Photos of mixed-use development projects in Orange County cities.



**ILLUSTRATIVE EXHIBITS**

“Illustrative Perspectives” are examples of different mixed-use developments. These renderings are for illustrative purposes only and are not intended to represent a preferred or recommended design.

These illustratives provide an example of development that could theoretically be built, in conformance with the General Plan and the development standards/zoning regulations of the Zoning Code and SoBECA Urban Plan

**LIVE/WORK UNITS**

The live/work concept of mixed-use zoning has its roots in two ideas, which are applicable to the SoBECA area.

The first was the creation of a “Main Street” shop front by an at-grade townhouse with the first floor designed for commercial purposes. In the shop front, separation between work and living is usually the first floor ceiling.

The second idea was the conversion of industrial uses into artist lofts. This may include construction of townhouse projects and courtyard lofts in industrial areas. Loft units usually have no physical separation between work and living areas.

The Bristol Street Mixed-Use Committee explored the “live/work” concept in great detail. This type of space is what most people imagine when they picture a typical “artist loft”. The live/work concept meets the needs of those who feel that the proximity afforded by live/work is important, but who would nevertheless like some separation between living and working spaces. This separation can be met by locating residential

uses above commercial/industrial uses, or in an entirely separate building located on the same property.

In a live/work unit, the living portion is typically located in the upper floors. The work space is separated by a wall (sometimes glazed or fire rated) or a floor. This separation minimizes exposure to hazardous materials or high -impact work activity.

LIVE/WORK ILLUSTRATIVE

The following live/work development may be representative of live/work projects constructed in the plan area.

Project Site:	½ acre
Project Type:	live/work loft
No. of Stories:	3 stories
No. of Units:	10 live/work lofts
Unit Size:	575 sq.ft. Work Space 1,426 sq.ft. Living Space <hr/> 2,000 sq.ft.
Parking:	30 parking spaces (Each unit has single-car garage)
FAR:	1.0 FAR

Figure 10: Illustrative example of live/work units with working spaces and living areas contained within a single unit.





# ILLUSTRATIVE PERSPECTIVE

## LIVE/WORK LOFTS





# ILLUSTRATIVE PERSPECTIVE

## LIVE/WORK LOFTS

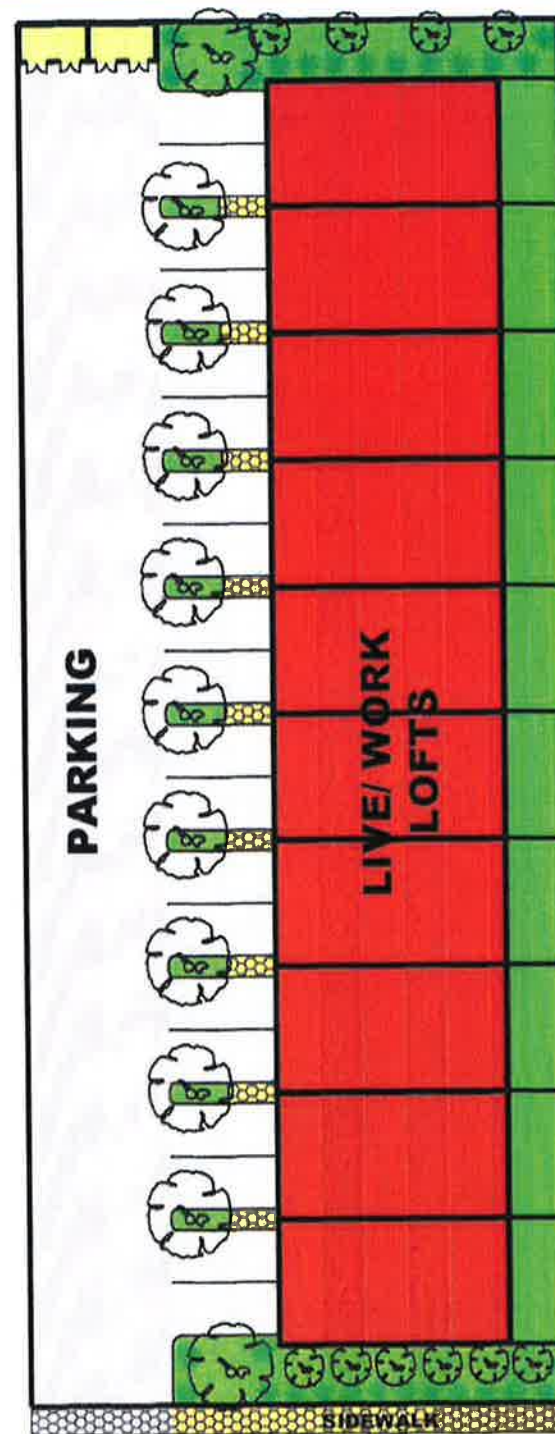




# ILLUSTRATIVE PLAN

## LIVE/ WORK LOFTS

SCALE: 1/32" = 1'-0"



PROJECT SITE: 1/2 ACRE SITE  
 PROJECT TYPE: 2,000SQ. FT. LIVE/ WORK LOFT  
 NO. OF STORIES: 3 STORIES  
 NO. OF UNITS: 10 LIVE/ WORK LOFTS  
 574 SQ. FT. WORK SPACE (GROUND FLOOR)  
 1426 SQ. FT. LIVING SPACE (UPPER FLOORS)

PARKING: 30 PARKING SPACES  
 (EACH UNIT HAS SINGLE CAR GARAGE)

FAR: 1.0 FAR

- RESIDENTIAL SPACE
- CIRCULATION SPACE
- PARKING CIRCULATION SPACE
- PARKING SPACE
- LANDSCAPE
- MAINTENANCE SPACE

**PUBLIC STREET**



**VERTICAL MIXED-USE DEVELOPMENT**

Vertical mixed-use development involves nonresidential and residential uses located in the same building, where the dwelling units are typically located on the upper levels and the nonresidential uses on the lower levels.

VERTICAL MIXED-USE ILLUSTRATIVE

The following live/work development is a representation of a project that may be constructed in the plan area.

Project Site: 1 acre  
 Project Type: Commercial Building & Two-Bedroom Residential Units  
 No. of Stories: 3 stories total

Commercial Component

Building Size: 6,777 sq.ft.  
 No. of Stories: one story  
 Parking: 27 commercial Parking spaces (4 spaces/1,000sf)

Residential Component

Unit Size: 1,200 sq.ft.  
 Two-bedroom units  
 No. of Stories: 2 stories  
 No. of Units: 37 dwelling units  
 Parking: 93 parking spaces (Each unit has an enclosed garage)

FAR: 1.17 FAR

Figure 11: Illustrative example of a vertical mixed-use development with commercial uses on the ground floor and two-bedroom units on the upper floors. All parking provided on the ground level.





# ILLUSTRATIVE PERSPECTIVE

## VERTICAL MIXED USE





# ILLUSTRATIVE PERSPECTIVE

## VERTICAL MIXED USE





# ILLUSTRATIVE PLAN

## VERTICAL MIXED USE

SCALE: 1/32" = 1'-0"



PROJECT SITE: 1 ACRE SITE,  
PROJECT TYPE: COMMERCIAL BUILDING AND TWO BEDROOM  
RESIDENTIAL UNITS

COMMERCIAL COMPONENT:  
BUILDING SIZE: 6777 SQ.FT.  
NO. OF STORIES: 1 STORY  
PARKING: 27 COMMERCIAL PARKING SPACES

RESIDENTIAL COMPONENT:  
UNIT SIZE: 1,200 SQ. FT.  
NO. OF STORIES: 2 STORIES  
NO. OF UNITS: 37 DWELLING UNITS  
PARKING: 93 RESIDENTIAL PARKING SPACES (EACH UNIT HAS  
TWO COVERED PARKING SPACES)  
FAR: 1.17 FAR

- RESIDENTIAL SPACE
- CIRCULATION SPACE
- FOUNTAIN
- LANDSCAPE
- VERTICAL CIRCULATION

**PODIUM LEVEL**

**PUBLIC STREET**



**HORIZONTAL MIXED-USE DEVELOPMENT**

Horizontal mixed-use development involves nonresidential and residential uses located adjacent to one another on the same or adjoining lots of the same development site and are typically sited in separate buildings.

VERTICAL MIXED-USE ILLUSTRATIVE

The following live/work development is a representation of a project that may be constructed in the plan area.

Project Site: 2 acres  
 Project Type: Commercial Building & Three-Bedroom Residential Units  
 No. of Stories: 3 stories total

Commercial Component

Building Size: 4,620 sq.ft.  
 No. of Stories: one story  
 Parking: 18 spaces required  
 34 spaces provided  
 (4 spaces/1,000sf)

Residential Component

Unit Size: 2,528 sq.ft.  
 Three-bedroom units  
 No. of Stories: 3 stories  
 No. of Units: 20 dwelling units  
 Parking: 60 parking spaces  
 (Each unit has an enclosed garage)

FAR: 0.64 FAR

Figure 12: Illustrative example of horizontal mixed-use development with a freestanding commercial building surrounded by three-bedroom residential units.





# ILLUSTRATIVE PERSPECTIVE

## HORIZONTAL MIXED USE





# ILLUSTRATIVE PERSPECTIVE

## HORIZONTAL MIXED USE





# ILLUSTRATIVE PERSPECTIVE

## HORIZONTAL MIXED USE





# ILLUSTRATIVE PERSPECTIVE

## HORIZONTAL MIXED USE



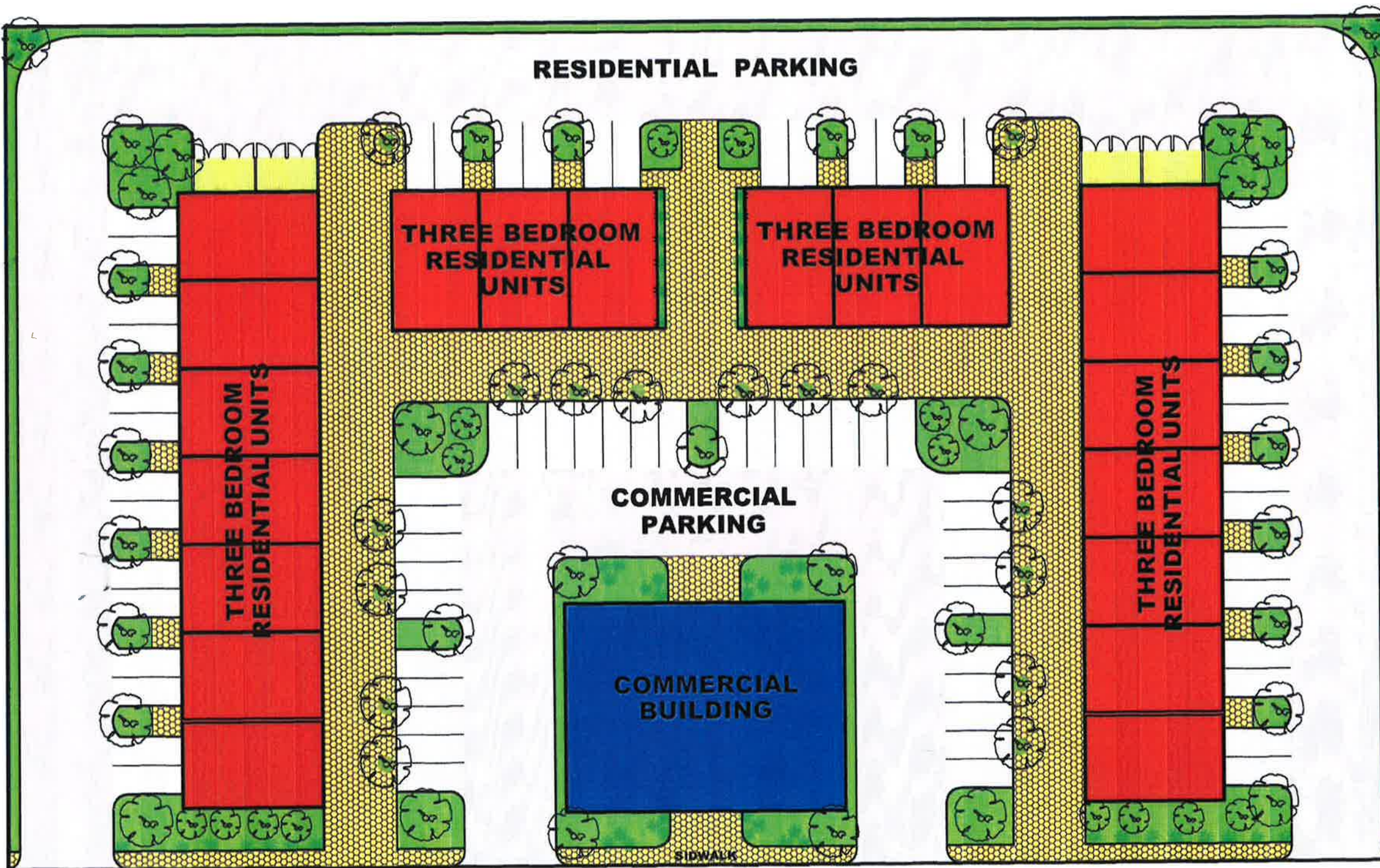


# ILLUSTRATIVE PLAN

## HORIZONTAL MIXED USE

SCALE: 1/32" = 1'-0"

**RESIDENTIAL PARKING**



PROJECT SITE: 2 ACRE SITE  
 PROJECT TYPE: COMMERCIAL BUILDING AND  
 3-BEDROOM RESIDENTIAL DWELLING UNITS

COMMERCIAL COMPONENT:  
 BUILDING SIZE: 4620 SQ. FT.  
 NO. OF STORIES: ONE STORY  
 PARKING: 34 COMMERCIAL PARKING SPACE  
 (MIN. 18 PARKING SPACES REQUIRED)

RESIDENTIAL COMPONENT:  
 UNIT SIZE: 2,528 SQ.FT.  
 NO. OF STORIES: 3 STORIES  
 NO. OF UNITS: 20 DWELLING UNITS  
 PARKING: 60 RESIDENTIAL PARKING SPACE  
 (EACH UNIT HAS A SINGLE CAR GARAGE)

FAR: .63 FAR

- COMMERCIAL SPACE
- RESIDENTIAL SPACE
- CIRCULATION SPACE
- PARKING CIRCULATION SPACE
- PARKING SPACE
- LANDSCAPE
- MAINTENANCE SPACE

**PUBLIC STREET**



**DEVELOPMENT STANDARDS**

(Amended by Council Resolution No. 16-14 on 4/05/16)

The land use regulations for allowable live/work and residential development are activated by a Master Plan. The development regulations of the base zoning district shall be superseded by those contained in the SoBECA Urban Plan, unless otherwise noted (Table A, Development Standards).

TABLE A - SoBECA URBAN PLAN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES	
DEVELOPMENT STANDARD	Deviations from development standards may be granted through the master plan approval process with consideration to existing development configuration, compatibility of adjacent uses, inclusion of pedestrian-oriented space, and/or inclusion of amenities along the street side.
Maximum Floor Area Ratio for mixed-use development project (including residential uses) <ul style="list-style-type: none"> <li>Commercial Base Zoning District</li> <li>Industrial Base Zoning District</li> </ul>	1.0 FAR 1.0 FAR
Minimum Floor Area Ratio for nonresidential component of development <ul style="list-style-type: none"> <li>Commercial Base Zoning District</li> <li>Industrial Base Zoning District</li> </ul>	0.15 FAR 0.175 FAR
Minimum Lot Size	Minimum One Acre Exception: Development lots of less than one acre may be allowed as a deviation from this requirement provided that all other development standards are met.
Overall Maximum Building Height for Mixed-Use Project <ul style="list-style-type: none"> <li>Max. Building Height for Nonresidential Component:</li> <li>Max. Building Height for Residential Component:</li> </ul>	4 stories/ 60 feet (Roof gardens/terraces in mixed-use development projects shall not be considered a story.) 2 stories/ 40 feet 4 stories/60 feet Lofts, as defined in Section 13-6 of the Zoning Code, without exterior access and having only clerestory windows will not be regarded as a story.
Attics	Attics shall not be heated or cooled, nor contain any electrical outlets or operable windows. Attics above the maximum number of stories shall be an integral part of the building roofline and not appear as an additional story on any building elevation. Windows in any attic space above the maximum number of stories shall be incidental and limited to a dormer style.
Maximum Lot Coverage	90%

TABLE A - SoBECA URBAN PLAN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES	
Minimum Open Space Development Lot:	Minimum 30% open space required. (This minimum open space requirement strictly applies to the overall development lot area at grade. However, the square footage of roof decks may be partially counted towards the minimum open space requirement by a maximum 10 percent allowance.)  Minimum 200 sq.ft. per dwelling unit of residential component (This requirement does not apply to live/work units)
Residential Open Space:	Residential open space may be any combination of private and common open space areas. Common open space may be distributed throughout the residential component of the mixed-use development and need not be in a single large area. Common open space areas may be satisfied by common roof gardens, common recreational/leisure areas, recreational facilities featuring swimming pools, decks, and court game facilities. Private open space may be provided for each dwelling unit above the first floor in the form of a private patio or balcony.
SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS	
Minimum distances given, unless otherwise noted. All setbacks from streets to development lots are measured from the ultimate property line shown on the Master Plan of Highways. Increased side and rear setbacks may be required pursuant to Uniform Building Code requirements.	
Front Build-to-Line <ul style="list-style-type: none"> <li>Abutting public street</li> </ul>	20 feet along Bristol Street 15 feet along Baker Street, Century Place, Randolph Avenue, Saint Clair Street
Side <ul style="list-style-type: none"> <li>Abutting a public street</li> <li>Abutting residential zone</li> <li>All other side property lines</li> </ul>	20 feet along Bristol Street 10 feet along Baker Street, Century Place, Randolph Avenue, Saint Clair Street 20 feet 0 feet
Rear <ul style="list-style-type: none"> <li>Abutting a public street</li> <li>Abutting residential zone</li> <li>All other rear property lines</li> </ul>	20 feet for Bristol Street 10 feet along Baker Street, Century, Randolph, Saint Clair Street 20 feet 0 feet
Distance between main buildings	Minimum 10 foot distance between main buildings on the same site.
Distance between accessory structures.	Minimum 6 foot distance between accessory structures and main buildings.



TABLE A - SoBECA URBAN PLAN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES																	
<p><b>PARKING</b></p> <p>(1) Vehicle parking is required either on-site or on another lot within a distance deemed acceptable by the Planning Commission. A reduction in the vehicle parking requirements shall be determined as outlined in "City of Costa Mesa Procedure for Determining Shared Parking Requirements." The parking reduction for the mixed-use development project and may be approved in conjunction with the master plan approval.</p> <p>(2) Parking spaces shall be specifically designated for nonresidential and residential uses by the use of posting, pavement markings, and physical separation. The parking area design may include the use of alternative parking techniques such as mechanized stacked parking systems to satisfy parking requirements, subject to review and approval by the Planning Commission. Parking design shall also consider the use of separate entrances and exits, or a designated lane, for residents, so that residents are not waiting in line behind shoppers or moviegoers. Parking structures shall be architecturally integrated with the project design.</p> <p>(3) Parking structures shall be screened from view at street level and include architectural detailing, artwork, landscape, or similar visual features to enhance the street facade. Screening of parking structure levels above street grade is encouraged through the use of vines or architectural screening detail that is compatible with the project.</p> <p>(4) Tandem garages and tandem open parking spaces are expressly prohibited.</p>																	
<p>Nonresidential Component</p> <p>Commercial or Industrial Uses</p> <p>Live/Work Units</p>	<p>1. Parking requirements for commercial or industrial uses shall comply with off-street parking requirements for nonresidential uses in the base zoning district. See Table 13-89, Nonresidential Parking Standards in the Zoning Code.</p> <p>2. Parking requirements for live/work units shall be applied as follows:</p>	<table border="1"> <thead> <tr> <th>Live/Work Unit</th> <th>Tenant Parking Space<sup>(2a)</sup></th> <th>Guest Parking Space</th> </tr> </thead> <tbody> <tr> <td>To 1,000 sq.ft.</td> <td>1.0 space per unit</td> <td>.5 space per unit</td> </tr> <tr> <td>To 2,000 sq.ft.</td> <td>1.5 spaces per unit</td> <td>.5 space per unit</td> </tr> <tr> <td>To 3,000 sq.ft.</td> <td>2.0 spaces per unit</td> <td>.5 space per unit</td> </tr> <tr> <td>Over 3,000 sq.ft.</td> <td>2.5 spaces per unit</td> <td>.5 space per unit</td> </tr> </tbody> </table> <p>(i). <u>Assigned Tenant Parking</u>. No less than one covered, tenant assigned parking space provided for each unit.</p> <p>(ii). The application of these parking requirements apply to "permitted" uses in live/work units. Any conditionally permitted uses may be subject to additional parking requirements depending on the proposed business activities.</p>	Live/Work Unit	Tenant Parking Space <sup>(2a)</sup>	Guest Parking Space	To 1,000 sq.ft.	1.0 space per unit	.5 space per unit	To 2,000 sq.ft.	1.5 spaces per unit	.5 space per unit	To 3,000 sq.ft.	2.0 spaces per unit	.5 space per unit	Over 3,000 sq.ft.	2.5 spaces per unit	.5 space per unit
Live/Work Unit	Tenant Parking Space <sup>(2a)</sup>	Guest Parking Space															
To 1,000 sq.ft.	1.0 space per unit	.5 space per unit															
To 2,000 sq.ft.	1.5 spaces per unit	.5 space per unit															
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Over 3,000 sq.ft.	2.5 spaces per unit	.5 space per unit															

TABLE A - SoBECA URBAN PLAN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES																	
Residential Component	<p>1. Parking requirements for dwelling units in a mixed-use development shall be applied as follows:</p> <table border="1"> <thead> <tr> <th>Dwelling Unit</th> <th>Tenant Parking Space<sup>(1a)</sup></th> <th>Guest Parking</th> </tr> </thead> <tbody> <tr> <td>Studio/Loft/Bachelor</td> <td>1.0 space</td> <td>.5 guest</td> </tr> <tr> <td>1 Bedroom</td> <td>1.5 spaces</td> <td>.5 guest</td> </tr> <tr> <td>2 Bedrooms</td> <td>2.0 spaces</td> <td>.5 guest</td> </tr> <tr> <td>3 Bedrooms</td> <td>2.5 spaces</td> <td>.5 guest</td> </tr> </tbody> </table> <p>(i). <u>Assigned Tenant Parking</u>. A minimum of 50 percent of the total number of parking spaces required for the dwelling units shall be covered, with no less than 1 covered assigned parking space being provided for each dwelling unit.</p>		Dwelling Unit	Tenant Parking Space <sup>(1a)</sup>	Guest Parking	Studio/Loft/Bachelor	1.0 space	.5 guest	1 Bedroom	1.5 spaces	.5 guest	2 Bedrooms	2.0 spaces	.5 guest	3 Bedrooms	2.5 spaces	.5 guest
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<p><b>PROJECTIONS (Maximum depth of projections given)</b></p> <table border="1"> <tr> <td>Roof or Eaves Overhang; Awning</td> <td>2 feet 6 inches into required side setback or building separation area. 5 feet into required front or rear setback.</td> </tr> <tr> <td>Open, unenclosed stairways.</td> <td>2 feet 6 inches into required setback area.</td> </tr> <tr> <td>Chimneys</td> <td>2 feet above maximum building height.</td> </tr> <tr> <td>Fireplaces</td> <td>2 feet into required setback or building separation area</td> </tr> </table>			Roof or Eaves Overhang; Awning	2 feet 6 inches into required side setback or building separation area. 5 feet into required front or rear setback.	Open, unenclosed stairways.	2 feet 6 inches into required setback area.	Chimneys	2 feet above maximum building height.	Fireplaces	2 feet into required setback or building separation area							
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<b>TABLE A - SoBECA URBAN PLAN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES</b>	
Window Placement	Window placement should take into account surrounding land uses. Clerestory windows should be used in areas where there are privacy or view concerns.
Building Materials	A variety of building materials shall be incorporated into the design of the exterior elevations.
Mechanical Ventilation	All units shall be mechanically ventilated.
Residential Noise Levels	<ol style="list-style-type: none"> <li>1. Residential interior noise levels must be met for interior residential living spaces. Residential exterior noise levels must be met on all private patios, upper-story decks, and balconies. However, residential exterior noise levels do not need to be satisfied on roof-top decks/terraces or in common open space areas.</li> <li>2. Noise study required with project application to document onsite noise levels from surrounding land uses.</li> </ol>
Onsite Private Recreational Facilities	Provision of onsite private recreational facilities that are designed for the anticipated demographic profile of the residential development.
Garage	Garages are required to be used for vehicle storage.
Notice	In conjunction with the sale of any unit, adequate notice shall be given of the existing surrounding industrial land uses, including operational characteristics such as hours of operation, delivery schedules, outdoor activities, noise, and odor generation.
Architectural Design Guidelines	<ol style="list-style-type: none"> <li>1. Architectural elevations with emphasis on front elevations and street-facing elevations:                             <ol style="list-style-type: none"> <li>a) Building elevations should feature stepping forms both horizontally and vertically to soften and provide appropriate transitions among second-story, three-story and four-story elevations.</li> <li>b) Building elevations should incorporate enhanced detailing, which may include articulations, projections, and use of varied building materials.</li> <li>c) Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major window.</li> <li>d) Long, unbroken building facades should be avoided, and variety should be accomplished through variation in building heights and forms.</li> </ol> </li> <li>2. Distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development should be provided.</li> <li>3. Significant deviations from the originally-approved color palette and materials for the project should not be approved unless a master plan amendment is processed and approved by the Planning Commission.</li> </ol>
Other Applicable Development Standards	The Mesa West Bluffs Urban Plan provides additional development standards related to live/work development and residential loft development. These development standards for these types of uses shall be applicable to the SoBECA Urban Plan.
Prohibited Uses	<p>The use of live/work units and residential lofts within an urban master plan project shall expressly exclude short-term vacation rentals, board &amp; care facilities, and boarding houses.</p> <p>The work spaces in a live/work unit shall not function as a bedroom and shall have bathroom facilities limited to a bathroom with a toilet and sink only; (no shower facilities or full bath facilities are allowed in the work space area).</p>



**DENSITY AND INTENSITY OF MIXED-USE DEVELOPMENT**

**Development**

The floor-area-ratio and vehicle trip generation work in concert to ensure that new live/work developments, as measured by average daily trip generation, do not exceed the capacity of the circulation system.

Maximum Allowable Intensity (Floor-Area-Ratio)

Intensity in mixed-use development is measured by floor-area-ratios, which determine the maximum amount of mixed-use development that is allowed on a lot or parcel. Intensity is, therefore not exclusively measured by the number of dwelling units per acre of land.

For mixed-use development (including live/work units), any increase from the maximum 1.0 FAR (up to a maximum of 1.25 FAR) may be approved if appropriate findings can be made related to excellence in design, site planning, integration of uses and structures and protection of the integrity of the neighborhood. These findings are described in Article X, Section XX of the Costa Mesa Municipal Code.

Table B provides maximum FARs for mixed-use development in the plan area. Figure 13 is a prototypical illustration of structures sited along the 10-foot "build-to-line."

**Table B  
FARs for Mixed-Use Development**

Development Standard	Commercial Base Zoning District	Industrial Base Zoning District
Maximum Floor-area-ratio for mixed-use development project	1.0 FAR	1.0 FAR
Minimum Floor-area-ratio for nonresidential component of development	0.15 FAR	0.175 FAR

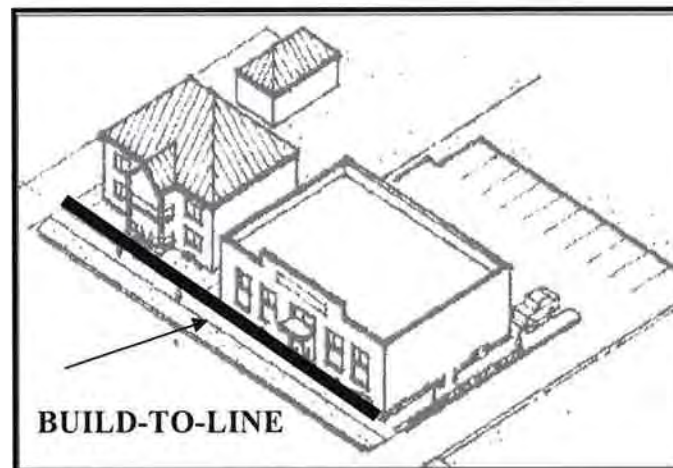


Figure 13: Drawing of structures in a mixed-use development area with the building sited along the minimum 10-foot "build-to-line". Location of parking to the rear of the property and consistent siting of buildings enhance character and pedestrian experience in mixed-use developments.

Vehicle Trip Generation

Intensity refers to the magnitude of vehicle traffic activity generated by the mixed-use development. Successful mixed-use development requires a critical balance of building area (density) and vehicle traffic (intensity). The Urban Plan intends to stimulate live/work and residential development that both provide for the critical mass without exceeding the development capacity of the General Plan transportation system.

It is anticipated that as mixed-use projects develop over time in the plan area, overall vehicle trip generation will decrease when compared to more traditionally zoned and developed properties in Costa Mesa.

General Plan Conformance

The Urban Plan is consistent with the following 2000 General Plan circulation policies:

- CIR-1A.8 Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use.*
- CIR-1A.9 Encourage General Plan land uses which generate high traffic volumes to be located near major transportation corridors and public transit facilities to minimize vehicle use, congestion, and delay.*
- CIR-1A.16 Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodate by roadways existing or planned to exist at the time of completion of each phase of development.*

Project Traffic Analysis & Annual Traffic Monitoring

In conjunction with each Master Plan submittal, Transportation Services staff will analyze the following: (a) the proposed development project's anticipated traffic/circulation impacts on the surrounding circulation system; (b) the project's consistency with the City's traffic model for the affected traffic analysis zone (TAZ), (c) trip generation characteristics of other land uses in the TAZ, and (d) any appropriate mitigation measures for significant traffic impacts that are identified. If needed, Transportation Services staff may require the applicant to provide a supplemental traffic analysis.

Additionally, through the City's annual Development Phasing and Performance Monitoring Program, Transportation Services staff will monitor traffic conditions of the affected traffic analysis zones for the plan area to ensure that traffic generation assumptions are correct and that the circulation system is operating consistent with adopted Master Plan of Highways and General Plan goals and policies.

Furthermore, a new section will be added to the Development Phasing and Performance Monitoring Program that specifically addresses mixed-use development in the Mixed-Use Overlay District. Some areas that may be examined would relate to land use and architectural compatibility issues, sufficiency of parking supply, and compliance with conditions of approval.



**ALLOWABLE USES**

A variety of small-scale services are encouraged with limited larger offices and commercial uses being permitted in ground-level units. No proposed nonresidential uses shall be designed or operated so as to expose residents to offensive odors, dust electrical interference, and/or vibration. Proposed new development will be required to provide onsite mitigation of impacts associated with surrounding nonresidential land uses.

The land use matrix shown in Table C provides a list of permitted and conditionally permitted land uses in mixed-use development, including live/work units. Similar to the role of a land use matrix in Planned Development Commercial (PDC) and Planned Development Industrial (PDI) zoning districts, the Urban Plan land use matrix provides a distinct listing of allowable uses that is customized for mixed-use development projects.

For example, uses permitted by right in a mixed-use development are considered compatible with residential uses on the same development site. These permitted uses may include artist studios, retail stores, neighborhood grocery stores, coffee/sandwich shops, and neighborhood dry cleaners. Conditionally permitted uses may include photography studios, physical fitness facilities, dance studios, or movie theaters.

For live/work developments, commercial uses in the ground-floor units would have minimal noise disturbances, prohibited storage of hazardous materials/substances, and regular hours of operation.

Table C: Allowable uses in mixed-use development and live/work units in the SoBECA Urban Plan area.

LAND USE MATRIX	
P= Permitted, MC = Minor Conditional Use Permit, C= Conditional Use Permit	
<b>NONRESIDENTIAL USES IN MIXED-USE DEVELOPMENTS (HORIZONTAL OR VERTICAL)</b>	
• Restaurants/Cafes/Sandwich Shops	P
• Artists, sculptors studios	P
• Banks; Savings and Loans; and other Financial institutions	P
• Barber and beauty shops	P
• Commercial art; Graphic design	P
• Computer and data processing	P
• Grocery Market	P
• Laundry/Drycleaning garment svcs (excludes dry cleaning plants)	P
• Offices: General	P
• Photocopying; Blueprinting and related services; photo finishing	P
• Printing and publishing	P
• Retail Stores	P
• Building supplies; Hardware stores (retail)	MC
• Catering	MC
• Off-street parking lots and structures	MC
• Photography: Commercial/ Portrait Studio	MC
• Recording studios	MC
• Studios: Dance; Martial arts; Music, Yoga, etc.	MC
• Physical Fitness Facilities	MC
• Churches and other places of religious assembly	C
• Civic and community clubs	C
• Amusement centers	C
• Convenience stores; Mini-markets	C
• Furniture repair and refinishing with incidental sales	C
• Liquor stores	C
• Motion picture theaters and other theaters	C
• Research and development laboratories	C
<b>NONRESIDENTIAL USES IN LIVE/WORK UNITS</b>	
• Artists, craftspersons, sculpture studios (woodworking, furniture	P
• Retail: Nonstore (internet businesses)	P
• Commercial art, graphic design, website designers	P
• Computer and data processing	P
• Legal, Engineering, Architectural, and Surveying services	P
• Offices: Professional, central admin., general, services to business	P
• Offices: medical/dental	MC
• Photography: Commercial	MC
• Photography: Portrait Studio	MC



Notes: Laundry/dry cleaners allowed in a mixed-use development refer to neighborhood drycleaners and not commercial drycleaning plants involving large scale hazardous solvents storage and chemical processing.



Master Plan Land Use Matrix

A Master Plan is required to be approved for all development projects proposed in the overlay zone. As part of the Master Plan approval, a project-specific land use matrix of permitted, conditionally permitted, and prohibited land uses will be identified by refining the listing shown in the Urban Plan land use matrix.

A developer may choose to refine this Urban Plan land use matrix by identifying certain permitted and conditionally permitted uses for the specific Master Plan proposal. This "Master Plan" land use matrix will be approved by the Planning Commission in conjunction with the overall approval of the development project, and it will supercede the land use matrix in this Urban Plan. If the Master Plan approval does not include such a matrix, the land use matrix in this Urban Plan shall be applied.

Thus, the purpose of a separate land use matrix in this Urban Plan is to supersede the more generalized matrix currently provided in the Zoning Code and thereby allow further specification of uses for a mixed-use planned development.

Only the conditionally approved land uses would require subsequent review and action by the Planning Commission, at the time the land use is proposed. Parking requirements, lease space size restrictions, hours of operations, and other related conditions of approval would be stipulated for these conditional uses.

After a Master Plan is approved, a conditional use permit would be referred to the Planning Commission for review and action, if: (1) an applicant seeks approval of a land use designated in the Master Plan land use matrix as requiring a conditional use permit, or (2) an applicant seeks approval of land use that requires a conditional use permit pursuant to the Urban Plan land use

matrix, because it is not listed in the applicable Master Plan land use matrix.

Additional Uses

Other than residential uses in a mixed-use development and those uses allowed in this Land Use Matrix, uses that are prohibited in the base zoning district shall also be prohibited in overlay district. All other uses not specified in the Land Use Matrix may be considered by the Development Services Director.

Depending upon the project location and/or site and building design, additional permitted and conditionally permitted uses may be appropriate. These additional uses shall be considered on a project-specific basis as a part of the mater plan review process. If deemed appropriate, the master plan approval shall list the additional uses allowed within the project. Conversely, additional prohibited uses could also be identified though this same process.

**LAND USE COMPATIBILITY**

New development in the mixed-use overlay district shall be evaluated for compatibility with existing development on a case by case basis.

The following considerations incorporated into the proposed project:

- Standard Condition of Approval: For proposed development adjacent to residentially-zoned properties that exceeds two stories, developer shall submit a shade/shadow analysis prepared by a professional aesthetic consultant. The conclusions of the aesthetic analysis shall specifically demonstrate that adequate daylight plane requirements for the abutting residential uses are provided.
- Land use compatibility studies are required in the form of a Health Risk Assessment Study and Phase 1 Environmental Assessment Study is for all mixed-use development projects. Other equivalent compatibility analysis may be approved by the Development Services Director. The studies should recommended mitigation measures to reduce any environmental concerns to below a level of significance. These measures or project design features should be incorporated into the proposed project and disclosed in the environmental document.

At the discretion of the Development Services Director and in consideration of specific site characteristics, additional or modified development standards and conditions of approval may be added to include, but not be limited to, increased setbacks, increased wall height,

enhanced landscaping, and other appropriate edge treatments aimed at enhancing the compatibility of urban infill projects.



## DISCLOSURES

As part of the Master Plan approval, a condition of approval may require that the Covenants, Conditions, and Restrictions (CC&Rs) disclose the existing noise environment and any odor-generating uses within and surrounding the mixed-use development.

The provision of the CC&Rs that relates to disclosures will be reviewed/approved by the City Attorney's office prior to recordation. A provision to the CC&Rs will also stipulate that any subsequent revisions to the CC&Rs related to this issue must be approved by the City Attorney's office.

A condition of approval may be included which would require that written notice of the then-existing noise environment and any odor-generating uses within the mixed-use development and within a specific radius of the mixed use development be distributed to any prospective purchaser or tenant at least 15 days prior to close of escrow, or within three days of the execution of a real estate sales contract or rental/lease agreement, whichever is longer.

The City Attorney's office shall determine the legal mechanism employed to ensure disclosure of noise and odor-generating uses. For example, if this disclosure is required as a deed restriction, it would not need to be included in the CC&Rs.





**ON-SITE LANDSCAPING**

A detailed landscape plan shall be approved by the Planning Division prior to issuance of any building permits. Chapter VII, Landscaping Standards, of the City's Zoning Code provides on-site landscaping requirements for mixed-use development.

Developers should include extensive on-site landscaping, plazas and courts, art, fountains, seating, and shade shelters for shoppers and pedestrians. Consistent rows of street trees, ground landscape, pedestrian-oriented lighting fixtures, well-designed signage, distinctive paving, and public art should be used to enhance the aesthetic quality and distinguish the area.

Streetscape elements should be linked with the higher intensity improvements planned for the SoBECA Urban Plan. The streetscape improvements should also contribute to the enhancement of the visual quality and value of the mix of commercial, residential, and community service uses located along major public streets.

**LANDSCAPE**

The amount of required on-site landscaping is prescribed in Title 13, Chapter VII, Landscaping Standards, of the Municipal Code. All required landscaped areas, including landscaped areas within parking lots, shall consist of predominately California native plants. Following is the recommended landscape palette for the plan area. Other landscape materials that meet the intent of this plan may be approved by the Planning Division.

**LARGE DECIDUOUS TREES**

*Platanus racemosa* (California Sycamore)

- Fast growing deciduous tree 50+ feet tall.
- Nice naturalized look with arching branches.
- Good tree for wildlife/birds.

*Cercidium floridum* (Palo Verde Blue)

- Deciduous tree grows up to 20-30 feet tall.
- Yellow flowers in spring March or April.
- Bare much of the year, but seems to have nice blue-green branches.
- Takes heavy soil.

Figure 14: Palo Verde Blue



*Cercis occidentalis* (Western Redbud)

- Nice small, single or multitrunked tree, deciduous, grows to 20 feet tall.
- Very nice magenta flowers along branches in spring (more when mature).
- Loses leaves in winter, but very graceful branching when mature and will allow for more sun below tree for shrubs, ground cover.

Figure 15: Western Red Bud



*Arctostaphylos refugioensis* (Manzanita)

- Evergreen tree reaching 15 feet tall and 10 feet wide.
- Showy white flowers in spring and nice reddish/brown bark.
- Nice specimen tree - nice arching branches.
- Good companion plant is Rhamnus. Hummingbird attractant.
- Needs only monthly irrigation once established.

Figure 16: Manzanita



**SMALL TREE (UNDER 20' IN HEIGHT)**

*Chilopsis linearis* (Desert Willow)

- Deciduous, fast-growing tree that grows to about 20 feet tall.
- Needs summer water (twice monthly).
- Main appeal is the large pink blossoms.

Figure 17: Desert Willow





LARGE EVERGREENS

*Pinus torreyana* (Torrey Pine)

- Fast growing evergreen to 40-60 feet tall.
- Open habit in coastal area and more symmetrical inland.
- Nice pine in right conditions - seems to prefer coastal climate.
- Resistant to oak root fungus.

SHRUBS

*Arctostaphylos 'Sunset'* (Sunset Manzanita)

- Evergreen shrub that grows to about 3' by 6'.
- Dark red bark with white flowers.
- Considered one of cleaner/neater manzanitas and compact.
- Tolerates clay soil and drought tolerant.

Figure 18: Sunset Manzanita



*Ceanothus* (Skylark)

- Evergreen shrub 3-6' x 5' tall, but can be kept at 3'x3'.
- Glossy dark green leaves with bright blue flowers in spring.
- Tolerant to summer and garden watering. Blooms over long season.

*Rhamnus californica 'Eve Case'* and '*Mound San Bruno*' (Coffeeberry)

- Nice evergreen mounding shrub that grows to about 4-6'x6'.
- Adaptable to most soils and can be shaped.
- Mound San Bruno is a little smaller than Eve Case.
- Good replacements for Indian Hawthorn, Photinia, Pittosporum, etc.

Figure 19: Sky Lark



GROUNDCOVERS

*Ceanothus gloriosus* (Anchor Bay)

- Grows to 1-1 ½' tall and 6-8' wide. Very dense
- Nice blue flowers in spring and good at holding down weeds.

Figure 20: Anchor Bay



*Ceanothus griseus horizontalis* (Yankee Point)

- Mounding ground cover or very small shrub that grows 2-3'x10'.
- Dark green glossy leaves with blue flowers in spring.

Figure 21: Yankee Point



*Baccharis 'Pigeon Point'* (Dwarf Coyote Brush)

- Grows 1-foot tall and about 12 feet wide dark green ground cover.
- Stays low and clean. Tolerates bad soil.



**REQUIRED STUDIES**

The following studies shall be submitted with the project application.

Noise Study (Required)

In the Noise Study, a qualified acoustical engineer shall certify that the proposed construction shall meet the City's Noise Ordinance requirements. Specifically, residential interior noise levels shall be 45 CNEL or less, and residential exterior noise levels in private open space areas shall be 65 CNEL or less.

The General Plan describes the indoor environment as inclusive of bathrooms, closets, corridors, and living/sleeping areas of the dwelling unit. The residential area of a live/work unit is subject to the interior residential noise requirements.

The exterior noise standards of the City's Noise Ordinance shall not apply to the following exterior areas of multi-family residential development or live/work units located within a Mixed-Use Overlay District, approved pursuant to a Master Plan, and subject to the land use regulations of the Urban Plan,

- (1) Private balconies or patios regardless of size;
- (2) Private or community roof decks/roof terraces;
- (3) Internal courtyards and landscaped walkways that do not include resident-serving, active recreational uses such as community pool, spa, tennis courts, barbeque, and picnic areas.

Proper design may include, but shall not be limited to, building orientation, double pane or extra-strength windows, wall and ceiling insulation, and orientation and insulation of vents. Where it is necessary that windows be closed in order to achieve the required level, adequate means shall be provided for ventilation/cooling to provide a habitable environment. Commercial uses shall be

designed and operated, and hours of operation limited, where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic, routine deliveries, or late night activity. No use shall produce continual loading or unloading or heavy trucks at the site.

Phase I Environmental Assessment (Required)

In the Phase 1 Environment Assessment, disclosure of and measures to remediate onsite hazardous wastes/substances shall be provided. Where applicable, a letter of case closure is required from the County of Orange Health Care Agency for mixed-use development sites, as applicable.

Traffic Study (Required as determined by Transportation Services Division)

The primary objective of new development, redevelopment and adaptive reuse of the properties in the SoBECA Urban Plan area is to revitalize the area without exceeding the development capacity of the General Plan transportation system. Independent traffic studies may be required by Transportation Services Division if there is a potential that the proposed Master Plan would adversely affect roadway conditions.

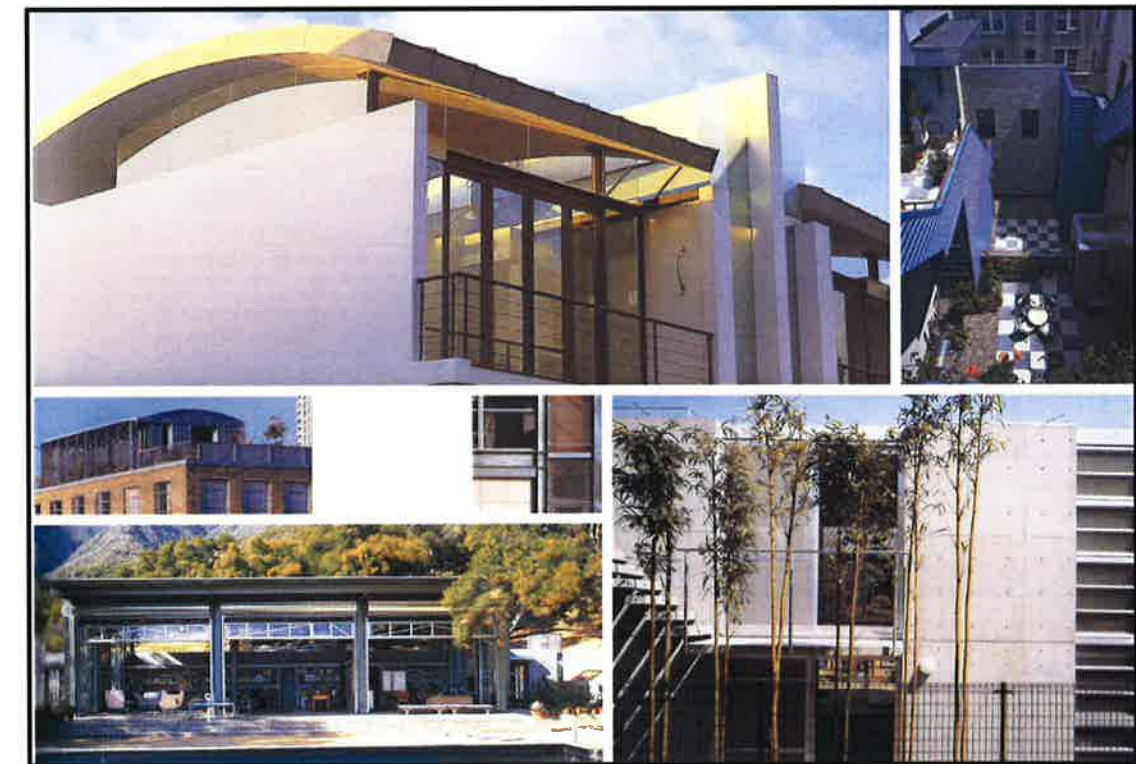


Figure 22: Collection of photos of indoor and outdoor living spaces in various mixed-use developments in the United States.



**THE PUBLIC REALM**

Improvements to both public and private to create a cohesive theme for the SoBECA urban plan area, there should be unifying design elements for light standards, community identification signs, and decorative crosswalks. These different elements will enhance a sense of place in the SoBECA Urban Plan area.

Public realm improvements could be jointly implemented and funded by the City and the Developer of a mixed-use development. The Developer's level of participation in public realm improvements are determined on a case-by-case basis during the Master Plan approval process. These improvements are intended to accomplish the following objectives:

- Reinforce the identity of the SoBECA Urban Plan area through the creation of an aesthetically pleasing pedestrian network and public spaces.
- Create a mixed-use district focus through the provision of human-scale features such as landscape and streetscape.

**LANDSCAPE IN PUBLIC RIGHT-OF-WAY**

Landscape materials have been identified for use because they do well in the area, are drought tolerant California native plants, and require low maintenance. Following is the suggested landscaping palette in the public right-of-way in the SoBECA Urban Plan area.

**Street Tree:**  
*Platanus racemosa* (California Sycamore)

**Groundcover:**  
*Ceanothus gloriosus* (Anchor Bay)

**Shrubs:**  
*Arctostaphylos 'Sunset'* (Sunset Manzanita)

**STREETSCAPE**

Streetscape improvements include planting materials (i.e. trees, vines, shrubs, and groundcover in landscaped parkways) and street furnishings (i.e. seating, paving, lighting, and trash receptacles).

**Decorative Crosswalks**

Decorative crosswalks along Randolph Avenue and St. Clair may be considered depending on the scale of mixed-use development in that area.

Another potential location for decorative crosswalks would be at Bristol Street and Randolph Avenue. This crosswalk could provide a visually attractive pedestrian linkage between The CAMP and the LAB along Bristol Street.

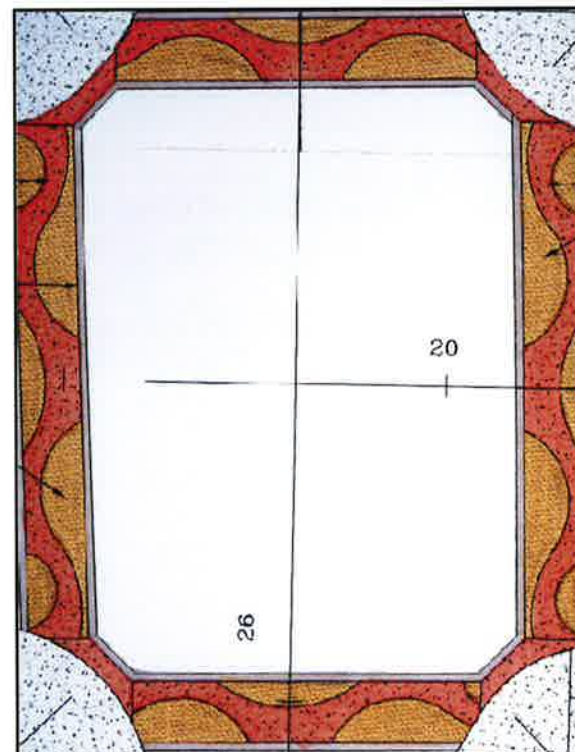


Figure 24: Example of Decorative crosswalk

Figure 23: Collection of illustrative visual simulations of streetscape improvements, including sidewalk treatments and decorative crosswalk. Please note: Carpinteria-style light standards are proposed and not those featured in these illustrations.





Street Furnishings for Major and Secondary Streets in Urban Plan Area

To provide continuity within the SoBECA Urban Plan and to comply with Citywide standards, a complementary collection of street furnishings will be used. The proposed street furniture on this page are provided for informational purposes only and serve as illustrative examples of what types of furnishings may be used in the plan area. The Planning Commission may exercise creativity and flexibility in departing from any of these suggested samples. The Planning Commission may allow different types of street furniture that complement the mixed-use development projects in conjunction with Master Plan approval.

- The street bench shown in Figure 25 is recommended for the SoBECA Urban Plan area. An approved equivalent to this bench may be approved equal should be used along sidewalks and in public spaces.
- The City's adopted trash container (Dwg. No. DS.105) should be used, with a minimum of one trash container for each 300 feet of street frontage and should be maintained (regular trash pickup and cleaning) by the City (Figure 26).
- The City may design or select a standard news rack system to complete the family of approved street furnishings. The news rack system should permit the grouping of up to five news racks.
- Criteria for the placement of news racks should be developed. In developing those criteria, it is recommended that at least the existing number of news rack be permitted. Placement criteria may include:
  - To avoid visual obstructions that may create safety and security hazards, not more than five individual news racks should be

grouped in one location and news racks should not be stacked above a height of 3'-6".

- News racks should be located in front of businesses with high volumes of pedestrian activity, including restaurants and grocery stores.
- Groups of news racks should be placed at least 300 feet apart where feasible.

Following is a comprehensive list of suggested parkway improvements or public right-of-way improvements that may be required in the SoBECA Urban Plan area.

Since all projects shall include specific, mandatory base elements to create a unifying theme, these elements are identified in the list below. ADA compliance is required where applicable.

Required Base Elements

- Various landscaping & irrigation improvements in public right-of-way
- Street Trees per SoBECA Urban Plan
- Grated tree wells
- Benches & trash receptacles
- Standard & ornamental street light poles
- Enhanced color & textured treated sidewalks
- Decorative crosswalks
- Increased sidewalk widths or sidewalk re-alignments

Other Suggested Elements

- Architectural retaining walls (outside public right-of-way)
- Undergrounding of utilities
- Repair of adjacent parkway, curb & gutter
- Entry node monuments



Figure 25: Illustrative example of recommended street furniture with Carpinteria-style lighting.

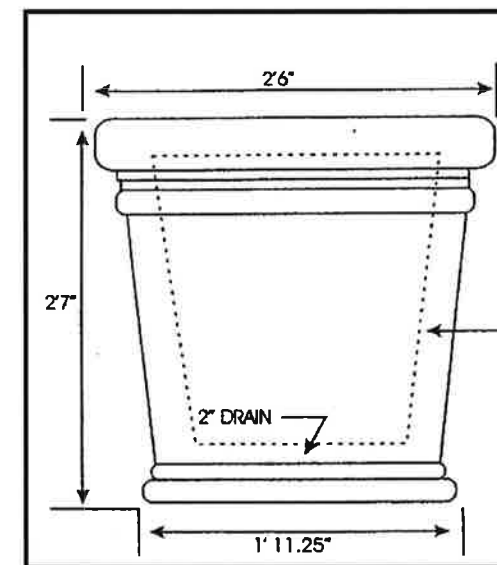


Figure 26: City trash receptacle



Figure 27: Potted plants and trees.



**PUBLIC NODES**

Mixed-use development in the SoBECA Urban Plan area will largely be developed with separate architectural identities. The best way to achieve cohesiveness is through use of general physical elements that can be used consistently, or in some cases, complementarily throughout the mixed-use district. Unique gateway and street signage will create an appealing and consistent design/color theme throughout the district.

Gateway Monument Signs

The entry monuments will identify gateways to the SoBECA District and enhance visibility of this area. The community identification signage will hopefully encourage property owners to redevelop their properties into mixed-use development, construct new residential development, or adaptively reuse existing buildings. The entry signage will reinforce a sense of community and value for a successful revitalization.

A monument sign (Figure 28) designed as a smaller scale version of the approved City park identification signs and may be installed at the following locations. The exact sign dimensions and locations will be determined by the City's Planning and Transportation Services Divisions as mixed-use development is proposed. Suggested locations are shown in Figure 29.



SUGGESTED ENTRY SIGNAGE LOCATIONS

Baker St. and Randolph Ave. (Figure 30)

A potential location is on the southeast corner of Baker St. and Randolph Ave. Adequate sign area is available at this location and would promote the SoBECA Urban Plan area due to its high visibility and traffic volume.

Bristol St. and Randolph Ave. (Figure 31)

One potential entry sign location was chosen at the southwest corner of Bristol St. and Randolph Ave. This entry sign location will be visible to on Bristol St., with 23,000 Average Daily Trips. Visibility of the entry sign at this location will be asset in promoting the SoBECA Urban Plan area to visitors, business owners, and residents.

Figure 29: Suggested sign locations.

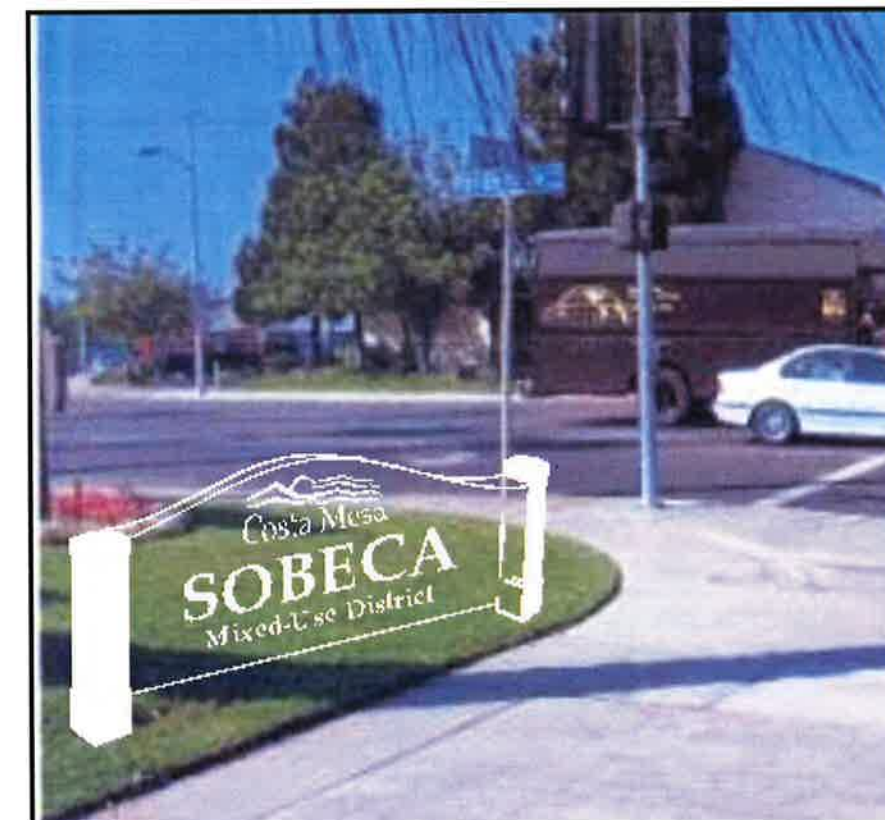


Figure 28: Rendering of a suggested monument sign for the SoBECA Urban Plan area.

Figure 30: Suggested monument sign at Baker Street and Randolph Avenue



Figure 31: Suggested monument sign at Bristol Street and Randolph Avenue.





Banner Signs

As major mixed-use development occurs in SoBECA Urban Plan area and properties are redeveloped, the City will develop a banner signage program for the area. Banners on private property may be displayed only in conjunction with current or pending cultural events in the district, in conjunction with existing permanent structures in the district, or as free-standing display of original works of artistic merit. Banners on private property shall not be displayed for any reasons other than furtherance of broad cultural goals. The banners throughout the district will make visitors aware that they have entered the SoBECA Urban Plan area. An illustrative example of a banner design is provided in Figure 35.

Streetlights

A mix of different streetlight types are found throughout the City. The most common along the majority of arterials are the concrete "Marbelite" poles with cobra head light fixtures, providing either single or dual mast-arms (Figure 31). Within the Downtown area, surrounding the Triangle Square development are the "Triangle Square" streetlights, which are owned and maintained by Triangle Square Development (Figures 32 and 33).

The nostalgic streetlights were installed along West 19<sup>th</sup> Street. For continuity with the SoBECA Urban Plan, 19 West Urban Plan, and the East 17<sup>th</sup> Street Lighting Plan, the "Carpinteria" ornamental street light (Figure 34) is also recommended for the SoBECA Urban Plan area.

A uniform citywide plan is needed to designate areas for special decorative streetlights in conjunction with new development projects. For example, the following street lighting plan is proposed for the SoBECA Urban Plan area:

*Street Lighting for Century, Randolph, Baker, and Bristol*

- Install ornamental pedestrian lighting on 12-foot poles 50 feet on center.

The decorative streetlights may be the same style and color used at the along E. 17th Street or another complementary style to be specified by the City.

Figure 32: Marbelite light standard along W. 19th



Figure 33: Nostalgic-style light standard.



Figure 34: Suggested Carpinteria-style light standard



Figure 35: Suggested banner program



**APPENDIX A:  
Architectural Prototypes**





Typical 4-Plex Spanish Colonial Style





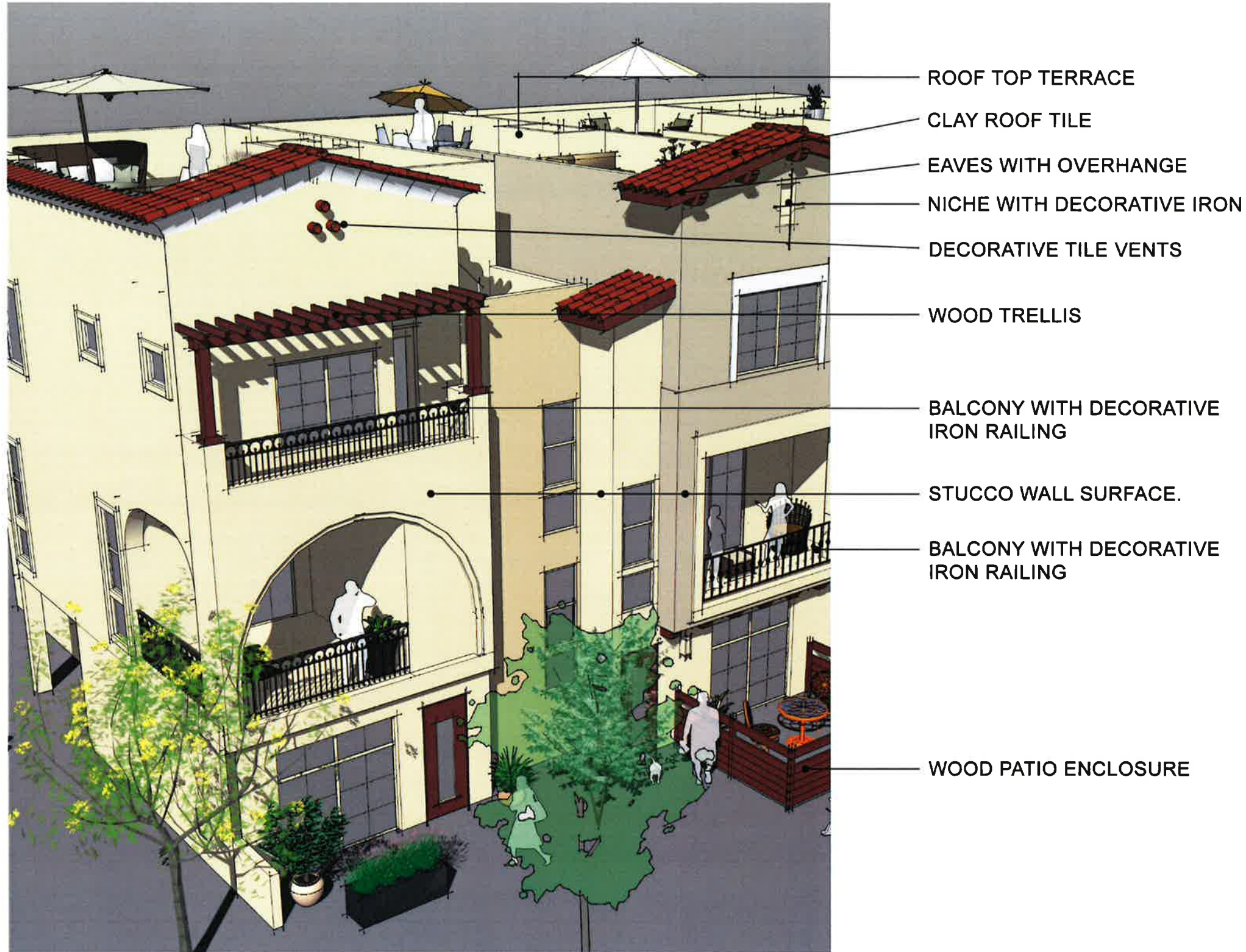
Typical 6-Plex Spanish Colonial Style





Typical 8-Plex Spanish Colonial Style





Spanish Colonial Style





Side View Spanish Colonial Style





Typical 4-Plex Spanish Colonial Style





Typical 6-Plex Spanish Colonial Style





Typical 8-Plex Spanish Colonial Style





Typical 4-Plex Craftsman Style





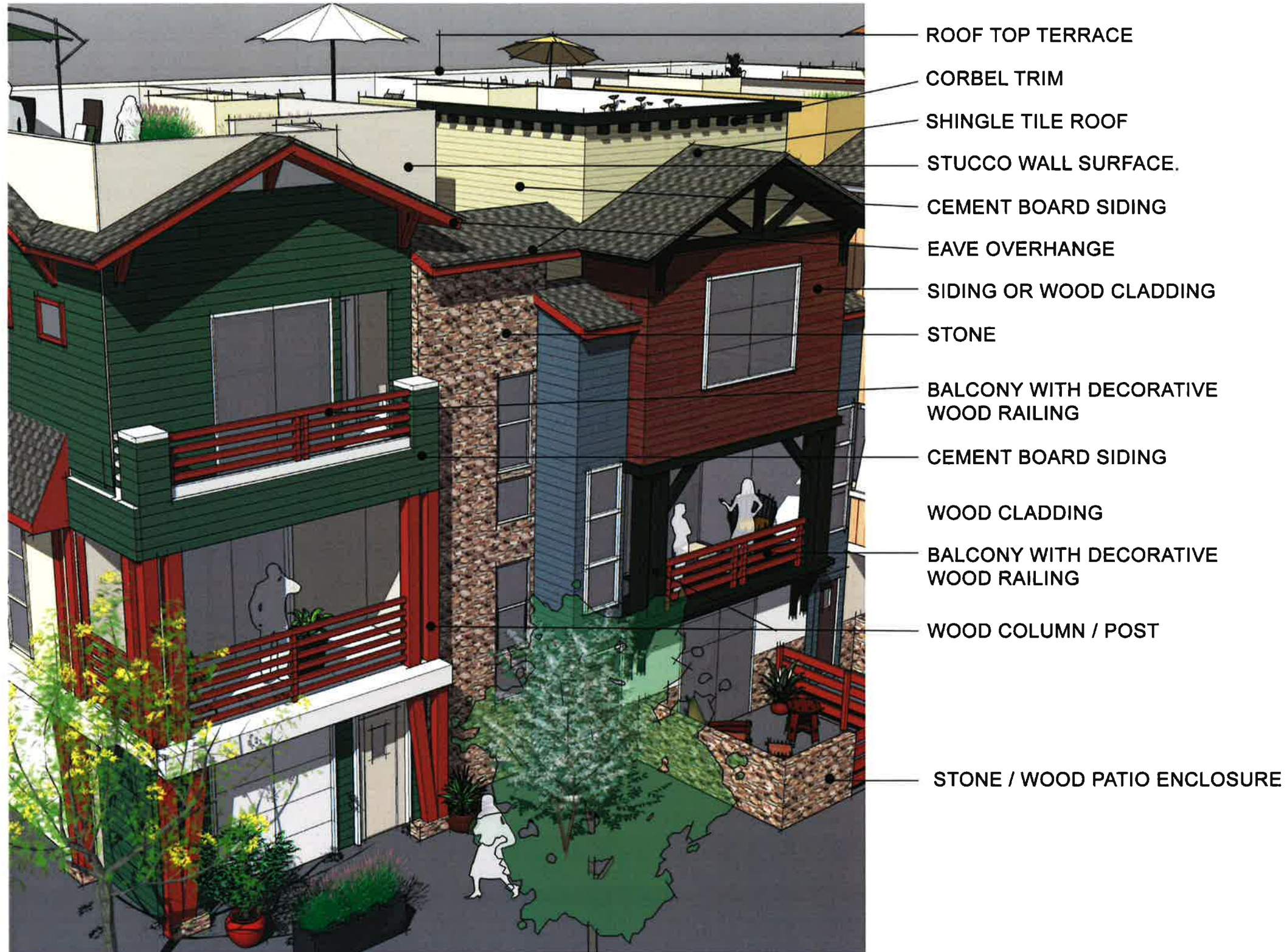
Typical 6-Plex Craftsman Style





Typical 8-Plex Craftsman Style





Craftsman Style





Side View Craftsman Style





Typical 4-Plex Craftsman Style





Typical 6-Plex Craftsman Style





Typical 8-Plex Craftsman Style





Typical 4-Plex California Bungalow Style





Typical 6-Plex California Bungalow Style





Typical 8-Plex California Bungalow Style





California Bungalow Style





Side View California Bungalow Style





Typical 4-Plex California Bungalow Style





Typical 6-Plex California Bungalow Style





Typical 8-Plex California Bungalow Style