Fairview Developmental Center Specific Plan – Zoning Code Amendments

An amendment to Section 13-20 of Title 13, Chapter II "Zoning Districts Established," of the Zoning Code is hereby amended to remove subsection (t):

"[…]

~~**(t)** *Institutional and Recreational Multi-Use District.* This district is intended to allow the integration of a variety of land uses and intensities. This zoning district category includes uses which are low to moderate in density and intensity and urban in character. The multi-use center designation is applicable only to the Fairview Development Center property at 2501 Harbor Boulevard.~~"

An amendment to Section 13-28, Subsection (g), of Title 13, Chapter III "Planning Applications" is hereby amended where ~~strikethrough~~ text denotes text being removed, and <u>underlined</u> text denotes text being added:

"[…]

(g) Master plan. Prior to development in the planned development (PD), town center (TC), shopping center (C1-S), mixed-use overlay (MU), and all types of institutional and recreational (I&R, <u>and</u> I&R-S~~, and I&R-MLT~~) zoning districts, a master plan is required. Preliminary master plans are required in the TC ~~and I&R-MLT~~ zone, are optional in PD and MU zones, and are not required in C1-S, I&R-S, and I&R zones.

[…]

(3) Minor amendments.

a. Minor amendments to existing master plans in planned development zones are subject to section 13-56, master plan required.

b. Minor amendments to existing master plans in the TC, C1-S, MU, I & R, <u>and</u> I & R-S~~, and I & R-MLT~~ zones may be approved by development review if the planning division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. Furthermore, if the minor amendment results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the planning division must find that the minor amendment is consistent with the floor area ratio and trip budget standards established by the general plan, as applicable.

[…]"

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An amendment to Section 13-30, Subsection (e) and Table 13-30, of Title 13, Chapter IV "Citywide Land Use Matrix," of the Zoning Code is hereby amended to remove reference to "I & R-MLT" zoning designation in its entirety. Subsection (e) shall be amended where ~~strikethrough~~ text denotes text being removed, and <u>underlined</u> text denotes text being added:

"(e) For the purpose of Table 13-30, Land Use Matrix, the various zoning districts are labeled as follows:

Residential zones: R1, R2-MD, R2-HD, and R3
Commercial zones: AP, CL, C1, C2, C1-S, and TC
Industrial zones: MG and MP
Planned Development Residential zones: PDR-LD, PDR-MD, PDR-HD, and PDR-NCM
Planned Development Commercial zone: PDC
Planned Development Industrial zone: PDI
The Parking zone: P
Institutional and Recreational zones: I & R, <u>and</u> I & R-S~~, and I & R-MLT~~"

An amendment to Chapter V, Article 7 "Institutional and Recreational, Institutional and Recreational School Districts, and Institutional and Recreational Multi-Use" of Title 13 of the Zoning Code is hereby amended to update the title of Article 7 to remove reference to "Institutional and Recreational – Multi-Use Center" zoning designation where ~~strikethrough~~ text denotes text being removed and <u>underlined</u> text denotes text being added:

Article 7 Institutional and Recreational, <u>and</u> Institutional and Recreational School Districts~~, and Institutional and Recreational Multi-Use~~

§ 13-64 Purpose.

§ 13-65 Special district requirements.

§ 13-66 Development standards.

§ 13-64 Purpose.

This article is intended to provide development standards for both publicly and privately owned land which provide recreation, open space, health, public service, educational, and housing opportunities.

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§ 13-65 Special district requirements.

(a) Uses incidental to the main function of the development may be permitted upon approval by the planning commission through the adoption or amendment of the master plan.

~~(b)~~ In the I&R-S zones, site plans shall meet the requirements of all State agencies having jurisdiction over the design, construction and operation of public and private school facilities.

~~(c) In the I&R-MLT zone any future development of the site may include residential due to the unique nature of the site. Any single family residential development to occur on the site must follow the R1 residential development standards.~~

~~(d) The I&R-MLT zone contains residential dwelling unit caps for single family and multi-family: For single family residential the cap is 250 units and for multiple family residential the cap is 332 units.~~

§ 13-66 Development standards.

TABLE 13-66 DEVELOPMENT STANDARDS FOR I&R, AND I&R-S ~~AND I&R-MLT ZONES~~		
DEVELOPMENT STANDARDS	**I&R and I&R-S**	**~~I&R-MLT~~**
Minimum lot area	Six thousand square feet	~~Six thousand square feet~~
Minimum lot width	Sixty feet	~~Sixty feet~~
Maximum floor area ratio	Refer to Chapter V, Article 8, floor area ratios	~~Refer to Chapter V, Article 8, floor area ratios~~
Maximum building height	Four stories south of the I-405 Freeway except that special purpose housing (e.g., affordable, elderly and student housing) may be granted additional building height.	~~Building heights for all uses must conform to I&R standards; single family residential must conform to the R1 building height standards.~~
SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS AND STRUCTURES (Minimum distances given, unless otherwise noted. All setbacks from streets are measured from the ultimate property line shown on the Master Plan of Highways.)		
Front	Twenty feet	~~Twenty feet~~
Side or rear, abutting a secondary, primary or major street	Twenty feet	~~Twenty feet~~

TABLE 13-66 DEVELOPMENT STANDARDS FOR I&R, AND I&R-S ~~AND I&R-MLT ZONES~~		
DEVELOPMENT STANDARDS	**I&R and I&R-S**	**~~I&R-MLT~~**
Side or rear, abutting all other streets	Ten feet	~~Ten feet~~
Interior lot line	Five feet. Additional setback may be required by the planning commission if deemed necessary to protect adjacent land uses.	~~Five feet. Additional setback may be required by the planning commission if deemed necessary to protect adjacent land uses.~~
PARKING (See Chapter VI)		
LANDSCAPING (See Chapter VII)		
SIGNS (See Chapter VIII)		
ADDITIONAL DEVELOPMENT STANDARDS		
Master plan	Required	~~Required~~
Uses conducted underroof	All uses permitted shall be conducted underroof. Exception: Uses which are incidental to and an integral part of the use conducted underroof may be conducted onsite in the open, pursuant to the approval of a minor conditional use permit.	~~All uses permitted shall be conducted underroof. Exception: Uses which are incidental to and an integral part of the use conducted underroof may be conducted onsite in the open, pursuant to the approval of a minor conditional use permit or if the portion of the site is developed as a park.~~
Single family residential—Minimum lot size	Residential development not permitted	~~Six thousand square feet~~
Single family residential—Maximum density	Residential development not permitted	~~Six dwelling units per acre~~
Minimum and maximum percent of site used for single family residential	Residential development not permitted	~~Fifty percent~~
Minimum and maximum percent of site	Not applicable	~~Twenty-five percent developed for parks.~~
Multi-family residential—Maximum density	Residential development not permitted	~~Forty dwelling units per acre~~
Minimum percent share of multi-family units for affordable housing. Shall	Residential development not permitted	~~Twenty percent~~

TABLE 13-66 DEVELOPMENT STANDARDS FOR I&R, AND I&R-S ~~AND I&R-MLT ZONES~~		
DEVELOPMENT STANDARDS	**I&R and I&R-S**	**~~I&R-MLT~~**
comply with chapter 9, Article 4, density bonuses and other incentives.		

An amendment to Title 13 of the City of Costa Mesa Planning, Zoning, and Development Code , also known as the Zoning Code, to add a new chapter titled “Chapter XVIII Specific Plans” commencing with Section 13-350, is hereby added to the Zoning Code in its entirety:

Chapter XVIII SPECIFIC PLANS

Section 13-350 Purpose

In order to address the unique characteristics of particular areas within Costa Mesa, and to achieve the purposes of this Code and of the General Plan of the City of Costa Mesa, the following specific plans have been adopted:

(a) East 17th Street Specific Plan
(b) Newport Boulevard Specific Plan
(c) North Costa Mesa Specific Plan
(d) One Metro West Specific Plan
(e) Fairview Developmental Center Specific Plan

Section 13-351 General Provisions

Notwithstanding the provisions or standards set forth in Title 13 of this Code, individual specific plans may establish additional or separate provisions and standards for the plan area; and may adopt zones and amend the Zoning Map of the City of Costa Mesa.

Refer to the texts and maps of individual specific plans referenced above for regulations within each plan's jurisdictional boundaries.

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