



# **CITY COUNCIL AGENDA REPORT**

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MEETING DATE: FEBRUARY 2, 2004

ITEM NUMBER:

**SUBJECT:** BRISTOL STREET MIXED-USE OVERLAY ZONE: FINAL CONCEPT PLAN

**DATE:** JANUARY 22, 2004

**FROM:** DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** CLAIRE L. FLYNN, AICP, ASSOCIATE PLANNER

**FOR FURTHER INFORMATION CONTACT:** CLAIRE L. FLYNN, AICP (714) 754-5278

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## **RECOMMENDED ACTION:**

Approve the Final Concept Plan and provide staff direction to continue working with the Bristol Street Committee to develop a mixed-use overlay zone.

## **BACKGROUND:**

On September 16, 2002, Council directed staff to continue working closely with the Bristol Street Committee on the following activities:

- **Task 1** - Land use analysis and recommendations for mixed-use overlay zone in the Bristol Street corridor
- **Task 2** - Median and landscape design concept plan

At the Council Study Session on November 3, 2003, Staff and Shaheen Sadeghi, a Bristol Street Committee member, provided a visual presentation of key concepts of the mixed-use overlay plan. The study session provided an opportunity to give Council a status update on the Committee's progress. Council generally expressed interest in the concept of a mixed-use overlay zone, and provided feedback to the Committee to finalize the Draft Concept Plan.

## **ANALYSIS:**

Pursuant to Council direction, the Bristol Street Committee has been working on a conceptual plan for mixed-use zoning. This work has been accomplished through the volunteerism of Committee members and interested architects/consultants with City staff support. To date, no funds have been expended for consultant assistance. A funding request in the amount of \$25,000 has been requested in the Development Services Fiscal Year 2004-2005 budget, for consultant assistance with the preparation of a mixed-use overlay zone, if Council directs the Committee to continue with this work activity.

The Bristol Street Committee focused its work on Task 1, the development of a mixed-use overlay zone. The attached Final Concept provides background information on mixed-use zoning and the Committee's work. Study recommendations will be developed through a collaborative process with the Bristol Street Committee and consultant assistance over the next several months, pursuant to Council direction.

***Overall Work Program***

The Bristol Street Committee will be seeking direction from City Council regarding the Committee's activities. If Council believes this study and efforts in mixed-use zoning merit further development, the overall work program involves the following actions:

1. City Council directs Committee to continue with the development of a mixed-use overlay zone.
2. Staff requests a total of \$25,000 in funding in the Development Services FY 2004-2005 budget for consultant assistance in preparing the study/zone regulations.
3. Staff/Committee completes environmental documentation for proposed mixed-use overlay zone, Zoning Ordinance, and General Plan amendment application (if applicable).
4. City organizes a community meeting for property owners in the overlay zone area.
5. Planning Commission reviews proposed technical study, Zoning Ordinance, and General Plan amendment (if applicable).
6. Planning Commission makes recommendation to City Council.
7. City Council adopts Zoning Ordinance and General Plan amendment (if applicable) for a mixed-use overlay zone.
8. In conjunction with the Westside Redevelopment Oversight Committee, staff evaluates the applicability of mixed-use overlay zone to West 19<sup>th</sup> Street.

**ALTERNATIVES:**

If Council directs staff to continue its work with the Bristol Street Committee, the overall work program would be implemented. If Council does not provide direction to continue this work effort, the Committee will discontinue its activities.

**FISCAL REVIEW:**

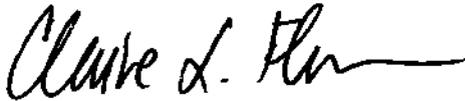
Fiscal review is not required.

**LEGAL REVIEW:**

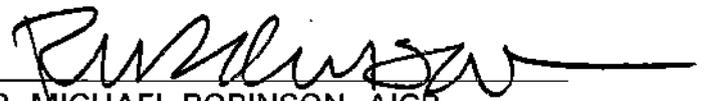
Legal review is not required.

**CONCLUSION:**

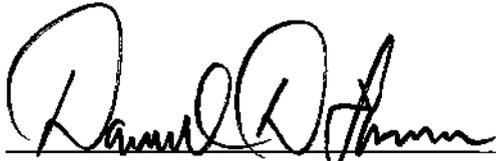
The original boundaries of the Bristol Street Corridor study area were the 405 Freeway on the north, and Red Hill Avenue on the south. However, the Bristol Street Committee redefined the overlay zone as a smaller area within the Bristol Street Corridor. This proposed mixed-use overlay area is bounded by Baker Street (north), 73 Freeway (south/west), and east of Bristol Street. A mixed-use overlay zone would provide for a complementary mix of commercial, office, and residential uses. These mixed-use projects would be an innovative approach to increasing the City's housing supply, reducing commute times, and providing land use diversity. The Bristol Street Committee is seeking feedback from City Council regarding the Committee's proposed mixed-use overlay concept.



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Attachment: Final Concept Plan

File Name: 020204BRISTOLOVERLAY Date: 1/22/04

Time: 4:45 p.m.

DISTRIBUTION: City Manager  
City Attorney  
Bristol Street Committee  
City Clerk  
Staff (4)  
File (2)



# **CITY OF COSTA MESA**

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DEVELOPMENT SERVICES DEPARTMENT

**If you would like to read the final concept plan, please call the  
City Clerk's Office at (714) 754-5225**