



CITY COUNCIL AGENDA REPORT

MEETING DATE: FEBRUARY 2, 2004

ITEM NUMBER:

SUBJECT: 2002 DEVELOPMENT PHASING AND PERFORMANCE MONITORING PROGRAM

DATE: JANUARY 21, 2004

FROM: DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY: CLAIRE L. FLYNN, AICP, ASSOCIATE PLANNER AND
RAJA SETHURAMAN, ASSOCIATE ENGINEER**

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

RECOMMENDED ACTIONS:

1. Adopt the Year 2002 Development Phasing and Performance Monitoring Program Report (DPPMP); and
2. Direct staff to include the proposed improvements at the Fairview Road - Adams Avenue intersection in the seven-year Capital Improvement Program.

BACKGROUND:

Every year, City Council adopts the annual Development Phasing and Performance Monitoring Program Report. This is the tenth annual Development Phasing and Performance Monitoring Program (DPPMP) prepared for the City of Costa Mesa. On December 8, 2003, the Planning Commission reviewed the DPPMP and directed staff to seek the Council's direction regarding proposed improvements at the Fairview Road - Adams Avenue intersection.

ANALYSIS:

The Year 2002 DPPMP has been developed to fulfill the mandates of the County Measure M funding eligibility requirements and the Growth Management Element of the City of Costa Mesa 2000 General Plan. The purpose of the program is to conduct an annual review of the cumulative impacts of development and circulation system capacity. The program tracks current land use entitlements and construction activity and monitors arterial highway traffic volumes and intersection levels of service. The primary objective of the DPPMP is to ensure that infrastructure is added as development proceeds, and that the established level of service standard (LOS "D") is maintained throughout the community. This program also serves to identify potential deficiencies and corrective measures, if needed.

There are three locations operating at unacceptable levels of service. They are:

- Newport Boulevard South Frontage Road – Victoria Street;
- Newport Boulevard North Frontage Road – Victoria Street/22nd Street; and
- Fairview Road – Adams Avenue.

Intersection improvements were recently implemented at the Newport Boulevard South Frontage Road – Victoria Street and Newport North Frontage Road – Victoria Street/ 22nd Street intersections. At the Fairview Road – Adams Avenue intersection, the improvement required to achieve an acceptable level of service involves the addition of a southbound free-flow right-turn lane. However, this traffic mitigation was removed from the seven-year Capital Improvement Program (CIP) pursuant to City Council direction. City Council believed that the additional right-turn lane would adversely affect landscaping in this area.

Staff considered other design options and was able to eliminate landscape impacts at this location. A recommended design option would result in a two-foot reduction in sidewalk width; however, the minimum sidewalk requirements pursuant to the American with Disabilities Act (ADA) will still be met. If directed by the City Council, staff will include this improvement in the upcoming seven-year CIP and solicit grant funds from various sources in future grant cycles.

At their December 8th meeting, the Planning Commission supported this design option and recommended that City Council include the improvement in the seven-year CIP.

FISCAL REVIEW:

Fiscal review is not required.

ENVIRONMENTAL REVIEW:

The proposed project has been reviewed according to the California Environmental Quality Act (CEQA) and the City’s environmental review procedures and found to be exempt from CEQA requirements.

LEGAL REVIEW:

Legal review is not required.

CONCLUSION:

In the current DPPMP, mitigation measures were identified at the Fairview Road – Adams Avenue intersection that were previously removed from City’s seven-year Capital Improvement Program (CIP) based on City Council direction due to potential impacts to landscaping. However, staff has developed a design option which

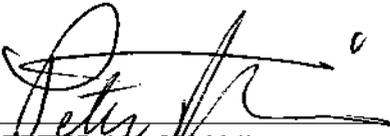
eliminates any impacts to landscaping. Staff is requesting City Council to adopt the DPPMP and direct staff to include the improvement at the Fairview Road – Adams Avenue intersection in the seven-year CIP.



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DONALD D. LAMM
Dep. City Mgr. - Dev. Svcs. Director

- Attachments: 1. 2002 DPMPP Report
 2. 12/08/03 PC Meeting Minute Excerpt

File Name: 010504DPPMP

Date: 12/17/03

Time: 10 a.m.

- cc: City Manager
 City Attorney
 Public Services Director
 City Clerk
 Staff (4)
 File (2)

ATTACHMENT 1
DPMPP REPORT



CITY OF COSTA MESA

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DEVELOPMENT SERVICES DEPARTMENT

**If you wish to review the DPPMP report, please contact the
City Clerk's office at (714) 754-5225**

ATTACHMENT 2

**PLANNING COMMISSION MEETING MINUTES
OF DECEMBER 8, 2003**

Excerpt from the minutes of the Planning Commission meeting of December 8, 2003

**REPORT OF THE
DEVELOP-MENT SVS.
DEPARTMENT**

Acting Chair R. Michael Robinson thanked Mr. Faris on behalf of staff for his service over the past year and wished him well on his future endeavors.

DEVELOPMENT PHASING
AND PERFORMANCE
MONITORING REPORT

Item (a): Development Phasing and Performance Monitoring Report:

Mr. Robinson explained the purpose of the report.

Mr. Sethuraman reviewed the information in the report.

Chairman Garlich expressed his appreciation to the Transportation Services Division for updating the report on the Fairview Road/Adams Avenue level of service issue, and getting those facts in the report. He said he presumes that when it does go to Council, that the staff report will specifically request direction from Council so that it doesn't get buried in the report; and the presentation makes clear that they are seeking direction to do this. Mr. Sethuraman said that as a part of their recommendations, they are seeking direction on that particular aspect. Mr. Robinson announced this item would be going to Council on January 5th.

MOTION:
DPPMP
Received and Filed

A motion was made by Chairman Garlich, seconded by Vice Chair Perkins and carried 5-0 to receive and file.