



CITY COUNCIL AGENDA REPORT

MEETING DATE: 03/15/04

ITEM NUMBER: _____

SUBJECT: AMEND STREETScape AND MEDIAN DEVELOPMENT STANDARDS

DATE: MARCH 4, 2004

FROM: PUBLIC SERVICES DEPARTMENT

PRESENTATION BY: WILLIAM J. MORRIS, DIRECTOR OF PUBLIC SERVICES

FOR FURTHER INFORMATION CONTACT: BRUCE A. HARTLEY, MAINTENANCE SERVICES MANAGER, 714-754-5123

RECOMMENDATION:

It is recommended the City Council adopt a resolution amending certain sections of the Streetscape and Median Development Standards as follows:

1. Allow the City to participate in the design and construction costs for upgrading and maintenance of existing arterial street walls, at specified locations. (Section 8.0)
2. Modify the criteria for the removal of City-owned parkway trees. (Section 4.0.2)
3. Establish criteria for the planting of American Sweetgum and Brisbane Box trees (Appendix C)
4. Adopt the new plant palette for 19th Street. (Section 6.03)
5. Adopt the new plant palette for southbound Newport Blvd. between Arlington Dr. and Fair Drive. (Section 6.03)

BACKGROUND:

At the Parks and Recreation Commission meeting of February 25, 2004, the Commission approved proposed amendments to the Streetscape and Median Development Standards and recommended the City Council adopt a resolution confirming the amendments. See Attachment 1.

The proposed amendments to the Standards address five issues: 1) Allow for City participation in the costs associated with constructing and maintaining arterial walls. 2) Modify the criteria for the removal of City parkway trees to allow greater staff discretion and reduce the frequency the Commission and Council consider apparently 'routine' requests. 3) Addition of criteria guiding the planting of American Sweetgum and Brisbane Box trees to prevent the planting of these species in locations inadequate in space for their roots. 4) Adopt the plant palette approved by City Council for the 19th Street medians and streetscape. 5) Adopt the plant palette approved by the Parks and Recreation Commission for southbound Newport Blvd. bicycle trail and streetscape, between Arlington Avenue and Fair Drive. The amendments are described in greater detail in the Parks and Recreation Commission Agenda Report. See Attachment 2.

ANALYSIS:

The City Council, through the adoption of Resolution No. 99-60, established the Streetscape and Median Development Standards (Standards) on September 7, 1999. The Standards represent the adopted "Vision" for the future of the City of Costa Mesa streetscapes. The Standards were created to meet the goal of providing a cohesive urban design for the City, to enhance recreational opportunities, and to improve and protect the future visual quality of Costa Mesa. The Standards were amended on two prior occasions, keeping the document current with the changes in policy or procedures governing the removal of trees or the adjusting of plant palettes for major arterial streets within the City.

The proposed amendments will allow for the City to participate in the maintenance, renovation or construction of arterial walls in conjunction with property owners; will provide greater staff authority in determining whether a tree is a 'problem tree' and may be removed; will regulate where two species of trees that are frequently the source of removal requests may be planted; and change the approved plant palettes for portions of 19th Street and Newport Blvd.

ALTERNATIVES CONSIDERED:

1. The Council could approve all the proposed amendments as recommended by the Parks and Recreation Commission or could approve or amend individual amendments.
2. The Council could deny the request to approve amendments to the Streetscape and Median Development Standards as recommended by the Parks and Recreation Commission.

FISCAL REVIEW:

If the resolution is adopted and the Standards are amended, funding for arterial walls may be appropriated for these programs yearly, subject to City Council approval during the budget review process. The financial contribution by the City is outlined in the proposed amendments to the Streetscape and Median Development Standards.

There are no fiscal impacts if Recommendations Nos. 2,3,4,5 are approved.

LEGAL REVIEW:

The City Attorney's office has reviewed the resolution and approved as to form.

CONCLUSION:

The Parks and Recreation Commission reviewed the proposed amendments to the Streetscape and Median Development Standards and received public input on each proposed amendment. The amendments as submitted, were approved unanimously and are presented to the Council for adoption. It is recommended the Council adopt a resolution amending the Standards to incorporate the amendments as presented.

BRUCE A. HARTLEY
Maintenance Services Manager

WILLIAM J. MORRIS
Public Services Director

MARC R. PUCKETT
Director of Finance

TOM WOOD
Acting City Attorney

- ATTACHMENTS:
- 1 [Action Minutes-Parks and Recreation Commission Meeting of February 25, 2004](#)
 - 2 [Agenda Report-Parks and Recreation Commission Meeting of February 25, 2004](#)
 - 3 [Resolution No. _____](#)

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