



CITY COUNCIL AGENDA REPORT

MEETING DATE: MARCH 1, 2005

ITEM NUMBER:

SUBJECT: AN AMENDMENT TO THE CITY OF COSTA MESA RESIDENTIAL DESIGN GUIDELINES

DATE: FEBRUARY 15, 2005

FROM: DEVELOPMENT SERVICES/PLANNING DIVISION

PRESENTATION BY: KIMBERLY BRANDT, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT, (714) 754-5604

RECOMMENDATION:

Adopt the attached resolution amending the City of Costa Mesa Residential Design Guidelines.

BACKGROUND/ANALYSIS:

City Council recently adopted amendments to the City's Zoning Code in respect to the Minor Design Review process for two-story residential construction. Specifically, the threshold of second-story exceeding 50% of the first-story was eliminated. Since a reference to this threshold is also contained in the City's Residential Design Guidelines, it is necessary to amend the guidelines to maintain consistency between the two documents. The changes are noted in strike-out and underlining in Attachment 1.

Recently, Council received a correspondence expressing a concern with the 10-foot average second-story side setback guideline contained in Section 5 of the Guidelines. This correspondence is included in Attachment 2 for your consideration. The letter also expresses concerns with the 500-foot radius for public notices and the 50% threshold. As noted above, the 50% threshold was eliminated, and Council voted to retain the 500-foot radius for public notices during its consideration of Ordinance 05-2 related to permit processing requirements.

On February 14, 2005, Planning Commission considered the proposed amendments to the Guidelines, and on a 5-0 vote recommended to Council that the guidelines be amended as recommended by staff.

ALTERNATIVES CONSIDERED:

It is necessary to amend Sections 2 and 3 of the Guidelines to maintain consistency with the Zoning Code. Council may also choose to amend any other section of the guidelines, including Section 5 related to the 10-foot average second-story side yard setback.

FISCAL REVIEW:

Fiscal review of the proposed amendments is not required.

LEGAL REVIEW:

The City Attorney has reviewed the draft resolution and approved it as to form.

ENVIRONMENTAL DETERMINATION

The amendments have been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and have been found to be exempt.

KIMBERLY BRANDT, AICP
Principal Planner

DONALD D. LAMM, AICP
Deputy City Mgr.-Dev. Svs. Director

DISTRIBUTION: City Manager
Assistant City Manager
City Attorney
Deputy City Mgr.-Dev. Svs. Director
Public Services Director
City Clerk (2)
Staff (4)
File (2)

Doyle Forth
1075 Redding Avenue
Costa Mesa, CA 92626

ATTACHMENTS: 1 [Draft Resolution](#)
2 Correspondence
3 Planning Commission meeting minutes
and staff report

File Name: 030105DesignGuide	Date: 021505	Time: 1045 a.m.
------------------------------	--------------	-----------------