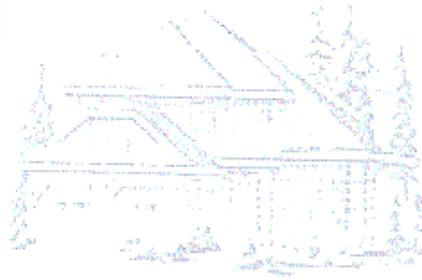


EXHIBIT A

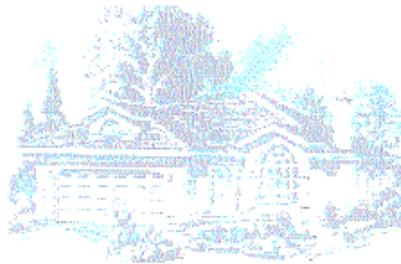
City of Costa Mesa Residential Design Guidelines

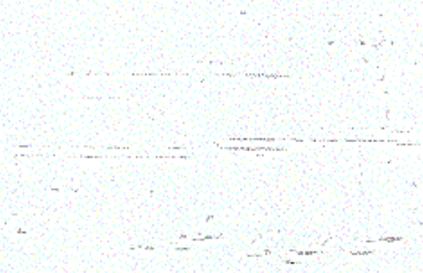


Residential Development Information



*The City of Costa Mesa Planning Division
2nd Floor, 77 Fair Drive
Costa Mesa, CA 92628
(714) 754-5245
www.ci.costa-mesa.ca.us
March 2005*





Residential Design Guidelines

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Adopted May 7, 2001
Amended June 18, 2001
Amended August 18, 2003
Amended March __, 2005

Table of Contents

1. Purpose.....	3
2. Approval Procedures.....	3
3. Second-Story to First-Story Percentage.....	5
4. Other Building Mass and Form Considerations.....	5
5. Second-Story Side Setback	8
6. Elevation Treatments	8
7. Roof Forms	9
8. Window Placement	9
9. Integration of Second-Story Construction	10
10. Site Planning Considerations.....	10



1. Purpose

These Residential Design Guidelines are intended to promote design excellence in new residential construction. The 2000 General Plan includes the following policies related to residential development:

CD-7A.1 Ensure that new and remodeled structures are designed in architectural styles which reflect the City's diversity, yet are compatible in scale and character with existing buildings and natural surroundings within residential neighborhoods. Develop and adopt design guidelines for residential development.

CD-7A.2 Preserve the character and scale of Costa Mesa's established residential neighborhoods; where residential development or redevelopment is proposed, require as a condition of approval that it is consistent with the prevailing character of existing development in the immediate vicinity, and that it does not have a substantial adverse impact on the adjacent areas.

In view of these policies, the City of Costa Mesa encourages architectural diversity that considers the existing neighborhood character and anticipated trends and development.

It is recognized that there will be instances when these guidelines may yield an unsatisfactory design or the applicant may propose a design that meets the intent of these design guidelines but not the specific criteria. In these instances, overriding consideration will be given to meeting the intent of the Residential Design Guidelines and promoting design excellence.

These Residential Design Guidelines are intended to implement the goals, objectives, and policies of the 2000 General Plan as they relate to residential development. To achieve this, all residential construction shall be subject to the following architectural design guidelines, as appropriate, with the exception of single-story construction in an R1 zone.

It should be noted that these design guidelines are to be used in conjunction with the City of Costa Mesa Zoning Code, which provides numerous development standards that are applicable to new residential construction and additions. Please consult the Planning Division for appropriate zoning information.

2. Approval Procedures

Unless stated otherwise, deviations from these guidelines shall require the approval of a Minor Design Review. A Minor Design Review is a discretionary review process that requires approval by the Zoning Administrator. The City provides public notice in the form of a mailing to all property owners within 500 feet of your property and a posting of a notice on the property.

For residential projects that meet the criteria listed below, the Planning Division is the final review authority. The Planning Division shall mail a notice of zoning approval to all owners of properties that share a common property line with the proposed project on the day zoning approval is given. An exception to this notice provision is for residential projects located on Aviemore Terrace. For Aviemore Terrace, the Planning Division shall also mail notice to owners of properties across the street within 100 feet of the proposed project. The properties owners who receive notice shall have 7 days from the date of the notice to file an appeal of the Planning Division's decision to the Planning Commission, in accordance with Section 2-303 of the Costa Mesa Municipal Code. The Planning Division's decision will become final after 7 days if no appeal is filed. Please consult with the Planning Division for any questions regarding the review and approval process.

Planning Division Review of Residential Projects		
Zone	Number of Units	Criteria ¹
R1	2 or less	Two-story residential construction and/or additions that <u>complies with these Residential Design Guidelines:</u> a. Results in a second-story floor area that does not exceed 50% of the first-story floor area; and b. Complies with these Residential Design Guidelines.
R2-MD, R2-HD, and R3		

1. A residential project that does not meet all of these criteria will require minor design review or design review approval. Please consult with the Planning Division to determine the appropriate review process.



3. Second-Story to First-Story Percentage

1. Second-story floor areas that exceed 50% of the first-story floor area will require approval of a Minor Design Review.
- 2.1 Second-story floor areas should not exceed 80% of the first-story floor area (including garage area, if attached).
- 3.2 Single-story areas with vaulted ceilings that exceed 15 feet in height shall be counted as a two-story area for the second-story to first-story percentage calculation. In instances where the second-story floor area exceeds 50% of the first-story floor area, the Zoning Administrator, through a Minor Design Review, may grant an exception if the vaulted area provides articulation and transitioning between the first and second story.

4. Other Building Mass and Form Considerations

1. To enhance variety and interest, long, unbroken building facades should be avoided and offsets and building projections made an integral part of residential design. Providing individual and identifiable entries to units is also encouraged to add interest and variety to the streetscene.
2. Variety should be accomplished through variation in building heights and forms.
3. Variation in depth of floor plans to create interesting massing is encouraged. Structures having dwelling units attached side-by-side should avoid the long-row effect by consisting of no more than 6 dwelling units. The Planning Division may approve alternative designs, which accomplish the same purpose.
4. Consideration shall be given to the effect of proposed development on the light, air, and privacy of adjacent properties.

Please see the following photographs for examples of inappropriate and appropriate building mass and form.



Inappropriate Massing and Form



P-1: Flat elevation facing the street.



P-2: Stark rear elevation of attached building.



P-3: Rear elevation with no building plane off-sets or vertical articulation.



P-4: Only minor articulation is created with the recessed patio area.

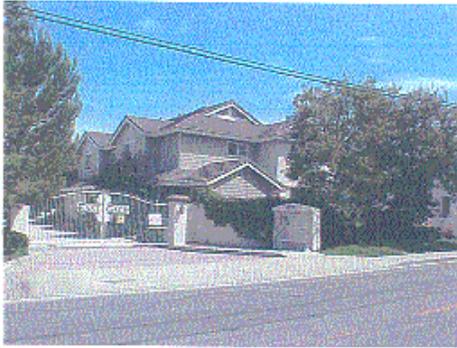
Appropriate Massing and Form



P-5: Variation in rooflines and horizontal articulation of elevations creates greater architectural interest.



P-6: Variable rooflines, porches, and balconies provide relief along facades.



P-7: Combinations of hipped and gable ended roofs are appropriate.



P-8: Recesses in building plane provide visual relief.



5. Second-Story Side Setback

1. The second-story interior side building elevation should be set back an average of 10 feet, but shall be no closer than 5 feet from the side property line.
Exception: This requirement would not apply to the following:
 - a. The distance between dwelling units within the same development in multiple-family residential zones; or
 - b. The initial development in planned development zones (subsequent additions would be subject to this requirement); or
 - c. Second-story construction that is consistent with the prevailing two-story design within the same residential tract.
2. In addition to the above-stated setback, second-story construction should use additional design techniques to provide visual relief to the side yard. This includes, but is not limited to: horizontal and/or vertical plane breaks, roof plane breaks, and varied roof forms, openings such as breezeways, limiting the length of the second story, and appropriate architectural details.

6. Elevation Treatments

1. Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major window.
2. Elevations with stepping forms both horizontally and vertically are encouraged to soften and provide transition to second-stories.
3. With emphasis on front and street-facing elevations, building elevations should incorporate enhanced detailing, which may include articulations, projections, and use of varied building materials.
4. Elevations should incorporate multiple building planes and offsets, and may include porches and patio covers and enhancement of exterior openings (doors/windows).

Please see following photographs for examples of architectural elements.

Architectural Elements



P-9: Architectural enhancement through variation in detailing is encouraged. Note the use of shutters, decorative porch supports, stone accents around the garage.



P-10: The use of dormer elements and Palladian windows add interest to the front and side elevations.

7. Roof Forms

1. Variation in roof forms, orientation and pitch are encouraged to provide visual interest.
2. Within development projects, single type or color roofing is not encouraged. Consideration of a variety of roof types and color tones provides relief from monotony and enhances the appearance of a neighborhood.
3. The maximum building height of 27 feet, as specified in the Zoning Code, will only be allowed for structures with sloped-roof designs. Structures proposed to have a flat roof, for either the entire structure or a portion thereof, should be designed to be consistent with the bulk and scale of the structures in the surrounding neighborhood, and overall height of the portion of the structure where the flat roof is proposed should not exceed 22 feet.

8. Window Placement

1. Second-story windows should incorporate off-sets to minimize direct views into the windows of existing, neighboring structures.



2. The use of screen landscaping to minimize privacy impacts should also be considered.

9. Integration of Second-Story Construction

1. Second-story additions to existing residential structures should be designed to appear as though they were part of the original house construction, and should be well integrated into the design of the existing structure.
2. In both new construction and additions, the second-story floor-to-ceiling dimension should be similar to the first-story floor-to-ceiling dimension, so that the second story does not appear out of proportion or top heavy in relation to the first story.

10. Site Planning Considerations

1. The location and orientation of all buildings should be designed and arranged to preserve natural features by minimizing the disturbance to the natural environment. Natural features such as trees, groves, waterways, scenic points, historic spots or landmarks, bluffs or slopes should be delineated on the site plan and considered when planning the location and orientation of buildings, open spaces, underground services, walks, paved areas, playgrounds, parking areas and finished grade elevations.

ATTACHMENT 2
CORRESPONDENCE

City Council meeting January 18th 2005
RE : Mike and Ricki Guyot 2921 Redwood Ave. C.M. Ca 92626
Contractor / Architect / Designer / Doyle C. Forth 3min ea profession
Engineer. Jerry Tucker

VII-3

RECEIVED
CITY CLERK

To the Mayor / City Council / and the public within the city of Costa Mesa.

I, Doyle C Forth would like to address the problems and difficulties of the City of Costa Mesa 12: 25
amendments creating a design & review committee for remodeling homes with two-story room
additions.

CITY OF COSTA MESA
BY _____

1. We can not remain being a unfriendly city, and very difficult to work with. Our own city employees agree, but they have to enforce the rules and regulations adopted by the city. The city employees are also glad they do not have the regulations we do, for a lot of them do not live within the city of Costa Mesa, for improvements on their home.
2. The design & review committee should have been created with outside expertise assistance as to architects, engineers, builders and this is why we are here today. This committee and procedure is not only expensive to the city, it is very expensive and very time-consuming for the public and their hired staff to design & build room additions
3. Human error is one thing, punishment for all others after the MesaVerde project is another. The city cost, and the public's cost, from engineering to architecture plans for remodels / additions only to be disapproved after all the time and trouble is ridiculous. We need to get back to the old rules and regulations. It's very difficult to meet these guidelines with remodels room additions, because what your asking for is not typical framing nor engineering.
 - A. We must remember that we are remodeling with existing conditions and not new construction. The major existing conditions are roof framing/ existing first floor ceilings / You can meet all or most of your guidelines within new development only because it is incorporated in the original design of the structure.
 - B. Abolish the 2 story 10 foot setback rule for remodeling. Trying to suspend the weight of a second floor above the first floor without contributing a lot of engineering and a lot of extra cost not to mention modifying the first floor to be able to suspend this weight of the second floor the offset is uncommon as to the profession of building and engineering. The second floor will be more usable and more stable with the traditional way as it is the correct way for framing and engineering for two-story remodeling.
 - C. Abolish the 50 % first floor percentage act. There are too many small homes to expand on large lots. Fifty percent of a 1200 square foot home is 600 square feet. 600 square feet will not get you a stairway well, bedroom and bath. If you're going to invest into your home in a two-story addition it should be worth while accommodating neighborhood and its appearance and something to be proud of.
 - D. Abolish the neighborhood approval act within 500 feet of the project. I have been before you many of times for projects to be approved, in the fact of the matter is most people who appear in front of us don't like the neighbor. Our guidelines within the city is to meet the criteria not the homeowners neighbors likes or dislikes regarding the individual or project. And besides, are we sitting next to somebody today who we entirely agree with, I don't think so. We can not even get that at home.
 - E. Let's look at the residential development information literature. Sheet 1, item No. 1 purpose. Everyone has a purpose and all designs will be different than others but it is their home and the affordability on what they have to spend. Item No. 2 approval procedures. That's why were here, we can't get them approved unless we go all the way to City Council so, why can't planning approve the project. Item No. 3 is

discussed above. Item No. 4 & 5 is discussed above. Item No. 6 unless building is part of your profession you're not going to understand the difficulties on trying to achieve these design techniques. Item No. 7 is discussed above (A) and again understanding of building a structure plays a significant part of design. Item No. 8 window placement

(the only good thing about these table of contents) we have to still consider window placement for our neighbors privacy but then again we also have to consider the layout of the addition. We have a lot of existing homes that do not meet these requirements that I have been up against in the past. The planning department has to be more understanding and not forget about drapes for one party or the other. Item No. 9 & 10 we have no problem with.

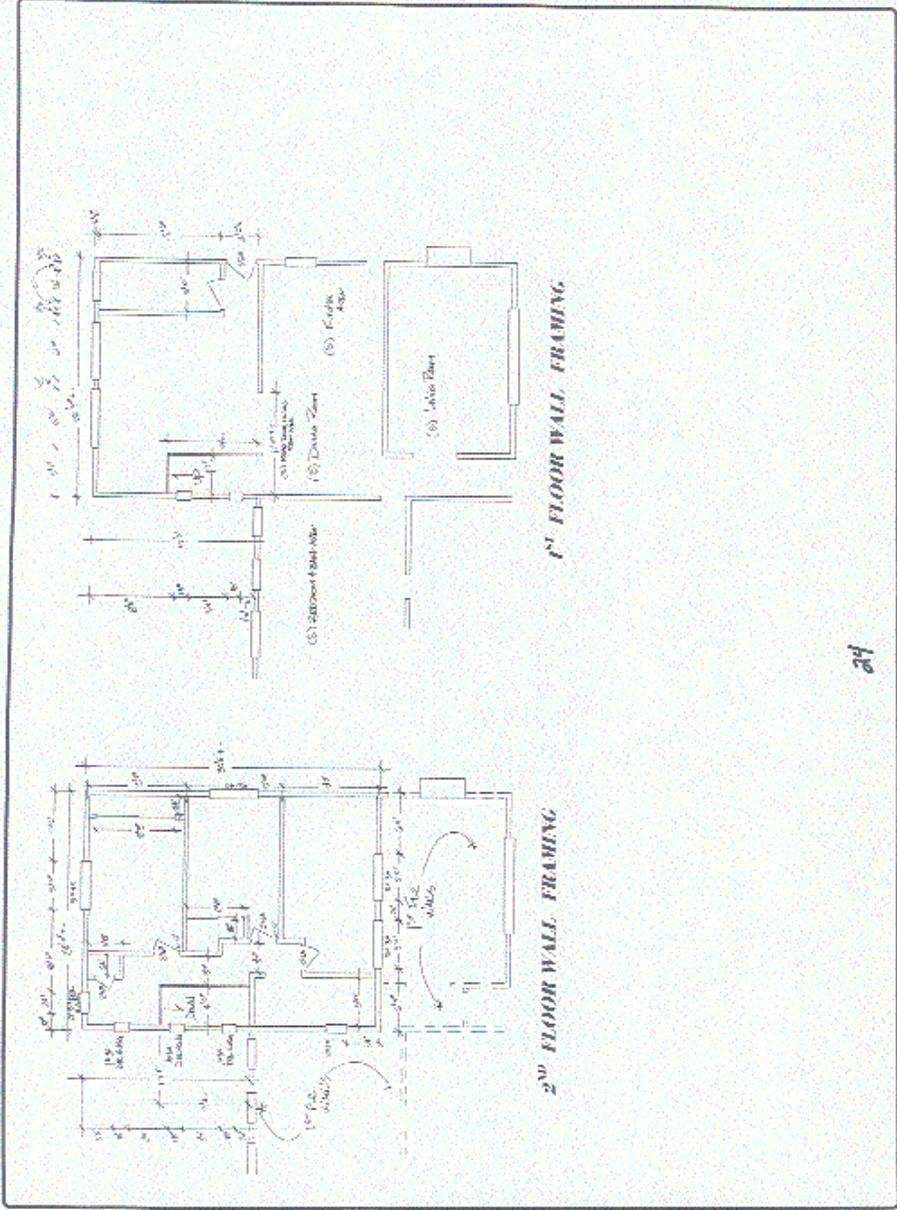
I truly believe that the project I have in front of you will meet the desire and the needs of the consumer, and meet the criteria of blending the new addition to the existing home and neighborhood is satisfactory. Let's all remember a couple of things and pretend that we are the homeowner. The homeowners budget / affordability of being denied / time issue of coming this far for approval, and lastly it's their home in their investment usually for the better part of their life to make these kind of improvements.

Thank you, Doyle C Forth

NO.	DATE

MR. & MRS. MIKE H. GUYOT
 2921 REDWOOD AVE.
 COSTA MESA, CA. 92626
 RICKI & MIKE
 2921 REDWOOD AVE.
 COSTA MESA, CA. 92626
 10073333 CA 100-0100 0000
DOYLE
 GENERAL CONTRACTORS
 10073333 CA 100-0100 0000

NO.	DATE



42

ATTACHMENT 3

**PLANNING COMMISSION MEETING
MINUTES AND STAFF REPORT**

Excerpt from the Minutes of the Planning Commission meeting of February 14, 2005

RESIDENTIAL DESIGN
GUIDELINES AMENDMENT

City of Costa Mesa

The Chair opened the public hearing for consideration of a Residential Design Guidelines Amendment for the City of Costa Mesa, to amend sections to reflect recent Zoning Code amendments. Environmental determination: exempt.

Principal Planner Kimberly Brandt reviewed the information in the staff report and gave a presentation. She said staff is recommending that Planning Commission recommend to City Council, approval of the amendment.

The Chair clarified with Ms. Brandt that the Planning Commission is not making material changes with this action, but rather incorporating previously approved zoning code changes into the design guidelines.

No one else wished to speak and the Chair closed the public hearing.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: February 14, 2005

001.1
ITEM NUMBER:

SUBJECT: CITY OF COSTA MESA RESIDENTIAL DESIGN GUIDELINES

DATE: JANUARY 31, 2005

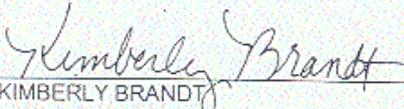
FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT, PRINCIPAL PLANNER
(714) 754-5604

DESCRIPTION

Amend the City of Costa Mesa Residential Design Guidelines to reflect recent Zoning Code amendments.

RECOMMENDATION

Recommend to City Council that the Residential Design Guidelines be amended as shown in Attachment 1.


KIMBERLY BRANDT
Principal Planner


R. MICHAEL ROBINSON
Asst. Development Services Director

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, the City received a correspondence expressing a concern with the 10-foot second-story setback guideline contained in Section 5 of the Guidelines. Staff has included this correspondence for Commission's 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.

ALTERNATIVES

It is necessary to amend the Guidelines to maintain their consistency with the Zoning Code; there is no alternative to this action that would achieve consistency.

ENVIRONMENTAL DETERMINATION

These Residential Design Guidelines 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.

Attachments: ~~Draft Residential Design Guidelines~~
~~Correspondence~~

Distribution: Deputy City Manager - Dev. Svcs. Director
Assistant City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

File: 021405ResidGuidelines	Date: 012405	Time: 900a.m.
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