

8.0 **DEVELOPMENT OF ARTERIAL STREET WALLS AND NEIGHBORHOOD ENTRYWAYS**

Development and improvements along Costa Mesa's major arterials combine with landscaped parkways, neighborhood entryways, and medians to complete the City's streetscapes. In commercial areas, these edges are largely comprised of landscaped setbacks, parking lots, storefronts, and commercial signs. In residential areas, these edges are largely formed by a variety of walls and fences, which attempt to separate the adjacent neighborhoods from heavily traveled roadways. However, in spite of their importance as a visual edge and buffer, walls and fences in some of the City's residential neighborhoods are deficient in terms of their appearance and noise attention effectiveness and neighborhood entryway architectural improvements such as planters and monument signs are in poor condition or have not been constructed.

8.01 **Summary of Existing Conditions**

Arterial Street Walls:

Walls and fences along major arterials present wide variations in terms of design, materials and maintenance levels within different parts of the City and even within single blocks along the same arterial.

Existing wall conditions range from chain-link fences to slumpstone block walls with generous landscaped setbacks in newer residential development. These fence/wall material inconsistencies are also evident along portions of some arterials where block walls of different materials and heights coexist with similarly varied wood fences. In response to the desire for additional privacy and noise protection, some homeowners may have installed wood, fiberglass or block extensions to the top of their existing walls.

Maintenance levels also vary. However, in addition to the unsightliness of neglected walls and fences, poor maintenance can result in potentially dangerous situations where the structural integrity of the walls and fences adjacent to public sidewalks begin to fail and become hazards to pedestrians. Since all arterial street walls are constructed within private property, responsibility for their maintenance lies with the property owner or homeowner association.

The following list identifies aesthetically deficient arterial wall locations as of June 2005:

- Adams Avenue from Fairview Road to Santa Ana River
- Baker Street from Newport Freeway to Samar Drive
- Fair Drive from Harbor Boulevard to Fairview Road
- Fairview Road from Newport Boulevard to Sunflower Avenue

ATTACHMENT 5

Harbor Boulevard from Newport Boulevard to Sunflower Avenue
Mesa Verde Drive from Adams Avenue to Placentia Avenue
South Coast Drive from San Leandro Lane to Fairview Road

Neighborhood Entryways:

It is City Council desire to improve the appearance of all the neighborhoods in the City by creating incentives for the construction/reconstruction of entryway amenities. Entryway amenities are defined as a combination of architecturally designed landscape and hardscape improvements that enhance the theme of each neighborhood (Exhibit D list the recognized neighborhoods in the City). The entryway improvements would be constructed at the intersection of arterial streets bordering the neighborhoods and their primary entrances.

Existing neighborhood entryway improvements vary in construction and state of repair. Some have planters that are not properly irrigated or have walls that have been damaged by overgrown tree roots while others were constructed with architectural features that do not match the motif of the neighborhood.