

## *Exhibit B*

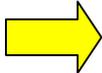
### ***Recommended Amendment to the Streetscape Development Standard***

#### **7.0 STREETSCAPE CORRIDOR FURNITURE COORDINATION**

Streetscape corridor coordination provides Costa Mesa with an effective urban design tool. With such coordination in place, the City can be presented as an inviting place to conduct business and live, as well as provide safe recreational linkages between parks and schools. The painting of traffic signals may be allowed in special areas of the City such as South Coast Metro, Downtown and Harbor Boulevard with the approval and formation of a maintenance assessment district by affected landowners/merchants. The construction of parkway sound attenuation walls and the undergrounding of overhead utilities are also an integral part of this work (see Sections 8.0 and 9.0).

The following features have been selected as standard City streetscape corridor furniture, where applicable:

- Arterial Highway Sound Attenuation Walls (see Section 8.0/City Std. PS.111)
- Entry Signs (see City Stds. DWS. 101 and DS.102)
- Bus Benches (see City Std. DS.103)
- Downtown Benches (see City Std. DS.104)
- Trash Containers – City-wide (see City Std. DS.105)
- Downtown Street Lights (see City Std. DS.106)
- **Carpinteria Street Lights ( see Southern California Standards )**
- Traffic Signal Fixture Paint (see City Std. DS.107)



Streetscape corridor furniture in any Redevelopment project area may vary from the above standard, under the direction of the Redevelopment Agency and Public Services Department.

#### **8.0 DEVELOPMENT OF ARTERIAL STREET WALLS**

Development and improvements along Costa Mesa's major arterials combine with landscaped parkways 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, those 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 attenuation effectiveness.

##### **8.01 Summary of Existing Conditions**

Walls and fences along major arterials present wide variation in terms of design, materials and maintenance levels within different parts of the City and even within single blocks along the same arterial. Existing conditions range from chain-link fences to slumpstone block walls with generous landscaped setbacks