



# *CITY COUNCIL AGENDA REPORT*

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**MEETING DATE:** September 19, 2006      **ITEM NUMBER:**

**SUBJECT:** REQUEST FROM COUNCIL MEMBER DIXON AND COUNCIL MEMBER FOLEY TO ESTABLISH AN AD HOC COMMITTEE TO IDENTIFY INCENTIVES FOR SUSTAINABLE DEVELOPMENT STRATEGIES FOR THE OVERLAY ZONES

**DATE:** September 12, 2006

**FROM:** City Manager's Department

**PRESENTATION BY:** Council Member Linda Dixon  
Council Member Katrina Foley

**FOR FURTHER INFORMATION CONTACT:** Allan L. Roeder, City Manager at (714) 754-5328

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## **RECOMMENDATION:**

Consider the request to establish the Ad Hoc Committee.

## **BACKGROUND:**

At the regular City Council meeting of September 5, 2006 under Council Member Reports, Comments and Suggestions, Council Member Katrina Foley advised that she would be bringing forward for formal consideration the establishment of a new Ad Hoc Committee. The focus of the proposed committee is to identify incentives for sustainable growth strategies initially targeted to the recently adopted Overlay Zones (e.g. SoBECA and the Westside Overlay Zones). Both Council Member Foley and Council Member Dixon have expressed a high degree of interest in collaborating with property owners, architects, planners and related disciplines in developing these incentives.

## **ANALYSIS:**

In its broadest sense, sustainable development is a process of developing land so that it meets the needs of the present without compromising the ability of future generations to meet their own needs. An unsustainable situation occurs when natural capital (the sum of nature's resources) is used up faster than it can

be replenished. Sustainability requires that human activity, at a minimum, only use nature's resources at a rate at which can be replenished naturally. These concepts and several related tenants have evolved over the past +20 years and have been implemented in communities across the country and around the world. Attached are select materials on this subject.

Sustainable development encompasses multiple disciplines. These include energy conservation and use (including but not limited to passive and active solar, biomass and wind power), sustainable design (including environmental design, Green Buildings and Green Roofs, permaculture and Ecoforestry) and transportation (bicycle, electric vehicles, pedestrian-oriented development) among many others. Council Members Dixon and Foley will address the City Council on their interest in creating an Ad Hoc Committee to identify the range of sustainable strategies that make the most sense for Costa Mesa and to apply those strategies in the Overlay Zones. The intent is to identify and recommend such strategies as incentives to be incorporated into new development proposed for the Overlay Zones.

The composition of the Committee is proposed to include the participation of property owners from within the Overlay Zones along with representation from the Planning Commission and the City Council. Also included are representatives from the architectural, land use and engineering community to provide technical input to the process. It is also recommended that an Ex-Officio, non-voting representative from the Orange County Building Industry Association be invited to participate. Required staff support would come from the Development Services Department. A Committee Formation application is attached

**ALTERNATIVES CONSIDER:**

The City Council may choose to either deny establishment of the proposed Ad Hoc Committee or constitute it in some fashion other than that proposed.

**FISCAL REVIEW:**

There is no direct fiscal impact in establishing this Committee. The Committee will involve a commitment of staff time from both the Planning and Building Safety Divisions of the Development Services Department. It is also expected that personnel from the Public Services Department may be needed on occasion. To the extent possible, management will modify work schedules and utilize management personnel to avoid overtime expenses. Should the Committee require any direct expenditure of funds, such requests will either be brought

forward to the City Council for consideration or brought forward in the FY 2007-08 Operating Budget.

**LEGAL REVIEW:**

No legal review is required for this report.

**CONCLUSION:**

The proposed Ad Hoc Committee is intended to research and propose sustainable strategies that are appropriate to the Costa Mesa environment. The Committee is proposed to include property owners, policy makers and resident professional, technical personnel. Recommendations to be made by the Committee will be brought forward for consideration by the Planning Commission and the City Council before implementation. Proposed recommendations will be incentives for the Overlay Zones and may be used City-wide if proven effective.

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ALLAN L. ROEDER

City Manager

ATTACHMENTS: 1 [Committee Formation Application](#)  
2 [Background Information](#)

DISTRIBUTION: City Manager  
Deputy City Manager/Development Services Director  
Principal Planner  
Public Services Director  
City Engineer  
Transportation Services Manager  
City Clerk