ATTACHMENT 4

Residential Design Guidelines

The City of Costa Mesa Planning Division
2nd Floor, 77 Fair Drive
Costa Mesa, CA 92628
(714) 754-5245

www.costamesaca.gov

Adopted May 7, 2001
Amended June 18, 2001
Amended August 18, 2003
Amended March 1, 2005

Draft Amendment October 2013

Table of Contents

1. Purpose 3
2. Approval Procedures 3
3. Second-Story Designs 5
4. Building Mass and Form Considerations 5
5. Second-Story Side Setback 7
6. Elevation Treatments 7
7. Roof Forms 8
8. Window Placement 8
9. Integration of Second-Story Construction 10
10. Site Planning Considerations 10
11. Consistency in Architectural Design 10
~~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. For new two-story construction or additions, ~~T~~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 or addition that 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~~ Designs

1. Two story structures shall be designed with articulation and off-sets on all elevations to avoid a boxy appearance from the street and neighboring views. Four sided architecture should be considered by applying the same materials, finishes, and architectural treatments to all sides and not limited to only the front elevation.

~~1.~~2. Second-story floor areas should not exceed ~~8~~1000% of the first-story floor area (including garage area, if attached). Open balconies are included in the footprint area of the second floor.

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.
5. 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; varied roof forms; openings such as breezeways; limiting the length of the second story; and, appropriate architectural details.

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

Appropriate Massing and Form

Variation in rooflines and horizontal articulation of elevations creates greater architectural interest.

Variable rooflines, porches, and balconies provide relief along facades.

Combinations of hipped and gable ended roofs are appropriate.

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; or~~.~~
    d. Second-story additions to existing residences with current side yard setbacks that are less than 10 feet; provided that the current width of the side yard is not further decreased. A minimum 5-foot setback shall be required; or~~.~~
    e. Two-story new construction less than 2,700 square feet of living area (not including garage).
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

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

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~~ with ~~have a~~ flat roofs, 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.

Examples of Appropriate Materials and Architectural Details

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.

11. Consistency in Architectural Design

1. New residential structures and additions should strive to be well crafted in their own style and detail. A consistent architectural design should be considered in choosing materials, finishes, decorative details, color and accent features (i.e., shutters, window treatment, wainscot, etc.).