PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 23, 2009 ITEM NUMBER: VII. 1

SUBJECT: 2008 ANNUAL REVIEW OF THE COSTA MESA 2000 GENERAL PLAN

DATE: FEBRUARY 9, 2009

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA, SENIOR PLANNER
(714) 754-5610

DESCRIPTION:

State Government Code Section 65400 requires that an annual report be made to the legislative body on the status of the General Plan and progress in its implementation, including activity towards its share of regional housing needs. This is the sixth annual review of the 2000 General Plan.

Pursuant to state law, the 2008 Annual Review of the Costa Mesa General Plan investigates and reports to the City Council and Planning Commission the progress in implementing the General Plan. The 2008 Annual Report is attached under separate cover.

RECOMMENDED ACTION:

Receive and file 2008 Annual Report as an information item. This report will be forwarded to City Council for information purposes.

MINOO ASHABI, AIA
Senior Planner

KIMBERLY BRANDT, AICP
Assistant Development Services Director

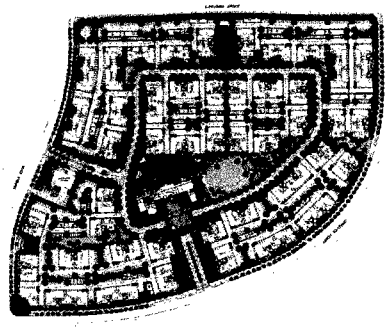
Attachment: 2008 Annual Report (under separate cover)

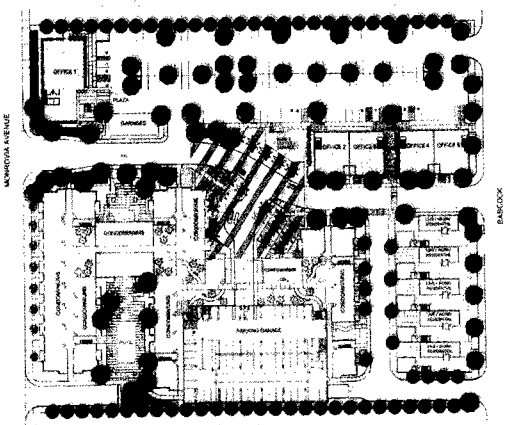
cc: Deputy City Manager - Dev. Svs. Director
Deputy City Attorney
Public Services Director
Raja Sethuraman, Transportation Svs. Mgr.
Staff (4)
File (2)

File: 022309GPReview2008	Date: 020909	Time: 2:45 p.m.

2008 Annual Report

An Annual Review of the
Costa Mesa 2000 General Plan





Victoria Elevation

Costa Mesa
City of Costa Mesa
Development Services Dept.
77 Fair Drive
Costa Mesa, CA 92628

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BACKGROUND

On June 29, 1953, the City of Costa Mesa was incorporated as a general law city led by a City Council-Manager form of government. The City of Costa Mesa originally consisted of an area of 3.5 square miles and general population of 16,840. By 2008, the population has risen to over 113,000 persons and the land area to 16 square miles.

The City adopted its first General Plan in 1957 and its second General Plan in 1970. The General Plan was comprehensively amended in 1981 and again in 1992. Since the 1990 General Plan represented several years of public input and community meetings, the City Council decided to update its technical data and format for the creation of the 2000 General Plan.

On January 22, 2002, the City Council adopted the Costa Mesa 2000 General Plan. The 2000 General Plan recognizes the community's diverse evolution of residential neighborhoods, its regional commercial influence, and its recreational amenities.

ANALYSIS

Government Code Section 65400

State Government Code Section 65400 requires that an annual report be made to the legislative body on the status of the General Plan and progress in its implementation, including activity towards its share of regional housing needs. This is the seventh annual review of the 2000 General Plan.

Pursuant to State law, the 2008 Annual Review of the Costa Mesa General Plan reports to the City Council and Planning Commission the progress in implementing the General Plan. The 2008 Annual Review includes the following elements:

1. *Table 1* (Annual Review Summary) describes the status of the 2000 General Plan goals, objectives, and policies and progress towards implementing the City's blueprint for land use development in 2008.

2. *Tables A, B, and C* (Housing Program Status Report) summarizes the City's progress in meeting its share of regional housing needs, pursuant to State Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

3. The conclusion describes the effectiveness of the 2000 General Plan.

2000 General Plan – Goals, Objectives, and Policies

The 2000 General Plan goals, objectives, and policies are synthesized in a comprehensive document (attached as Appendix A). A goal is defined as a broad vision of what the community wants to achieve or provide to residents, landowners, business owners and tourists. It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless. A policy is a specific statement that guides decision-making. It indicates a commitment of the City to a particular course of action. A policy is based on and helps implement a goal.

CONCLUSION

The Costa Mesa 2000 General Plan continues to serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and efficient expenditure of public funds. The General Plan was last amended in November 2008 to include procedures for new development in proximity to Heliports and Helistops consistent with the requirements of Airport Land Use Commission (ALUC). Please refer to Table 1 – Land Use Element for a list of all General Plan amendments.

As illustrated in Tables 1, A, B, and C completed projects are in conformance with the General Plan's goals, objectives, and policies for each respective element. Furthermore, significant progress on various public works projects or private developments are also in accordance with the 2000 General Plan. The City's legislative bodies have used the 2000 General Plan as the primary source of long-range planning and policy direction. Future work activity that is consistent with these efforts will continue to guide growth and preserve the quality of life within the community.

Table 1 – Annual Review

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
LAND USE ELEMENT		
Pursing annexation of areas in the City's sphere of influence, but to further discuss areas: Santa Ana Country Club and south of Mesa Drive.	Ongoing	Policy LU-3A.1
Prepared 2007 Development Phasing and Performance Monitoring Program (DPPMP) Report.	Nov. 2008	Policy LU-1E.4 and Objective CIR-2C
Received 2007 Annual Report (sixth edition) of Costa Mesa 2000 General Plan.	March 2008	Goal LU-1
Approved amendment to Land Use Element for 351 W. Bay Street from General Commercial to Medium Density Residential for construction of a 7-unit small-lot common interest development.	January 2008	Objective LU-1A.1
Approved General Plan Screening to facilitate future General Plan Amendment and Rezone for development of 320 units including 170 affordable housing units at 2501 Harbor Blvd.	April 2008	Goal Lu-1 Goal HOU-2
Approved amendment to Land Use Element for 320 E. 18th Street from Public/Institutional to Medium Density Residential for construction of two units of small-lot common interest development.	May 2008	Objective LU-1A.1
Approved General Plan Amendment GP-08-08 amending Land Use Element addressing heliport/helistops consistent with requirements of John Wayne Airport Environs Land Use Plan for Heliports.	November 2008	LU-1C.3
Implement the Private Property Maintenance Ordinance (Title 20).	Ongoing	Objective LU-1F
Implement the Coolidge Avenue/Fillmore Way Neighborhood Improvement Plan pursuant to Objective LU-1F.	Ongoing	Objective LU-1F
Urban Plan documents for SoBECA and Westside areas were adopted on April 4, 2006 (Ordinance 06-10, 06-11) and amendment to expand the boundary for 7 additional parcels on August 1, 2006 (Ordinance 06-15). By Year 2025, the SoBECA Urban Plan is anticipated to result in a total of 455 new residential units (including 171 live/work units), a reduction of 68,115 commercial square feet, and a reduction of 75,477 light industrial square feet. By Year 2025, the Westside Urban Plans are anticipated to result in 3,069 new residential units (including 1,398 live/work units), a reduction of 285,818 commercial square feet, and a reduction of 2,386,448 light industrial square feet.	Submittals Ongoing Two projects including 190 residential units approved in 2007 and 2008	Goal GM-1 and Policy GM-1A.1 and Objective LU-2A and Goal CD-9
CIRCULATION ELEMENT		
Approved for Measure M eligibility, the City's Maintenance Effort for Fiscal Year 2008-2009 and the City's Seven-Year Capital	June 2008	Goal CIR-1 and Policy GM-1A.5

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
Improvement Program for Fiscal Year 2008-2009 to 2014-2015.		and GM-1A.6
Adopted Resolution 08-06 ordering vacation of excess right-of-way at Anton Blvd. between Avenue of the Arts and Sakioka Drive	January 2008	Goal LU-2-1
Adopted Resolution 08-07 ordering vacation of Charle Street at 523 Hamilton Street	January 2008	Goal LU-2
Adopted Resolution 08-81 continuing the Citywide Traffic Impact Fee for new development and the related Annual Review of the Citywide Traffic Impact Fee Program and Capital Improvement Plan for Transportation Improvements.	October 2008	Objective CIR-2C
Completed Alley Rehab No. 72	July 2008	Goal SAF-1 and Goal LU-2-1
Adopted Resolution 07-90 certifying that the City has the resources to fund the projects submitted for inclusion in the FY 2008/2009 – 2011/2012 Regional Transportation Program and affirming its commitment to implement all of the projects submitted in the program.	December 2007	Objective CIR-1A
Approved cooperation agreement between Costa Mesa and OCTA for "Go Local" program to develop transit vision plan linking Metrolink and John Wayne Airport access to Costa Mesa community.	February 2008	Objective CIR-2A.2
Participate in the countywide Congestion Management Program	Ongoing	Objective CIR-2A
Construct new bike lanes and trails, sidewalks, curb cuts, and bus turnouts	Ongoing	Policies CIR-1A.1 – 1A.4 and CIR-2B.1.
Traffic signal coordination efforts	Ongoing	Policies CIR-2A.3 and CIR-2A.4
Coordination with OCTA on various regional transportation projects such as Measure M Reauthorization, I-405 Major Investment Study and Central County Corridor Study.	Ongoing	Objective CIR-2A
Rehabilitation of streets citywide	Ongoing	Objective CIR-2C
Construction of numerous street and intersection improvements and the Master Plan of Highways.	Ongoing	Objective CIR-1A
Approved grant for "Safe Routes to Schools" projects to improve pedestrian access at Baker/Mendoza and Irvine Avenue at Mariners Elementary School.	October 2008	Objective CIR-1A.15
Adopted plans, specification and approved contract for Newport Boulevard Improvements between 19th Street and 17th Street.	November 2008	CIR-1A

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
GROWTH MANAGEMENT ELEMENT		
(See Urban Plan documents in Land Use Element section.)		
HOUSING ELEMENT		
Adopted Resolution 08-62 certifying final Supplemental Environmental Impact Report and adopting General Plan GP-08-03 for the proposed 2008-2014 Housing Element. The Housing Element was certified by California Department of Housing and Community Development on September 17, 2008. *(See attached Housing Program Status sheet for more information.)*		

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
CONSERVATION ELEMENT		
Adopt Resolution 07-71 to modify building and construction fees to establish and promote a Green Building Program.	Adopted (September 2007) Fee Exemption Program extended until June 30, 2009	Goal CON-1 and Objective CD-1C.3
Participate in the Countywide Air Quality Technical Assistance Program and the Orange County Council of Governments Technical Advisory Committee.	Ongoing	Policy CON-1E.1
Purchase hybrid gasoline/electric vehicles	Ongoing	Policy CON-1E.3
NOISE ELEMENT		
Repair/construction of sound walls along major arterials.	Ongoing	Goal N-1
SAFETY ELEMENT		
Approved Purchase Agreement for the acquisition of 49 in-car digital video recording systems for the Police Department.	Purchase completed – to be installed in 2009	Goal CD-14 and Objective CD-14
COMMUNITY DESIGN		
Completion of Fairview/I-405 Interchange Landscape Enhancement Project and SR-55/Gateway Landscape Enhancement Project.	To be completed in 2009/2010	Objective CD-1A.1
Renewed Resident Remodeling Incentive Program (RRIP) through December 2008 and Build Green Incentive Program through June 30, 2009	July 2008	Objective CD-6 Goal CON-1
OPEN SPACE/RECREATION ELEMENT		
Master planning of certain fields of Newport Mesa Unified Schools	Completion date (July 2009)	Policy OSR-1A.10
Brentwood Park Master Plan and design	Completion date (December 2009)	Policy OSR-1A.16 Policy OSR-1A.1
Approved design contract for planning of a multi-purpose trail at Paularino and Santa Ana Dehli Flood Control Channel	January 2008	Policy OSR- 1A
Approved draft Santa Ana River "Vision Study" for habitat restoration and passive activities and trail lines along Santa Ana River.	April 2008	Policy OSR-1A

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
A cooperative agreement was signed with Orange County Flood Control District (OCFCD) and grant application filed for Fairview Park Wetlands and Riparian Habitat Project.	September 2008	Policy OSR- 1A.12 CON-1D.2
Amended Open Space Master Plan of Parks and Recreation and TeWinkle Park Master Plan to reflect expansion of the Bark Park	September 2008	Policy OSR- 1A.15
Completion of tot-lot, restrooms and picnic shelter at TeWinkle Park.	October 2008	Policy OSR- 1A.16
HISTORIC/CULTURAL RESOURCES ELEMENT		
Installation of 20 bronze plaques identifying earliest businesses on Newport Blvd. between 17th Street and 19th Street	Spring 2009	Goal HCR -1
Completion of historical mural at Fairview Park	Completed (October 2008)	Goal HCD-1

Table A1 – Annual Building Activity Report

Housing Development Information								Housing with Financial Assist. and/or Deed Restrictions		Housing without Financial Assist. or Deed Restriction
1	2	3	4 Affordability by Household Incomes				5	6	7	8
Project	Unit Category	Tenure R=Renter O=Owner	Very-Low	Low	Moderate	Above Moderate	Total Units	Assist.	Deed Restrictions	
2669-B Santa Ana St.	Granny Unit	O		1			1			
401 Bernard St.	Attached	O				25*				
Various	SFD	O				57				
Subtotal							**83**			
Enclave Apts.		R			617		617**			
(9) Total of Above Moderate from Table A2 > > >							285			
(10) Total by income units (Field 5) Table A				1		617	618			

* The Plaza Residence at 1901 Newport Blvd. (total 145 units including 7 affordable units)

** The Enclave Apartments (total 890 units including 617 moderate units - 819 units completed 2008)

Table A2 – Annual Building Activity
Above Moderate-Income Units

	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	57	26	202	0	0	285

Table B – Regional Housing Needs Allocation Progress

Costa Mesa

Table B – Regional Housing Needs Allocation Progress

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	353											337
	Non-deed restricted		16									16	
Low	Deed Restricted	289											275
	Non-deed restricted		12	1	1							14	
Moderate	Deed Restricted	330											-287
	Non-deed restricted				617							617	
Above Moderate		710	72	61	284							418	293
Total RHNA by COG. Enter allocation number:		1,682											
Total Units ▶ ▶ ▶			100	62	902								618
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Table C – Housing Program Status

City of Costa Mesa

Table C1 - Housing Program Status

(January 2008 – December 2008)

Housing Program Action	Current Status
DEVELOPMENT REVIEW	Ongoing through the Planning Division, in order to protect residential uses from incompatibility.
PUBLIC NUISANCE ABATEMENT	Ongoing through various divisions and departments.
HOUSING REHABILITATION	Ongoing assistance through the Housing and Community Development Division for both rental and owner-occupied units. Also the Housing and Community Development Division provides assistance with the purchase and rehabilitation of rental units by non-profit organizations to operate as affordable to low and very-low income tenants. During FY 07-08 rehabilitation of 20 owner-occupied units were completed and another 53 units are underway. The Neighbors for Neighbors community clean up program, which has been in existence since 1993 also assisted 5 single family homes throughout the City for a total of 25 completed projects.
MOBILE HOME PARK PRESERVATION	Financial assistance is ongoing through 2007-2008. The City completed 24 mobile home rehabilitation projects during FY 07-08 and another 18 units are underway. The Neighbors for Neighbors community clean up program also assisted 5 mobile homes for a total of 29 completed projects. The zoning code does require Planning Commission approval to convert to another land use.
INCENTIVES FOR AFFORDABLE HOUSING	Implementing ordinance in effect, 144 density bonus units currently exist in the City as a result of this ordinance.
MANUFACTURED HOUSING	Standards incorporated into zoning code offer development review streamlining through staff level processing; adopted May 1998.
GRANNY FLATS	Implementing ordinance has been adopted; 1 unit was constructed in 2008.

Housing Program Action	Current Status
ACCESSORY APARTMENTS	No accessory apartment was approved or constructed in 2008.
FEDERAL/STATE HOUSING PROGRAMS	Ongoing. 48 single- and multiple-family units constructed over the last several years through a combination of public/private partnerships. In 2006, the City negotiated an Affordable Housing Agreement with St. John's Manor LLP for the Acquisition and rehabilitation of 36 affordable senior units for an additional 55 years. Construction was underway during FY 2006. This project was completed during FY 2007-2008.
HOUSING ASSISTANCE	Ongoing Section 8 and voucher assistance through OCHA, 463 households were assisted during FY 2007-2008.
SHARED HOUSING	No programs are offered by the City, Senior Center, or County.
ZONING ORDINANCE REVIEW	Ongoing. See Mixed-Use Developments.
OPPORTUNITIES FOR FIRST-TIME HOMEBUYERS (FTHB)	Small lot single-family standards have been adopted. The Housing and Community Development Division has established a Mortgage Credit Certificate Program for first-time homebuyers. Two moderate-income families were assisted in 2007-2008.
LAND ACQUISITIONS	No land acquisitions occurred in 2008.
MIXED USE DEVELOPMENTS	A Mixed-Use Overlay District has been approved for the Bristol Street corridor area and Westside Costa Mesa. This overlay district, in conjunction with Urban Plan documents, will allow mixed-use development opportunities, and potentially 4,226 additional units by the year 2025.
HOUSING SUPPLY IMPACT ASSESSMENT	Ongoing.
REZONE REVIEW	The following rezone applications were approved in 2008 that increase housing opportunities by 9 units: (1) Rezone R-07-06 for 351 W. Bay Street from C2 to R2-MD; and, (2) Rezone from P&I to R2-MD for 320 E. 18th Street.
DEVELOPMENT MONITORING PROGRAM	Ongoing activity.
CDBG FUNDING FOR HOMELESS SHELTER	Ongoing assistance for 93 homeless families and individuals from such organizations as Human Options, Collette Children's Home, Mercy House, and Orange Coast Interfaith Shelter.
ADEQUATE SITES.	Inventory updated in 2008 and is available as part of the draft Housing Element.
SINGLE-ROOM OCCUPANCY HOTELS	Policy has been adopted; three projects are completed and occupied for a total 247 units; including 91-unit senior citizen units.
FAIR HOUSING ASSISTANCE	The City is a member of a region-wide effort to ensure equal

Housing Program Action	Current Status
	access to housing. Generally, activities have included investigation, resolution and education.
INCENTIVES FOR AFFORDABLE SPECIAL NEEDS HOUSING	Accessibility is now required through ADA standards. A 50 percent density increase for construction of very-low income senior housing is provided in the Density Bonus Program.
COMMON INTEREST DEVELOPMENTS	In 2008, 4 common interest developments were approved for a total of 40 units.
CONDOMINIUM CONVERSIONS	In 2008, 5 developments were approved to convert apartments to condominiums for a total of 19 units.
PRESERVATION OF AT-RISK HOUSING	The City is currently in negotiations with Bethel Towers, an 18 story low income senior building with 270 units. The City is working with the owner of the building to provide wet fire protection in exchange for long term affordability covenants. The City completed its feasibility study in Fall, 2008 and is planning to meet with the building's owner in Spring 2009.
DENSITY BONUS COMPLIANCE MONITORING	Annual review conducted to ensure compliance. 144 density bonus units exist in the City. As of 2008, all of the 28 properties participating in the Density Bonus Program are in compliance with the program's requirements in terms of maximum affordable rental rates. A new project was approved with two new density bonus units at 616 Center Street (PA-07-31) that will be included in the monitoring program upon completion.

City of Costa Mesa
Table C2 - Housing Program Status
(January 2008 – December 2008)

Housing Element Programs		Affordability by Household Incomes				Total Units
		Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	
HOUSING REHABILITATION-OWNER		4	21	0	0	25
HOUSING REHABILITATION-RENTER		0	0	0	0	0
MOBILE HOME REHABILITATION		10	19	0	0	29
AFFORDABLE HOUSING CONSTRUCTION		0	0	617	202	819*
GRANNY FLATS AND ACCESSORY APARTMENTS CONSTRUCTION		0	1	0	0	1
FIRST-TIME HOMEBUYER		0	0	2	0	2
NEW SINGLE ROOM OCCUPANCY HOTEL ROOMS		0	0	0	0	0
PRESERVE AT-RISK UNITS		36 seniors	0	0	0	36
CONDOMINIUM CONVERSIONS APPROVED		N/A				19
URBAN PLANS MIXED-USE DEVELOPMENTS APPROVED	SOBECA	N/A				0
	WESTSIDE	0	0	0	34	34
	RESIDENTIAL OWNERSHIP		2	5		7**
REZONE REVIEW						9

* The Enclave Apartments includes a total of 890 units with 617 affordable units for Moderate income.
** A 7-unit condominium complex with 2 density bonus units.

Appendix A

2000 General Plan
Goals, Objectives, Policies

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2000 GENERAL PLAN GOALS AND POLICIES

Each element of the General Plan contains goals and policies based upon the needs and desires of the community, as derived from the previously adopted 1990 General Plan, background research, planning staff, and members of the City Council.

A goal is defined as a broad vision of what the community wants to achieve or provide to residents, landowners, business owners and tourists. It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless. A policy is a specific statement that guides decision-making. It indicates a commitment of the City to a particular course of action. A policy is based on and helps implement a goal.

As stated previously in Section 3.3, one of the objectives for the 2000 General Plan and General Plan EIR was to review the 1990 General Plan goals, objectives, and policies for relevancy, completion and applicability for the long-term development in the City. City staff reviewed the goals, objectives, and policies in the 1990 General Plan and determined if the goals, objectives, and policies had been completed, and if not, determined their relevancy and applicability for the 2000 General Plan. The following are the goals and associated objectives and policies that have been set for the Costa Mesa 2000 General Plan.

LAND USE ELEMENT

The goals, objectives, and policies that address land use are as follows:

GOAL LU-1:
LAND USE

It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and, to ensure the long term viability and productivity of the community's natural and man-made environments.

Objective LU-1A. Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.

LU-1A.1 Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.

LU-1A.2 Consider the effects of new employment, particularly in relation to housing impacts, when new commercial or industrial development is proposed.

LU-1A.3 Locate high-intensity developments or high traffic generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense development or uses.

LU-1A.4 Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.

LU-1A.5 Provide housing and employment opportunities within planned development areas to the extent feasible.

LU-1A.6 Aggressively pursue methods to discourage the development of multiple units on long, narrow, single parcels. Possible methods could include a lot combination zoning incentive or the creation of new lower density zoning to be applied to lots with less than a certain minimum frontage.

Objective LU-1B. Ensure the long term productivity and viability of the community's economic base.

LU-1B.1 Permit adequate quantities and locations of commercial land to serve residential neighborhoods.

Objective LU-1C. Promote land use patterns and development which contribute to community and neighborhood identity.

LU-1C.1 Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not

adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access.

LU-1C.2 Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing, such as elderly, affordable, or student housing. An exception is for 1901 Newport Boulevard where a five-level parking structure is allowed.

LU-1C.3 Prohibit construction of buildings which would present a hazard to air navigation as determined by the FAA or independent studies by qualified private consultants that have been certified by the FAA.

LU-1C.4 Require building setbacks, structure orientation, and the placement of windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.

LU-1C.5 Develop incentives for lot combination, or disincentives for development without lot combination. Consider policies such as zoning designations which fall between zones, or development standards which tie density to lot width as well as area.

LU-1C.6 Provide assistance to neighborhoods with excessive noise impacts, such as walls for sound attenuation, development of landscaped greenbelts, etc.

Objective LU-1D. Ensure consideration of utility system capacities in land use planning and development processes.

LU-1D.1 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications.

LU-1D.2 Phase or restrict future development in the City to that which can be accommodated by infrastructure at the time of completion of each phase of a multi-phased project.

Objective LU-1E. Ensure correlation between buildout of the General Plan Land Use Plan Map and the Master Plan of Highways.

LU-1E.1 Building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. Building intensities for proposed new development projects shall not exceed the applicable floor area standards, except for the following conditions:

(a) Limited deviations from the graduated floor area ratio standards depicted in Tables LU-4 and LU-8 for the commercial and industrial land use designations may be approved through a discretionary review process. No deviation shall exceed a 0.05 increase in the FAR in the moderate traffic category, and no deviation shall be allowed in the very-low, low, and high traffic categories. Deviations from the FAR standards shall not cause the daily trip generation for the property to be exceeded when compared to the existing daily trip generation for the site without the proposed project or

maximum allowable traffic generation for the Moderate Traffic FAR category, whichever is greater.

(b) Additions to existing nonconforming non-residential developments may be allowed if the additions do not affect the overall traffic generation characteristics of the development, and, if the additions do not substantially affect the existing height and bulk of the development. Additions to non-residential developments shall be limited to those land uses with traffic generation rates based on variables other than building area square footage. Examples of such additions include, but are not limited to: 1) Hotels/Motels: increases in the size of hotel rooms or lobbies where no increase in the total number of rooms is proposed; 2) Theaters: increases to "back-stage" support areas or lobbies where no increase in the total number of seats is proposed.

(c) In the above conditions, the new development shall be compatible with surrounding land uses. Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council.

LU-1E.2 Development Plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits.

LU-1E.3 Development Plans shall include an overall buildout plan which can demonstrate the ability of the circulation system to support the proposed level of development.

LU-1E.4 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program.

Objective LU-1F. Establish policies, standards, and procedures to minimize blighting influences and maintain the integrity of stable neighborhoods.

LU-1F.1 Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities.

LU-1F.2 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard.

LU-1F.3 Continue code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.

LU-1F.4 Ensure that residential densities can be supported by the infrastructure and that high-density residential areas are not permitted in areas which cause incompatibility with existing single-family areas.

LU-1F.5 Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial,

industrial, institutional, or public uses within a single project or neighborhood.

GOAL LU-2:
DEVELOPMENT

It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.

Objective LU-2A. Encourage new development and redevelopment to improve and maintain the quality of the environment.

LU-2A.1 Use eminent domain in redevelopment project areas when necessary to effect lot combination and to ensure optimum size and configuration of parcels experiencing development pressures.

LU-2A.2 Continue to implement, review, and update the redevelopment plan for the adopted project area.

LU-2A.3 Prepare a specific plan to ensure that the portion of the Route 55 extension from 19th Street through the Redevelopment Area is compatible with the Redevelopment Area and to review development related issues on the remainder of the alignment.

LU-2A.4 In the event of damage or destruction, allow any legal conforming use in existence at the time of adoption of the General Plan that is located in a nonconforming development to be rebuilt to its original building intensity, as long as any such rebuilding would not increase the development's nonconformity, and the damage or destruction was in no way brought about by intentional acts of any owner of such use or property.

LU-2A.5 Develop standards, policies, and other methods to encourage the grouping of individual parcels to eliminate obsolete subdivision patterns and to provide improved living environments while retaining the single-family zoning or single-family character of such areas in the City.

LU-2A.6 Do not allow "rounding up" when calculating the number of permitted residential units except for lots existing as of March 16, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater may be rounded up to two units.

LU-2A.7 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common interest developments.

LU-2A.8 Encourage increased private market investment in declining or deteriorating neighborhoods.

LU-2A.9 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines.

LU-2A.10 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the NPDES Stormwater Permit, during the planning, project review, and permitting processes.

LU-2A.11 Avoid conversion of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and/or establish development guidelines that identifies these areas and protects them from erosion and sediment loss.

LU-2A.12 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota.

LU-2A.13 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies.

LU-2A.14 Promote integration of stormwater quality protection into construction and post-construction activities, as required by the NPDES Stormwater Permit and the City's Local Implementation Plan.

GOAL LU-3:
SOCIO-ECONOMIC CONSIDERATIONS

It is the goal of the City of Costa Mesa to respond to the needs of its citizens for housing, public services, community facilities, and safety of persons and property, to the extent possible within budgetary constraints, and when deemed appropriate for local governmental involvement.

Objective LU-3A. Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.

LU-3A.1 Pursue annexation of certain areas within the City's Sphere of Influence to control development or uses which may be detrimental to the City.

LU-3A.2 Strongly encourage protection and preservation of existing, but underutilized, school sites for future recreational, social, or educational uses.

LU-3A.3 Establish a development impact fee program to fund additional fire and police personnel, facilities, and equipment to meet the demands of additional growth in the City.

LU-3A.4 Require appropriate site and environmental analysis for future fire and police station site locations or for the relocation or closure of existing fire and police facilities.

CIRCULATION ELEMENT

The goals, objectives, and policies that address circulation are as follows:

GOAL CIR-1:
TRANSPORTATION

It is the goal of the City of Costa Mesa to provide for a balanced, uncongested, safe, and energy-efficient transportation system, incorporating all feasible modes of transportation.

Objective CIR-1A. To provide specific programs and policies that address multi-modal transportation, multi-agency coordination, mitigation of traffic impacts and the balancing of land uses with transportation systems.

CIR-1A.1 Develop the City's Master Plan of Bikeways by pursuing funding mechanisms and incorporating roadway widening projects into the design and development of all new commercial and industrial projects and public facilities.

CIR-1A.2 Require dedication of right-of-way in an equitable manner for completion of adopted bikeway system as condition of development of adjacent properties.

CIR-1A.3 Coordinate the design and improvement of pedestrian and bicycle ways in major residential, shopping, and employment centers, parks, schools, other public facilities, public transportation facilities, and bicycle networks with adjacent cities.

CIR-1A.4 Include bicycle lanes on all new bridges along Master Plan of Bikeway designated arterials within or adjacent to the City. In cases where bridges are not located within the City, the City should exert its influence on responsible agencies to include such bicycle lanes. If provision of bicycle lanes is not feasible, measures should be taken to prohibit bicycle riding on bridge walkways.

CIR-1A.5 Investigate all available operational measures, including the use of one-way streets, to improve traffic circulation and minimize delay and congestion on arterials.

CIR-1A.6 Require dedication of right-of-way, in an equitable manner, for development that increases the intensity of land use.

CIR-1A.7 Implement citywide and/or areawide transportation system improvement programs on new development and fee programs for new development.

CIR-1A.8 Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use.

CIR-1A.9 Encourage permitted General Plan land uses which generate high traffic volumes to be located near major transportation corridors and public transit facilities to minimize vehicle use, congestion, and delay.

CIR-1A.10 Allow the application of transportation management rideshare programs, integration of complementary land uses, and other methods to reduce project related average daily and peak hour vehicle trips in order to achieve consistency with allocated trip budgets.

CIR-1A.11 Attempt to maintain or improve mobility within the City to achieve a standard level of service not worse than Level of Service "D" at all

intersections under the sole control of the City. Intersection level of service analyses for General Plan conditions shall be updated periodically and presented to City Council.

CIR-1A.12 Cooperate adjacent jurisdictions to maintain or improve mobility within the City to achieve a standard level of service no worse than "D" at all intersections under State or joint control (). Intersection level of service analyses for General Plan conditions for locations under State or joint control shall be updated periodically and presented to City Council.

CIR-1A.13 While the Gisler Road segment, west of Harbor, will exceed its theoretical maximum capacity, the City shall work to ensure that the future volume to capacity ratios do not exceed those identified in Table CIR-3 of the General Plan.

CIR-1A.14 Reduce or eliminate intrusion of commuter through traffic on local streets in residential neighborhoods.

CIR-1A.15 Prioritize intersection improvements which improve through traffic flow on major, primary, and secondary arterials, and reduce impacts on local neighborhood streets with emphasis on pedestrian safety.

CIR-1A.16 Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project.

CIR-1A.17 Work closely with the State of California and other government agencies to control traffic-related impacts of uses on State- or other agency-owned land (i.e., Orange County Fairgrounds, Orange Coast College, etc.).

CIR-1A.18 Council shall review the results and findings of the (SARX) study to delete the Gisler Avenue and 19th Street bridges over the Santa Ana River as needed. Upon completion of the study and approval of the changes to the Orange County Transportation Authority (OCTA) Master Plan of Arterial Highways by the OCTA Board, the City shall process a General Plan Amendment to delete the bridges from the City's Master Plan of Highways. All future development applications submitted to the City shall be reviewed in such a way that the 19th Street and Gisler Avenue bridges will not be included as mitigation measures.

CIR-1A.19 Minimize circulation improvements that will necessitate the taking of private property on existing developed properties.

CIR-1A.20 Encourage Orange County Transportation Authority to downgrade Mesa Verde Drive, Baker Street west of Harbor Boulevard, and Gisler Avenue to a designation less than a Collector Street in the Master Plan of Arterial Highways.

CIR-1A.21 Encourage Orange County Transportation Authority to downgrade Arlington Avenue between Fairview Road and Newport Boulevard to a Collector Street.

CIR-1A.22 Encourage Orange County Transportation Authority to downgrade Baker Street between Redhill Avenue and Bristol Street, and Redhill Avenue between I-405 and Bristol Street to Primary Arterial from current Major Arterial designation.

TRANSPORTATION SYSTEM MANAGEMENT

It is the goal of the City of Costa Mesa to provide for standard service levels at signalized intersections by constructing capacity improvements for all various modes of circulation, adopting land use intensities commensurate with planned circulation improvements and implementing traffic demand reduction programs, thereby creating a more energy efficient transportation system.

Objective CIR-2A. To avoid roadways exceeding theoretical maximum capacity by constructing and/or enhancing capacity of the master planned circulation system of freeways and arterial highways.

CIR-2A.1 Coordinate with Caltrans for future consideration of the extension of Route 55 (the Costa Mesa Freeway) from 19th Street to the southern City boundary.

CIR-2A.2 Coordinate with the Orange County Transportation Authority and with adjacent jurisdictions to improve signal timing and coordination along major arterials.

CIR-2A.3 Continue to work with Caltrans to synchronize and coordinate traffic signals on arterials at intersections controlled by Caltrans.

CIR-2A.4 Continue to evaluate and pursue design and operational improvements (medians, driveway closures, signal synchronization or phasing, parking or turn restrictions, etc.).

Objective CIR-2B. To promote the use of high occupancy vehicular modes of transportation in and through the City.

CIR-2B.1 Coordinate with OCTA to construct bus turnouts at appropriate locations with attractive shelters designed for safe and comfortable use.

Objective CIR-2C. To invest capital via a rationally phased allocation process for implementing transportation projects and programs.

CIR-2C.1 Support efforts to design and construct an urban rail project as it extends through Costa Mesa.

CIR-2C.2 Complete and annually maintain a needs assessment for traffic service levels and traffic safety. Develop and annually update a priority list of improvement projects, with priorities based on 1) correcting identified hazards; 2) improving/maintaining peak hour traffic volumes; 3) improving efficiency of existing infrastructure utilization; and 4) intergovernmental coordination.

Objective CIR-2D. To ensure that the transportation related impacts of development projects are mitigated to the fullest extent possible, in conformance with transportation related policies.

CIR-2D.1 Circulation improvements required to provide or attain the minimum traffic level of service standard at an intersection to which a development project contributes measurable traffic shall be completed within three years of issuance of the first building permit for said project, unless additional right-of-way or coordination with other government agencies is required to complete the improvement. Improvements may be required sooner if, because of extraordinary traffic generation characteristics of the project or extraordinary impacts to the surrounding circulation system, such improvements are necessary to prevent significant adverse impacts.

CIR-2D.2 Construction of circulation improvements for phased development projects may be constructed commensurate with the project construction based upon the findings of a traffic study approved by the City of Costa Mesa.

CIR-2D.3 A traffic impact fee shall be maintained for circulation system improvements to the Master Plan of Highways within the community and updated annually.

CIR-2D.4 Require discussion of transit service needs and site design amenities for transit ridership in EIRs for major projects.

CIR-2D.5 Require discussion of transportation system management (TSM) and transportation demand management (TDM) measures in all EIRs prepared for major projects.

Growth Management: Refer to Goal GM-1, Objective GM-1A and Policies GM-1A.1 through GM-1A.6 found in the Growth Management Element.

GROWTH MANAGEMENT ELEMENT

The following goals, objectives and policies are designed to meet all of the Growth Management Element requirements for Developed Communities as set forth by Measure M and elaborated by the Countywide Growth Management Program Implementation Manual.

GOAL GM-1: GROWTH MANAGEMENT

It is the goal of the City of Costa Mesa to reduce traffic congestion and to ensure that adequate transportation facilities are provided for existing and future residents of the community through effective and comprehensive growth management practices consistent with the Land Use Element.

Objective GM-1A. To provide and maintain a circulation system that operates within established traffic level of service standards.

GM-1A.1 Recognizing the constraints of existing physical development conditions, the city shall strive to achieve a balance of land uses whereby residential, commercial, industrial and public land uses are proportionally balanced.

GM-1A.2 Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodated by

roadways existing or planned to exist at the time of completion of each phase of the project.

GM-1A.3 The established level of service standard shall not apply to intersections under the jurisdiction of another city, the County of Orange or the State of California or to intersections included on the Deficient Intersection List as established by the Congestion Management Program (CMP) and/or the City.

GM-1A.4 Every new development project shall pay its share of costs associated with the mitigation of project generated impacts.

GM-1A.5 New Measure M sales tax revenues shall not be used to replace private developer funding which has been committed for any project or normal subdivision obligations.

GM-1A.6 The City's seven year capital improvement program shall be adopted and maintained in conformance with the provisions of Measure M for the purpose of maintaining the established level of service standard.

Development Phasing and Performance Monitoring Program. Refer to Goal LU-1, Land Use Objective LU-E.4 found in the Land Use Element.

HOUSING ELEMENT

Costa Mesa's housing goals concentrate on five specific aspects of the housing market. Goals are provided to address each of these issues, and policies are developed to support and implement each goal. The five priorities are:

- Preserving and enhancing existing housing and neighborhoods;
- Preserving affordability;
- Providing adequate sites;
- Providing adequate housing opportunities and accessibility for all segments of the community; and
- Encouraging coordination and cooperation.

The goals, objectives, and policies that address housing are as follows:

GOAL HOU-1:
PRESERVATION AND ENHANCEMENT

It is the goal of the City of Costa Mesa to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long into the future as is physically and economically feasible. This goal can be achieved by implementing the following policies:

HOU-1.1 Develop standards and/or guidelines for new development with emphasis on site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity.

HOU-1.2 Protect existing stabilized residential neighborhoods, including but not limited to mobile home parks and manufactured home parks, from the

encroachment of incompatible or potentially disruptive land uses and/or activities.

HOU-1.3 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety or fire hazard.

HOU-1.4 Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.

HOU-1.5 Provide incentives (loans, grants) from the Redevelopment Agency or the City to homeowners in existing owner-occupied residences within the Redevelopment Area to use for the rehabilitation of their property.

HOU-1.6 Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.

HOU-1.7 Continue existing rehabilitation loan and grant programs for Low and Moderate-income homeowners and rental property landlords to encourage full utilization of the City's existing housing stock as long as funds are available.

HOU-1.8 Encourage the private sector to take a role in the assistance to Low-income households to rehabilitate substandard or deteriorated units.

HOU-1.9 In the development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing displacement.

HOU-1.10 Encourage the development of housing which fulfills specialized housing needs.

GOAL HOU-2:
PRESERVING AFFORDABILITY

It is the goal of the City of Costa Mesa to provide its citizens with reasonably priced housing opportunities within the financial capacity of all social and economic segments of the community. This goal can be achieved by implementing the following policies:

HOU-2.1 Allow and encourage developers to "piggyback" or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.

HOU-2.2 Provide incentives (i.e., density bonus units, fee reductions, exemption from development or processing fees, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to Very-low and/or Low income households.

HOU-2.2a Provide incentive bonus units to encourage the redevelopment of residential units that are nonconforming in terms of density. The incentive shall be limited to the multi-family residential land use

designations. The density incentive shall be limited to an increase of 25% above Medium-Density or an increase of 50% above High-Density. In no case shall the resulting number of units exceed the existing number of units on each site.

HOU-2.2b Consider financial incentives in lieu of density bonus units if the proposed affordable, non-senior density exceeds that allowed by the General Plan designation of the property. Require the review of such projects by Planning Commission and City Council.

HOU-2.3 Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.

HOU-2.4 Continue to allocate Home and Redevelopment Agency Low to Moderate funds to direct housing-related programs.

HOU-2.5 Support the continuation and expansion of federal housing assistance programs for Very-low, Low and Moderate-income households.

HOU-2.6 Continue membership in the Orange County Housing Authority to provide housing assistance to Very-low, Low and Moderate-income households.

HOU-2.7 Recognizing the effect of supply and demand on prices for housing and other commodities and encourage development of residential uses on vacant parcels where appropriate.

HOU-2.8 Investigate the effectiveness of the accessory apartment and granny unit development standards within the Zoning Code to ensure housing opportunities and appropriate mitigation of government constraints.

GOAL HOU-3:
PROVISION OF ADEQUATE SITES

It is the goal of the City of Costa Mesa to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the community at a level no greater than that which can be supported by the infrastructure. This goal can be achieved by adhering to the following policies.

HOU-3.1 Encourage the conversion of existing marginal or vacant commercial and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development. This does not preclude the initiation of such actions by the City.

HOU-3.2 Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.

HOU-3.3 Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide

housing opportunities affordable to the incomes of the newly created job opportunities.

HOU-3.4 Continue to allocate portions of the City's Community Development Block Grant funds for the acquisition and write-down of land costs to increase the supply of Low and Moderate income housing opportunities.

HOU-3.5 Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.

HOU-3.6 Consider the potential impact on housing opportunities and existing residential neighborhoods when reviewing rezone petitions affecting residential properties.

HOU-3.7 Continue to allocate portions of the City's CDBG funds to sub-recipients who provide shelter for the homeless.

HOU-3.8 Identify potential sites for residential development and emergency shelters for the homeless.

GOAL HOU-4:
HOUSING OPPORTUNITY AND ACCESSIBILITY

It is the goal of the City of Costa Mesa to ensure that all existing and future housing opportunities are open and available to all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors. It is also the goal of the City of Costa Mesa to provide a reasonable range of choices in terms in unit, type, design, size, price, location, and tenure, with particular emphasis and encouragement for low-density, owner-occupied residences.

HOU-4.1 Support the intent and spirit of equal housing opportunities as expressed in the Civil Rights Act of 1886, Title VII of the 1968 Civil Rights Act, California Rumford Fair Housing Act, and the California Unruh Civil Rights Act.

HOU-4.2 Encourage programs that address the housing needs of senior citizens.

HOU-4.3 Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements.

GOAL HOU-5:
COORDINATION AND COOPERATION

It is the goal of the City of Costa Mesa to coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

HOU-5.1 Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems.

CONSERVATION ELEMENT

The goals, objectives, and policies that address conservation of resources are as follows:

GOAL CON-1:
RESOURCE CONSERVATION

It is the goal of the City of Costa Mesa to provide its citizens with a high quality environment through the conservation of resources, including land, water, wildlife, and vegetation; the protection of areas of unique natural beauty the integration of natural features into the man-made environment.

Objective CON-1A. Evaluate the preservation of the City's existing biotic resources in as ecologically viable and natural a condition as possible, and, where feasible, restore and integrate these resources into the urban environment.

CON-1A.1 Ensure that all future developments will be adequately reviewed with regard to possible adverse effects on plant and animal life and critical wildlife habitat and wetlands, and incorporate feasible mitigation measures into the project design to reduce such effects.

CON-1A.2 Encourage sustainable landscapes through landscape techniques that conserve, recycle, and reuse valuable resources, including the use of native vegetation and drought tolerant landscape materials consistent with the City's landscaping standards set forth in Chapter VII of Costa Mesa Zoning Code.

CON-1A.3 Continue to comply with the National Pollutant Discharge Elimination System (NPDES) Program by participating in the Countywide Drainage Area Management Plan (DAMP) which stipulates water quality requirements for minimizing urban runoff and discharge from new development and requires the provisions of applicable Best Management Practices (BMP).

CON-1A.4 Continue to implement the Drainage Area Management Plan (DAMP), and any amendments to it, that require site discharges to reduce pollutants in runoff from new development and significant redevelopment areas.

Objective CON-1B. Work towards the protection and conservation of the City's existing and future water resources recognizing water as a limited resource requiring conservation.

CON-1B.1 Require, as a part of the environmental review procedure, an analysis of major development or redevelopment project impacts on local water supplies and water quality and an analysis of the impact on water capacity and water availability.

CON-1B.2 Pursue the use of reclaimed wastewater for the irrigation of all appropriate open space facilities and require new developments and City projects, and encourage existing developments to tie into the reclaimed water system when recommended by the Orange County Water District, Mesa Consolidated Water District, or Irvine Ranch Water District.

CON-1B.3 Cooperate with the Mesa Consolidated Water District and Irvine Ranch Water District to advise the citizens of Costa Mesa of the benefits which can be obtained from the practices of water conservation.

CON-1B.4 Prohibit the use of land for solid waste disposal dump sites in Costa Mesa and work towards the prohibition of contiguous areas for dump sites where there is possible ground water contamination.

Objective CON-1C. Work towards the conservation of energy resources in both existing and new buildings, utilities and infrastructure.

CON-1C.1 Continue the program of replacing mercury vapor and other street lights with high-pressure sodium vapor.

CON-1C.2 Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units.

CON-1C.3 Pursue adoption of an Energy Conservation Program that requires the use of materials, devices, and measures to reduce energy consumption above the energy conservation requirements of Title 24. These measures may include built-in energy efficient appliances, automated controls for air conditioners and lighting, special sunlight filtering window coatings or double-paned windows, light-colored roofing materials, and other means to reduce energy consumption and a structure's heating and cooling needs.

CON-1C.4 Continue to investigate the feasibility of municipal power programs.

Objective CON-1D. Work towards the orderly, balanced utilization and conservation of the City's coastal resources.

CON-1D.1 Coordinate City planning efforts with the County of Orange, the City of Newport Beach, and other appropriate agencies to develop uniform and consistent policies regarding the future use and development of the River Park Project.

CON-1D.2 Preserve and enhance existing wetlands areas.

CON-1D.3 Review existing public works facility planning efforts to ensure that adequate water, sewer, and circulation systems are available to serve uses in the Coastal Zone and to limit planned capacities to conform to the demands created by development which is consistent with the Coastal Act.

CON-1D.4 Require the provision of adequate visitor serving on-site parking facilities that do not impact sensitive resources within the Coastal Zone.

CON-1D.5 Coordinate the development of plans, policies, and design standards for projects within the Coastal Zone with appropriate local, regional, state, and federal agencies.

Objective CON-1E. Pursue the prevention of the significant deterioration of local and regional air and water quality.

CON-1E.1 Cooperate with and support regional, State, and Federal agencies to improve air quality throughout the South Coast Air Basin.

CON-1E.2 Require, as a part of the environmental review procedure, an analysis of major development or redevelopment project impacts on local and regional air and water quality.

CON-1E.3 Develop and implement a Reasonable Available Control Measure Plan (including employee ridesharing, traffic signal synchronization, bicycle/ pedestrian facilities, energy conservation street lighting, modified work schedules, preferential carpool parking, or other equivalent control measures) in conformance with the Air Quality Management Plan for the South Coast Air Basin.

CON-1E.4 Develop and implement comprehensive watershed management plans for drainage basins in Costa Mesa. Closely coordinate with the County, surrounding cities, and the various special districts whose decisions and activities affect City and County watersheds and other natural resources.

CON-1E.5 Implement urban runoff pollution control measures and programs to attempt to reduce and control the discharge of pollutants into storm drains to the maximum extent practicable.

CON-1E.6 Reduce the quantity of runoff and discharge of pollutants to the maximum extent practicable by integrating surface runoff controls into new development and redevelopment land use decisions.

CON-1E.7 Support the acquisition of areas of open space that have water quality significance by the City, County, State, or other agencies and non-profit organizations for preservation.

CON-1E.8 Coordinate with other local government agencies on county-wide land use issues to maintain a watershed-based approach to land use, flood control, and non-point source pollution prevention.

CON-1E.9 Ensure that land uses which pose a significant threat to water quality, such as automobile dismantlers, transportation and vehicle storage facilities, waste transfer disposal facilities, light industries, and other uses that have a significant potential for pollution, shall not provide storage to or discharge pollutants that could easily come in contact with flood waters or high groundwater.

CON-1E.10 Minimize particulate matter pollution through control over construction projects subject to the NPDES Stormwater Permit (including erosion and sediment controls on grading, quarrying, vegetation removal, construction and demolition), industrial processes, parking lots, and other activities that pose such a water quality threat.

CON-1E.11 Ensure development consistency with the National Community Conservation Plan areas in Fairview Park and Talbert Regional Park.

CON-1E.12 Ensure that new development/significant redevelopment projects subject to the NPDES Stormwater Permit incorporate, to the maximum extent practicable, measures that reduce the quantity of

storm flow and the discharge of pollutants in urban/storm water runoff to protect water quality, biological habitats, and recreational uses of downstream receiving water bodies.

CON-1E.13 Ensure that future land development/redevelopment projects subject to the NPDES Stormwater Permit adhere to the design standards set forth in the current Drainage Area Management Plan (DAMP) and the City's Local Implementation Plan.

NOISE ELEMENT

The goals, objectives and policies that address noise hazards and conditions are as follows:

GOAL N-1:
NOISE HAZARDS AND CONDITIONS

It is the goal of the City of Costa Mesa to protect its citizens and property from injury, damage, or destruction from noise hazards and to work towards improved noise abatement.

Objective N-1A. Control noise levels within the City for the protection of residential areas and other sensitive land uses from excessive and unhealthful noise.

N-1A.1 Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment.

N-1A.2 The maximum acceptable exterior noise levels for residential areas is 65 CNEL.

N-1A.3 Give full consideration to the existing and projected noise environment when considering alterations to the City's circulation system and Master Plan of Highways.

N-1A.4 Encourage Caltrans to construct noise attenuation barriers along State freeways and highways adjoining residential and other noise sensitive areas.

N-1A.5 Ensure that appropriate site design measures are incorporated into residential developments, when required by an acoustical study, to obtain appropriate exterior and interior noise levels. When necessary, require field testing at the time of project completion to demonstrate compliance.

N-1A.6 Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units.

N-1A.7 Discourage sensitive land uses from locating in the 65 CNEL noise contour of the John Wayne Airport. Should it be deemed by the City as appropriate and/or necessary for a sensitive land use to locate in the 65 CNEL noise contour, ensure that appropriate interior noise levels are met and that minimal outdoor activities are allowed.

N-1A.8 Support alternative methods for the reduction of noise impacts at John Wayne Airport while continuing to maintain safety and existing limitations on aircraft daily departures.

SAFETY ELEMENT

The goals, objectives and policies that address safety concerns are as follows:

GOAL SAF1:
ENVIRONMENTAL AND MANMADE HAZARD PROTECTION

It is the goal of the City of Costa Mesa to protect its citizens and property from injury, damage, or destruction from environmental hazards, including hydrologic, geologic, and climatic episodes, as well as from man-made hazards, including hazardous materials.

Objective SAF-1A: Work towards the mitigation or prevention of potential adverse consequences of natural disasters.

SAF-1A.1 Consider geologic hazard constraints, impacts and mitigation when developing land use policies and when making public decisions relating to land development.

SAF-1A.2 Enforce standards, review criteria, and other methods to ensure that structures on or adjacent to bluffs are set back sufficiently to preserve the natural contour and aesthetic value of the bluff line and to provide sufficient access for fire protection.

SAF-1A.3 Require geologic surveys of all new development located on or adjacent to bluffs.

SAF-1A.4 Cooperate with local, State, and Federal flood control agencies to reduce the potential for flood damage in the City of Costa Mesa.

SAF-1A.5 Identify and publicize the extent of geologic and seismic hazards within Costa Mesa and advise affected residents and property owners of appropriate protection measures. Offer information regarding earthquake standards to reduce or eliminate structural damage.

SAF-1A.6 Encourage, through technical assistance or development incentives, private property owners to take adequate steps to protect their property against seismic hazards.

SAF-1A.7 Require all proposed development projects to be designed to minimize both the volume and velocity of surface runoff and permit no adverse downstream impacts due to increased runoff through the proper design of subsurface drains, appropriate grading, on-site retention basins, landscape programs, or other appropriate measures.

SAF-1A.8 Publicize the extent of flood hazards within Costa Mesa and advise affected residents and property owners of appropriate protection measures. Develop an education program, such as the Flood Awareness Program, and emergency disaster plans for flooding.

SAF-1A.9 Encourage County, State, and Federal agencies to complete flood control improvements to the Greenville-Banning Channel to protect Costa Mesa residents and property located in the 100-year flood zone from a potential major disaster.

Objective SAF-1B: Participate in the safe, efficient and responsible management of hazardous waste materials.

SAF-1B.1 Participate with the County of Orange in the implementation of the Orange County Hazardous Waste Management Plan.

SAF-1B.2 Ensure that appropriate in-depth environmental analyses are conducted for any proposed hazardous waste materials treatment, transfer, and/or disposal facility.

SAF-1B.3 Continue to work with the County of Orange to identify and inventory all users of hazardous materials and all hazardous waste generators and prepare clean-up action plans for identified disposal sites.

Fire and Police Services: Refer to Goal LU-3, Socio-Economic Considerations, Objective LU-3A.3 and LU-3A.4 found in the Land Use Element.

Public Safety Through Design: Refer to Goal CD-14, Public Safety Through Design, Objective CD-14, and Policies CD-14.1 through CD-14.3 found in the Community Design Element.

OPEN SPACE AND RECREATION ELEMENT

The goals, objectives, and policies of the Costa Mesa General Plan that address recreation and open space are as follows:

GOAL OSR-1:
ENVIRONMENTAL QUALITY AND RESOURCE CONSERVATION

It is the goal of the City of Costa Mesa to provide its citizens with a high quality environment through the development of recreation resources, and the preservation of open space.

Objective OSR-1A. Preserve the City's open space lands and provide additional community and neighborhood parkland in conjunction with future population increases to provide adequate recreational opportunities and relief from the pressures of urban development.

OSR-1A.1 Provide a minimum of 5.76 acres of permanent public open space (consisting of 4.26 acres of neighborhood and community parks and 1.5 acres in school yards) for every 1,000 residents.

OSR-1A.2 Provide maximum visibility and accessibility for future public parks by locating such facilities adjacent to existing or planned public streets.

OSR-1A.3 Encourage the acquisition of land for neighborhood or community parks for active recreational use.

OSR-1A.4 To the extent legally possible, require other local, regional, State, or Federal agencies to maintain an adequate inventory of open space lands within Costa Mesa.

OSR-1A.5 Encourage, through development rights transfers or other incentives, the development of private permanent open space, and recreation facilities to meet the needs of the City's residents.

OSR-1A.6 Encourage, through open space easements, development rights transfers or acquisition, zoning regulations, or other incentives, the long-term maintenance of existing open space lands.

OSR-1A.7 Require, through development standards and planned development review criteria, the integration of open space uses (plazas, courtyards, landscaped areas, etc.) into major commercial and industrial development or redevelopment projects.

OSR-1A.8 Continue to require, through development standards, the integration of open space and recreational uses and facilities into all multiple-family residential projects.

OSR-1A.9 Review the possibility of incorporating an Arts in Public Places program in City parks.

OSR-1A.10 Strongly encourage improved maintenance of City and school district facilities used for recreation and organized sports activities. Strongly support recreation programs that benefit the youth of the community.

OSR-1A.11 Retain all existing open space in Lions Park.

OSR-1A.12 Preserve and enhance existing wetlands areas.

OSR-1A.13 Encourage the preservation of views of coastal resources from City and County parkland and public streets within Costa Mesa.

OSR-1A.14 Through continued implementation of the Parks, Recreation and Open Space Master Plan, actively pursue the acquisition and development of pocket and neighborhood parks within park deficient areas.

OSR-1A.15 Update the Parks, Recreation and Open Space Master Plan on a regular basis.

OSR-1A.16 Ensure that parks and recreation facilities are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots and picnic areas.

COMMUNITY DESIGN ELEMENT

Physical elements such as landscaping, architecture, signs, streets, open space, etc., collectively form Costa Mesa's visual environment and character. Through the implementation of the Goals, Objectives, and Policies, the visual environment and character of Costa Mesa will obtain the high level of quality desired by the City.

PUBLIC REALM FOCUS

GOAL CD-1:
VEHICULAR AND PEDESTRIAN CORRIDORS

Strengthen the image of the City as experienced from sidewalks and roadways.

Objective CD-1A. Contribute to City beautification by enhancing the visual environment of Costa Mesa's vehicular and pedestrian corridors.

CD-1A.1 Implement the City of Costa Mesa Streetscape and Median Development Standards in all new streetscape corridor and parkway projects. Coordinate with new development adjacent to applicable public rights-of-way to integrate landscape features and design elements consistent with the streetscape standards and recommendations.

CD-1A.2 Encourage the consolidation of compatible street furniture elements (benches, bus shelters, newspaper racks, trash receptacles, kiosks, etc.) whenever possible. Develop design standards and guidelines for the placement of street furniture elements within and adjacent to public rights-of-way to complement the specific recommendations provided for streets in the City of Costa Mesa Streetscape and Median Development Standards.

CD-1A.3 Walls and fences should contribute to an attractive street and sidewalk environment and compliment the style and character of the local district and adjacent buildings. Newly constructed or reconstructed walls and fences adjacent to sidewalks and roadways should not run in a continuous plane, should incorporate architectural treatments, such as masonry or wrought iron, and integrate tiered plantings to soften their appearance.

CD-1A.4 Require a consistent landscape character along City streets to reinforce the unique qualities of each corridor and district, including the development of landscaped medians identified in Exhibit CD-5. Support the implementation of the recommended street tree palette for each City street, as identified in the City of Costa Mesa Streetscape and Median Development Standards.

CD-1A.5 Electric and communication lines should be placed underground, and electrical substations and telephone facilities should be screened to minimize visual impacts from sidewalks, streets, and adjacent properties. Support utility undergrounding through conditions of project approval, preparation of undergrounding plans, and the formation of assessment districts.

Objective CD-1B. Encourage clear connections between districts within the City.

CD-1B.1 Promote linkages between separate districts through bike trails, pedestrian paths, common medians or parkway landscaping in connecting streets, and other physical improvements as necessary. Through conditions of project approval, public improvement projects, and other measures, support the development of new connections and the enhancement of existing connections between districts.

GOAL CD-2: DISTRICTS

Enhance the existing character and strengthen the identity of Costa Mesa's districts.

Objective CD-2. Encourage future development and redevelopment to reinforce district scale, identity, and urban form.

CD-2.1 Future development and redevelopment should improve the environment for the public; it should support the distinctiveness of each district as well as the special characteristics of the existing fabric of its local context. Adopt urban design guidelines for each identified district in Costa Mesa that recognizes, maintains, and enhances the character and identity of each district; integrate existing specific plans' policies and design guidelines as applicable.

GOAL CD-3:
NODES

Heighten the design quality and visual interest of nodes within Costa Mesa.

Objective CD-3. Create a sense of arrival to Costa Mesa and develop prominent community focal points at key nodes within the City.

CD-3.1 Introduce entry monument signs and entry pole signs at key gateway locations (*i.e.* nodes) in the City, as identified in Exhibit CD-3. Utilize the standard design specifications for entry signs included in the City of Costa Mesa Streetscape and Median Development Standards and as illustrated in Exhibit CD-6.

CD-3.2 Reinforce a sense of arrival into the City by promoting architecturally significant development and significant landscape plantings at key nodes. Undertake a visioning process to develop specific design guidelines that articulate the desired character for each key node within Costa Mesa.

GOAL CD-4:
LANDMARKS

Protect City landmarks.

Objective CD-4. Promote the maintenance, use, and improvement of landmarks to enhance the visual image and identity of Costa Mesa.

CD-4.1 Support efforts to preserve, maintain, and improve the condition of Costa Mesa landmarks.

GOAL CD-5:
EDGES

Utilize Costa Mesa's edges as opportunities for enhancing the image of the City along its boundaries.

Objective CD-5. Develop and implement programs that preserve and enhance the edges of Costa Mesa's.

CD-5.1 Preserve and optimize natural views and open spaces in Costa Mesa.

CD-5.2 Control the visual impacts of new development on natural views of the coast and the wetlands.

CD-5.3 Develop open space corridors and trails along the edges of Costa Mesa where feasible.

CD-5.4 Continue to preserve natural open space, including restoration of the natural area of Talbert Nature Reserve.

CD-5.5 Continue protection of Fairview Park as an open space and recreation area.

CD-5.6 Work with Caltrans to improve the design quality of freeways.

PRIVATE PROPERTY FOCUS

GOAL CD-6: IMAGE

Enhance opportunities for new development and redevelopment to contribute to a positive visual image for the City of Costa Mesa.

Objective CD-6. Establish development policies and design guidelines, which contribute to an aesthetically pleasing and functional environment.

CD-6.1 Encourage the inclusion of art and aesthetically pleasing architecture into new development and redevelopment that will have the effect of perpetuating the image of the "City of the Arts". Adopt an incentive-based design assistance program which allows business and property owners to enhance the design quality of their property while satisfying City image objectives.

CD-6.2 Encourage the use of creative and well-designed signs, which establish a distinctive image for the City. Consider amending existing sign regulations to include an incentive-based program to encourage quality signage.

CD-6.3 Continue to work with Code Enforcement to ensure continued maintenance of properties and compliance with adopted development standards.

GOAL CD-7: RESIDENTIAL

Promote and protect the unique identity of residential neighborhoods within Costa Mesa.

Objective CD-7A. Encourage excellence in architectural design.

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 the 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 adjacent areas.

GOAL CD-8:
COMMERCIAL

Achieve a high level of quality design for commercial uses.

Objective CD-8A. Encourage high level of architectural and site design quality.

CD-8A.1 New and remodeled commercial structures and properties in Costa Mesa should be designed to reflect the City's architectural diversity, yet be compatible with nearby existing buildings' scale and character. As a condition of approval, commercial uses should be required to include interesting roof lines, building shapes, and patterns of shade and shadow while demonstrating sensitivity to the contextual influences of the surrounding area and compatibility with surrounding neighborhoods.

CD-8A.2 High quality commercial architectural style in Costa Mesa is meant to reinforce a positive sense of place and to respond to the geographical location and climate of the area. Commercial architectural design elements and materials that establish high quality style, and should be integrated in new commercial development, include the following:

Design Elements

- Simple, multi-planed pitched roofs
- Open rafters/tails with large overhangs
- The appearance of "thick" walls
- Courtyards, arcades, intimate spaces
- Tile details
- Deep-set window and door openings
- Offset wall planes
- Fountains and other unique details
- Building masses with the incorporation of one and two story architecture
- Sequencing of enclosed space/arches

Design Materials

- Stucco, smooth, sand or light lace finish
- Wood, as an exposed structural material
- Clay or concrete roof tiles
- Native fieldstone
- Wood window casements
- Wood, as an accent material
- Brick, as an accent material
- Wrought iron (rust proof; anodized aluminum)
- Tile, as an accent material
- Slumpstone garden walls

CD-8A.3 Encourage the use of entrance patios, courtyards, plazas, arcades, fountains, porches, tower elements, covered walks, and other features in commercial areas. Pursue incentives for promoting pedestrian amenities and significant design features in new and redevelopment projects.

CD-8A.4 All areas not covered by structures, service yards, walkways, driveways, and parking spaces shall be landscaped consistent with the City's – Landscaping Standards contained in the Zoning Code. Utilize landscaping to provide project amenities for new and remodeled commercial uses, and to screen parking and equipment areas. Landscaped areas should generally incorporate planting utilizing a three tiered system: 1) grasses and ground covers, 2) shrubs and vines, and 3) trees.

CD-8A.5 Arrange site access, parking, and circulation for commercial uses in a logical, safe manner. Parking should not dominate the site in areas adjacent to any street; should be concentrated in areas away from the street, behind buildings and well landscaped; and, should be designed with a clear hierarchy of circulation. Wherever possible, parking lots should be divided into a series of connected smaller lots utilizing raised landscape strips and raised walkways. Parking lots should also include landscaping that accents the importance of driveways from the street, frames the major circulation aisles, and highlights pedestrian pathways.

CD-8A.6 Locate areas for outside equipment, trash receptacles, storage, and loading areas in the least conspicuous part of the site. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) should be concealed from view of public streets, neighborhood properties, and nearby higher buildings. Trash enclosures should be architecturally compatible with the project; landscaping should be incorporated into the design of trash enclosures to deter graffiti.

CD-8A.7 Decorative paving treatments are encouraged to be incorporated throughout commercial developments, including driveway entries, pedestrian walkways, plazas, and other areas. The design, materials, and colors of decorative paving treatments (e.g. stamped concrete, stone, brick or granite pavers, exposed aggregate, or colored concrete) should compliment the architectural style of the primary buildings and should make a positive contribution to the aesthetic and function of the site.

CD-8A.8 All exterior lighting on commercial properties should be consistent with the architectural style of the commercial building. On each commercial site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. Lighting sources should be shielded, diffused or indirect to avoid spillover on adjacent properties, nighttime sky light pollution, and glare to pedestrians and motorists. To minimize the total number of freestanding light standards, wall mounted lights should be utilized to the greatest extent possible.

Objective CD-8B. Preserve the scale and character of established neighborhoods near commercial uses.

CD-8B.1 New commercial development or redevelopment should integrate adequate site planning and design features to optimize compatibility with adjacent residential neighborhoods. The following guidance should be considered:

- When adjacent residential and non-residential uses can mutually benefit from connection, appropriate linkages (e.g. walkways, common landscape areas, building orientation, and unfenced property lines) are encouraged. Successful interaction between commercial and residential uses may be achieved through adequate setbacks, landscape buffers, screening, decorative masonry walls, berms, building orientation, and limitations of commercial activities.

- Loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment should be located as far as possible from adjacent residences.

- Building orientation and landscaping of commercial buildings should minimize a direct line of sight into adjacent residential private open space.

GOAL CD-9:
MIXED-USE

Provide opportunities to live, work, shop, and play in proximity to each other.

Objective CD-9A. Design mixed use development projects to achieve a high quality character.

CD-9A.1 Require that mixed-use development projects be designed to mitigate potential conflicts between uses. Consider noise, lighting, and security.

CD-9A.2 Provide adequate parking, open space and recreational facilities to serve residents in mixed-use development projects. Site and design parking and other areas to acknowledge different users (i.e. residents versus shoppers) and to be compatible with the architectural character of the building(s).

Objective CD-9B. Provide for the development of projects that integrate housing with commercial uses and other compatible uses.

CD-9B.1 Encourage mixed use development along the east side of Newport Boulevard between Mesa Drive and Walnut Street. Establish incentives for the development of projects in planned development zones that integrate housing with retail and office uses.

CD-9B.2 Support efforts to mix compatible uses and activities. Encourage the siting of community-oriented services, businesses, and amenities in and near mixed use neighborhoods, including schools, branch libraries, open space and parks including "tot lots," and commercial uses.

GOAL CD-10:
INDUSTRIAL

Encourage the continuation of existing industrial uses and capitalize upon emerging types of industries.

Objective CD-10A. Require that industrial and business park projects be of high quality design standards.

CD-10A.1 Require that industrial projects be designed to convey visual interest and a positive image. Architectural qualities and design elements for industrial uses that are encouraged in Costa Mesa are:

- Building modulation indentations and architectural details;
- Building entry accentuation;
- Screening of equipment and storage areas; and
- Landscaping to soften building exteriors and to serve as a buffer between uses.

CD-10A.2 The design of industrial buildings should consider the visual and physical relationship to adjacent uses. An industrial structure which dominates its surrounding environment by its relative size shall generally be discouraged.

CD-10A.3 Materials and colors should be used to produce diversity and visual interest in industrial buildings. The use of various siding materials (i.e. masonry, concrete texturing, cement or plaster) can produce effects of texture and relief that provide architectural interest.

CD-10A.4 Consistent with the Zoning Code, landscaping should be used to define areas such as entrances to industrial buildings and parking lots, define the edges of developments, provide transition between neighboring properties, and provide screening for outdoor storage, loading and equipment areas. Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose.

CD-10A.5 The design of lighting fixtures and their structural support should be of a scale and architectural design compatible with on-site industrial buildings. Large areas should be illuminated to minimize the visual impact and amount of spillover light onto surrounding projects.

Objective CD-10B. Control the development of industrial projects to ensure they are a positive addition to the City's community setting, and that they do not result in adverse impacts with adjacent uses.

CD-10.B1 Require industrial projects to incorporate landscape setbacks, screening walls and/or other elements that mitigate negative impacts with adjacent uses.

CD-10.B2 Protect transitional areas between industrial and other uses. Storage yards, parking areas, and service areas should be screened from public view.

GOAL CD-11:
HISTORIC PRESERVATION

Promote preservation of the City's historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.
Objective CD-11. Integrate historic preservation design practices into planning for areas with historic significance.

CD-11.1 Enforce existing policies that protect historic and cultural resources to deter the demolition of historically, architecturally and culturally significant structures.

CD-11.2 Encourage the restoration and adaptive re-use of older commercial structures which contribute to the sense of historic and cultural identity of Costa Mesa. Support financial incentives, tax relief programs, and flexibility in zoning regulations to promote historic preservation and adaptive re-use of older commercial buildings.

CD-11.3 As a condition of project approval, ensure that new development respects Costa Mesa's heritage by requiring compatibility with historic traditions and character, where applicable, of the local context.

GOAL CD-12:
PUBLIC ART

Promote understanding and awareness of the visual arts by providing art in the public environment.

Objective CD-12. Generate appreciation for public art and promote involvement in the community through public art programs.

CD-12.1 Develop a diverse public arts program that involves the entire community and benefits the image of Costa Mesa. Adopt guidelines to encourage the placement of public art within and adjacent to public rights-of-way.

GOAL CD-13:
SIGNS

Ensure that signs contribute positively to Costa Mesa's image and overall economic development.

Objective CD-13. Facilitate the installation of signs that contribute to a positive image of the public realm, consistent with the Costa Mesa Zoning Code.

CD-13.1 Encourage homeowners' associations and neighborhoods to maintain existing housing tract entrance signs in an attractive manner and encourage the placement of such signs at the entrance of major developments which do not have such identification.

CD-13.2 Encourage the use of common design elements in signs for commercial and industrial centers through the development of planned sign programs to improve center identity by publicizing the benefits of such programs to developers and local business operators.

CD-13.3 Consider developing citywide sign design guidelines that promote creativity and flexibility while upholding design quality. Design guidelines could include the design and placement of business signs, public street graphics, street signs, locational and directional signs, traffic signs, etc.

CD-13.4 Introduce distinctive signage, including the entry signage system contained within the Costa Mesa Streetscape and Median Development Standards, which effectively announces arrival to the City, unique districts, neighborhoods, and public buildings and parks.

GOAL CD-14:
PUBLIC SAFETY THROUGH DESIGN

Create a safe place to live, work, and play for Costa Mesa residents.

Objective CD-14. Incorporate public safety considerations into community design.

CD-14.1 Decrease the opportunity for criminal activity by addressing high risk circumstances (i.e., a dark alley, an enclosed stairwell, and dark entrances). Involve the Police and Fire Department in reviewing and making design recommendations during the project review period.

CD-14.2 Continue to implement and refine development standards and/or guidelines based on Crime Prevention Through Environmental Design (CPTED) for new development and redevelopment with emphasis on site and building design to minimize vulnerability to criminal activity.

CD-14.3 Continue to provide CPTED training to City staff and local planning and design professionals to optimize public safety through community design.

HISTORIC AND CULTURAL RESOURCES ELEMENT

The goals, objectives and policies that address Historic and Cultural Resources Element are as follows:

GOAL HCR-1:
HISTORIC RESOURCE CONSERVATION

It is the goal of the City of Costa Mesa to provide its citizens with a high quality environment through the protection and conservation of historic and cultural resources the preservation of open space.

Objective HCR-1A. Encourage the preservation and protection of the City's natural and man-made historic resources.

HCR-1A.1 Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources and the impact of proposed development on those resources.

HCR-1A.2 Require monitoring of grading operations by a qualified paleontologist or archaeologist when the site is reasonably suspected of containing such resources. If, as a result, evidence of resources is found, require the

property to be made available for a reasonable period of time for salvage of known paleontological and archaeological resources by qualified experts, organizations, or educational institutions.

HCR-1A.3 Require development on land containing known archaeological resources to use reasonable care to locate structures, paving, landscaping, and fill dirt in such a way as to preserve these resources undamaged for future generations when it is the recommendation of a qualified archaeologist that said resources be preserved in situ.

HCR-1A.4 Encourage the preservation of significant historic resources as identified on Table HCR-1 by developing and implementing incentives such as building and planning application permit fee waivers, Mills Act contracts, grants and loans, implementing the State Historic Building Code and other incentives as identified in the City's Historic Preservation Ordinance.

HCR-1A.5 Promote the preservation of significant historical resources and encourage other public agencies or private organizations to assist in the purchase and/or relocation of sites, buildings, and structures deemed to be of historical significance.

HCR-1A.6 Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City.