

CITY OF COSTA MESA
Department of Public Services

IX.1

MEMORANDUM

TO: Planning Commission
FROM:  Ernesto Muñoz, City Engineer
DATE:  February 2, 2011
SUBJECT: ARTERIAL WALL STANDARDS

Pursuant to your request for review and information regarding block wall requirements in residential zones, we have prepared this informational memorandum to outline the standards in place for the construction of arterial or tract perimeter walls in the City.

The information was compiled from the Streetscape and Median Development Standards (Standards) adopted by the City Council in 1999 and last amended on March 26, 2008. The Standards specify the type of wall approved for construction along arterial streets. Section 8.06 of the Standards (Attachment 1) recognizes the need to improve the appearance of these fences and to standardize the materials and finishes used for them. The Design Standards for the construction of new arterial street walls are based on the walls that were constructed with the Victoria Street Widening Project (Attachment 2) and feature a La Paz color slump stone block six inches thick with a cap. These walls are to be a maximum of eight feet in height of consistent color and texture.

New tract homes are conditioned by Development Services for the construction of the walls and their design is reviewed and approved by the Building Division.

Attachments: 1. Section 8.06 of the Streetscape and Median Development Standards.
2. Pictures of sections of the Victoria Street walls.

cc: Peter Naghavi, Director, Department of Public Services
Kimberly Brandt, Development Services Director
Khanh Nguyen, Building Official

8.06 Design Standards for Arterial Street Walls and Neighborhood Entryway Improvements

The following standards apply to all cases where arterial street walls and neighborhood entryway improvements are to be constructed along arterial streets, adjacent to residential developments:

Arterial Street Walls

Arterial walls shall be a maximum of eight feet (8') in height, as measured from street grade level, and shall be constructed along the side or rear property line adjacent to arterial streets designated as Primary, Secondary or Major Highways by the City's Master Plan of Highways.

Block walls shall be constructed of slumpstone block at least 6 inches thick and shall be of consistent color and texture (Orco Block -La Paz) or match any existing masonry walls within the immediate street segment.

Brick trim caps are required on all block walls.

Walls adjacent to driveways or intersections shall not restrict visibility at these locations. The standards are mandatory in all cases and shall also comply with the specifications provided for noise attenuation walls under authority of Resolution 81-47 regardless of whether the individual homeowner or homeowners association chooses to request City financial participation or chooses not to construct/reconstruct the arterial street wall.

In areas where the wall will be less than 10' from face of curb, the 5' sidewalk will be placed immediately behind the curb with a planter area of street trees, shrubs and/or vines between the sidewalk and wall. Vines (Creeping Fig and Boston Ivy) will be grown onto the wall to discourage graffiti (see attached City Std. PS.111).

In areas where the wall will be '10' or greater from the face of curb, include a 3 ½' wide landscape parkway immediately adjacent to the curb. The sidewalk shall be 4' in width, with street trees, shrubs and/or vines between the sidewalk and wall.

The reconstruction, upgrade and/or maintenance of existing masonry walls must comply with the most recent edition of the Building Code adopted by the City of Costa Mesa. If an existing masonry wall being considered for financial participation does not meet the minimum requirements established by the building code in effect at the time of the proposed repairs, the proposed improvements must include the necessary work to bring the wall up to code.

The location and architectural features of existing masonry walls being considered for reconstruction, upgrade and/or repair must be approved by the

Public Services Director and the Development Services Director prior to starting the design phase of the project. This step may require the submittal of preliminary layout plans and architectural renderings.

Once the concept plans and location layouts have been approved, final construction documents must be submitted for approval prior to the start of construction. The approval process may require environmental clearances, building code compliance details and calculations, ADA-compliant path of travel improvements, and landscape and irrigation improvements consistent with current City standards.

Building Division and Engineering Division permits are required for all work approved under this program.

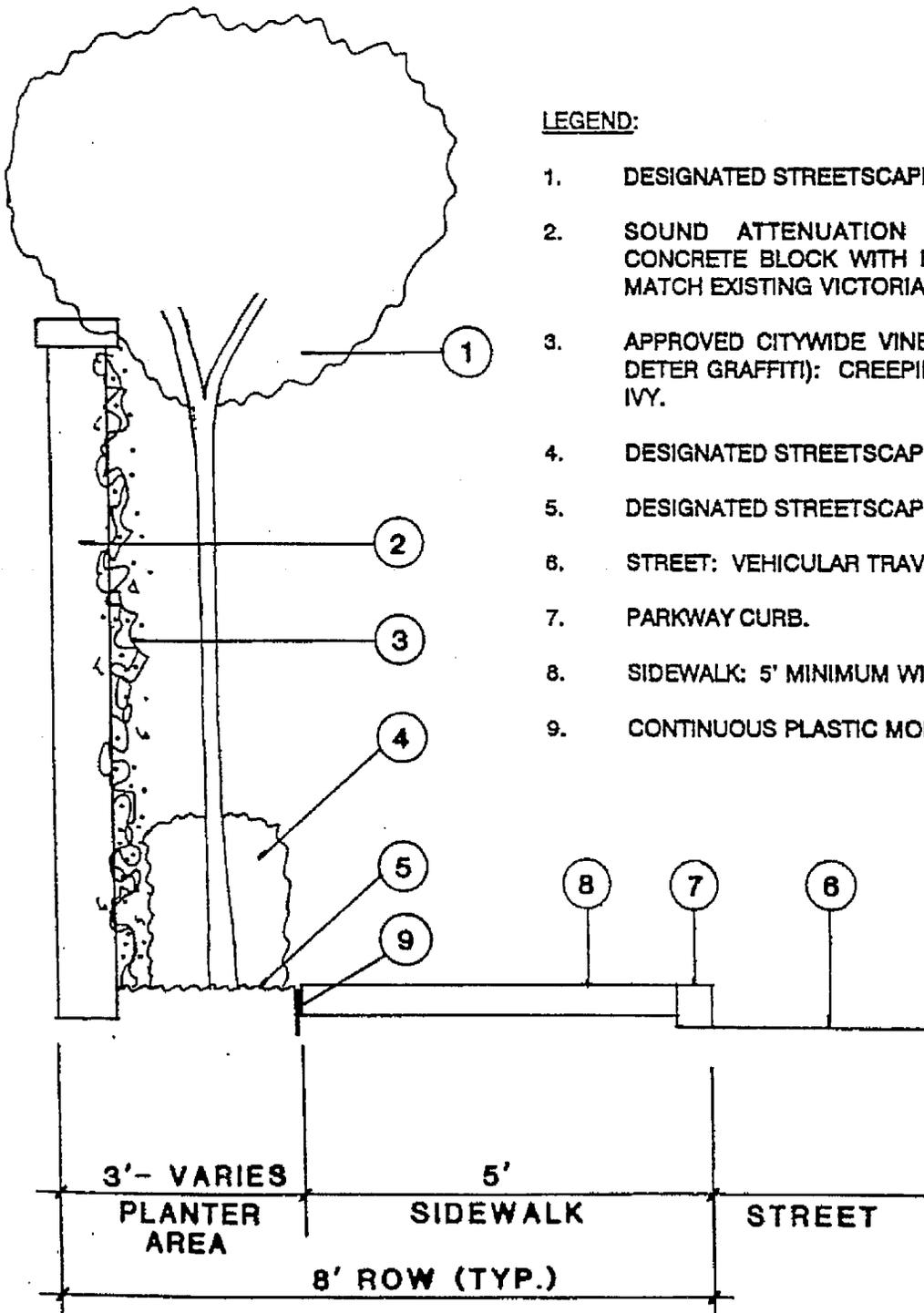
Neighborhood Entryways

Design and construction/reconstruction of neighborhood entryway improvements must comply with the latest Public Services Department Standard Drawings and the design parameters, which in the opinion of the Public Services Director and Development Services Director are consistent with the neighborhood's general motif.

The location and architectural features of neighborhood entryway improvements must be approved by the Public Services Director and the Development Services Director prior to starting the design phase of the project. This step may require the submittal of preliminary layout plans and architectural renderings.

Once the concept plans and location layouts have been approved, final construction documents must be submitted for approval prior to the start of construction. The approval process may require environmental clearances, building code compliance details and calculations, ADA-compliant path of travel improvements, and landscape and irrigation improvements consistent with current City standards.

Building Division and Engineering Division permits are required for all work approved under this program.



LEGEND:

1. DESIGNATED STREETSCAPE PARKWAY TREE(S).
2. SOUND ATTENUATION WALL (SLUMPSTONE CONCRETE BLOCK WITH BRICK CAP - COLOR TO MATCH EXISTING VICTORIA STREET WALL SYSTEM).
3. APPROVED CITYWIDE VINE PLANTED 15' O.C. (TO DETER GRAFFITI): CREEPING FIG AND/OR BOSTON IVY.
4. DESIGNATED STREETSCAPE PARKWAY SHRUB(S).
5. DESIGNATED STREETSCAPE GROUNDCOVER.
6. STREET: VEHICULAR TRAVEL LANE.
7. PARKWAY CURB.
8. SIDEWALK: 5' MINIMUM WIDTH.
9. CONTINUOUS PLASTIC MOISTURE BARRIER.

CITY OF COSTA MESA
 CALIFORNIA
 PUBLIC SERVICES DEPT.

4 SOUND ATTENUATION WALL
 AND ADJACENT PLANTING

APPROVED _____

DRAWN _____
 SCALE _____
 DWG. NO.
PS.111



