



CITY OF COSTA MESA | General Plan: The Great Reach

M I G | Hogle-Ireland

General Plan Workshop

Noise, Safety, Community Design,
Historic/Cultural Resources, and
Growth Management

Agenda/Workshop Structure

- Presentation and Discussion
6:00 p.m. to 7:00 p.m.
- Interactive Open House
7:00 p.m. to 8:00 p.m.

General Plan Update

Original Scope

Land Use Element

Circulation Element

Housing Element*



Expanded
Scope

**Adopted in 2013*

General Plan Update

Expanded Scope

Noise Element

Community Design Element

Safety Element

Growth Management Element

Conservation Element*

Open Space & Recreation Element*

Historic & Cultural Resources Element

**Workshop held on July 16, 2014*

General Plan Update

**Noise and Safety
Elements**

New analysis and policies

**Community Design,
Historic/Cultural
Resources, and Growth
Management Elements**

***Targeted updates to
reflect current laws and
conditions***



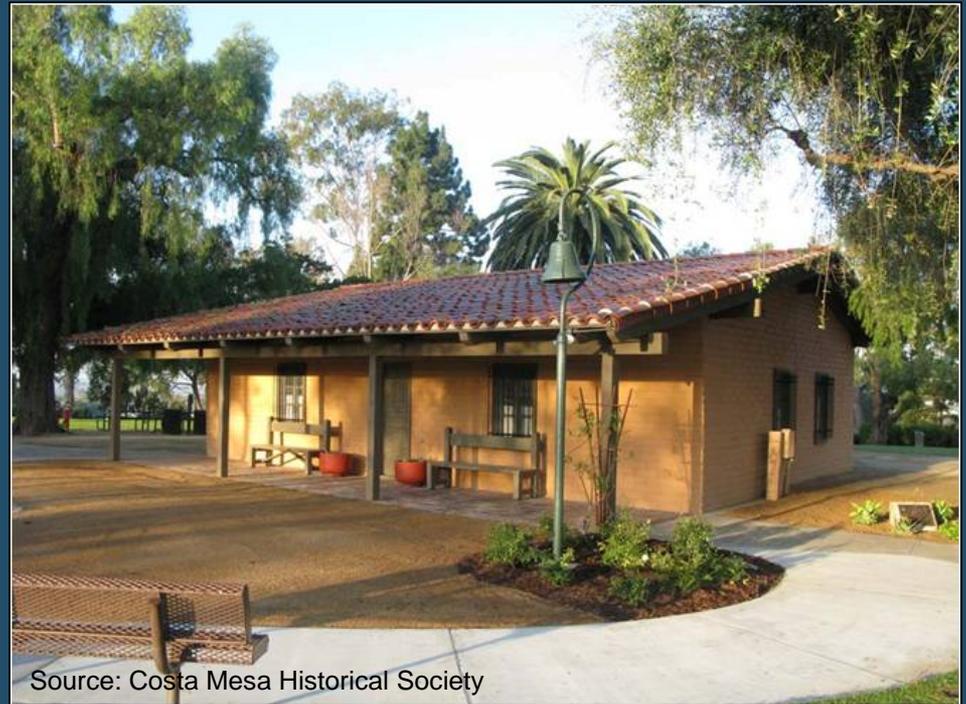
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Historic/Cultural Resources Element

Historic/Cultural Resources Element

- Identifies historical and cultural resources and sites in Costa Mesa
- Focus:
 - Historical
 - Cultural
 - Paleontological
 - Archaeological



Source: Costa Mesa Historical Society

Historic/Cultural Resources Element

- Review of Historic Resources Inventory
- Review of historic preservation goals and policies



TABLE HCR-1
HISTORIC RESOURCES INVENTORY

Map #	Address	Year Built	Property Type	Comments
I. Sites Eligible for National Register Listing and Local Register Listing				
1	420 W. 19 th St.	1928	Religious	Spanish Colonial/Methodist Church
2	1900 Adams Ave.	c.1823	Adobe	Diego Sepulveda Adobe
3	3315 Fairview Rd.	1915	SF Residential	Craftsman/Seegerstrom House
4	3315 Fairview Rd.	1928	Agricultural	Western Style/Seegerstrom Barn
5	2150 Newport Blvd.	1880	Commercial	Queen Anne/Stationmaster House
II. Sites Eligible for Local Register Listing				
6	123 E. 18 th St.	1926	SF Residential	Spanish Colonial
7	127 E. 18 th St.	1926	SF Residential	Spanish Colonial
8	179 E. 18 th St.	1923	SF Residential	Bungalow/Twinkle House
9	565-7 W. 18 th St.	1950	Government	Int'l. Style/Vet's Hall/Police Substation
10	1534 Adams Ave.	1963	Theater	Modern/International Style
11	147 Albert Place	c.1923	SF Residential	Bungalow
12	195 Albert Place	1924	SF Residential	Bungalow
13	1293 Baker St.	1928/30	SF Residential	Spanish Colonial/McClintock House
14	1950 Church St.	1928	Religious	Craftsman/Church
15	1817 Fullerton Ave.	c.1909	SF Residential	False Front/Blacksmith's Shop
16	137 Magnolia St.	c.1920	SF Residential	Bungalow/Blacksmith's House
17	200 Magnolia St.	1936	SF Residential	Monterey Style/Sparke's House
18	208 Magnolia St.	1927/40	SF Residential	Period Revival/Leroy Anderson
19	301 Magnolia St.	c.1923/39	Religious	Church
20	2180 Newport Blvd.	c.1962	Commercial	International Style/Stater Brothers
21	1734 Orange Ave.	c.1939/50	Religious	Mesa Bible Chapel
22	1835 Orange Ave.	1930	SF Residential	Craftsman/Bungalow
23	2048 Orange Ave.	1923	SF Residential	Craftsman/Bungalow
24	2172 Orange Ave.	1923	SF Residential	Craftsman/Pink House
25	2519 Santa Ana Ave.	1925	SF Residential	Bungalow
26	2529 Santa Ana Ave. ¹	1915	SF Residential	Bungalow/Huscroft House Relocated
27	1549 Tustin Ave.	1915	SF Residential	Craftsman/La Perle House
III. Sites Eligible for Local Register Listing as Historic District Contributors				
28	88 Fair Drive	1942	Military	Santa Ana Army/O.C. Fairgrounds
29	2701 Fairview Rd.	c.1950/55	Educational	Int'l Style/Orange Coast College



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Community Design Element

Community Design Element

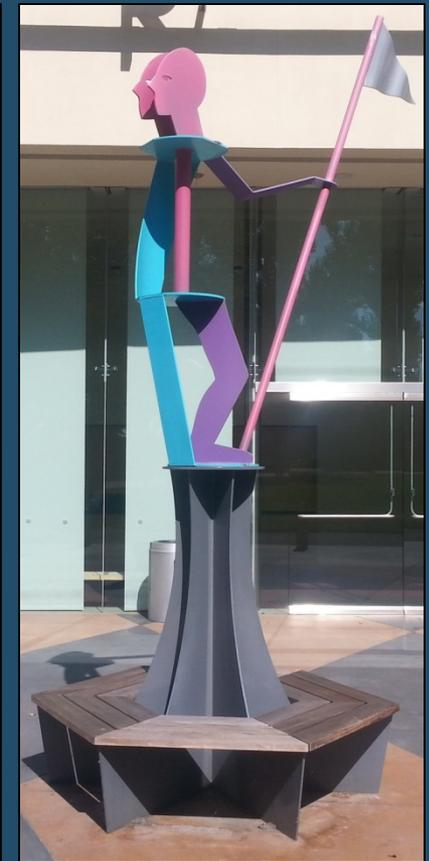
- Promote quality design
 - Public realm: parkways and streetscapes
 - Private realm: site design, landscaping, & architecture
- Provide entry statements and landmarks



Community Design Element

Approaches to enhancing the public and private realms:

- Signage
- Landscaping
- Public art





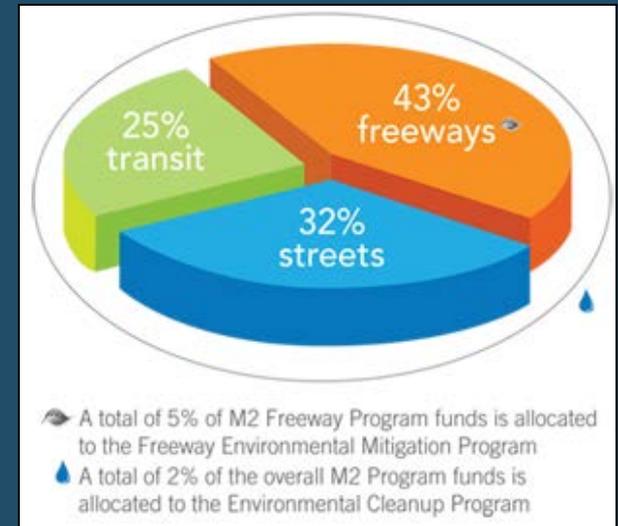
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Growth Management Element

Growth Management Element

- 1991 Measure M: Established one-half cent retail sales tax to fund transportation improvements county-wide
- 2006 Measure M2: Established another 30 years of transportation projects
- To qualify for funding, Costa Mesa must have a Growth Management Element



Growth Management Element

- Element content
 - Policies that identify traffic levels of service
 - Development monitoring program
 - Development phasing program
- Focus: Development must be coordinated with the City's ability to provide the appropriate circulation system, infrastructure, and public facilities



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Noise Element

Noise Element

- Identifies existing and projected noise sources and noise levels in Costa Mesa
- Establishes outdoor and indoor noise compatibility guidelines for various land uses
- Identifies noise-sensitive land uses

Noise Element

- Key Noise Sources:
 - Transportation
 - Industrial/Commercial activities
 - Property maintenance equipment
 - Industrial/Residential interface



Noise Element

- New city-wide noise projections to reflect updated land use and circulation conditions
- Revised goals, policies, and objectives to address specific noise concerns



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Safety Element

Safety Element

- Provides the policy framework to protect the community from natural and human-caused hazards
- Focus:
 - Geology
 - Hydrology/Drainage
 - Fire protection
 - Police protection
 - Hazardous materials



Source: OC Register

Safety Element

- Identifies actions to address natural and human-caused hazards
- Update to meet State mandates
 - SB 1241: Fire Hazard Impacts
 - AB 162: Flooding



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Public Safety Presentation:

Fire Chief Dan Stefano

Police Lieutenant Keith Davis



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Interactive Open House

7:00 – 8:00 P.M.