

**RESOLUTION NO. 2021-21****A RESOLUTION OF THE PLANNING COMMISSION OF  
CITY OF COSTA MESA RECOMMENDING ADOPTION OF  
THE INITIAL STUDY/MITIGATED NEGATIVE  
DECLARATION FOR, AND APPROVAL OF, THE GENERAL  
PLAN AMENDMENT 21-01, CITY OF COSTA MESA 2021-  
2029 (SIXTH CYCLE) HOUSING ELEMENT UPDATE**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY FINDS AND  
DECLARES AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2015-2035  
General Plan on June 21, 2016;

WHEREAS, California Government Code Section 65358(a) authorizes the City  
Council to amend the General Plan if it is deemed to be in the public interest;

WHEREAS, the General Plan is a long-range, comprehensive document that  
serves as a guide for the orderly development of the City of Costa Mesa;

WHEREAS, by its very nature, the General Plan is subject to update and revision  
to account for current and future community needs;

WHEREAS, the Housing Element is one of the seven State-mandated General  
Plan chapters or "elements" and is a component of the City of Costa Mesa 2015-2035  
General Plan;

WHEREAS, California State Housing Element Law establishes the requirements  
for Housing Elements and California Government Code Section 65588 requires that local  
governments review and revise the Housing Element of their comprehensive General  
Plans not less than once every eight years. Additionally, the California Legislature  
identifies overall housing goals for the State with the goal of ensuring every resident has  
access to housing and a suitable living environment;

WHEREAS, the updated Housing Element must be adopted by City Council and  
certified by California State Department of Housing and Community Development (HCD),  
and the Planning Commission is required to make a recommendation regarding the  
Housing Element Update prior to City Council adoption;

WHEREAS, the City of Costa Mesa has completed extensive public outreach that  
included conducting two City-wide Townhall meetings on November 18, 2020 and

September 2, 2021, hosting outreach meetings for each of the City's six voting districts on February 17, 2021 and February 18, 2021, a special study session with the Planning Commission was held on March 1, 2021 and with the City Council on March 23, 2021, and on April 27, 2021 and September 13, 2021, the City Council and Planning Commission held joint public study sessions;

WHEREAS, duly-noticed public hearings were held by the Planning Commission for the review of the Draft Housing Element update on November 8, 2021, November 22, 2021 and December 13, 2021;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Housing Element Update in compliance with CEQA and the local environmental review guidelines;

WHEREAS, the IS/MND was circulated for the required 30-day public review period from October 29, 2021, to November 29, 2021;

WHEREAS, the final adoption of the IS/MND shall be considered by the City Council as the final approval authority, after evaluation of the environmental document and consideration of public comments received during the public review period;

WHEREAS, the IS/MND reflects the independent judgment and analysis of the City of Costa Mesa;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends that City Council of the City of Costa Mesa approve and adopt the Initial Study/Mitigated Negative Declaration for the City of Costa Mesa 2021-2029 (Sixth Cycle) Housing Element Update.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends that City Council of the City of Costa Mesa approve and adopt the City of Costa Mesa 2021-2029 (Sixth Cycle) Housing Element Update subject to program modifications regarding Accessory Dwelling Units (ADUs).

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

**PASSED AND ADOPTED this 13th day of December, 2021.**



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Byron de Arakal, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA   )  
COUNTY OF ORANGE    )ss  
CITY OF COSTA MESA    )

I, Jennifer Le, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2021-21 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on December 13, 2021 by the following votes:

AYES:       de Arakal, Ereth, Rojas, Russell, Toler, Vivar

NOES:       Zich

ABSENT:    None

ABSTAIN:   None

  
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Jennifer Le, Secretary  
Costa Mesa Planning Commission