



# INTRODUCTION AND FIRST READING OF BEEKEEPING ORDINANCE AMENDING TITLE 3

October 1, 2024



# BEEKEEPING ORDINANCE

## HISTORY

The Costa Mesa Municipal Code does not allow for beekeeping within the City. Based upon community interest, the Police Department's Animal Services Unit, with assistance from the Animal Services Committee, is submitting a Beekeeping Ordinance for City Council's consideration.

## INTENT

The intent of the ordinance is to authorize beekeeping subject to certain requirements intended to avoid problems that may otherwise be associated with beekeeping in populated areas.



# BEEKEEPING PROPERTY AND HIVES REQUIREMENTS

- Only permitted on properties within an R-1 Single Family Residential Zoning District.
- No domesticated hives allowed on single-family residential property less than 3,000 square feet.
- Single-family residential properties 3,000 sf to 7,000 sf are limited to one (1) domesticated hive.
- Single-family residential properties over 7,000 sf may be authorized to have up to two (2) domesticated hives.
- All domesticated bees shall be kept in domesticated hives consisting of moveable frames which shall be kept and maintained in usable condition.



# BEEKEEPING ORDINANCE PERMIT

## PERMIT REQUIREMENTS

- Application with associated fee
- Proof of notification to adjacent property owners
- City staff will review permit and inspect property to ensure compliance
- Valid for 2 years

## REQUIREMENTS AFTER ISSUANCE OF PERMIT:

- Beehive signage at property access points
- Register hives with Agricultural Commissioner of Orange County as required by law
- Attend beginning beekeeper course from reputable source
- Abide by Costa Mesa Residential Beekeeping Best Practices



# APPEALS / REVOCATION OF PERMIT

- The ordinance establishes control measures for revocation of a permit should the bees or hive become a public nuisance. This includes a complaint from a person residing on a neighboring property with proof of a medically certified allergy to sting of bees.
- Appeal procedures for the beekeeping ordinance and special animal permit have been updated to be consistent and improve efficiency.



# PERMIT APPLICATION AND SITE PLAN



## Residential Beekeeping Permit Application

### Applicant and Ownership Information:

Applicant	
First Name:	Last Name:
Address where bees are kept:	
Phone #:	E-mail:

If the applicant is not the property owner, permission from the owner must be provided below:

Property Owner		
First Name:	Last Name:	
Street Address:		
City:	State:	ZIP:
Phone #:	E-mail:	
Signature	Date:	

### Required Bee Hive Information and Acknowledgements:

- Site Plan. Please provide information showing proposed locations for hive(s). Sample site plan is provided.
- Application Fee. Application must include \$80.00 application fee.
- A Residential Beekeeping Permit **DOES NOT** override private property restrictions in Covenants, Conditions and Restrictions (CC&R) or Homeowner's Association regulations.
- I have read and understand the City of Costa Mesa Best Management Practices (BMPs) document.
- I hereby certify that I will maintain bees in a manner that conforms to the City of Costa Mesa BMPs, Costa Mesa Municipal Code (CMMC) 3-18.1 - CMMC 3-18.7, and to any conditions of approval attached to the Beekeeping permit.
- I understand that the ability to keep bees is subject to revocation if I allow violations to the FMC or permit to exist on my property.
- I understand that at any time, an adjoining property resident may submit proof of a medically-certified allergy to the sting of bees, which would result in the revocation of the Residential Beekeeping permit.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Office Use Only:			
Date Recvd:	Permit #:	Approved <input type="checkbox"/>	Denied <input type="checkbox"/>
Reviewing Planner	Decision Date:		



## Residential Beekeeping Permit Application Site Plan



### Site Plan

Site Plan submitted must include: property address, location of hives, number of hives, and indicate all BMPs standards, i.e. water source, fly-over (vegetation or fence), etc.

Rear Yard

House

P/L

Front Yard

Address: \_\_\_\_\_

Street



# RECOMMENDATION

## Staff recommends:

- **City Council adopt an ordinance amending Title 3 (Animal Regulations) of the Costa Mesa Municipal Code by amending Chapter I (in general) and**
- **Chapter VI (Special Animal Permit) to provide for beekeeping and to clarify appeal procedures for special animal permits**





# Questions?

Bee Aware





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# CONTRACT AMENDMENTS TO ALLOW EVICTION PREVENTION SERVICES

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OCTOBER 1, 2024



# BACKGROUND – URGENCY ORDINANCE

- November 7, 2023 – The City Council adopted Urgency Ordinance No. 2023-04, increasing tenant protections regarding no-fault evictions.
  - Additionally, the Council awarded \$300,000 in American Rescue Plan Act (ARPA) funds to Serving People In Need (SPIN) and Families Forward (FF) to provide supplemental case management and financial assistance to households facing no-fault eviction. Specifically:
    - Up to \$500 in moving-related expenses (i.e., moving van, boxes, dumpster, etc.)
    - Financial assistance for security/utility deposits and future rental assistance
    - Housing retention services to ensure stability in their new home

# BACKGROUND - EVICTION DATA

March 26, 2024 – September 17, 2024

- The City received notice of eleven (11) no-fault evictions:
  - Two (2) involved a breach of the lease and did not qualify
  - Five (5) were voided due to noncompliance with the Ordinance
  - Four (4) were upheld, resulting in the eviction of ten (10) households
    - Of the ten (10) households, only four (4) requested supplemental financial assistance and were referred to SPIN and FF.
    - In serving these four (4) households, SPIN and FF expended less than \$7,000 of the \$300,000 awarded, leaving a balance of roughly \$293,000.

# BACKGROUND – RENTAL ASSISTANCE

June 21, 2022 – June 18, 2024

- The City Council awarded Mercy House \$2,050,000 to provide financial assistance to Costa Mesa residents at risk of eviction due to nonpayment of rent. Specifically:
  - Assisted 121 households (287 individuals)
  - 35 households currently enrolled w/ adequate funding encumbered
  - 60+ households requesting assistance w/ only \$64,000 remaining
  - All funds anticipated to be expended before end of calendar year

# PROPOSED AMENDMENTS

- Proposed amendments to the agreements include:
  - Expand eligibility to include households at imminent risk of eviction due to nonpayment of rent.
  - Allow the provision of up to 6 months of rental assistance
    - Households are reassessed after 3 months to determine need
  - Allow payments of up to \$10,000 in rental arrears
  - Only direct referrals from Costa Mesa Community Outreach Workers
  - Only for households residing in Costa Mesa
- SPIN and Families Forward estimate assisting 15-25 total households with financial assistance and supplemental case management to prevent eviction and achieve housing stability.

# RECOMMENDATIONS

Staff recommends the City Council:

1. Approve Amendment No. 1 to the Professional Services Agreement with Families Forward, amending the Scope to allow eviction prevention services for Costa Mesa residents.
2. Approve Amendment No. 1 to the Professional Services Agreement with Serving People In Need (SPIN), amending the Scope to allow eviction prevention services for Costa Mesa residents.
3. Authorize the City Manager and City Clerk to execute all agreements and any amendments to the agreements.



# QUESTIONS?

