CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda - Final Amended

Tuesday, November 4, 2025 **6:00 PM** **City Council Chambers**
77 Fair Drive

***Note: All agency memberships are reflected in the title "Council Member"**
4:00 P.M. Closed Session

Announcement:

A Closed Session item has been added to the agenda.

The City Council meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having technical difficulties or experiencing any other critical issues, and unless required by the Brown Act, the meeting will continue in person.

TRANSLATION SERVICES AVAILABLE / SERVICIOS DE TRADUCCIÓN DISPONIBLE
Please contact the City Clerk at (714) 754-5225 to request language interpreting services for City meetings. Notification at least 48 hours prior to the meeting will enable the City to make arrangements.

Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación de idioma para las juntas de la Ciudad. Se pide notificación por lo mínimo 48 horas de anticipación, esto permite que la Ciudad haga los arreglos necesarios.

Members of the public can view the City Council meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at youtube.com/costamesatv.

Closed Captioning is available via the Zoom option in English and Spanish.

Members of the public are welcome to speak during the meeting when the Mayor opens the floor for public comment. There is no need to register in advance or complete a comment card. When it's time to comment, line up at one of the two podiums in the room and wait for your turn. Each speaker will have up to 3 minutes (or as directed) to address the City Council.

To maintain a respectful and orderly atmosphere during the meeting, attendees shall refrain from using horns or amplified speakers. Signs and props may be brought into the Chamber, provided they do not exceed 11 inches by 18 inches in size and do not hinder the visibility of other attendees. The possession of poles, sticks, or stakes is strictly prohibited.

All attendees must remain seated while in the chamber until instructed by the Presiding Officer to approach and line up for public comment. To ensure safety and maintain order during the proceedings, standing or congregating in the aisles or foyer is strictly prohibited. For the safety of all, only trained service animals are allowed in the Council Chambers; pets are not permitted.

Further information regarding the City's regulations on addressing the City Council and expected conduct during meetings are available at the following links.

Title 2: Administration
§ 2-61: Conduct while addressing the council.
https://ecode360.com/42609578

Title 2: Administration
§ 2-64: Disorderliness by members of the audience.
https://ecode360.com/42609598

As a courtesy, the public may participate via the Zoom option.

Zoom Webinar: (For both 4:00 p.m. and 6:00 p.m. meetings)
Please click the link below to join the webinar:
https://us06web.zoom.us/j/83611931121?pwd=h4tgsexQf9Oq2YZ3r7DqKIefaemPSI.1
Or sign into Zoom.com and “Join a Meeting”
Enter Webinar ID: 836 1193 1121/ Password: 308881
• If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
• Select “Join Audio via Computer.”
• The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
• During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone: (For both 4:00 p.m. and 6:00 p.m. meetings)
Call: 1 669 900 6833 Enter Webinar ID: 836 1193 1121/ Password: 308881
During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Note, if you have installed a zoom update, please restart your computer before participating in the meeting.

Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the City Clerk at cityclerk@costamesaca.gov.

Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk’s Office on a flash drive, or mailed to the City Clerk’s Office. Kindly submit materials to the City Clerk AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m. on the day of the meeting.

Comments received by 12:00 p.m. on the day of the meeting will be provided to the City Council, made available to the public, and will be part of the meeting record.

Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. This includes items submitted for the overhead screen during the meeting. Items submitted for the overhead screen should be 1 page and provided to the City Clerk prior to the start of the meeting. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments, for both videos and pictures. Please e-mail to the City Clerk at cityclerk@costamesaca.gov NO LATER THAN 12:00 Noon on the date of the meeting. If you do not receive confirmation from the city prior to the meeting, please call the City Clerks office at 714-754-5225.

Note regarding agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5): Any related documents provided to a majority of the City Council after distribution of the City Council Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at https://costamesa.legistar.com/Calendar.aspx. Las agendas y los informes se pueden ver en español en el sitio web de la Ciudad en https://www.costamesaca.gov/trending/current-agendas/spanish-city-council-agendas.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II].

CLOSED SESSION - 4:00 P.M.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS Members of the public are welcome to address the City Council only on those items on the Closed Session agenda. Each member of the public will be given a total of three minutes to speak on all items on the Closed Session agenda.

CLOSED SESSION ITEMS:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
   Pursuant to California Government Code Section 54956.8
   APN: 427-091-12; Property: 3175 Airway Ave., Costa Mesa, CA 92626
   Agency Negotiators: Cecilia Gallardo-Daly, Interim City Manager
   Under Negotiation: Price and Terms of Payment

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - THREE CASES
   Pursuant to California Government Code Section 54956.9 (d)(2), Potential Litigation.

3. CONFERENCE WITH LABOR NEGOTIATORS
   Pursuant to California Government Code Section 54957.6 (a)
   Agency Designated Representative: Kimberly Hall Barlow, City Attorney.
   Unrepresented Employee: City Manager

REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY NOVEMBER 4, 2025 – 6:00 P.M.

JOHN STEPHENS
Mayor

MANUEL CHAVEZ
Mayor Pro Tem - District 4

ANDREA MARR
Council Member - District 3

ARLIS REYNOLDS
Council Member - District 5

LOREN GAMEROS
Council Member - District 2

JEFF PETTIS
Council Member - District 6

MIKE BULEY
Council Member - District 1

KIMBERLY HALL BARLOW
City Attorney

CECILIA GALLARDO-DALY
Interim City Manager

CALL TO ORDER

NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE

MOMENT OF SOLEMN EXPRESSION

[Per Council Policy 000-12, these presentations are made by community volunteers stating their own views. The City Council disclaims any intent to endorse or sponsor the views of any speaker.]

ROLL CALL

CITY ATTORNEY CLOSED SESSION REPORT

PRESENTATIONS:

1. Proclamation: 2025 Veterans Day

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA
Comments on Presentations and Consent Calendar items may also be heard at this time. Comments are limited to 3 minutes, or as otherwise directed.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS
Each council member is limited to 3 minutes. Additional comments will be heard at the end of the meeting.

1. Council Member Reynolds
2. Council Member Pettis
3. Council Member Buley
4. Council Member Gameros
5. Council Member Marr
6. Mayor Pro Tem Chavez
7. Mayor Stephens

REPORT – CITY MANAGER

REPORT – CITY ATTORNEY

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the City Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion.

1. **PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL ORDINANCES AND RESOLUTIONS** **25-567**

RECOMMENDATION:

City Council and Housing Authority approve the reading by title only and waive further reading of Ordinances and Resolutions.

2. **ADOPTION OF WARRANT RESOLUTION** **25-544**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2743.

Attachments: 1. Summary Check Registration 10-02-2025
2. Summary Check Registration 10-13-2025

3. MINUTES **25-568**

RECOMMENDATION:

City Council approve the minutes of the regular meeting of October 7, 2025.

Attachments: 1. 10-07-2025 Draft Minutes

4. COMPUTER SYSTEM REPLACEMENT PROGRAM **25-549**

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize the use of the National Association of State Procurement Officials (NASPO) ValuePoint Cooperative Master Program Agreement with Dell Technologies.

2. Approve the purchase of 150 computer systems to replace existing end-of-life computers.

3. Authorize the Interim City Manager, or designee, to execute a purchase order with Dell Technologies in the amount of $220,349.

Attachments: 1. Dell Technologies Quote

5. 2027 FEDERAL TRANSPORTATION IMPROVEMENT PROGRAM **25-551**

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2025-xx, approving projects for inclusion in the Orange County Transportation Authority's (OCTA) Federal Transportation Improvement Program (FTIP) for Fiscal Years 2026-27 through 2031-32.

Attachments: 1. Draft Resolution

6. **AWARD OF THE COSTA MESA FIRE STATION NO. 3 ABOVE GROUND STORAGE TANK INSTALLATION, CITY PROJECT NO. 25-12** **25-553**

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Public Works Agreement (PWA) in the amount of $409,996 to Fleming Environmental, Inc., Fullerton, CA, to install a new above ground diesel storage tank, fuel management solution, and accompanying items at the Costa Mesa Fire Station No. 3.

2. Authorize an additional ten percent (10%) contingency in the amount of $41,000 as needed for any unforeseen costs related to the project.

3. Authorize the Interim City Manager and the City Clerk to execute the PWA and any future amendments to the agreement within Council authorized limits.

Attachments: 1. Bid Abstract
2. PWA

AT THIS TIME COUNCIL WILL ADDRESS ANY ITEMS PULLED FROM THE CONSENT CALENDAR

----------END OF CONSENT CALENDAR----------

PUBLIC HEARINGS:

(Pursuant to Resolution No. 05-55, Public Hearings begin at 7:00 p.m.)

1. **ORDINANCE AMENDING TITLE 5: BUILDINGS AND STRUCTURES AND TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS** **25-534**

RECOMMENDATION:

Staff recommends the City Council:

1. Conduct a public hearing and introduce Ordinance No. 2025-XX for first reading to amend Title 5 and Title 7 of the Costa Mesa Municipal Code to:
   a. Adopt by reference the 2025 California Building Standards Code, as locally amended, and the current edition of the Orange County Grading and Excavation Code
   b. Repeal the City's prior adoption of the 2022 code editions
   c. Set an effective date of January 1, 2026

2. Adopt Resolution No. 2025-XX of the City Council of the City of Costa Mesa, California, setting forth findings of local climatic, geological, and topographical conditions within the City of Costa Mesa to support certain local amendments to the California Building Code, California Residential Code, California Fire Code, and California Wildland-Urban Interface Code.

3. Find that this action is not a project under CEQA Guidelines §15378(b) and, alternatively, is exempt under §15061(b)(3) (the common sense exemption).

Attachments: Agenda Report
1. Resolution
2. Ordinance
3. Ordinance (strikethrough)

2. **AMENDMENT TO THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN TO PROVIDE CONSISTENCY WITH THE SIXTH CYCLE (2021-2029) HOUSING ELEMENT - PCTY-25-0004** 25-541

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2025-XX to adopt the amendments to the Land Use Element of the City's General Plan to provide consistency with the Sixth Cycle Housing Element and associated California Environmental Quality Act (CEQA) environmental determination (Attachment 1).

Attachments: Agenda Report
1. Draft Resolution
2. Exhibit A Land Use Element Amendments
3. Draft Land Use Element Amendment Redlines
4. Housing Element Sites Inventory
5. Planning Commission Resolution

OLD BUSINESS:

1. **AMENDMENT NO. 7 TO AGREEMENT NO. C-5-3612 BETWEEN ORANGE COUNTY TRANSPORTATION AUTHORITY AND THE CITY OF COSTA MESA FOR THE I-405 IMPROVEMENTS PROJECT** 25-552

RECOMMENDATION:

Staff recommends the City Council:

1. Approve Amendment No. 7 to Agreement No. C-5-3612 between Orange County Transportation Authority (OCTA) and the City of Costa Mesa for the I-405 Improvements Project and authorize the Mayor and the City Clerk to execute the agreement.

2. Appropriate $1,989,000 in compensation towards Pavement Mitigation I-405 Project.

Attachments: 1. Amendment No. 7

NEW BUSINESS:

1. **CONSIDERATION OF AN ORDINANCE TO REQUIRE STAFFING AT SELF-SERVICE CHECKOUT STATIONS** 25-550

   RECOMMENDATION:

   Staff recommends the City Council receive presentation and provide direction to staff on further consideration of an ordinance.

   Attachments: 1. Long Beach City Ordinance
   2. Retail Theft 2023 - YTD 2025

2. **HOUSING ELEMENT REZONING (NEIGHBORHOODS WHERE WE ALL BELONG) PUBLIC ENGAGEMENT UPDATE** 25-532

   RECOMMENDATION:

   Staff recommends the City Council receive the presentation, provide feedback, and file this report.

   Attachments: Agenda Report

ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

ADJOURNMENT

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 25-567 **Meeting Date:** 11/4/2025

TITLE:

PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL ORDINANCES AND RESOLUTIONS

RECOMMENDATION:

City Council and Housing Authority approve the reading by title only and waive further reading of Ordinances and Resolutions.

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 25-544 **Meeting Date:** 11/4/2025

TITLE:

ADOPTION OF WARRANT RESOLUTION

DEPARTMENT: **FINANCE DEPARTMENT**

PRESENTED BY: **CAROL MOLINA, FINANCE DIRECTOR**

CONTACT INFORMATION: **CAROL MOLINA, FINANCE DIRECTOR AT (714) 754-5243**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2743.

BACKGROUND:

In accordance with Section 37202 of the California Government Code, the Director of Finance or their designated representative hereby certify to the accuracy of the following demands and to the availability of funds for payment thereof.

FISCAL REVIEW:

Funding Payroll Register No. 25-21 On Cycle for $4,219,034.40, and City operating expenses for $3,003,857.82.

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255778	10/03/25	P	BPR, Inc.	0000030238		49,998.00
		Line Description:	Uplifted Concrete Sidewalk Gri			
0255779	10/03/25	P	Bracken's Kitchen Inc	0000029468		18,591.28
		Line Description:	CMBS Meals 9/8-9/21			
0255780	10/03/25	P	Buxton	0000027731		24,000.00
		Line Description:	Subscription for CRE Package &			
0255781	10/03/25	P	FALCK MOBILE HEALTH CORP.	0000019807		206,000.00
		Line Description:	Ambulance Svc 9/1-9/15/25 Ambulance Svc 9/16-9/30/25		0. *	
0255782	10/03/25	P	ITZEN Architects Inc	0000030962	673,312.39 + 198,446.42 + 60,030.66 + 237,029.71 +	15,806.80
		Line Description:	Proj 24009 Consult 6/1-7/31/25			
0255783	10/03/25	P	Kimley Horn & Associates Inc	0000005251	19,668.65 + 1,188,487.83 *	29,412.27
		Line Description:	Safe Routes to School Action P Safe Routes to School Action P			
0255784	10/03/25	P	Liebert Cassidy Whitmore	0000002960		16,993.00
		Line Description:	LEGAL SERVICES - HR LEGAL SERVICES - HR LEGAL SERVICES - HR LEGAL SERVICES - HR LEGAL SERVICES - HR			
0255785	10/03/25	P	Orange County Treasurer Tax Collector	0000003489		23,884.75
		Line Description:	Parking Citation Aug 2025			

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0255786	10/03/25	P	Southern California Edison Company	0000004088	20,438.24
		Line Description:	FS#2 Recon Proj 25-15 SCE Svs		
0255787	10/03/25	P	Southern California Edison Company	0000004088	51,637.10
		Line Description:	FS#2 Recon Proj 25-15 SCE Svs		
0255788	10/03/25	P	Superior Pavement Markings Inc	0000003955	16,873.29
		Line Description:	INSTALLATION OF TRAFFIC STRIPI		
0255789	10/03/25	P	The Lincoln National Life Insurance Co	0000030039	15,770.70
		Line Description:	STD Ins Prem August 2025		
0255790	10/03/25	P	WLC Architects Inc	0000023955	18,200.00
		Line Description:	Fire Sta4 Training Facility Fire Sta 4 Training Facillity Fire Sta4 Training Facility Fire Sta4 Training Facility		
0255791	10/03/25	P	Ware Disposal Inc	0000000255	29,981.97
		Line Description:	Sept 2025 City Facilities July 2025 City Facilities August 2025 City Facilities		
0255792	10/03/25	P	Yunex LLC	0000029573	23,175.14
		Line Description:	Traffic Signal Maint Aug 25 Traffic Signal Response Aug 25		
0255793	10/03/25	P	32nd District Agricultural Assn	0000003432	416.00
		Line Description:	Officer Training Officer Training Officer Training		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0255794	10/03/25	P	AGA Engineers Inc	0000028838	13,065.00
		Line Description:	On-Call Srvs 2025-2026		
0255795	10/03/25	P	Allstar Fire Equipment Inc	0000000986	194.60
		Line Description:	Fire-Uniform/Equipment		
0255796	10/03/25	P	Blue Cosmo	0000026920	1,539.84
		Line Description:	Satellite Phone Svcs Sep 25 Satelte Phne Svcs.Credit Sep25 Satellite Phone Svcs.Aug 25 Satellite Phone Svcs. July 25		
0255797	10/03/25	P	BrightView Landscape Services Inc	0000026055	8,616.88
		Line Description:	Replace Irrigation Solenoids Irrigation Repairs Aug 2025		
0255798	10/03/25	P	CBE	0000015149	4,481.42
		Line Description:	CW COPIER 7/2-8/1/25 CW COPIER 6/2-7/1/25 CW COPIER 8/2-9/1/25		
0255799	10/03/25	P	CHUBB	0000031158	1,432.74
		Line Description:	Long Term Care Ins Sep 2025		
0255800	10/03/25	P	Charter Communications	0000011202	1,310.46
		Line Description:	EPL PD Warehouse 8/18-9/17/25 EPL PD Warehouse 9/18-10/17/25		
0255801	10/03/25	P	City of Huntington Beach	0000002599	1,800.00

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Booking Fees July 2025			
0255802	10/03/25	P	Continental Interpreting Services Inc	0000024355		1,300.00
		Line Description:	Lang Interpreters Svs 9/2/25			
0255803	10/03/25	P	Costa Mesa Lock & Key	0000001817		135.23
		Line Description:	Lock & Key Svc			
0255804	10/03/25	P	County of Orange Health Care Agency	0000003488		765.00
		Line Description:	CH Generator/CUPA Anniversary CH CUPA-HazMat Disclosure			
0255805	10/03/25	P	Danielle Hanson	0000031206		1,000.00
		Line Description:	Second Payment Install Poet La			
0255806	10/03/25	P	Daniels Tire Service	0000001922		1,012.18
		Line Description:	Warehouse Automotive-Tires Pickup & Disposal of used tire			
0255807	10/03/25	P	Data Ticket Inc	0000010929		6,502.88
		Line Description:	Parking Citation July 25			
0255808	10/03/25	P	ECKERSALL LLC	0000025412		230.00
		Line Description:	Consulting Svs Aug 25			
0255809	10/03/25	P	Elysian Arts & Events, LLC	0000030538		2,273.70
		Line Description:	Summer 25 Instructor Payment			
0255810	10/03/25	P	Employment Development Dept	0000021495		490.00

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Citywide Gate/Fence Install Re			
0255811	10/03/25	P	Entenmann Rovin Company	0000002130		142.05
		Line Description:	Flat Badge			
0255812	10/03/25	P	Fuel Pros Inc	0000026476		750.00
		Line Description:	CY-DO Inspection-Sep 25 FS#6-DO Inspection-Sep 25 FS#2-DO Inspection-Sep 25			
0255813	10/03/25	P	Galls LLC	0000002297		1,920.18
		Line Description:	Uniform M. Clark Uniform Emmanuel Alvardo Uniform M Trujillo Uniform-A Graham			
0255814	10/03/25	P	General Data Company	0000023334		698.79
		Line Description:	Printer Svc-PD			
0255815	10/03/25	P	Grainger	0000002393		2,017.04
		Line Description:	Hardware Hardware Shop Tool - Welding Helmet			
0255816	10/03/25	P	Hirsch Pipe & Supply Company Inc	0000026475		412.26
		Line Description:	Plumbing Supplies on an as nee Plumbing Supplies			
0255817	10/03/25	P	Hoag Executive Health	0000030617		3,155.00
		Line Description:	Wellness Exams Aug 2025			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255818	10/03/25	P	James Snordan	0000029974		140.00
		Line Description:	Basketball Referee			
0255819	10/03/25	P	Johnson Controls Fire Protection LP	0000026089		2,371.65
		Line Description:	Communication-Svc Call			
0255820	10/03/25	P	Kimball Midwest	0000006819		799.82
		Line Description:	Shop Supply			
0255821	10/03/25	P	LEAF PRIOR BILLED BY FLOWATER	0000029719		106.68
		Line Description:	Water Filtration System & Filt			
0255822	10/03/25	P	Melad & Associates	0000005068		3,905.05
		Line Description:	Consultant Plan Check Srvs			
0255823	10/03/25	P	MetLife Legal Plans Inc	0000014707		5,283.00
		Line Description:	MetLife Legal Premium Sept 25			
0255824	10/03/25	P	National Data & Surveying Services	0000021249		220.00
		Line Description:	Volume&Speed Traffic Counts			
0255825	10/03/25	P	Office Depot	0000003394		5,489.92
		Line Description:	Office Supplies-Finance Office Supplies- Police Office Supplies-Police Office Supplies-Fire Office Supplies-City Clerk Office Supplies-Police Traffic Office Supplies-Police CSI Office Supplies-Engineering Office Supplies-Police Jail			

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
		Line Description:	Office Supplies-Telecom Ops Office Supplies-Senior Center Office Supplies-CEO Comms Mark Office Supplies-Police Prop&Ev Office Supplies-Police Records		
0255826	10/03/25	P	Omari Smith	0000029906	70.00
		Line Description:	Basketball Referee		
0255827	10/03/25	P	Orange County Mosquito & Vector Control	0000021750	611.58
		Line Description:	Inspection Treatment Aug 25		
0255828	10/03/25	P	Pacific Medical Waste	0000029793	193.22
		Line Description:	Biohazard Disposal Sept 2025		
0255829	10/03/25	P	Rafael Rodriguez	0000031018	70.00
		Line Description:	Basketball Referee		
0255830	10/03/25	P	Red Wing Business Advantage Account	0000003772	423.79
		Line Description:	Safety Shoes Jorge Gonzalez Safety Shoes Roberto Soto		
0255831	10/03/25	P	Rincon Truck Center Inc	0000013236	210.37
		Line Description:	133-Fuel Pump		
0255832	10/03/25	P	Segerstrom Center for the Arts	0000005321	525.00
		Line Description:	Security Screening Devices Cou		
0255833	10/03/25	P	Southern California Edison Company	0000004088	489.93
		Line Description:	3351 Sakioka 8/26-9/24/25		

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	555 1/2 Paularino 8/22-9/22/25 3349 Sakioka 8/26-9/24/25 2301 Harbor 8/25-9/23/25 2948 Bristol 8/15-9/15/25 348 E 17th 8/26-9/24/25 735 Baker 8/29/21/25 3120 Manistee 8/22-9/22/25 867 Prospect 8/22-9/22/25			
0255834	10/03/25	P	Southern California Gas Company	0000004092		3,710.81
		Line Description:	Sr Ctr 8/20-9/19/25 DRC 8/20-9/19/25 721 James 8/20-9/19/25 717 James 8/20-9/19/25 BCC 8/25-9/24/25 Comm 8/21-9/22/25 2310 Placentia 8/21-9/22/25 2300 Placentia 2 8/21-9/22/25 PD 8/21-9/22/25 FS#4 8/21-9/22/25 Pool 8/20-9/19/25 NHCC 8/20-9/19/25 FS#2 8/22-9/23/25 FS#6 8/27-9/26/25 FS#5 8/21-9/22/25 567 W 18th 8/20-9/19/25 FS#3 8/20-9/19/25 FS#1 8/25-9/24/25			
0255835	10/03/25	P	The Lincoln National Life Insurance Co	0000030039		14,615.67
		Line Description:	Critical Ill Ins Sept 2025 Accident Ins Sept 2025			
0255836	10/03/25	P	The Solis Group	0000030649		4,824.00
		Line Description:	Fire Sta No4 Training Tower Si			

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
		Line Description:	Fire Sta No 4 Training Tower S Fire Sta 4 Training Towr Site		
0255837	10/03/25	P	US Postmaster	0000004377	10,000.00
		Line Description:	Prepaid Bulk Mail		
0255838	10/03/25	P	UniFirst Holdings Inc	0000030616	77.94
		Line Description:	CMBS Walkoff Mats		
0255839	10/03/25	P	United Site Services of California Inc	0000015552	149.01
		Line Description:	Portable Toilet Srvs 8/13-9/9 Portable Toilet Srvs 8/13-9/9		
0255840	10/03/25	P	Verizon Wireless	0000008717	2,154.32
		Line Description:	WIRELESS PHONE 8/18-9/17/25 Fire Cell Phone 8/18-9/17/25		
0255841	10/03/25	P	Waterline Technologies Inc	0000014520	446.84
		Line Description:	DRC Pool Treatment		
				TOTAL	**$673,312.39**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020922	10/03/25	P	Anthony Deak	0000031419		89.60
		Line Description:	EVOC-San Bernardino			
020923	10/03/25	P	Araceli Nunez	0000031418		89.60
		Line Description:	EVOC-San Bernardino			
020924	10/03/25	P	Bryce Beck	0000030898		24.00
		Line Description:	Active Shooter Response			
020925	10/03/25	P	Christian Apahidean	0000029090		52.40
		Line Description:	Adv RdSd Impair Drive Enf			
020926	10/03/25	P	Delcie Hynes	0000030712		506.00
		Line Description:	Nt'l Homeland Sec Conf			
020927	10/03/25	P	Eric Fricke	0000021262		16.00
		Line Description:	ICS 400			
020928	10/03/25	P	Francis Savengrith	0000031416		89.60
		Line Description:	EVOC-San Bernardino			
020929	10/03/25	P	George Martinez	0000031417		75.60
		Line Description:	EVOC-San Bernardino			
020930	10/03/25	P	Guyon Foxwell	0000029370		125.39
		Line Description:	CA Homicide Investigators Conf			
020931	10/03/25	P	James Haney	0000029091		266.80

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Arrest/Control Instructor			
020932	10/03/25	P	Jerad Korte	0000025077		40.00
		Line Description:	ICS 300 ICS 400			
020933	10/03/25	P	Jeremy Hermes	0000025637		54.00
		Line Description:	Internal Affairs			
020934	10/03/25	P	Jones Mayer	0000014653		155,709.88
		Line Description:	1313869-Opioid 131847-Council 131852-Finance 131856-Housing 131884-Schaefer 131853-Fire Dept 131838-Abdulmagid 131843-City Clerk 131860-Jahanbin 2 131864-May, Julia 131832-227 Mesa Dr 131876-Police Dept 131829-1963 Wallace 131845-City Manager 131854-Harvey, Lori 131861-Joann/Canyon 131863-Leik, Judith 131877-Public Works 131878-Querry, Jake 131879-RDX Catalyst 131825-1022 Bengonia 131842-City Attorney 131865-Mood, Ivin #3 131831-2162 Maple St. 131834-2292 Canyon Dr		

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt

Line Description:
131840-Animal Control
131844-City Clerk PRR
131848-D'Alessio 1983
131849-DBO Invest. CM
131855-Hernandez, Joe
131867-Ohio House LLC
131868-Olive, Nicolas
131870-Oshiro, Maxine
131882-Rivera, Nathan
131883-Salehpour, Ali
131885-Vargas, Angela
131857-Human Resources
131866-Nasiri, Soheila
131881-Risk Management
131830-2130 Federal Ave
131835-374 Woodland Ave
131837-599 W. Wilson St
131839-Alexander, James
131846-Code Enforcement
131851-Farrell Harrison
131873-Percival, Zoe M.
131826-1095 Sea Bluff Dr
131827-113 Clearbrook Ln
131828-1858 Newport Blvd
131833-2280 Newport Blvd
131850-Development Serv.
131841-Banegas, Dorado, A
131858-Insight Psychology
131874-Phillips, Danielle
131880-RDK Group Holdings
131887-Wilson, L Theodore
131836-440 Fair Dr/1179 NP
131871-Pacific Shores, LLC
131875-Planning Commission
131886-Veramancini, Juan D
131859-Information Technology
131872-Parks & Community Svcs

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020935	10/03/25	P	Julie Schall	0000022142		80.00
		Line Description:	Notary Bond Filing Fee Notary Public Exam/App			
020936	10/03/25	P	Justin Pham	0000030485		44.80
		Line Description:	CA Sex/Arson Registry Intro			
020937	10/03/25	P	Kristofer Moore	0000025526		24.00
		Line Description:	ICS 300			
020938	10/03/25	P	Laura Davis	0000012465		70.45
		Line Description:	ICI Financial Crimes			
020939	10/03/25	P	Luis Villegas Godina	0000031213		66.25
		Line Description:	PC 832 Laws of Arrest			
020940	10/03/25	P	Michael Luu	0000026362		125.39
		Line Description:	CA Homicide Investigators Conf			
020941	10/03/25	P	Mikaila Pacis	0000031110		163.44
		Line Description:	ARCGIS Pro-Crime Mapping			
020942	10/03/25	P	Monte Peters	0000022201		84.56
		Line Description:	Sherman Block Super Ldrshp			
020943	10/03/25	P	Nicholas Harbert	0000030655		51.44
		Line Description:	Western State ORC Trn Conf			
020944	10/03/25	P	Priceless Pet Rescue	0000026000		40,000.00

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Shelter&Adoption Srvs Sept 25			
020945	10/03/25	P	Sheila Larsen	0000029680		250.00
		Line Description:	2025 City Mgr Leadership Award			
020946	10/03/25	P	Thomas Scott	0000026255		131.00
		Line Description:	ICI Financial Crimes			
020947	10/03/25	P	Yael Carbajal	0000030824		52.78
		Line Description:	CA Sex/Arson Registry Intro			
020948	10/03/25	P	Yuliana Murillo Ceballos	0000031112		163.44
		Line Description:	ARCGIS Pro-Crime Mapping			
					TOTAL	**$198,446.42**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255522	09/30/25	P	Antonio Macias	0000021817		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255523	09/30/25	P	Barbara Tintle	0000016912		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255524	09/30/25	P	Bonnie Kubota	0000005792		726.00
		Line Description:	Qtrly Retiree Medical Payment			
0255525	09/30/25	P	Bradley Whiteaker	0000000341		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255526	09/30/25	P	Burton Santee	0000003920		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255527	09/30/25	P	Chano Camarillo	0000001558		503.78
		Line Description:	Qtrly Retiree Medical Payment			
0255528	09/30/25	P	Chris Holmes	0000002557		852.75
		Line Description:	Qtrly Retiree Medical Payment			
0255529	09/30/25	P	Chris Reed	0000003777		819.58
		Line Description:	Qtrly Retiree Medical Payment			
0255530	09/30/25	P	Dan Mudra	0000006272		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255531	09/30/25	P	David Alkema	0000000970		876.00
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255532	09/30/25	P	Deanna Reed	0000002777		726.00
		Line Description:	Qtrly Retiree Medical Payment			
0255533	09/30/25	P	Dennis Barton	0000001209		231.84
		Line Description:	Qtrly Retiree Medical Payment			
0255534	09/30/25	P	Diane J Moore	0000003221		376.05
		Line Description:	Qtrly Retiree Medical Payment			
0255535	09/30/25	P	Don Boynton	0000015805		452.32
		Line Description:	Qtrly Retiree Medical Payment			
0255536	09/30/25	P	Donna Fagot	0000013934		425.04
		Line Description:	Qtrly Retiree Medical Payment			
0255537	09/30/25	P	Eric Engle	0000002128		555.24
		Line Description:	Qtrly Retiree Medical Payment			
0255538	09/30/25	P	Fidel Gamboa	0000007696		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255539	09/30/25	P	Frank Rudisill	0000003871		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255540	09/30/25	P	Frederick Merrill	0000005365		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255541	09/30/25	P	Fredric Wagner	0000004444		988.50
		Line Description:	Qtrly Retiree Medical Payment			
0255542	09/30/25	P	Gary Golson	0000002370		534.34
		Line Description:	Qtrly Retiree Medical Payment			
0255543	09/30/25	P	Harold Arnold	0000001076		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255544	09/30/25	P	Harold Newbern	0000013391		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255545	09/30/25	P	Henry Santo	0000003921		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255546	09/30/25	P	James Boucher	0000021818		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255547	09/30/25	P	James Solliday	0000015717		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255548	09/30/25	P	John E Fitzpatrick	0000002234		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255549	09/30/25	P	John Pherrin	0000006031		801.00
		Line Description:	Qtrly Retiree Medical Payment			
0255550	09/30/25	P	Karin Robinson	0000008079		587.40
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255551	09/30/25	P	Karl J Verhoef	0000004410		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255552	09/30/25	P	Keith M Jones	0000002776		731.91
		Line Description:	Qtrly Retiree Medical Payment			
0255553	09/30/25	P	Kenneth Soltis	0000007968		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255554	09/30/25	P	Kevin Gleason	0000006350		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255555	09/30/25	P	Klaus Straschil	0000004169		651.00
		Line Description:	Qtrly Retiree Medical Payment			
0255556	09/30/25	P	Larry Arruda	0000001080		872.28
		Line Description:	Qtrly Retiree Medical Payment			
0255557	09/30/25	P	Larry M Hicks	0000002525		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255558	09/30/25	P	Lawrence Stice	0000015806		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255559	09/30/25	P	Lou Steiner	0000005965		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255560	09/30/25	P	Marilyn Ellis-Hollobaugh	0000002108		651.00
		Line Description:	Qtrly Retiree Medical Payment			
0255561	09/30/25	P	Merton Switzer	0000004204		297.93
		Line Description:	Qtrly Retiree Medical Payment			
0255562	09/30/25	P	Michael Basso	0000021265		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255563	09/30/25	P	Michael Moran	0000018227		555.24
		Line Description:	Qtrly Retiree Medical Payment			
0255564	09/30/25	P	Michael Swanson	0000006237		988.50
		Line Description:	Qtrly Retiree Medical Payment			
0255565	09/30/25	P	Michael Treanor	0000006788		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255566	09/30/25	P	Michael V Ginther	0000002339		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255567	09/30/25	P	Michael W Carver	0000001599		786.06
		Line Description:	Qtrly Retiree Medical Payment			
0255568	09/30/25	P	Neil Leveratt	0000002948		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255569	09/30/25	P	Pamela S Greene	0000005256		536.57
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255570	09/30/25	P	Patricia Novack	0000012034		951.00
		Line Description:	Qtrly Retiree Medical Payment			
0255571	09/30/25	P	Perry J Grant	0000008771		951.00
		Line Description:	Qtrly Retiree Medical Payment			
0255572	09/30/25	P	Peter Merritt	0000005114		988.68
		Line Description:	Qtrly Retiree Medical Payment			
0255573	09/30/25	P	Peter Tenace	0000007198		376.05
		Line Description:	Qtrly Retiree Medical Payment			
0255574	09/30/25	P	Robert B Phillips	0000005388		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255575	09/30/25	P	Robert Ciszek	0000001670		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255576	09/30/25	P	Robert Fate	0000002183		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255577	09/30/25	P	Robert L Taylor	0000006299		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255578	09/30/25	P	Roger Neth	0000003312		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255579	09/30/25	P	Ronald A Smith	0000004053		852.75
		Line Description:	Qtrly Retiree Medical Payment			
0255580	09/30/25	P	Rulon Hatch	0000006012		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255581	09/30/25	P	Sam Nguyen	0000021573		520.97
		Line Description:	Qtrly Retiree Medical Payment			
0255582	09/30/25	P	Scott Broussard	0000001420		925.95
		Line Description:	Qtrly Retiree Medical Payment			
0255583	09/30/25	P	Sheila Maurice	0000003091		376.05
		Line Description:	Qtrly Retiree Medical Payment			
0255584	09/30/25	P	Stanley Borek	0000001347		475.95
		Line Description:	Qtrly Retiree Medical Payment			
0255585	09/30/25	P	Steven Spielberger	0000004127		726.00
		Line Description:	Qtrly Retiree Medical Payment			
0255586	09/30/25	P	Teresa Peterson Goerke	0000016963		555.24
		Line Description:	Qtrly Retiree Medical Payment			
0255587	09/30/25	P	Thomas Banks	0000021751		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255588	09/30/25	P	Thomas MacDuff	0000006064		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255589	09/30/25	P	Thomas Neth	0000007978		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255590	09/30/25	P	Thomas Stewart	0000006560		555.24
		Line Description:	Qtrly Retiree Medical Payment			
0255591	09/30/25	P	Ursula Basich	0000022488		775.95
		Line Description:	Qtrly Retiree Medical Payment			
0255592	09/30/25	P	Ve Tran	0000004296		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
0255593	09/30/25	P	Virginia Anderson	0000008307		313.50
		Line Description:	Qtrly Retiree Medical Payment			
0255594	09/30/25	P	William Todd	0000004269		276.00
		Line Description:	Qtrly Retiree Medical Payment			
					TOTAL	**$60,030.66**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020609	09/30/25	P	Aaron Thomas	0000005479		852.75
		Line Description:	Qrtly Retiree Medical Payment			
020610	09/30/25	P	Albert Spencer	0000004120		838.50
		Line Description:	Qrtly Retiree Medical Payment			
020611	09/30/25	P	Allan L Roeder	0000003720		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020612	09/30/25	P	Allen D Huggins	0000002589		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020613	09/30/25	P	Andres Sepulveda	0000003988		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020614	09/30/25	P	Andrew Chalkley	0000025404		726.00
		Line Description:	Qrtly Retiree Medical Payment			
020615	09/30/25	P	Ann Shultz	0000006607		976.05
		Line Description:	Qrtly Retiree Medical Payment			
020616	09/30/25	P	Anna Dolewski	0000010944		2,052.00
		Line Description:	Qtrly Retiree Medical Payment			
020617	09/30/25	P	Anna Rodriguez	0000026586		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020618	09/30/25	P	Arthur V Beames Jr	0000017738		109.27
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020619	09/30/25	P	Baltazar Mejia	0000023439		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020620	09/30/25	P	Betty Garcia	0000024432		424.24
		Line Description:	Qrtly Retiree Medical Payment			
020621	09/30/25	P	Bobby Y Masuzumi	0000003081		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020622	09/30/25	P	Brad Edwards	0000022130		766.77
		Line Description:	Qrtly Retiree Medical Payment			
020623	09/30/25	P	Brent McKinley	0000007051		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020624	09/30/25	P	Brian W Roberts	0000006274		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020625	09/30/25	P	Bruce Hartley	0000011119		555.24
		Line Description:	Qrtly Retiree Medical Payment			
020626	09/30/25	P	Bruce McGregor	0000011206		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020627	09/30/25	P	Bruce R Ballinger	0000001167		651.00
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020628	09/30/25	P	Bruce Radomski	0000003742		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020629	09/30/25	P	Bruce W Covey	0000013041		976.05
		Line Description:	Qrtly Retiree Medical Payment			
020630	09/30/25	P	Bryan Glass	0000002342		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020631	09/30/25	P	Cameron Phillips	0000005875		876.00
		Line Description:	Qrtly Retiree Medical Payment			
020632	09/30/25	P	Carl McConnell	0000013933		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020633	09/30/25	P	Charles A Bassett	0000011742		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020634	09/30/25	P	Charles F Carr	0000006236		838.50
		Line Description:	Qrtly Retiree Medical Payment			
020635	09/30/25	P	Charles J Oliver Jr	0000009684		526.05
		Line Description:	Qrtly Retiree Medical Payment			
020636	09/30/25	P	Charlotte Bluell	0000008644		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020637	09/30/25	P	Cherie M Pittington	0000003641		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020638	09/30/25	P	Cheryl R Helwig	0000006915		625.95
		Line Description:	Qrtly Retiree Medical Payment			
020639	09/30/25	P	Chris Goldsworthy	0000029067		500.37
		Line Description:	Qrtly Retiree Medical Payment			
020640	09/30/25	P	Christina Powell OBrien	0000016961		576.00
		Line Description:	Qrtly Retiree Medical Payment			
020641	09/30/25	P	Christopher B Bates	0000001213		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020642	09/30/25	P	Christopher G Walk	0000004450		1,071.00
		Line Description:	Qrtly Retiree Medical Payment			
020643	09/30/25	P	Christopher J Boyd	0000001363		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020644	09/30/25	P	Christopher K Brimhall	0000001402		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020645	09/30/25	P	Christopher Kudelka	0000005822		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020646	09/30/25	P	Clay G Epperson	0000002141		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020647	09/30/25	P	Clint Dieball	0000004717		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020648	09/30/25	P	Corrie Viera	0000019128		852.75
		Line Description:	Qrtly Retiree Medical Payment			
020649	09/30/25	P	Curt D Yoder	0000004601		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020650	09/30/25	P	D Dennis Johnson	0000011317		826.05
		Line Description:	Qrtly Retiree Medical Payment			
020651	09/30/25	P	Dale H Ashley	0000010564		876.00
		Line Description:	Qrtly Retiree Medical Payment			
020652	09/30/25	P	Dale R Birney	0000001277		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020653	09/30/25	P	Dana Potts	0000008186		826.05
		Line Description:	Qrtly Retiree Medical Payment			
020654	09/30/25	P	Dane Bora	0000001344		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020655	09/30/25	P	Danny Hogue	0000006802		801.00
		Line Description:	Qrtly Retiree Medical Payment			
020656	09/30/25	P	Darlene Bell	0000005602		276.00
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020657	09/30/25	P	Darrel Raney	0000005800		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020658	09/30/25	P	David A Dye	0000002065		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020659	09/30/25	P	David C Goerke	0000009386		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020660	09/30/25	P	David Hollister	0000021620		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020661	09/30/25	P	David K Makiyama	0000003041		976.05
		Line Description:	Qrtly Retiree Medical Payment			
020662	09/30/25	P	David Maurer	0000007564		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020663	09/30/25	P	David S Andersen	0000001040		876.00
		Line Description:	Qrtly Retiree Medical Payment			
020664	09/30/25	P	David Sorge	0000004068		793.70
		Line Description:	Qrtly Retiree Medical Payment			
020665	09/30/25	P	David Tait	0000022487		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020666	09/30/25	P	Dawna Myers	0000003273		925.95
		Line Description:	Qrtly Retiree Medical Payment			
020667	09/30/25	P	Deborah Zimmerman	0000023438		826.05
		Line Description:	Qrtly Retiree Medical Payment			
020668	09/30/25	P	Debra Yasui	0000007276		876.00
		Line Description:	Qrtly Retiree Medical Payment			
020669	09/30/25	P	Dee Dee H Nelson	0000006575		243.00
		Line Description:	Qrtly Retiree Medical Payment			
020670	09/30/25	P	Dennis B Sanders	0000003910		323.66
		Line Description:	Qrtly Retiree Medical Payment			
020671	09/30/25	P	Diane Butler	0000008078		501.00
		Line Description:	Qrtly Retiree Medical Payment			
020672	09/30/25	P	Diane M Jarrett	0000007645		726.00
		Line Description:	Qrtly Retiree Medical Payment			
020673	09/30/25	P	Don Holford	0000006025		587.40
		Line Description:	Qrtly Retiree Medical Payment			
020674	09/30/25	P	Donald B Brown	0000004900		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020675	09/30/25	P	Doneen J Westenhaver	0000009746		631.58
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020676	09/30/25	P	Donna J Theriault	0000005411		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020677	09/30/25	P	Doug Johnson	0000005743		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020678	09/30/25	P	Doug Lovell	0000018477		704.04
		Line Description:	Qrtly Retiree Medical Payment			
020679	09/30/25	P	Doug Prochnow	0000012127		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020680	09/30/25	P	Douglas Wilson	0000006759		551.16
		Line Description:	Qrtly Retiree Medical Payment			
020681	09/30/25	P	Edward Petros	0000003615		925.95
		Line Description:	Qrtly Retiree Medical Payment			
020682	09/30/25	P	Ellen M Fenwick	0000023268		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020683	09/30/25	P	Eric Johnson	0000002765		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020684	09/30/25	P	Ernesto A Munoz	0000003261		691.57
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020685	09/30/25	P	Frank Barraza	0000026939		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020686	09/30/25	P	Frank Fantino	0000005635		988.50
		Line Description:	Qrtly Retiree Medical Payment			
020687	09/30/25	P	Frederick T Seguin	0000003981		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020688	09/30/25	P	Gaetano Russo	0000019793		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020689	09/30/25	P	Gary Mc Erlain	0000017407		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020690	09/30/25	P	Gary Wong	0000012009		448.64
		Line Description:	Qrtly Retiree Medical Payment			
020691	09/30/25	P	Gene Barbee	0000001188		713.05
		Line Description:	Qrtly Retiree Medical Payment			
020692	09/30/25	P	Georgia A Ethier	0000002154		870.45
		Line Description:	Qrtly Retiree Medical Payment			
020693	09/30/25	P	Gerald S Vasquez	0000006833		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020694	09/30/25	P	Gerald W Stucky	0000004172		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020695	09/30/25	P	Gerard J Stukkie	0000004174		988.68
		Line Description:	Qrtly Retiree Medical Payment			
020696	09/30/25	P	Gina Clark	0000021699		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020697	09/30/25	P	Gregg A Steward	0000004159		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020698	09/30/25	P	Gregory Beutz	0000001261		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020699	09/30/25	P	Gregory Knackert	0000017588		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020700	09/30/25	P	Gregory LaFave	0000014549		526.05
		Line Description:	Qrtly Retiree Medical Payment			
020701	09/30/25	P	Gregory P Scott	0000003963		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020702	09/30/25	P	H Michael Griffin	0000006936		322.05
		Line Description:	Qrtly Retiree Medical Payment			
020703	09/30/25	P	Harlan Pauley	0000003569		838.50
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020704	09/30/25	P	Helen Nenadal	0000022319		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020705	09/30/25	P	Helene Rosenbaum	0000003861		276.00
		Line Description:	Qrtly Retiree Medical Payment			
020706	09/30/25	P	Herbert C Ohde Jr	0000003399		555.24
		Line Description:	Qrtly Retiree Medical Payment			
020707	09/30/25	P	Holly L Carver	0000001597		750.93
		Line Description:	Qrtly Retiree Medical Payment			
020708	09/30/25	P	Jack D Schuitt	0000003952		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020709	09/30/25	P	Jack Koch	0000002859		651.00
		Line Description:	Qrtly Retiree Medical Payment			
020710	09/30/25	P	Jack L Archer	0000001062		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020711	09/30/25	P	Jaime Serrato	0000005953		3,762.00
		Line Description:	Qtrly Retiree Medical Payment			
020712	09/30/25	P	James C Wysong	0000004594		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020713	09/30/25	P	James D Watson	0000004476		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020714	09/30/25	P	James E Higgins Jr	0000007687		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020715	09/30/25	P	James M Ellis	0000002107		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020716	09/30/25	P	James M Gottenbos	0000002385		425.04
		Line Description:	Qrtly Retiree Medical Payment			
020717	09/30/25	P	James Morrison	0000010566		555.24
		Line Description:	Qrtly Retiree Medical Payment			
020718	09/30/25	P	James N Dibble	0000005626		951.00
		Line Description:	Qrtly Retiree Medical Payment			
020719	09/30/25	P	James Parnell	0000003558		651.00
		Line Description:	Qrtly Retiree Medical Payment			
020720	09/30/25	P	James R Wilke Jr	0000004555		501.00
		Line Description:	Qrtly Retiree Medical Payment			
020721	09/30/25	P	James T Warnack	0000004465		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020722	09/30/25	P	Jana L Cacho	0000010556		536.16
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020723	09/30/25	P	Jane Duenweg	0000021556		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020724	09/30/25	P	Jeanette Chervony	0000018986		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020725	09/30/25	P	Jeanette Zangger	0000006655		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020726	09/30/25	P	Jeff B Janzen	0000002735		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020727	09/30/25	P	Jeffery E Skee	0000005410		951.00
		Line Description:	Qrtly Retiree Medical Payment			
020728	09/30/25	P	Jeffrey Horn	0000009003		676.05
		Line Description:	Qrtly Retiree Medical Payment			
020729	09/30/25	P	Jeffrey J McCann	0000003101		976.05
		Line Description:	Qrtly Retiree Medical Payment			
020730	09/30/25	P	Jeffrey T Peters	0000003608		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020731	09/30/25	P	Jerauld D Holloway	0000002556		651.00
		Line Description:	Qrtly Retiree Medical Payment			
020732	09/30/25	P	Jerry Souza	0000004109		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020733	09/30/25	P	John Bull	0000003233		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020734	09/30/25	P	John F Downey	0000009004		852.75
		Line Description:	Qrtly Retiree Medical Payment			
020735	09/30/25	P	John L Skinner	0000004038		651.00
		Line Description:	Qrtly Retiree Medical Payment			
020736	09/30/25	P	John S Michalec	0000019250		988.68
		Line Description:	Qrtly Retiree Medical Payment			
020737	09/30/25	P	Jon B Whitcomb	0000005651		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020738	09/30/25	P	Jon Doezie	0000009385		826.05
		Line Description:	Qrtly Retiree Medical Payment			
020739	09/30/25	P	Jose Tovar	0000004283		651.00
		Line Description:	Qrtly Retiree Medical Payment			
020740	09/30/25	P	Juan Santos	0000013436		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020741	09/30/25	P	Judith G Covey	0000009690		688.50
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020742	09/30/25	P	Judy Vickers	0000007219		500.37
		Line Description:	Qrtly Retiree Medical Payment			
020743	09/30/25	P	Karen L Adams	0000000899		426.00
		Line Description:	Qrtly Retiree Medical Payment			
020744	09/30/25	P	Karen S Goettsch	0000013935		976.05
		Line Description:	Qrtly Retiree Medical Payment			
020745	09/30/25	P	Kathleen Ulrich	0000025407		576.00
		Line Description:	Qrtly Retiree Medical Payment			
020746	09/30/25	P	Kayoko Hayman	0000005785		669.11
		Line Description:	Qrtly Retiree Medical Payment			
020747	09/30/25	P	Keith Davis	0000008187		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020748	09/30/25	P	Kelly Vucinic	0000010967		555.24
		Line Description:	Qrtly Retiree Medical Payment			
020749	09/30/25	P	Kevin Condon	0000007561		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020750	09/30/25	P	Kevin Diamond	0000001989		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020751	09/30/25	P	Kevin T Meng	0000003133		870.84
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020752	09/30/25	P	Kurt Lystne	0000008712		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020753	09/30/25	P	Lance Nakamoto	0000003280		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020754	09/30/25	P	Larry Bell	0000007802		375.75
		Line Description:	Qrtly Retiree Medical Payment			
020755	09/30/25	P	Larry Dreiman	0000018972		726.00
		Line Description:	Qrtly Retiree Medical Payment			
020756	09/30/25	P	Laura Ginther	0000023134		726.00
		Line Description:	Qrtly Retiree Medical Payment			
020757	09/30/25	P	Lawrence N Hennen	0000002506		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020758	09/30/25	P	Lawrence P Torres	0000004278		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020759	09/30/25	P	Leonard Goodsir	0000002378		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020760	09/30/25	P	Lily Martinez	0000003071		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020761	09/30/25	P	Linda A Matthews	0000003089		463.50
		Line Description:	Qrtly Retiree Medical Payment			
020762	09/30/25	P	Linda F Divino	0000009007		421.56
		Line Description:	Qrtly Retiree Medical Payment			
020763	09/30/25	P	Loren P Wyrick	0000004593		852.75
		Line Description:	Qrtly Retiree Medical Payment			
020764	09/30/25	P	Madeline A Miller	0000003179		826.05
		Line Description:	Qrtly Retiree Medical Payment			
020765	09/30/25	P	Maher Nawar	0000004714		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020766	09/30/25	P	Mamo D Arruda	0000001081		426.00
		Line Description:	Qrtly Retiree Medical Payment			
020767	09/30/25	P	Marc Yuhasz	0000004609		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020768	09/30/25	P	Marguerite De La Torre	0000004997		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020769	09/30/25	P	Marie Thompson	0000000038		322.05
		Line Description:	Qrtly Retiree Medical Payment			
020770	09/30/25	P	Marilyn Golden	0000017028		526.05
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020771	09/30/25	P	Marilyn Guimond	0000015161		498.91
		Line Description:	Qrtly Retiree Medical Payment			
020772	09/30/25	P	Marilyn K Sutton	0000004201		726.00
		Line Description:	Qrtly Retiree Medical Payment			
020773	09/30/25	P	Martin P Carver	0000001598		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020774	09/30/25	P	Marty Huguenin	0000002591		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020775	09/30/25	P	Mary R Delaney	0000015807		526.05
		Line Description:	Qrtly Retiree Medical Payment			
020776	09/30/25	P	Matthew J Collett	0000001720		951.00
		Line Description:	Qrtly Retiree Medical Payment			
020777	09/30/25	P	Mel Lee	0000010320		826.05
		Line Description:	Qrtly Retiree Medical Payment			
020778	09/30/25	P	Meloni Smith McMinimy	0000006847		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020779	09/30/25	P	Michael A Cacho	0000001471		536.16
		Line Description:	Qrtly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020780	09/30/25	P	Michael A Cohen	0000006586		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020781	09/30/25	P	Michael A Guevara	0000005099		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020782	09/30/25	P	Michael D Manson	0000005311		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020783	09/30/25	P	Michael R Balsis	0000009424		526.05
		Line Description:	Qrtly Retiree Medical Payment			
020784	09/30/25	P	Michael S Fantozzi	0000004715		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020785	09/30/25	P	Michael S Hastert	0000006107		852.75
		Line Description:	Qrtly Retiree Medical Payment			
020786	09/30/25	P	Michael T Dyer	0000002067		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020787	09/30/25	P	Mitchell B Johnson	0000002770		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020788	09/30/25	P	Monique Beckner	0000008066		1,026.00
		Line Description:	Qrtly Retiree Medical Payment			
020789	09/30/25	P	Morris House	0000002578		876.00
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020790	09/30/25	P	Muriel Ullman	0000001244		475.95
		Line Description:	Qtrly Retiree Medical Payment			
020791	09/30/25	P	Nancy M Croft	0000016184		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020792	09/30/25	P	Norman K Schurb	0000003957		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020793	09/30/25	P	Olivia Ramirez	0000003750		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020794	09/30/25	P	Patricia J Steele	0000014443		625.95
		Line Description:	Qtrly Retiree Medical Payment			
020795	09/30/25	P	Patrick Wessel	0000009042		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020796	09/30/25	P	Patty R Brown	0000001423		651.00
		Line Description:	Qtrly Retiree Medical Payment			
020797	09/30/25	P	Paul Beckman	0000005998		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020798	09/30/25	P	Paul Dondero	0000002023		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020799	09/30/25	P	Paul Moody	0000008766		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020800	09/30/25	P	Paul V Starn	0000010841		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020801	09/30/25	P	Perry L Valantine	0000004384		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020802	09/30/25	P	Peter Czenze	0000013313		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020803	09/30/25	P	Peter Naghavi	0000007860		876.00
		Line Description:	Qtrly Retiree Medical Payment			
020804	09/30/25	P	Phil Dickens	0000005801		838.50
		Line Description:	Qtrly Retiree Medical Payment			
020805	09/30/25	P	Philip Hartman	0000002474		555.24
		Line Description:	Qtrly Retiree Medical Payment			
020806	09/30/25	P	Philip T Worsman	0000004585		913.50
		Line Description:	Qtrly Retiree Medical Payment			
020807	09/30/25	P	Phillip R Schmuck	0000003947		530.13
		Line Description:	Qtrly Retiree Medical Payment			
020808	09/30/25	P	Phyllis Schiel	0000023427		631.58
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020809	09/30/25	P	Randall J Croll	0000013426		870.84
		Line Description:	Qtrly Retiree Medical Payment			
020810	09/30/25	P	Raul Perez	0000012128		675.89
		Line Description:	Qtrly Retiree Medical Payment			
020811	09/30/25	P	Raymond T Pawloski	0000003572		720.08
		Line Description:	Qtrly Retiree Medical Payment			
020812	09/30/25	P	Rene Carrera	0000029400		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020813	09/30/25	P	Renee K Farden	0000016962		726.00
		Line Description:	Qtrly Retiree Medical Payment			
020814	09/30/25	P	Richard Allum	0000000987		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020815	09/30/25	P	Richard Boucher	0000014716		555.24
		Line Description:	Qtrly Retiree Medical Payment			
020816	09/30/25	P	Richard J Johnson	0000005620		988.50
		Line Description:	Qtrly Retiree Medical Payment			
020817	09/30/25	P	Richard Simons	0000022287		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020818	09/30/25	P	Robert Bork	0000001350		976.05
		Line Description:	Qtrly Retiree Medical Payment			
020819	09/30/25	P	Robert Hanson	0000014289		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020820	09/30/25	P	Robert J Durham	0000006151		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020821	09/30/25	P	Robert J Pesce	0000003604		852.75
		Line Description:	Qtrly Retiree Medical Payment			
020822	09/30/25	P	Robert Pignone	0000003634		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020823	09/30/25	P	Robert Sharpnack	0000004004		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020824	09/30/25	P	Robert Van Sickle	0000004394		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020825	09/30/25	P	Robert W Reynolds	0000003801		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020826	09/30/25	P	Robert W Stinman	0000018058		988.68
		Line Description:	Qtrly Retiree Medical Payment			
020827	09/30/25	P	Robindale Shepherd	0000009851		852.75
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020828	09/30/25	P	Ronald Cloe	0000001693		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020829	09/30/25	P	Ronald J Chamberlin	0000014890		526.05
		Line Description:	Qtrly Retiree Medical Payment			
020830	09/30/25	P	Ronald P Stone	0000004167		775.95
		Line Description:	Qtrly Retiree Medical Payment			
020831	09/30/25	P	Ronald Penley	0000024437		555.24
		Line Description:	Qtrly Retiree Medical Payment			
020832	09/30/25	P	Rosemary Dodson	0000012364		676.05
		Line Description:	Qtrly Retiree Medical Payment			
020833	09/30/25	P	Rosemary Vidales	0000004418		375.12
		Line Description:	Qtrly Retiree Medical Payment			
020834	09/30/25	P	Ross E McKelvey	0000009897		951.00
		Line Description:	Qtrly Retiree Medical Payment			
020835	09/30/25	P	Russell C Parker	0000007435		852.75
		Line Description:	Qtrly Retiree Medical Payment			
020836	09/30/25	P	Russell J Yankie	0000015036		750.93
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020837	09/30/25	P	Sandi Lishka	0000015808		775.95
		Line Description:	Qtrly Retiree Medical Payment			
020838	09/30/25	P	Sandra B Benson	0000006459		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020839	09/30/25	P	Scott A May	0000003092		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020840	09/30/25	P	Shawn Brosamer	0000001416		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020841	09/30/25	P	Shawn Leffingwell	0000006331		976.05
		Line Description:	Qtrly Retiree Medical Payment			
020842	09/30/25	P	Stephanie Moore	0000008356		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020843	09/30/25	P	Stephen G Calles	0000009071		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020844	09/30/25	P	Stephen R Tiedeman	0000004258		921.00
		Line Description:	Qtrly Retiree Medical Payment			
020845	09/30/25	P	Stephen Ridgway	0000003815		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020846	09/30/25	P	Steven Feather	0000002187		720.08
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020847	09/30/25	P	Steven Labbitt	0000002887		951.00
		Line Description:	Qtrly Retiree Medical Payment			
020848	09/30/25	P	Stewart C Godshall	0000002355		826.05
		Line Description:	Qtrly Retiree Medical Payment			
020849	09/30/25	P	Sue Hupp	0000001879		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020850	09/30/25	P	Susan Baldwin	0000010199		376.05
		Line Description:	Qtrly Retiree Medical Payment			
020851	09/30/25	P	Susan L Larimore	0000002911		526.05
		Line Description:	Qtrly Retiree Medical Payment			
020852	09/30/25	P	Thanh P Bui	0000005710		852.75
		Line Description:	Qtrly Retiree Medical Payment			
020853	09/30/25	P	Thomas C Wood	0000004757		625.95
		Line Description:	Qtrly Retiree Medical Payment			
020854	09/30/25	P	Thomas J Lazar	0000002925		951.00
		Line Description:	Qtrly Retiree Medical Payment			
020855	09/30/25	P	Thomas R Caldwell	0000012035		988.50
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020856	09/30/25	P	Timothy Schennum	0000003943		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020857	09/30/25	P	Timothy Starn	0000005549		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020858	09/30/25	P	Timothy Sweet	0000015387		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020859	09/30/25	P	Tom A Curtis	0000001898		555.24
		Line Description:	Qtrly Retiree Medical Payment			
020860	09/30/25	P	Tom G Winter	0000005460		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020861	09/30/25	P	Trudy E Nuzum	0000003379		613.50
		Line Description:	Qtrly Retiree Medical Payment			
020862	09/30/25	P	Vernon D Hupp	0000002604		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020863	09/30/25	P	Victor Hernandez	0000015946		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020864	09/30/25	P	Walter M Dill	0000007117		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020865	09/30/25	P	Walter S Silver Jr	0000004026		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020866	09/30/25	P	Wanda Ayers	0000011741		375.75
		Line Description:	Qtrly Retiree Medical Payment			
020867	09/30/25	P	Wayne Martin	0000005885		951.00
		Line Description:	Qtrly Retiree Medical Payment			
020868	09/30/25	P	Wayne Riedmann	0000006022		838.50
		Line Description:	Qtrly Retiree Medical Payment			
020869	09/30/25	P	Wendell L Maberry	0000003031		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020870	09/30/25	P	Willa Bouwens Killeen	0000014940		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020871	09/30/25	P	William A Folsom	0000021819		853.50
		Line Description:	Qtrly Retiree Medical Payment			
020872	09/30/25	P	William B Ellwood	0000006789		651.00
		Line Description:	Qtrly Retiree Medical Payment			
020873	09/30/25	P	William F McLean	0000013455		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020874	09/30/25	P	William H Bechtel	0000001224		951.00
		Line Description:	Qtrly Retiree Medical Payment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020875	09/30/25	P	William J Morris	0000003236		543.22
		Line Description:	Qtrly Retiree Medical Payment			
020876	09/30/25	P	William L Adams	0000009869		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020877	09/30/25	P	William M Moss	0000003241		988.68
		Line Description:	Qtrly Retiree Medical Payment			
020878	09/30/25	P	William P Redmond	0000003775		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
020879	09/30/25	P	William Verderber	0000005625		808.57
		Line Description:	Qtrly Retiree Medical Payment			
020880	09/30/25	P	Zachary Hoferitza	0000002548		1,026.00
		Line Description:	Qtrly Retiree Medical Payment			
					TOTAL	**$237,029.71**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020881	09/30/25	P	Alan F Kent	0000006393		2,174.79
		Line Description:	1% Supplemental Pay Oct 25			
020882	09/30/25	P	Beckee Cost	0000016309		946.08
		Line Description:	1% Supplemental Pay Oct 25			
020883	09/30/25	P	Chris Morris	0000007439		2,500.00
		Line Description:	Monthly LTD Payment Oct 25			
020884	09/30/25	P	Danny Hogue	0000006802		1,137.03
		Line Description:	1% Supplemental Pay Oct 25			
020885	09/30/25	P	Darlene Bell	0000005602		580.54
		Line Description:	1% Supplemental Pay Oct 25			
020886	09/30/25	P	David A Dye	0000002065		260.90
		Line Description:	1% Supplemental Pay Oct 25			
020887	09/30/25	P	Edward Dryzmala	0000006686		1,377.28
		Line Description:	1% Supplemental Pay Oct 25			
020888	09/30/25	P	Gale Tuso	0000017460		233.08
		Line Description:	1% Supplemental Pay Oct 25			
020889	09/30/25	P	Harlan Pauley	0000003569		232.12
		Line Description:	1% Supplemental Pay Oct 25			
020890	09/30/25	P	James M Miller	0000007440		2,500.00
		Line Description:	Monthly LTD Payment Oct 25			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020891	09/30/25	P	Kathleen Zuorski	0000025225		504.52
		Line Description:	1% Supplemental Pay Oct 25			
020892	09/30/25	P	Linda Boylan	0000023340		57.98
		Line Description:	1% Supplemental Pay Oct 25			
020893	09/30/25	P	Matthew J Collett	0000001720		856.58
		Line Description:	1% Supplemental Pay Oct 25			
020894	09/30/25	P	Paul A Cappuccilli	0000007705		1,214.50
		Line Description:	1% Supplemental Pay Oct 25			
020895	09/30/25	P	Phil Dickens	0000005801		511.76
		Line Description:	1% Supplemental Pay Oct 25			
020896	09/30/25	P	Richard J Johnson	0000005620		1,255.66
		Line Description:	1% Supplemental Pay Oct 25			
020897	09/30/25	P	Thomas J Lazar	0000002925		1,703.25
		Line Description:	1% Supplemental Pay Oct 25			
020898	09/30/25	P	William H Bechtel	0000001224		1,622.58
		Line Description:	1% Supplemental Pay Oct 25			
					TOTAL	**$19,668.65**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255961	10/10/25	P	Pamela Lilly	0000025324		750.00
		Line Description:	Payroll Deductions 25-21			
0255962	10/10/25	P	State of California	0000001546		424.24
		Line Description:	Payroll Deductions 25-21			
0255963	10/10/25	P	State of California	0000001546		357.47
		Line Description:	Payroll Deductions 25-21			
					TOTAL	**$1,531.71**

0. *

1,531.71 +
120,339.46 +
211,788.83 +
1,481,709.99 +
1,815,369.99 *

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020950	10/10/25	P	Achdjian Real Estate Advisory	0000030549		5,197.50
		Line Description:	Consulting Qtr 1 7/1-9/30/25			
020951	10/10/25	P	Alisa Ochoa	0000029944		300.00
		Line Description:	Arts Comm Mtg Jul-Sep 2025			
020952	10/10/25	P	Allison Mann	0000001338		300.00
		Line Description:	Arts Comm Mtg Jul-Sep 2025			
020953	10/10/25	P	Brandice Leger	0000030845		300.00
		Line Description:	Park/Comm Svs Comm Jul-Sep 25			
020954	10/10/25	P	Brandon Nguyen	0000030477		0.02
		Line Description:	BlueBeam Unbound Conference			
020955	10/10/25	P	Carrie Tai	0000031276		929.67
		Line Description:	NWWAB Business Mtg APA CA Conf 2025 Business Mtg w/ City of SA			
020956	10/10/25	P	Charlene M Ashendorf	0000017428		300.00
		Line Description:	Arts Comm Mtg Jul-Sep 2025			
020957	10/10/25	P	Costa Mesa Employees Association	0000006284		4,608.71
		Line Description:	Payroll Deductions 25-21			
020958	10/10/25	P	Costa Mesa Executive Club	0000006286		360.00
		Line Description:	Payroll Deductions 25-21			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020959	10/10/25	P	Costa Mesa Firefighters Association	0000001812		9,289.00
		Line Description:	Payroll Deductions 25-21			
020960	10/10/25	P	Costa Mesa Police Association	0000001819		7,260.00
		Line Description:	Payroll Deductions 25-21			
020961	10/10/25	P	Costa Mesa Police Management Assn	0000005082		350.00
		Line Description:	Payroll Deductions 25-21			
020962	10/10/25	P	Deborah Wondercheck	0000029941		300.00
		Line Description:	Arts Comm Mtg Jul-Sep 2025			
020963	10/10/25	P	Enterprise Rent A Car	0000002131		5,767.95
		Line Description:	Undercover Car Rental Undercover Car Rental Undercover Car Rental Undercover Car Rental			
020964	10/10/25	P	Erica Lucia	0000029943		300.00
		Line Description:	Arts Comm Mtg Jul-Sep 2025			
020965	10/10/25	P	James A Brown	0000024426		1,250.00
		Line Description:	BCJ450 Domestic Violence GED108 Environmental Science BCJ470 Research-Crim Just/Crim			
020966	10/10/25	P	Jones Mayer	0000014653		53,294.58
		Line Description:	132160-May, Julia 132159-Litigation 132157-Jahanbin 2 132163-Opioid			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	132155-Harvey, Lori 131331-D'Alessio Investment 132173-Veramancini, Juan D 132150-440 Fair Dr/1179 NP 132324-Wilson, L Theodore 132169-RDK Group Holdings 132158-Leik, Judith 132165-Peper, Aidia 132168-Querry, Jake 132161-Mood, Ivin #3 132152-D'Alessio 1983 132153-DBO Invest. CM 132162-Munoz, Armando 132164-Oshiro, Maxine 132170-Rivera, Nathan 132171-Salehpour, Ali 132172-Vargas, Angela 132154-Farrell Harrison 132166-Percival, Zoe M. 130830-Jahanbin, Khosrow 132151-Banegas, Dorado, A 132156-Insight Psychology 132167-Phillips, Danielle			
020967	10/10/25	P	Omar Amaya	0000027488		810.00
		Line Description:	Company Officer 2D Company Officer 2B			
020968	10/10/25	P	SHI International Corp	0000016007		29,398.60
		Line Description:	ESSENTIAL SUPPORT FORCEPOINT WEB SECURITY FOR PD FORCEPOINT WEB SECURITY FOR CI			
020969	10/10/25	P	Victor Mendez	0000031000		23.43
		Line Description:	American Planning Assoc Conf			

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
					TOTAL	$120,339.46

End of Report

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Run Date Oct 13,2025
Run Time 1:27:05 PM

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
020949	10/07/25	P	US Bank	0000002228		211,788.83
		Line Description:	August 2025			
					TOTAL	**$211,788.83**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0255842	10/09/25	P	126 East 22nd Street LLC	0000031477	26,575.00
		Line Description:	Refund Permit PS22-01686		
0255843	10/09/25	P	Admin Sure Inc	0000021568	17,653.00
		Line Description:	Workers Comp Admin Oct 25		
0255844	10/09/25	P	American Construction Company, LLC	0000031176	88,114.59
		Line Description:	Retention Proj 24-11/200080 Proj 24-11/200080 Bsmnt Remodl		
0255845	10/09/25	P	Circuit Transit Inc	0000031174	40,094.58
		Line Description:	CM GOAT Aug 25		
0255846	10/09/25	P	David Volz Design	0000004828	70,880.10
		Line Description:	Sk8 Park Expansion Jul 25		
0255847	10/09/25	P	Denovo Ventures, LLC	0000011506	285,000.00
		Line Description:	ERP		
0255848	10/09/25	P	Gensler	0000031100	45,043.38
		Line Description:	August 2025		
0255849	10/09/25	P	LINA	0000015623	37,916.26
		Line Description:	NYL Admin Fee Aug 2025 Active Life/AD&D Retiree Life Sep 25 Voluntary Life Ins Sep 25 LTD Ins Prem Sep 25		
0255850	10/09/25	P	Lyons Security Service Inc	0000027168	49,108.50

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	August 2025 Security CMSC 24 Hr Security Lions Park Sept 25 Security Srvs SC			
0255851	10/09/25	P	Mesa Verde Partners	0000006080		18,480.00
		Line Description:	Reimburse CIP Golf Course Agre			
0255852	10/09/25	P	Mobile Home Improvement	0000015213		15,810.00
		Line Description:	Rehab Grant-1750 Whittier #41			
0255853	10/09/25	P	OCY Management LLC	0000031370		87,060.50
		Line Description:	Med Transportation Svs Aug 25 Snr Mobility Prog Svs Aug 25 Snr Mobility Prog Svs Jul 25 Medical Transport July 25			
0255854	10/09/25	P	Pinnacle Petroleum, Inc	0000029315		24,686.14
		Line Description:	Cy Unleaded Fuel Tanks 3-4			
0255855	10/09/25	P	SCA of CA, LLC	0000029971		127,226.87
		Line Description:	Bi-Weekly Pressure Washing BS Pressure Washing Sweeping 19th Sweeping Arterial and Resident			
0255856	10/09/25	P	Southern California Edison Company	0000004088		228,395.20
		Line Description:	885 Junipero 9/3-10/1/25 NHCC 8/28-9/28/25 Sunflower/Plaza Sep 25 Loan8670 Sunflower/Plaza Sep25 Tennis Ctr 9/3-10/1/25 1895 Irvine Sep 25 2750 Fairview 9/3-10/1/25 970 Arlington 9/3-10/1/25			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	980 Arlington 9/3-10/1/25 Volcom Sk8 Prk 9/3-10/1/25 Fac & Equip Sep 25 Street Lights Sep 25 Loan86690 Street Lights Sep 25 1952 Newport 8/27-9/25/25 Parks Maint Sep 25 Davis Field 8/28-9/28/25 3129 Harbor Sep 25 1035 Park Crest 9/3-10/1/25 1624 Gisler Sep 25 Sr Ctr 8/28-9/28/25 Joann St Bike Trail Sep 25 3460 Smalley Sep 25 Signals Sep 25 745 W 19th 9/10/2/25 360 W Wilson 8/28-9/28/25 BAker/Royal Palm Sep 25 702 1/2 Victoria 8/29-9/29/25 702 Victoria 8/29-9/29/25 DRC 8/29-9/29/25 SD Fwy On/Off Sep 25 Npt/Baker Sep 25 19th/Npt Sep 25 567 W 18th 9/4-10/2/25			
0255858	10/09/25	P	WA Rasic Construction Company Inc	0000005576		54,286.00
		Line Description:	FAIRVIEW PARK WATER METER INST			
0255859	10/09/25	P	Ware Disposal Inc	0000000255		24,356.40
		Line Description:	September 2025 Bulky Item Aug 2025 Bulky Item July 25 Bulky Item			
0255860	10/09/25	P	AAA Electric Motor Sales & Service Inc	0000019861		28.51
		Line Description:	Electrical Supplies			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255861	10/09/25	P	AT & T	0000001107		2,601.01
		Line Description:	Fire Sta#1 Fire Alarm System 2310 Placentia Irrigation Red Phone Fire Sta#6 Red Phone Fire Sta#4 Red Phone Fire Sta#1 Lions Park Senior Center Elevator Sr Ctr Fire Alarm Balearic Center Fax Local Usage Red Phone Fire Sta#2 NHCC Fire Alarm Lions Park Baseball Field DRC Fire Alarm WSS Alarm Jack Hamett Sports Complex Fire Emergency Line Red Phone Fire Sta#3 Red Phone Fire Sta#5 PRI Circuit Inbound Trunk			
0255862	10/09/25	P	AT & T	0000001107		107.00
		Line Description:	Internet-Skate Park Camera			
0255863	10/09/25	P	AT&T Mobility LLC	0000030878		1,166.96
		Line Description:	CMFR MCT BrdBnd 7/27-8/26/25			
0255864	10/09/25	P	Alans Lawnmower & Garden Center Inc	0000019220		853.18
		Line Description:	Battery Operated Power Tools Tree Pruning Tools			
0255865	10/09/25	P	American Way Pipeline	0000030823		3,500.00

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Refund Permit EENC-23-0026			
0255866	10/09/25	P	Angelo Events LLC	0000031520		700.00
		Line Description:	Scarecrow Festival 2025			
0255867	10/09/25	P	Angely Vallarta	0000029193		800.00
		Line Description:	Planning Comm Mtg Sep 25			
0255868	10/09/25	P	Anne Marie Lister	0000030342		440.00
		Line Description:	Scarecrow Festival 2025			
0255869	10/09/25	P	Anomaly Squared	0000030491		1,041.60
		Line Description:	CALL CENTER SVS SEP 25			
0255870	10/09/25	P	Architerra Design Group	0000030581		1,962.50
		Line Description:	Svs Expanse Ketchum-Libolt Prk			
0255871	10/09/25	P	Atkinson Andelson Loya Ruud & Romo	0000027289		1,194.38
		Line Description:	General Legal			
0255872	10/09/25	P	BCS Consultants	0000029856		2,000.00
		Line Description:	Security Cameras Design Svcs.			
0255873	10/09/25	P	Beau Hossler	0000029714		140.00
		Line Description:	Basketball Referee			
0255874	10/09/25	P	Brendan Ford	0000031457		300.00
		Line Description:	Arts Comm Mtg Jul-Sep 2025			

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0255875	10/09/25	P	Bureau Veritas North America Inc	0000016616	1,061.74
		Line Description:	Consulting PlanCheck Svs Aug25		
0255876	10/09/25	P	CALBO	0000001483	5,385.00
		Line Description:	In-Per Ed Week-H Martinez In-Per Ed Week-13 Employees In-Per Ed Week-N Jacobo		
0255877	10/09/25	P	CAPF	0000004755	2,478.00
		Line Description:	Firefighters LTD Oct 25		
0255878	10/09/25	P	CBE	0000015149	1,599.47
		Line Description:	Copier Maint 7/5-8/4/25 Copier Maint 8/5-9/4/25 Copier Maint 9/5-10/4/25 Parks SN35081954 5/5-6/4/25 Clerk SN33025745 5/5-6/4/25		
0255879	10/09/25	P	CLEA	0000004754	3,936.00
		Line Description:	Police Officers LTD Oct 25		
0255880	10/09/25	P	CPS HR Consulting	0000001791	375.54
		Line Description:	Test Rental Services		
0255881	10/09/25	P	California Green Business Network	0000030493	6,772.00
		Line Description:	Prog Mmbrshp for July 25-Jun26		
0255882	10/09/25	P	Carl Warren & Company	0000001578	1,800.00
		Line Description:	Claims Administrator		

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255883	10/09/25	P	Cindys Jumpers LLC	0000029874		1,856.00
		Line Description:	BOUNCE HOUSE RENTALS FOR SCARE GENERATOR RENTAL DAY OF EVENT			
0255884	10/09/25	P	Circus Joy	0000029376		700.00
		Line Description:	Scarecrow Festival 2025			
0255885	10/09/25	P	Continental Interpreting Services Inc	0000024355		850.00
		Line Description:	Lang Interpreters Svs 9/9/25			
0255886	10/09/25	P	Cristian Garcia Arcos	0000030747		300.00
		Line Description:	Park/Comm Svs Comm Jul-Sep 25			
0255887	10/09/25	P	Daniels Tire Service	0000001922		4,367.07
		Line Description:	WH Auto Stock-Tires Pickup/Disposal of used tires WH Auto Stock-Tires Recycle Tire Pickup WH Auto Stock-Tires WH Auto Stock-Tires WH Auto Stock-Tires			
0255888	10/09/25	P	Data Ticket Inc	0000010929		3,150.00
		Line Description:	Samsung Galaxy Handhelds-Maint			
0255889	10/09/25	P	David Martinez	0000014476		800.00
		Line Description:	Planning Comm Mtg Sep 25			
0255890	10/09/25	P	Dennis Grubb & Assoc. Willdan Engr. Co	0000030346		368.64
		Line Description:	FirePlan Check Svs FFAC25-0039			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255891	10/09/25	P	Division of the State Architect	0000021296		1,098.80
		Line Description:	Dsiability Access Ed Fee			
0255892	10/09/25	P	Donnoe & Associates Inc	0000010228		1,360.00
		Line Description:	Written Exams			
0255893	10/09/25	P	Dream Makers	0000030647		1,405.00
		Line Description:	Scarecrow Festival 2025			
0255894	10/09/25	P	Ecolab Pest Elimination	0000024420		1,778.65
		Line Description:	Pest Control Svs Sep 25			
0255895	10/09/25	P	Elizabeth Dorn Parker	0000029192		300.00
		Line Description:	Park/Comm Svs Comm Jul-Sep 25			
0255896	10/09/25	P	Endemic Environmental Services Inc	0000021277		13,923.50
		Line Description:	FVP Maint/Rehab 9/1-9/15/25			
0255897	10/09/25	P	Enercalc Inc	0000029320		1,699.00
		Line Description:	Structural Engineering Library			
0255898	10/09/25	P	FireStats LLC	0000026188		1,250.00
		Line Description:	Firestats Data Aug 2025			
0255899	10/09/25	P	First Choice Service	0000023961		1,124.22
		Line Description:	COFFEE & WATER SERVICES COFFEE & WATER SERVICES			
0255900	10/09/25	P	Fisher Derderian	0000030055		300.00

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Arts Comm Mtg Jul-Sep 2025			
0255901	10/09/25	P	Forensic Nurse Specialists Inc	0000014039		3,000.00
		Line Description:	Victim Physical Aug 25			
0255902	10/09/25	P	Fuel Pros Inc	0000026476		2,620.31
		Line Description:	PD Vapor Recovery Testing CY Repair-Replace Red Jacket 2			
0255903	10/09/25	P	Fully Promoted	0000029208		6,125.59
		Line Description:	DEPARTMENT UNIFORMS			
0255904	10/09/25	P	ITZEN Architects Inc	0000030962		13,766.60
		Line Description:	Comm Bldg-Design Svs Aug 25			
0255905	10/09/25	P	Integrated Impressions	0000003403		2,933.45
		Line Description:	New Hire Swag Health/Wellness Swag			
0255906	10/09/25	P	Interwest Consulting Group Inc	0000021505		931.17
		Line Description:	Consulting Plan Check Srvs Bldg Plan Review Svs July 25			
0255907	10/09/25	P	Jacob Husen	0000031455		300.00
		Line Description:	Park/Comm Svs Comm Jul-Sep 25			
0255908	10/09/25	P	Jasmina Roitzsch	0000031525		400.00
		Line Description:	ArtVenute Award			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255909	10/09/25	P	Jason Komala	0000031456		300.00
		Line Description:	Park/Comm Svs Comm Jul-Sep 25			
0255910	10/09/25	P	Jeffrey Brian Abbit	0000029375		500.00
		Line Description:	Scarecrow Festival			
0255911	10/09/25	P	Jeffrey Harlan	0000020142		800.00
		Line Description:	Planning Comm Mtg Sep 25			
0255912	10/09/25	P	Joe Mar Polygraph	0000030910		250.00
		Line Description:	Polygraph Exam			
0255913	10/09/25	P	John Halligan	0000031526		400.00
		Line Description:	ArtVenture Award			
0255914	10/09/25	P	Johnson Controls Fire Protection LP	0000026089		1,549.63
		Line Description:	FS#1 Svc Call-Sprinklers			
0255915	10/09/25	P	Jonathan Zich	0000026312		800.00
		Line Description:	Planning Comm Mtg Sep 25			
0255916	10/09/25	P	Jose Rojas	0000029411		800.00
		Line Description:	Planning Comm Mtg Sep 25			
0255917	10/09/25	P	Joshua Thomas Gall	0000031522		2,550.00
		Line Description:	Fire Sta No. 2 TCE			
0255918	10/09/25	P	K2 Calibrations LLC	0000031056		4,329.58
		Line Description:	G888			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	SHIPPING CALIBRATION GAS SALES TAX (7.75%)			
0255919	10/09/25	P	Karen Kay Ford	0000031528		400.00
		Line Description:	ArtVenture Award			
0255920	10/09/25	P	Karen Klepack	0000030322		800.00
		Line Description:	Planning Comm Mtg Sep 25			
0255921	10/09/25	P	Kelly Brown	0000029489		300.00
		Line Description:	Park/Comm Svs Comm Jul-Sep 25			
0255922	10/09/25	P	Knowleton Manor Homeowners Association	0000031523		400.00
		Line Description:	Fire Sta 2 Reconstruction TCE			
0255923	10/09/25	P	LC Action Police Supply	0000005638		2,169.77
		Line Description:	Three Firearms & Equipment Three Firearms & Equipment			
0255924	10/09/25	P	LN Curtis & Sons	0000002983		10,008.92
		Line Description:	Fire Apparel Fire Apparel Fire Apparel WILDLAND PPE WILDLAND PPE			
0255925	10/09/25	P	Lauren Young	0000031527		200.00
		Line Description:	ArtVenture Award-Youth Art			
0255926	10/09/25	P	Long Beach BMW	0000015745		297.36

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Shop Supply			
0255927	10/09/25	P	Margaret J. Thibodeau	0000031524		800.00
		Line Description:	Fire Sta 2 Reconstruction TCE			
0255928	10/09/25	P	Michael Baker International Inc	0000024229		1,495.00
		Line Description:	Consulting Srvs			
0255929	10/09/25	P	Mike Raahauges Shooting Enterprises	0000006853		150.00
		Line Description:	Range Fees SWAT Aug 2025			
0255930	10/09/25	P	Monica Loss Dos Santos	0000031006		400.00
		Line Description:	ArtVenture Award			
0255931	10/09/25	P	Napa Auto & Truck Parts	0000012968		13,206.31
		Line Description:	Parts Sept 25 Parts-September 25			
0255932	10/09/25	P	National Data & Surveying Services	0000021249		420.00
		Line Description:	Volume&Speed Traffic Counts Volume&Speed Traffic Counts Volume&Speed Traffic Counts			
0255933	10/09/25	P	Neogov	0000018828		4,771.04
		Line Description:	Insight&Govermentjobs.com			
0255934	10/09/25	P	Occu Med	0000003388		5,746.64
		Line Description:	Pre-Employment Pre-Employment			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255935	10/09/25	P	Origin Golf Design	0000031068		585.00
		Line Description:	Golf Course Design Fees			
0255936	10/09/25	P	Place Works Inc	0000023119		11,122.59
		Line Description:	Consulting Srvs			
0255937	10/09/25	P	Quadient Inc	0000028798		5,000.00
		Line Description:	Sept 25 Credit Line			
0255938	10/09/25	P	Rafael Rodriguez	0000031018		140.00
		Line Description:	Basketball Referee			
0255939	10/09/25	P	Rincon Truck Center Inc	0000013236		551.40
		Line Description:	Stock-Air Bag			
0255940	10/09/25	P	Robert L Dickson Jr	0000003671		800.00
		Line Description:	Planning Comm Mtg Sep 25			
0255941	10/09/25	P	STV Construction Inc	0000024848		398.00
		Line Description:	Lions Park Project			
0255942	10/09/25	P	Shaw HR Consulting Inc	0000021706		2,775.00
		Line Description:	Reasonable Accomodation Reasonable Accomodation			
0255943	10/09/25	P	Shayanne Wright	0000030053		300.00
		Line Description:	Park/Comm Svs Comm Jul-Sep 25			
0255944	10/09/25	P	SiteOne Landscape Supply LLC	0000024133		516.55

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Turf Marking Paint			
0255945	10/09/25	P	Southern California Shredding Inc	0000025605		40.00
		Line Description:	On-Site Shredding Services			
0255946	10/09/25	P	Spectrum Gas Products	0000012653		1,079.85
		Line Description:	Oxygen Medical Oxygen Medical Oxygen Medical Oxygen Medical Oxygen Medical Oxygen Medical Oxygen Medical FS3 Oxygen Medical FS 5 Oxygen Medical FS4 Oxygen Medical FS2 Oxygen Medical FS1 Oxygen Medical FS2 Oxygen Medical FS3 Oxygen Medical FS4			
0255947	10/09/25	P	State of California Dept of Justice	0000001534		539.00
		Line Description:	Livescan/Fingerprinting Servic			
0255948	10/09/25	P	Third Wave Corporation	0000025874		2,519.00
		Line Description:	ITSP CONSULTING			
0255949	10/09/25	P	Toni Taylor	0000029951		500.00
		Line Description:	ArtVenture Award			
0255950	10/09/25	P	Traffic Logix Corp	0000024421		5,400.00
		Line Description:	Cloud Renewal Access : 6/1/25-			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255951	10/09/25	P	Turnout Maintenance Company LLC	0000020182		1,426.09
		Line Description:	Cleaned Fire Apparel Cleaned Fire Apparel Cleaned Fire Apparel			
0255952	10/09/25	P	Tyler Technologies Inc	0000027279		4,774.04
		Line Description:	SOFTWARE MAINTENANCE - MOBILE			
0255953	10/09/25	P	USI Inc	0000005890		963.29
		Line Description:	LAMINATING MATERIALS			
0255954	10/09/25	P	UniFirst Holdings Inc	0000030616		77.94
		Line Description:	CMBS Walk-Off Mats			
0255955	10/09/25	P	Verizon Wireless	0000008717		9,406.82
		Line Description:	WIRELESS PHONE 8/18-9/17/25 WIRELESS PHONE 8/18-9/17 WIRELESS PHONE 8/18-9/17/25 WIRELESS PHONE 8/19-9/17/25 FIRE IPADS			
0255956	10/09/25	P	Vortex Industries Inc	0000004437		4,297.97
		Line Description:	REPAIR BROKEN SPRING @ FS#6			
0255957	10/09/25	P	Waterline Technologies Inc	0000014520		800.73
		Line Description:	DRC-Pool Treatment			
0255958	10/09/25	P	Williams Data Management	0000018803		540.56
		Line Description:	DATA STORAGE Sept 25			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0255959	10/09/25	P	Wittman Enterprises LLC	0000026639		14,007.00
		Line Description:	EMS Billing Srvs			
0255960	10/09/25	P	Woodruff Spradlin & Smart	0000004577		11,667.50
		Line Description:	WORKPLACE INVESTIGATIONS			
					TOTAL	**$1,481,709.99**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0255857	10/09/25	O	Southern California Edison Company *Line Description:* Overflow	0000004088	0.00
				TOTAL	**0.00**

End of Report

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 25-568 **Meeting Date:** 11/4/2025

TITLE:

MINUTES

DEPARTMENT: **City Manager's Office/City Clerk's Division**

RECOMMENDATION:

City Council approve the minutes of the regular meeting of October 7, 2025.

REGULAR CITY COUNCIL AND HOUSING AUTHORITY
OCTOBER 7, 2025 - MINUTES

CALL TO ORDER– The Closed Session meeting was called to order by Mayor Stephens at 4:00 p.m.

ROLL CALL

Present: Council Member Buley, Council Member Gameros, Council Member Marr (Via Zoom Webinar), Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

PUBLIC COMMENTS

Mr. D'Alessio, spoke on Closed Session items 3, 4, and 5, spoke on the status of the properties, and spoke on the settlement of the cases.

CLOSED SESSION ITEMS:

1. **CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION – TWO CASES**
   Pursuant to California Government Code Section 54956.9 (d)(4), Potential Litigation.

2. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION – THREE CASES**
   Pursuant to California Government Code Section 54956.9 (d)(2), Potential Litigation.

3. **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**
   Pursuant to California Government Code Section 54956.9 (d)(1)
   Name of Case: City of Costa Mesa; People of State of Cal. v. D'Alessio Investments LLC, et al.
   440 Fair Dr. and 1779 Newport Blvd.
   Orange County Superior Court Case No. 30-2020-01170520

4. **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**
   Pursuant to California Government Code Section 54956.9 (d)(1)
   Name of Case: D'Alessio Investments LLC v. City of Costa Mesa
   Orange County Superior Court Case No. 30-2020-01132646

5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: D'Alessio v. City of Costa Mesa, et al.,
United States District Court, Central District of CA, Case No. 8:25-cv-00679-DOC-DFM

6. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: Farrell Harrison v. City of Costa Mesa, et al.,
Orange County Superior Court Case No. 30-2025-01495293-CU-WM-CJC

City Council recessed at 4:06 p.m. for Closed Session.

Closed Session recessed to the open session at 5:52 p.m.

Closed Session resumed at 9:57 p.m., after the open session.

Closed Session adjourned at 11:38 p.m. and there was no reportable action taken.

CALL TO ORDER - The Regular City Council and Housing Authority meeting was called to order by Mayor Stephens at 6:01 p.m.

NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE – A video was played of the National Anthem and the Mayor led the Pledge of Allegiance.

MOMENT OF SOLEMN EXPRESSION – Led by Pastor Christine Nolf, Redemption Church.

ROLL CALL
Present: Council Member Buley, Council Member Gameros, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Absent: Council Member Marr.

CITY ATTORNEY CLOSED SESSION REPORT – Ms. Hall Barlow reported that direction was given on several items and the City Council will reconvene in Closed Session following the adjournment of the regular meeting to address the remaining three items.

PRESENTATIONS:

The City Council presented a proclamation in recognition of Breast Cancer Awareness Month.

The City Council recognized the Newport Mesa Girls Softball 8U All Stars.

The City Council recognized Costa Mesa Little League Player Gavin Brandon.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Wendy Simao, Costa Mesa, spoke on noise issues regarding The 12 Gym.

Dana Levin, spoke in support of a Trap Neuter Return program.

Kelly Blakey, Costa Mesa, spoke in support of a Trap Neuter Return program.

Angela Minares, Costa Mesa, spoke in support of a Trap Neuter Return program.

Mike Ruhl, Costa Mesa, requested to delay consideration of joining the Orange County Power Authority until further analysis is completed.

Jim Fitzpatrick, Costa Mesa, spoke on litigation matters, spoke on the time it takes to process permits, spoke on the Housing Element deadlines, spoke on calls for service at Mesa Vista and Vagabond Inn, and spoke on a structural budget deficit.

Vicki Johnson, spoke against joining the Orange County Power Authority.

Stacy Bushey, spoke in support of a Trap Neuter Return program.

Speaker, Costa Mesa, spoke in support of a Trap Neuter Return program.

Speaker, spoke in support of a Trap Neuter Return program.

Speaker, spoke in support of a Trap Neuter Return program.

Becca Walls, Costa Mesa, spoke in support of a Trap Neuter Return program and requested an update on when the item will be considered by the City Council.

Speaker, spoke in support of a Trap Neuter Return program.

Ann Gildersleeve, Costa Mesa, spoke in support of a Trap Neuter Return program.

Speaker, spoke in support of a Trap Neuter Return program.

Speaker, spoke in support of a Trap Neuter Return program.

Speaker, Costa Mesa, spoke in support of a Trap Neuter Return program.

Dawn Curtis, Costa Mesa, spoke in support of a Trap Neuter Return program.

Mary Helen Beatificato, spoke against approving Consent Calendar item No. 5, spoke on escalating litigation costs, and the report's lack of detail regarding fiscal impacts.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Mayor Stephens spoke on the Trap Neuter Return program timeline and the opening of Priceless Pets new facility.

Council Member Gameros spoke on the Trap Neuter Return program and on caring for animals, spoke on the importance of youth sports, and recognized the public safety departments.

Council Member Reynolds spoke on the Climate Action Festival on Saturday October 11th at Harbor Christian Church, spoke on the October 25th Bike Rodeo, and spoke on the Costa Mesa Historical Society Membership Drive.

Council Member Pettis requested replacement of the missing plaques at Fairview Park, expressed concerns on community engagement pertaining to housing, and also on the Housing Element community survey questions, and spoke on the correspondence from the State Housing and Development Department (HCD).

Council Member Buley spoke on attending the Hispanic Prayer Breakfast at Vanguard University, thanked the Parks and Community Services Department for assisting with youth sports, thanked Ms. Tai, Director of Economic and Development Services for assisting with inquiries from property owners and answering questions, attended a Working Wardrobes event, thanked the City Manager for addressing constituent issues, spoke on the Housing Element and Tessa, and spoke on calls for service at Mesa Vista and analyzing grant funding.

Mayor Pro Tem Chavez spoke on listening to the community regarding issues and streamlining processes and requested to adjourn the meeting in honor of Newport Harbor High School student Jagger Boys.

Mayor Stephens spoke on listening to the community, spoke on Housing and Community Development and the Housing Element, spoke on addressing responsiveness and customer service, spoke on calls for service to Mesa Vista, and spoke on the Homelessness Solutions Townhall on Wednesday October 15th at the Norma Hertzog Community Center.

REPORT – CITY MANAGER – Ms. Gallardo-Daly recognized the Transportation Division for receiving the American Society of Civil Engineers (ASCE) “2025 Outstanding Bikeways and Trails” Award for the Adams Avenue and Pinecreek Drive Improvement Project, congratulated CMTV for winning two 1st place awards at the California Association of Public Information Officials (CAPIO) STAR Awards luncheon for Excellence in Government Programming, the awards were for Social Media Short Form “Safe Splash Bash” and Sports Programming Edited “Motorhome Madness 2024”, spoke on the Fair Housing Workshop on Oct. 9th, and spoke on the Homeless Solutions Town Hall on October 15th, and the Great American Shake Out on October 16th.

REPORT – CITY ATTORNEY – Ms. Hall Barlow reported on the dismissal of a lawsuit.

DRAFT

CONSENT CALENDAR

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Buley
MOTION: Approve the Consent Calendar except for Consent Calendar Item No. 5.
The motion carried by the following roll call vote:
Ayes: Council Member Buley, Council Member Gameros, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: None.
Absent: Council Member Marr.
Abstain: Mayor Stephens recused himself on Item 3, the Warrant Resolution, due to campaign contributions received from Ware Disposal. Council Member Gameros recused himself on Item 3 the Warrant Resolution, because his wife is employed by Priceless Pets.
Motion carried: 6-0

1. PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL ORDINANCES AND RESOLUTIONS

ACTION:
City Council and Housing Authority approved the reading by title only and waived further reading of Ordinances and Resolutions.

2. READING FOLDER

ACTION:
City Council received and filed Claims received by the City Clerk and authorized staff to reject any and all Claims: Lydia Bolanos, Mike Carrillo, Carolyn Hanson, Ana Ruiz.

3. ADOPTION OF WARRANT RESOLUTION

Council Member Gameros recused himself because his wife is employed by Priceless Pets.

Mayor Stephens recused himself on the item due to campaign contributions received from Ware Disposal.

ACTION:
City Council approved Warrant Resolution No. 2741.

4. MINUTES

ACTION:
City Council approved the minutes of the regular meeting of September 2, 2025 and the adjourned regular meeting of September 9, 2025.

DRAFT

6. ACCEPTANCE AND ALLOCATION OF THE OPERATION STONEGARDEN (OPSG) FUNDS

ACTION:

1. City Council approved the Agreement for the Operation Stonegarden (OPSG) Funds and authorized the City Manager, or designee, to execute the agreement for a period of performance from September 1, 2024 through May 31, 2027.

2. Adopted Resolution No. 2025-40 authorizing the acceptance of the OPSG Funds and authorizing the City Manager, or designee, to accept the funds in the amount of $170,000.

3. Approved revenue and expense appropriations in the amount of $170,000 for the OPSG Funds.

ITEMS PULLED FROM THE CONSENT CALENDAR

5. PROPOSED AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR EVERETT DOREY, LLP FOR LEGAL SERVICES

Public Comment:

Jim Fitzpatrick spoke on the high litigation costs, management of litigation costs, and spoke on terminating the contract.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez
MOTION: Approve staff recommendation.
The motion carried by the following roll call vote:
Ayes: Council Member Buley, Council Member Gameros, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: None.
Absent: Council Member Marr.
Abstain: None.
Motion carried: 6-0

ACTION:
City Council approved the First Amendment to the Professional Services Agreement for Everett Dorey, LLP for legal services, the effective date of September 2, 2025 to the amendment and authorized the City Manager and the City Clerk to execute the amendment.

----------END OF CONSENT CALENDAR----------

City Council recessed into a break at 8:17 p.m.

City Council reconvened at 8:30 p.m.

DRAFT

PUBLIC HEARINGS:
(Pursuant to Resolution No. 05-55, Public Hearings begin at 7:00 p.m.)

1. FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2024060115), GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN AMENDMENT, MASTER PLAN, VESTING TENTATIVE PARCEL MAP, DENSITY BONUS, AND DEVELOPMENT AGREEMENT FOR HIVE LIVE, A THREE-PHASED, 1,050-UNIT, RESIDENTIAL DEVELOPMENT WITH 3,692-SQUARE-FOOT RETAIL COMPONENT AT 3333 SUSAN STREET

Public Comment:

Speaker, commented on the infrastructure needed to support a project of this scale.

MOVED/SECOND: Council Member Reynolds/Mayor Stephens
MOTION: Approve staff recommendation.
The motion carried by the following roll call vote:
Ayes: Council Member Buley, Council Member Gameros, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: None.
Absent: Council Member Marr.
Abstain: None.
Motion carried: 6-0

ACTION:
City Council closed the public hearing and continued the project to a date uncertain.

2. APPEAL OF PLANNING APPLICATION 23-14 AND TENTATIVE PARCEL MAP 2023-117 FOR A RESIDENTIAL SMALL LOT SUBDIVISION TO CREATE TWO PARCELS, EACH CONTAINING A NEW TWO-STORY DETACHED SINGLE-FAMILY RESIDENCE AND AN ATTACHED TWO-CAR GARAGE AT 2308 SANTA ANA AVENUE

Presentation by Ms. Curley, Assistant Planner.

Ali Sedghi, Eastside Coastal LLC., applicant, spoke on the project.

Mike Czajkowski, Appellant, expressed concerns about insufficient time to review the project and public notification. Raised issues regarding increased grading, drainage complications, and the unavailability of project plans. Requested that the project be returned to the Planning Department for further evaluation. Voiced concerns related to privacy, design, security, and overall safety. Also, questioned the accuracy of the property lines prepared by an unlicensed professional.

Public Comment: None.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez
MOTION: Approve staff recommendation.

Council Member Gameros stated he could not support the motion, citing that 72 hours was insufficient time for neighboring residents to adequately review the plans.

Discussion ensued on the view study requirement that was added by the Planning Commission.

Staff clarified that amendments have been made to address the concerns.

Mayor Stephens added to the motion to remove the view study requirement.

Mayor Pro Tem Chavez (2nd) agreed to the change.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez
MOTION: Approve staff recommendation and eliminate the view study requirement.
The motion carried by the following roll call vote:
Ayes: Council Member Buley, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: Council Member Gameros.
Absent: Council Member Marr.
Abstain: None.
Motion carried: 5-1

ACTION:

1. City Council found that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions for the parcel map application, and Section 15303 (Class 3), New Construction or Conversion of Small Structures for the design review application.

2. Found the project statutorily exempt from the requirements of CEQA pursuant to Public Resources Code section 21080.66.

3. Approved Parcel Map No. 2023-117 and Design Review PA-23-14 based on findings of fact and subject to conditions of approval.

OLD BUSINESS:

1. CLEAN MOBILITY OPTIONS VOUCHER PILOT PROGRAM FOR COMMUNITY BASED TRANSIT - AMENDMENT ONE

Presentation by Paul Martin, Transportation Services Manager and Brett Atencio Thomas, Active Transportation Coordinator.

Public Comment:

Speaker, inquired whether similar programs exist and recommended reviewing how other entities collect data.

David Martinez, Costa Mesa, spoke in support of the item, and spoke on the collection of data.

MOVED/SECOND: Mayor Stephens/Council Member Reynolds
MOTION: Approve staff recommendation.
The motion carried by the following roll call vote:
Ayes: Council Member Buley, Council Member Gameros, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: None.
Absent: Council Member Marr.
Abstain: None.
Motion carried: 6-0

ACTION:

1. City Council approved Amendment One to the Contractor Services Agreement (CSA) with Circuit Transit, Inc. for the Clean Mobility Options (CMO) Voucher Pilot Program in an amount not to exceed $650,000 annually, for a term of two (2) years.

2. Authorized an increase of appropriation of the Clean Mobility - On Demand Transit Services from $500,000 to $650,000 for Fiscal Year 2025-26.

3. Authorized the Interim City Manager and the City Clerk to execute the agreement and future amendments to the agreement.

2. ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AMENDING TITLE 13 (PLANNING ZONING AND DEVELOPMENT) OF THE COSTA MESA MUNICIPAL CODE TO PROVIDE TECHNICAL UPDATES AND CLARIFICATIONS (CODE AMENDMENT PCTY-25-0001)

Public Comment:

Marc Vukcevich, Costa Mesa, provided a presentation and requested to remove arbitrary parking requirements.

David Martinez, Costa Mesa, spoke on addressing the parking requirements at the Planning Commission, and requested removing the entire section on commercial parking requirements.

Speaker, spoke on keeping parking requirements because of insufficient parking.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez
MOTION: Approve staff recommendation.
The motion carried by the following roll call vote:
Ayes: Council Member Buley, Council Member Gameros, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: None.
Absent: Council Member Marr.
Abstain: None.
Motion carried: 6-0

ACTION:
City Council adopted Ordinance No. 2025-07 approving Zoning Code Amendment PCTY-25-0001, amending Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to modify the City's Zoning Code to provide technical updates and clarifications.

NEW BUSINESS: NONE.

ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS – NONE.

ADJOURNMENT – Mayor Stephens adjourned the meeting at 9:57 p.m. in honor and memory of Jagger Boys.

Closed Session adjourned at 11:38 p.m. and there was no reportable action taken.

Minutes adopted on this 4th day of November, 2025.

_____
John Stephens, Mayor

ATTEST:

_____
Brenda Green, City Clerk

DRAFT

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 25-549 **Meeting Date:** 11/4/2025

TITLE:

COMPUTER SYSTEM REPLACEMENT PROGRAM

DEPARTMENT: **INFORMATION TECHNOLOGY**

PRESENTED BY: **STEVE ELY, DIRECTOR**

CONTACT INFORMATION: **STEVE ELY, DIRECTOR (714) 754-4891**

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize the use of the National Association of State Procurement Officials (NASPO) ValuePoint Cooperative Master Program Agreement with Dell Technologies.

2. Approve the purchase of 150 computer systems to replace existing end-of-life computers.

3. Authorize the Interim City Manager, or designee, to execute a purchase order with Dell Technologies in the amount of $220,349.

BACKGROUND:

On June 4, 2019, City Council approved the Computer System Replacement Program. The Information Technology (IT) Department replaced 760 obsolete computer systems over three phases with the project being completed in 2022. The warranty for these computers expired in 2024. The obsolete devices are prone to issues and causes IT Staff to have to troubleshoot and/or make repairs as much as they can. In addition to dedicating time for repairs, some replacement parts are no longer produced or prove costly after five (5) years.

Computer systems are the most utilized pieces of equipment in the City, and replacing them with new, updated devices will allow employees to be more efficient in their daily duties and provide the assurance that data will not be lost due to aging equipment. In addition, the City has extended the manufacturer's warranty from three (3) years to five (5) years to ensure the systems perform over their expected lifespan of five (5) years.

ANALYSIS:

The City's existing computer systems are outdated and need to be replaced based on a 5-year replacement schedule. Repairing the devices is not dependable as parts may be discontinued, obsolete, or too costly to purchase. Technology changes rapidly, and the old devices will stop being supported by the latest operating systems, applications, and the manufacturer. City staff rely heavily on their computers for their daily duties and slow computers will affect their efficiency. New software or upgrades to current software may not be compatible with end-of-life computers and could pose a cybersecurity threat.

New computer systems will allow the City to keep pace with rapidly changing technologies, which will enhance efficiency, cybersecurity, productivity, and collaboration for staff.

IT staff recommend purchasing replacement computer systems from Dell Technologies. Staff intend to purchase the equipment from Dell Technologies through existing cooperative bids as permitted by Section 2-165(b)(5) of the Costa Mesa Municipal Code. Purchasing the equipment through the State's Participating Addendum meets all requirements set forth in the City of Costa Mesa's Purchasing Policy and ordinance and all requirements set forth by the State of California in regard to regional, state, and national cooperative purchasing agreements.

Dell Technologies utilizes the State of California's Participating Addendum (# 7-23-70-55-001) to the National Association of State Procurement Officials (NASPO) ValuePoint Cooperative Purchasing Program Master Agreement# 23026. NASPO has established an approved vendor list following a nationwide competitive bid process.

This process ensures the City receives the lowest available pricing and meets the competitive bid process requirements. The IT Department is proposing Dell equipment due to staff's experience when dealing with computer system equipment issues and their prompt and quality customer service.

ALTERNATIVES:

City Council could choose not to approve this program; however, this is not recommended as the aging devices will cause a loss of productivity and increase the City's cost to maintain them.

FISCAL REVIEW:

Funding for the Computer System Replacement Program is available in the Fiscal Year 2025-26 Adopted Budget in the IT Replacement Fund (Fund 603).

LEGAL REVIEW:

The City Attorney's Office has reviewed this agenda report and approved it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports City Council Goals and Core Values:

- Maintain and Enhance the City's Infrastructure, Facilities, and Equipment.
- Support Innovation, Collaboration, & Sustainability.

CONCLUSION:

Staff recommends the City Council:

1. Authorize the use of the National Association of State Procurement Officials (NASPO) ValuePoint Cooperative Master Program Agreement with Dell Technologies.

2. Approve the purchase of 150 computer systems to replace existing end-of-life computers.

3. Authorize the Interim City Manager, or designee, to execute a purchase order with Dell Technologies in the amount of $220,349.

DELL Technologies

Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Nov. 07, 2025**.

You can download a copy of this quote during checkout.

Place your order

Quote Name:	**Dell Pro Slim Plus i7/32GB/1TB**
Quote No.	**3000195033817.2**
Total	**$220,348.88**
Customer #	1484189
Quoted On	Oct. 08, 2025
Expires by	Nov. 07, 2025
Contract Name	Dell NASPO Computer Equipment PA - California
Contract Code	C000001115143
Customer Agreement #	23026 / 7-23-70-55-01
Deal ID	30082579

Sales Rep	Amy Westbrook
Phone	1(800) 4563355
Email	Amy.Westbrook@dell.com
Billing To	ACCNTS PAYABLE CITY OF COSTA MESA PO BOX 1200 COSTA MESA, CA 92628-1200

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Amy Westbrook

Shipping Group

Shipping To

I T DEPT
CITY OF COSTA MESA
77 FAIR DR
1ST FL
COSTA MESA, CA 92626-6546
(714) 754-5620

Shipping Method

Standard Delivery

Product	Unit Price	Quantity	Subtotal
Dell Pro Slim Plus QBS1250	**$1,381.80**	**150**	**$207,270.00**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Subtotal:	**$207,270.00**
Shipping:	**$0.00**
Non-Taxable Amount:	**$38,509.50**
Taxable Amount:	**$168,760.50**
Estimated Tax:	**$13,078.88**
Total:	**$220,348.88**



Shipping Group Details

Shipping To

I T DEPT
CITY OF COSTA MESA
77 FAIR DR
1ST FL
COSTA MESA, CA 92626-6546
(714) 754-5620

Shipping Method

Standard Delivery

	Unit Price	Quantity	Subtotal
Dell Pro Slim Plus QBS1250	**$1,381.80**	**150**	**$207,270.00**

Estimated delivery if purchased today:
Oct. 21, 2025
Contract # C000001115143
Customer Agreement # 23026 / 7-23-70-55-01

Description	SKU	Unit Price	Quantity	Subtotal
Intel(R) Core(TM) Ultra 7 265 (13 TOPS NPU, 20 cores, up to 5.3GHz)	338-CRZM	-	150	-
Windows 11 Pro	619-BBQD	-	150	-
32GB: 1 x 32GB, DDR5, up to 5600 MT/s, non-ECC	370-BCXG	-	150	-
1TB SSD TLC	400-BSWR	-	150	-
1st M.2 2280 SSD Screw	773-BBBC	-	150	-
Integrated Graphics	490-BKSX	-	150	-
Intel(R) Wi-Fi 7 BE200, 2x2, 802.11be, Bluetooth(R) wireless card	555-BLWS	-	150	-
Internal WiFi Antenna	555-BLWZ	-	150	-
WLAN Driver Intel(R) Wi-Fi 7 BE200	555-BLZD	-	150	-
No Additional Add In Cards	382-BBHX	-	150	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	150	-
CMS Software not included	632-BBBJ	-	150	-
Dell Pro Slim Plus QBS1250 with 260W PSU	329-BKSP	-	150	-
Dell Pro Keyboard and Mouse - KM5221W - US English - Black	580-BCCH	-	150	-
Mouse included with Keyboard	570-AADI	-	150	-
ENERGY STAR Qualified	387-BBLW	-	150	-
System Power Cord (Philipine/TH/US)	450-AAOJ	-	150	-
Documentation	340-DNBV	-	150	-
Watch Dog SRV	379-BFYR	-	150	-
Quick Start Guide	340-DTTZ	-	150	-
US/Canada Battery Warning Label	389-FKHG	-	150	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	150	-
Shipping Material (DAO)	340-DTSR	-	150	-
Shipping Label	389-BBUU	-	150	-
DAO Regulatory label for 260W PSU	389-FJYR	-	150	-
Driver/APP for IRST	658-BFTS	-	150	-
Intel(R) Core(TM) Ultra 7 vPro Processor Label	389-FJVS	-	150	-

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Desktop BTO Standard shipment	800-BBIO	-	150	-
Dell Pro Slim Plus QBS1250	210-BPPM	-	150	-
Intel vPro(R) Enterprise	631-BCBN	-	150	-
EPEAT Silver with Climate+	379-BDTO	-	150	-
Custom Configuration	817-BBBB	-	150	-
No Optical Drive	429-BBCH	-	150	-
Internal speaker	520-BBKW	-	150	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	150	-
No Additional Video Ports	492-BCKH	-	150	-
No Option Included	340-ACQQ	-	150	-
No Media Card Reader	379-BBHM	-	150	-
NO RAID	817-BBBN	-	150	-
No Hard Drive Bracket	575-BBKX	-	150	-
Dell Limited Hardware Warranty Plus Service	717-8784	-	150	-
ProSupport Plus: Accidental Damage Service, 5 Years	717-8828	-	150	-
ProSupport Plus: Keep Your Hard Drive, 5 Years	717-8829	-	150	-
ProSupport Plus: 7x24 Technical Support, 5 Years	717-8830	-	150	-
ProSupport Plus: Next Business Day Onsite, 5 Years	717-8831	-	150	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115	997-8367	-	150	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	150	-
Dell Pro Slim Plus QBS1250	658-BFVK	-	150	-
Foxit PDF Editor with AI Assistant	634-CLHT	-	150	-
CyberLink Media Player with PowerDVD 24	634-BWZO	-	150	-
No Additional Add In Cards	382-BBHX	-	150	-

Subtotal:	**$207,270.00**
Shipping:	**$0.00**
Estimated Tax:	**$13,078.88**
Total:	**$220,348.88**

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All products, pricing, and other information is based on the latest information available and is subject to change for any reason, including but not limited to tariffs imposed by government authorities. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier´s affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 25-551 **Meeting Date:** 11/4/2025

TITLE:

2027 FEDERAL TRANSPORTATION IMPROVEMENT PROGRAM

DEPARTMENT: **PUBLIC WORKS DEPARTMENT/ TRANSPORTATION SERVICES DIVISION**

PRESENTED BY: **RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR**

CONTACT INFORMATION: **PAUL MARTIN, TRANSPORTATION SERVICES MANAGER - (714) 754-5180**

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2025-xx, approving projects for inclusion in the Orange County Transportation Authority's (OCTA) Federal Transportation Improvement Program (FTIP) for Fiscal Years 2026-27 through 2031-32.

BACKGROUND:

The Federal Transportation Improvement Program is a listing of all transportation capital projects for the Southern California region to be funded over a six-year period. The FTIP is prepared to implement projects and programs listed in the Regional Transportation Program (RTP) and is developed in compliance with state and federal requirements. The projects include highway improvements; transit, rail, and bus facilities; high occupancy vehicle lanes; signal synchronization; intersection improvements; etc., in the six-county Southern California Association of Governments (SCAG) region. The OCTA, as the administrator of FTIP in Orange County, reviews projects submitted by local agencies and prepares the final submittal to SCAG.

ANALYSIS:

OCTA requests that cities in Orange County review projects in the current FTIP for update (as needed). This includes a review of project description, budget, schedule status, and environmental documentation. The FTIP only lists transportation projects that received federal and/or state funds, are regionally significant or included in the Transportation Control Measures (TCM) category by SCAG and are fully funded. City staff determined minimal edits are required for the City projects included in the FTIP and prepared the resolution for City Council approval and the City's commitment for the listed projects (Attachment 1).

The City of Costa Mesa projects that meet the SCAG criteria listed above and will continue to be included in the 2027 FTIP are listed below:

- Adams Avenue Bicycle Facility Project (Harbor Boulevard to Fairview Road)
- Safe Routes to School Action Plan
- Adams Avenue Active Transportation Improvements - Multipurpose Trails
- Fairview Road Active Transportation Improvements (Adams Avenue to Fair Drive)

These projects were appropriated through the City's previous budget processes and are funded by federal and/or state funds. The City, with the attached resolution, confirms its commitment to the successful implementation of the projects submitted. Staff recommends City Council approval of the resolution.

ALTERNATIVES:

The City Council could choose to not adopt the resolution. According to OCTA, this would result in the City being ineligible for federal or state grant funds already awarded for these projects.

FISCAL REVIEW:

The FTIP resolution requires the City's commitment of funding implementation of the City- projects in the RTP. These projects were appropriated through the City's previous budget processes and are funded by federal and/or state funds. The budget for these projects is available in the Federal Grants Fund (Fund 230).

LEGAL REVIEW:

The City Attorney's office has reviewed this report, prepared the proposed resolution and approves them both as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council Goals:

- Strengthen the public's safety and improve the quality of life.
- Advance environmental sustainability and climate resiliency.

CONCLUSION:

Staff recommends the City Council adopt Resolution No. 2025-xx, approving projects for inclusion in OCTA's Federal Transportation Improvement Program (FTIP) for Fiscal Years 2026-27 through 2031-32.

RESOLUTION NO. 2025- XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA WHICH CERTIFIES THAT COSTA MESA HAS THE RESOURCES TO FUND THE CITY-LED PROJECTS IN THE FFY 2026/27 – 2031/32 TRANSPORTATION IMPROVEMENT PROGRAM AND AFFIRMS ITS COMMITMENT TO IMPLEMENT ALL PROJECTS IN THE PROGRAM

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA HEREBY FINDS, DETERMINES AND DECLARES AS FOLLOWS:

WHEREAS, Costa Mesa is located within the metropolitan planning boundaries of the Southern California Association of Governments (SCAG); and

WHEREAS, Costa Mesa City Council has authorized projects for submittal to the Federal Transportation Improvement Program (FTIP); and

WHEREAS, Costa Mesa is the lead agency for projects and will comply with applicable local, state, and federal provisions including but not limited to the Federal Transportation Improvement Program, California Environmental Quality Act, National Environmental Policy Act, Americans with Disabilities Act, and Build America Buy America; and

WHEREAS, Costa Mesa agrees to construct City-led Transportation Control Measures projects as noted in the amendments in a timely manner or to assist with finding a substitute project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Costa Mesa, does hereby affirm the City's commitment to the projects submitted in the 2027 Federal Transportation Improvement Program.

PASSED AND ADOPTED this ___day of November, 2025.

_____
John Stephens, Mayor

ATTEST:

_____
Brenda Green, City Clerk

APPROVED AS TO FORM:

_____
Kimberly Hall Barlow, City Attorney

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

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2025-___ and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the ___ day of November 2025, by the following roll call vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this ____ day of November, 2025.

DRAFT

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 25-553 **Meeting Date:** 11/4/2025

TITLE:

AWARD OF THE COSTA MESA FIRE STATION NO. 3 ABOVE GROUND STORAGE TANK INSTALLATION, CITY PROJECT NO. 25-12

DEPARTMENT: **PUBLIC WORKS DEPARTMENT/GENERAL SERVICES DIVISION**

PRESENTED BY: **RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR**

CONTACT INFORMATION: **PATRICK BAUER, DEPUTY PUBLIC WORKS DIRECTOR, (714) 754-5029**

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Public Works Agreement (PWA) in the amount of $409,996 to Fleming Environmental, Inc., Fullerton, CA, to install a new above ground diesel storage tank, fuel management solution, and accompanying items at the Costa Mesa Fire Station No. 3.

2. Authorize an additional ten percent (10%) contingency in the amount of $41,000 as needed for any unforeseen costs related to the project.

3. Authorize the Interim City Manager and the City Clerk to execute the PWA and any future amendments to the agreement within Council authorized limits.

BACKGROUND:

The Costa Mesa Fire Station No. 3, located at 1865 Park Ave., is utilized for 24-hour emergency response operations. The facility was built in 1979 and has a footprint of 6,486 square feet. This project consists of prepping the site and pouring a concrete pad, followed by the installation of a 2,000 gallon above-ground diesel storage tank. The storage tank will be accompanied by a comprehensive fuel management solution, sub panel and tank panel to monitor the tank and track fuel usage, as well as a metal canopy structure to cover and protect the tank and panels.

ANALYSIS:

There were seven (7) bids received for this project on August 22, 2025, however only five (5) bidders submitted a cashier’s check or bidders’ bond to the City Clerk by the required deadline.

Amali Engineering Contractors, Inc. was the apparent lowest bidder with a proposal of $350,000. However, due to requirements in the project specifications, Amali Engineering Contractors, Inc. was deemed to be non-qualified as they lack experience relating to fueling systems and not having a history of at least three (3) years of construction work. In addition, the owner of Amali Engineering Contractors, Inc. agreed that they were not qualified based on the project specifications. The next lowest bidder was Elegant Construction, Inc., which also did not qualify based on the project specifications, particularly lack of experience with the type of work requested.

The third lowest bidder was Fleming Environmental, Inc., satisfying all the requirements per the project specifications. The original bid from Fleming Environmental, Inc. came in at $417,996, but reduced by $8,000 to $409,996. The bid abstract is included as Attachment 1. The license and references of Fleming Environmental, Inc. were verified, and staff has found them to be in good standing.

Upon award of the PWA (Attachment 2), Fleming Environmental, Inc. will provide the necessary bonds and insurance, which will be approved as to form by Risk Management. After the award and subsequent execution of the agreement, a “Notice to Proceed” will be issued.

ALTERNATIVES:

The alternative to this Council action would be to reject all bids and rebid the project. Staff has determined that re-advertising and re-bidding the project will not result in lower bids and will delay the project.

FISCAL REVIEW:

The total funding for this project, inclusive of a ten percent (10%) contingency, in the amount of $450,996 is available in the Fiscal Year 2025-26 Capital Improvement Project (CIP) Fund 401.

LEGAL REVIEW:

The City Attorney’s Office has reviewed this staff report, prepared the PWA, and approves them both as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This project works toward achieving the following City Council goals:

- Maintain and enhance the City’s facilities.

CONCLUSION:

Staff recommends the City Council:

1. Award a Public Works Agreement (PWA) in the amount of $409,996 to Fleming Environmental, Inc., Fullerton, CA, to install a new above ground diesel storage tank, fuel management solution, and accompanying items at the Costa Mesa Fire Station No. 3.

2. Authorize an additional ten percent (10%) contingency in the amount of $41,000 as needed for any unforeseen costs related to the project.

3. Authorize the Interim City Manager and the City Clerk to execute the PWA and any future amendments to the agreement within Council authorized limits.

ATTACHMENT 1

City of Costa Mesa
Bid Results for Project ABOVE GROUND STORAGE TANK INSTALLATION AT FIRE STATION 3 (25-12)
Issued on 07/17/2025
Bid Due on August 22, 2025 2:00 PM (PDT)
Exported on 08/22/2025

Line Totals (Unit Price * Quantity)

Item Num	Section	Item Code	Description	Reference	Unit of Measure	Quantity	AMALI ENGINEERING CONTRACTORS	Elegant Construction Inc	Fleming Environmental Inc	Shiraz Construction	Eastridge Engineering and Construction	Western Pump, Inc.	Air & Lube Systems, Inc.
1	Section 1	1	MOBILZATION AND DEMOBILIZATION		LS	1	$15,000.00	$20,000.00	$20,370.00	$44,444.00	$41,920.00	$10,000.00	$10,000.00
2	Section 1	2	DEMOLITION, CLEAR AND GRUB, EROSION AND SEDIMENT CONTROL, AND EXCAVATION		LS	1	$55,000.00	$30,000.00	$21,940.00	$16,000.00	$26,000.00	$10,910.00	$92,187.00
3	Section 1	3	SUPPLY AND INSTALL FUEL TANK AND FUEL DISPENSER, INCLUDING THE CONCRETE PAD AND COMMISSIONING, FUEL MANAGEMENT SOLUTION, ELECTRICAL PANELS, SIGNAGE, AND DRAINAGE IMPROVEMENTS 1 LS $ $ 4 CANOPY PROCUREMENT, CANOPY		LS	1	$180,000.00	$265,000.00	$238,576.00	$341,000.00	$274,000.00	$308,741.00	$534,172.00
4	Section 1	4	CANOPY PROCUREMENT, CANOPY MATERIALS, PERMITTING, AND INSTALLATION		LS	1	$70,000.00	$65,000.00	$107,110.00	$40,000.00	$78,000.00	$94,911.00	$73,688.00
5	Section 1	5	ALLOWANCES		FA	1	$0.00	$30,000.00	$30,000.00	$3,000.00	$30,000.00	$30,000.00	$50,000.00
						Subtotal	$320,000.00	$410,000.00	$417,996.00	$444,444.00	$449,920.00	$454,562.00	$760,047.00
						Total	$320,000.00	$410,000.00	$417,996.00	$444,444.00	$449,920.00	$454,562.00	$760,047.00

Unit Price

Item Num	Section	Item Code	Description	Reference	Unit of Measure	Quantity	AMALI ENGINEERING CONTRACTORS	Elegant Construction Inc	Fleming Environmental Inc	Shiraz Construction	Eastridge Engineering and Construction	Western Pump, Inc.	Air & Lube Systems, Inc.
1	Section 1	1	MOBILZATION AND DEMOBILIZATION		LS	1	$15,000.00	$20,000.00	$20,370.00	$44,444.00	$41,920.00	$10,000.00	$10,000.00
2	Section 1	2	DEMOLITION, CLEAR AND GRUB, EROSION AND SEDIMENT CONTROL, AND EXCAVATION		LS	1	$55,000.00	$30,000.00	$21,940.00	$16,000.00	$26,000.00	$10,910.00	$92,187.00
3	Section 1	3	SUPPLY AND INSTALL FUEL TANK AND FUEL DISPENSER, INCLUDING THE CONCRETE PAD AND COMMISSIONING, FUEL MANAGEMENT SOLUTION, ELECTRICAL PANELS, SIGNAGE, AND DRAINAGE IMPROVEMENTS 1 LS $ $ 4 CANOPY PROCUREMENT, CANOPY		LS	1	$180,000.00	$265,000.00	$238,576.00	$341,000.00	$274,000.00	$308,741.00	$534,172.00
4	Section 1	4	CANOPY PROCUREMENT, CANOPY MATERIALS, PERMITTING, AND INSTALLATION		LS	1	$70,000.00	$65,000.00	$107,110.00	$40,000.00	$78,000.00	$94,911.00	$73,688.00
5	Section 1	5	ALLOWANCES		FA	1	$0.00	$30,000.00	$30,000.00	$3,000.00	$30,000.00	$30,000.00	$50,000.00

CITY OF COSTA MESA
PUBLIC WORKS AGREEMENT FOR
CITY PROJECT NO. 25-12

THIS PUBLIC WORKS AGREEMENT ("Agreement"), dated the 4th of November 2025 ("Effective Date"), is made by the CITY OF COSTA MESA, a political subdivision of the State of California ("CITY"), and FLEMING ENVIRONMENTAL INC., a California corporation ("CONTRACTOR").

WHEREAS, CITY desires to construct the public improvements described below under Paragraph 1, Scope of Work (the "Project"); and

WHEREAS, CITY has determined that CONTRACTOR is the lowest responsible bidder; and

WHEREAS, CITY now desires to contract with CONTRACTOR to furnish construction and related services for the Project; and

WHEREAS, CITY and CONTRACTOR desire to set forth their rights, duties and liabilities in connection with the services to be performed.

NOW, THEREFORE, for and in consideration of the covenants and conditions contained herein, the parties hereby agree as follows:

1. SCOPE OF WORK.

The scope of work generally consists of mobilization of equipment, materials, and personnel to the project site, followed by site preparation and utility marking. The project area will be demolished, cleared, and excavated as shown on the drawings, followed by construction of a reinforced concrete pad, installation of a 2,000 gallon above ground diesel tank equipped with a comprehensive fuel management solution, and installation of a sub panel and tank panel. Contractor will also be responsible for procuring canopy engineering, file for, and obtain permits prior to installation. The canopy will be deemed a deferred submittal. Upon completion, the site will be cleaned and restored, debris removed, and a final inspection conducted (the "Work").

The Work is further described in the "Contract Documents" referred to below.

The Project is known as the Fire Station #3 Above Ground Storage Tank Installation Project, City Project No. 25-12 (the "Project").

2. CONTRACT DOCUMENTS.

The complete Agreement consists of the following documents relating to the Project:

(a) This Agreement;

(b) CONTRACTOR's bid, attached hereto as Exhibit A and incorporated herein;

(c) Bid package, including, but not limited to, notice inviting bids, complete plans, profiles, detailed drawings and specifications, general provisions and special provisions. The bid package is attached hereto as Exhibit B and incorporated herein;

(d) Faithful Performance Bond and Labor and Material Bond, including agent's Power of Attorney for each bond, attached hereto as Exhibit C;

(e) Drug-Free Workplace Policy, attached hereto as Exhibit D and incorporated herein; and

(f) Provisions of the most current edition of The Greenbook: Standard Specifications for Public Works Construction ("The Greenbook"). Provisions of The Greenbook are incorporated by this reference as if fully set forth herein.

The documents comprising the complete Agreement will be referred to as the "Contract Documents."

All of the Contract Documents are intended to complement one another, so that any Work called for in one and not mentioned in another is to be performed as if mentioned in all documents.

In the event of an inconsistency in the Contract Documents, the terms of this Agreement shall prevail over all other Contract Documents. The order of precedence between the remaining Contract Documents shall be as set forth in The Greenbook.

The Contract Documents constitute the entire agreement between the parties and supersede any and all other writings and oral negotiations.

3. CITY'S REPRESENTATIVE.

The CITY's Representative is Seung Yang, referred to herein as the Project Manager ("Project Manager").

4. CONTRACTOR'S PROJECT MANAGER; PERSONNEL.

(a) Project Manager. CONTRACTOR's Project Manager must be approved by City. Such approval shall be at CITY's sole discretion.

(b) Personnel. CITY has the right to review and approve any personnel who are assigned to perform work under this Agreement. CONTRACTOR shall remove

personnel from performing work under this Agreement if requested to do so by CITY.

This Paragraph 4 is a material provision of the Agreement.

5. SCHEDULE.

All Work shall be performed in accordance with the schedule approved on behalf of CITY by the Project Manager, and in accordance with the time of performance set forth in Paragraph 11 (Time of Performance).

6. EQUIPMENT - PERFORMANCE OF WORK.

CONTRACTOR shall furnish all tools, equipment, apparatus, facilities, labor and materials necessary to perform and complete the Work in a good and workmanlike manner in strict conformity with the Contract Documents.

The equipment, apparatus, facilities, labor and material shall be furnished and such Work performed and completed as required in the plans and specifications to the satisfaction of the Project Manager or his or her designee, and subject to his or her approval.

7. COMPENSATION.

CITY shall pay CONTRACTOR in accordance with the fee schedule set forth in CONTRACTOR's bid. CONTRACTOR's total compensation shall not exceed Four Hundred Nine Thousand Nine Hundred Ninety-Six Dollars ($409,996.00).

8. ADDITIONAL SERVICES.

CONTRACTOR shall not receive compensation for any services provided outside the scope of the Contract Documents unless such additional services, including change orders, are approved in writing by CITY prior to CONTRACTOR performing the additional services.

It is specifically understood that oral requests or approvals of such additional services, change orders or additional compensation and any approvals from CITY shall be barred and are unenforceable.

9. PAYMENTS TO CONTRACTOR.

On or before the last Monday of each and every month during the performance of the Work, CONTRACTOR shall meet with the Project Manager or his or her designee to determine the quantity of pay items incorporated into the improvement during that month. A "Progress Payment Order" will then be jointly prepared, approved, and signed by the Project Manager and the CONTRACTOR setting forth the amount to be paid and providing for a five percent (5%) retention. Upon approval of the progress payment order

by the Project Manager, or his or her designee, it shall be submitted to CITY's Finance Department and processed for payment by obtaining approval from the City Council to issue a warrant.

Within three (3) days following City Council's approval to issue a warrant, CITY shall mail to CONTRACTOR a warrant for the amount specified in the progress payment order as the amount to be paid. The retained five percent (5%) shall be paid to CONTRACTOR thirty-five (35) days after the recording of the Notice of Completion of the Work by the CITY with the Orange County Clerk-Recorder and after CONTRACTOR has furnished releases of all claims against CITY by persons who furnished labor or materials for the Work, if required by CITY.

Upon the request of CONTRACTOR and at its expense, securities equivalent to the amount withheld pursuant to the foregoing provisions may be presented to CITY for substitution for the retained funds. If CITY approves the form and amount of the offered securities it will release the retained funds and will hold the securities in lieu thereof. CONTRACTOR shall be entitled to any interest earned on the securities.

In the event that claims for property damage or bodily injury are presented to CITY arising out of CONTRACTOR's or any subcontractor's work under this Agreement, CITY shall give notice thereof to CONTRACTOR, and CONTRACTOR shall have thirty-five (35) days from the mailing of any such notice to evaluate the claim and to settle it by whole or partial payment, or to reject it, and to give notice of settlement or rejection to CITY. If CITY does not receive notice within the above-mentioned 35-day period that the claim has been settled, and if the Project Manager, after consultation with the City Attorney, determines that the claim is meritorious, CITY may pay the claim or a portion of it in exchange for an appropriate release from the claimant, and may deduct the amount of the payment from the retained funds that would otherwise be paid to CONTRACTOR upon completion of the Work; provided, however, that the maximum amount paid for any one claim pursuant to this provision shall be One Thousand Dollars ($1,000.00), and the maximum amount for all such claims in the aggregate paid pursuant to this provision shall be Five Thousand Dollars ($5,000.00).

10. PROMPT PAYMENT OF SUBCONTRACTORS.

CONTRACTOR agrees to pay each subcontractor under this Agreement for satisfactory performance of its contract no later than seven (7) days from the receipt of each payment the CONTRACTOR receives from CITY.

CONTRACTOR agrees further to release retainage payments to each subcontractor within thirty (30) days after the subcontractor's work is satisfactorily completed.

Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the CITY.

11. TIME OF PERFORMANCE.

CONTRACTOR shall commence Work by the date specified in CITY's Notice to Proceed, unless a later date is agreed upon in writing by the parties. The Work shall be completed within sixty (60) working/calendar days from the first day of commencement of the Work.

12. TERMINATION.

(a) Termination for Convenience. CITY may terminate this Agreement at any time, with or without cause, by providing thirty (30) days' written notice to CONTRACTOR.

(b) Termination for Breach of Contract.

(i) If CONTRACTOR refuses or fails to prosecute the Work or any severable part of it with such diligence as will ensure its timely completion, or if CONTRACTOR fails to complete the Work on time, or if CONTRACTOR, or any subcontractor, violates any of the provisions of the Contract Documents, the Project Manager may give written notice to CONTRACTOR and CONTRACTOR's sureties of the CITY's intention to terminate this Agreement; and, unless within five (5) days after the serving of that notice, such conduct shall cease and arrangements for the correction thereof be made to the satisfaction of the CITY, this Agreement may be terminated at the option of CITY effective upon CONTRACTOR's receipt of a second notice sent by the CITY indicating that the CITY has exercised its option to terminate.

(ii) If CONTRACTOR is adjudged bankrupt or files for any relief under the Federal Bankruptcy Code or State insolvency laws, this Agreement shall automatically terminate without any further action or notice by CITY.

(iii) If CONTRACTOR is in breach of any material provision of this Agreement, CITY may immediately terminate this Agreement by providing written notice to CONTRACTOR of same.

13. LIQUIDATED DAMAGES.

In the event the Work is not completed, for any reason, within the time required including any approved extensions of time, and to the satisfaction of the Project Manager, CITY may, in addition to any other remedies, equitable and legal, including remedies authorized by Paragraph 12 (Termination) of this Agreement, charge to CONTRACTOR or its sureties, or deduct from payments or credits due CONTRACTOR, a sum equal to Five Hundred Dollars ($500.00) as liquidated damages for each calendar day beyond the date provided for the completion of such work.

The parties hereto agree that the amount set forth above, as liquidated damages constitutes a fair and reasonable estimate of the costs the CITY would suffer for each day that the CONTRACTOR fails to meet the performance schedule. The parties hereby agree and acknowledge that the delays in the performance schedule will cause CITY to incur costs and expenses not contemplated by this Agreement.

14. PERFORMANCE BY SURETIES.

In the event CONTRACTOR fails or refuses to perform the Work, CITY may provide CONTRACTOR with a notice of intent to terminate as provided in Paragraph 12 (Termination), of this Agreement. CITY shall immediately give written notice of such intent to terminate to CONTRACTOR and CONTRACTOR's surety or sureties, and the sureties shall have the right to take over and perform this Agreement; provided, however, that the sureties must, within five (5) days after CITY's giving notice of termination, (a) give the CITY written notice of their intention to take over the performance of this Agreement; (b) provide adequate assurances, to the satisfaction of the CITY, that the Work shall be performed diligently and in a timely manner; and (c) must commence performance thereof within five (5) days after providing notice to the CITY of their intention to take over the Work. Upon the failure of the sureties to comply with the provisions set forth above, CITY may take over the Work and complete it, at the expense of CONTRACTOR, and the CONTRACTOR and the sureties shall be liable to CITY for any excess costs or damages including those referred to in Paragraph 13 (Liquidated Damages), incurred by CITY. In such event, CITY may, without liability for so doing, take possession of such materials, equipment, tools, appliances, Contract Documents and other property belonging to CONTRACTOR as may be on the site of the Work and reasonably necessary therefor and may use them to complete the Work.

15. DISPUTES PERTAINING TO PAYMENT FOR WORK.

Should any dispute arise respecting whether any delay is excusable, or its duration, or the value of the Work done, or of any Work omitted, or of any extra Work which CONTRACTOR may be required to do, or respecting any payment to CONTRACTOR during the performance of this Agreement, such dispute shall be decided by the Project Manager, and his or her decisions shall be final and binding upon CONTRACTOR and its sureties.

16. SUPERINTENDENCE BY CONTRACTOR.

At all times during performance of the Work, CONTRACTOR shall give personal superintendence or have a competent foreman or superintendent on the worksite, with authority to act for CONTRACTOR.

17. INSPECTION BY CITY.

CONTRACTOR shall at all times maintain proper facilities and provide safe access for inspection by CITY to all parts of the Work and to all shops on or off-site where the

Work or portions of the Work, are in preparation. CITY shall have the right of access to the premises for inspection at all times. However, CITY shall, at all times, comply with CONTRACTOR's safety requirements on the job site.

18. CARE OF THE WORK AND OFF-SITE AUTHORIZATION.

CONTRACTOR warrants that it has examined the site of the Work and is familiar with its topography and condition, location of property lines, easements, building lines and other physical factors and limitations affecting the performance of this Agreement. CONTRACTOR, at CONTRACTOR's sole cost and expense, shall obtain any permission, and all approvals, licenses, or easements necessary for any operations conducted off the premises owned or controlled by CITY. CONTRACTOR shall be responsible for the proper care and protection of all materials delivered to the site or stored off-site and for the Work performed until completion and final inspection and acceptance by CITY. The risk, damage or destruction of materials delivered to the site or to Work performed shall be borne by CONTRACTOR.

19. CONTRACT SECURITY AND GUARANTEE.

CONTRACTOR shall furnish, concurrently with the execution of this Agreement, the following: (1) a surety bond in an amount equal to one hundred percent (100%) of the contract price as security for the faithful performance of this Agreement, and (2) a separate surety bond in an amount equal to at least one hundred percent (100%) of the contract price as security for the payment of all persons furnishing labor or materials in connection with the Work under this Agreement. Sureties for each of the bonds and the forms thereof shall be satisfactory to CITY. In addition, such sureties must be authorized to issue bonds in California; sureties must be listed on the latest revision to the U.S. Department of the Treasury Circular 570; and must be shown to have sufficient bonding capacity to provide the bonds required by the Contract Documents.

CONTRACTOR shall provide a certified copy of the certificate of authority of the surety issued by the Insurance Commissioner; a certificate from the clerk of the county in which the court or officer is located that the certificate of authority of the surety has not been surrendered, revoked, canceled, annulled, or suspended or, in the event that it has, that renewed authority has been granted; and copies of the surety's most recent annual statement and quarterly statement filed with the Department of Insurance pursuant to Article 10 (commencing with Section 900) of Chapter 1 of Part 2 of Division 1 of the Insurance Code.

CONTRACTOR guarantees that all materials used in the Work and all labor performed shall be in conformity with the Contract Documents including, but not limited to, the standards and specifications set forth in the most current edition of The Greenbook. CONTRACTOR shall, at its own expense, make any and all repairs and replacements that shall become necessary as the result of any failure of the Work to conform to the aforementioned Contract Documents, and/or standard specifications; provided, however, that CONTRACTOR shall be obligated under this provision only to the extent of those

failures or defects of which CONTRACTOR is given notice within a period of twelve (12) months from the date that the Notice of Completion is recorded.

The rights and remedies available to CITY pursuant to this provision shall be cumulative with all rights and remedies available to CITY pursuant to statutory and common law, which rights and remedies are hereby expressly reserved, and neither the foregoing guarantee by CONTRACTOR nor its furnishing of the bonds, nor acceptance thereof by CITY, shall constitute a waiver of any rights or remedies available to CITY against CONTRACTOR.

20. INDEMNIFICATION.

CONTRACTOR agrees to protect, defend, indemnify and hold harmless CITY and its elected and appointed boards, officers, agents, and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees, for injury to or death of any person, and for injury or damage to any property, including consequential damages of any nature resulting therefrom, arising out of or in any way connected with the performance of this Agreement. The defense obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by the CONTRACTOR, its employees, and/or authorized subcontractors, but shall be required whenever any claim, action, complaint, or suit asserts as its basis the negligence, errors, omissions or misconduct of the CONTRACTOR, its employees, and/or authorized subcontractors, and/or whenever any claim, action, complaint or suit asserts liability against the CITY, its elected officials, officers, agents and employees based upon the work performed by the CONTRACTOR, its employees, and/or authorized subcontractors under this Agreement, whether or not the CONTRACTOR, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the CONTRACTOR shall not be liable for the defense or indemnification of the CITY for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the CITY. This provision shall supersede and replace all other indemnity provisions contained either in the CITY's specifications or CONTRACTOR's proposal, which shall be of no force and effect.

CONTRACTOR shall comply with all of the provisions of the Workers' Compensation insurance laws and Safety in Employment laws of the State of California, including the applicable provisions of Divisions 4 and 5 of the California Labor Code and all amendments thereto and regulations promulgated pursuant thereto, and all similar State, Federal or local laws applicable; and CONTRACTOR shall indemnify and hold harmless CITY from and against all claims, liabilities, expenses, damages, suits, actions, proceedings and judgments, of every nature and description, including attorney fees, that may be presented, brought or recovered against CITY for or on account of any liability under or failure to comply with any of said laws which may be incurred by reason of any Work performed under this Agreement by CONTRACTOR or any subcontractor or others performing on behalf of CONTRACTOR.

CITY does not, and shall not, waive any rights against CONTRACTOR which it

may have by reason of the above hold harmless agreements, because of the acceptance by CITY or the deposit with CITY by CONTRACTOR of any or all of the insurance policies described in Paragraph 21 (Insurance) of this Agreement.

The hold harmless agreements by CONTRACTOR shall apply to all liabilities, expenses, claims, and damages of every kind (including but not limited to attorneys' fees) incurred or alleged to have been incurred, by reason of the operations of CONTRACTOR or any subcontractor or others performing on behalf of CONTRACTOR, whether or not such insurance policies are applicable. CONTRACTOR shall require any and all tiers of subcontractors to afford the same degree of indemnification to the CITY OF COSTA MESA and its elected and appointed boards, officers, agents, and employees that is required of CONTRACTOR and shall incorporate identical indemnity provisions in all contracts between CONTRACTOR and all tiers of its subcontractors.

In the event that CONTRACTOR and CITY are sued by a third party for damages caused or allegedly caused by negligent or other wrongful conduct of CONTRACTOR, or by a dangerous condition of CITY's property created by CONTRACTOR or existing while the property was under the control of CONTRACTOR, CONTRACTOR shall not be relieved of its indemnity obligation to CITY by any settlement with any such third party unless that settlement includes a full release and dismissal of all claims by the third party against the CITY.

21. INSURANCE.

(a) Minimum Scope and Limits of Insurance. CONTRACTOR shall not commence work under this Agreement until it has obtained all insurance required under this Paragraph 21 and CITY has approved the insurance as to form, amount, and carrier, nor shall CONTRACTOR allow any subcontractor to commence any Work until all similar insurance required of the subcontractor has been obtained and approved.

CONTRACTOR shall obtain, maintain, and keep in full force and effect during the life of this Agreement all of the following minimum scope of insurance coverages with an insurance company admitted to do business in California, rated "A," Class X, or better in the most recent Best's Key Insurance Rating Guide, and approved by CITY:

(i) Commercial general liability, including premises-operations, products/completed operations, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury with a policy limit of not less than One Million Dollars ($1,000,000.00) per occurrence. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or shall be twice the required occurrence limit.

(ii) Business automobile liability for owned vehicles, hired, and non-owned vehicles, with a policy limit of not less than One Million Dollars

($1,000,000.00) combined single limit per accident for bodily injury and property damage.

(iii) Workers' compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability insurance with a limit of no less than One Million Dollars ($1,000,000.00) per accident for bodily injury or disease. CONTRACTOR agrees to waive, and to obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the CITY, its officers, agents, employees, and volunteers arising from work performed by CONTRACTOR for the CITY and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies.

(iv) Umbrella or excess liability insurance that will provide bodily injury, personal injury and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability, automobile liability, and employer's liability. Such policy or policies shall include the following terms and conditions:

(1) A drop down feature requiring the policy to respond in the event that any primary insurance that would otherwise have applied proves to be uncollectable in whole or in part for any reason;
(2) Pay on behalf of wording as opposed to reimbursement;
(3) Concurrency of effective dates with primary policies;
(4) Policies shall "follow form" to underlying primary policies; and
(5) Insureds under primary policies shall also be insureds under the umbrella or excess policies.

(b) Endorsements. The commercial general liability insurance policy and business automobile liability policy shall contain or be endorsed to contain the following provisions:

(i) Additional insureds: The City of Costa Mesa and its elected and appointed boards, officers, officials, agents, employees, and volunteers are additional insureds with respect to: liability arising out of activities performed by or on behalf of the CONTRACTOR pursuant to its contract with the City; products and completed operations of the CONTRACTOR; premises owned, occupied or used by the CONTRACTOR; automobiles owned, leased, hired, or borrowed by the CONTRACTOR."

(ii) Notice: "Said policy shall not terminate, nor shall it be canceled nor the coverage reduced, until thirty (30) days after written notice is given to CITY."

(iii) Other Insurance: "CONTRACTOR's insurance coverage shall be primary insurance as respects the City of Costa Mesa, its officers, officials, agents, employees, and volunteers. Any other insurance maintained by the City of

Costa Mesa shall be excess and not contributing with the insurance provided by this policy."

(c) Reporting Provisions. Any failure of CONTRACTOR to comply with the reporting provisions of the policies shall not affect coverage provided to the City of Costa Mesa, its officers, officials, agents, employees, and volunteers.

(d) Insurance Applies Separately. CONTRACTOR's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(e) Deductible or Self-Insured Retention. If any of such policies provide for a deductible or self-insured retention to provide such coverage, the amount of such deductible or self-insured retention shall be approved in advance by CITY. No policy of insurance issued as to which the CITY is an additional insured shall contain a provision which requires that no insured except the named insured can satisfy any such deductible or self-insured retention.

(f) Proof of Insurance. Prior to commencement of the Work, CONTRACTOR shall furnish CITY, through the Project Manager, proof of compliance with the above insurance requirements in a form satisfactory to City's Risk Management.

(g) Non-Limiting. Nothing in this Paragraph 21 shall be construed as limiting in any way, the indemnification provision contained in this Agreement, or the extent to which Consultant may be held responsible for payments of damages to persons or property.

22. PREVAILING WAGE REQUIREMENTS.

(a) Prevailing Wage Laws. CONTRACTOR is aware of the requirements of Chapter 1 (beginning at Section 1720 et seq.) of Part 7 of Division 2 of the California Labor Code, as well as Title 8, Section 16000 et seq. of the California Code of Regulations ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. This Project is a "public works" project and requires compliance with the Prevailing Wage Laws. CONTRACTOR shall defend, indemnify and hold the CITY, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

(b) Payment of Prevailing Wages. CONTRACTOR shall pay the prevailing wage rates for all work performed under this Agreement. When any craft or classification is omitted from the general prevailing wage determinations, CONTRACTOR shall pay the wage rate of the craft or classification most closely related to the omitted classification. A copy of the general prevailing wage rate determination is on file in the Office of the City Clerk and is incorporated into this Agreement as if fully set forth herein. CONTRACTOR shall post a copy of such wage rates at all times at the project site(s).

(c) Legal Working Day. In accordance with the provisions of Labor Code Section 1810 et seq., eight (8) hours is the legal working day. CONTRACTOR and any subcontractor(s) of CONTRACTOR shall comply with the provisions of the Labor Code regarding eight (8)-hour work day and 40-hour work week requirements, and overtime, Saturday, Sunday, and holiday work. Work performed by CONTRACTOR's or any subcontractor's employees in excess of eight (8) hours per day, and 40 hours during any one week, must include compensation for all hours worked in excess of eight (8) hours per day, or 40 hours during any one week, at not less than one and one-half times the basic rate of pay. CONTRACTOR shall forfeit as a penalty to CITY Twenty-Five Dollars ($25.00), or any greater penalty set forth in the Labor Code, for each worker employed in the execution of the Work by CONTRACTOR or by any subcontractor(s) of CONTRACTOR, for each calendar day during which such worker is required or permitted to the work more than eight (8) hours in one calendar day or more than 40 hours in any one calendar week in violation of the Labor Code.

(d) Apprentices. CONTRACTOR shall comply with the provisions of Labor Code Section 1777.5 concerning the employment of apprentices on public works projects. CONTRACTOR shall be responsible for ensuring compliance by its subcontractors with Labor Code Section 1777.5.

(e) Payroll Records. Pursuant to Labor Code Section 1776, CONTRACTOR and any subcontractor(s) shall keep accurate payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by CONTRACTOR or any subcontractor in connection with this Agreement. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following: (1) The information contained in the payroll record is true and correct; and (2) The employer has complied with the requirements of Sections 1771, 1881, and 1815 of the Labor Code for any work performed by his or her employees on this Project. The payroll records shall be certified and shall be available for inspection at all reasonable hours in accordance with the requirements of Labor Code Section 1776. CONTRACTOR shall also furnish each week to CITY's Project Administration Division a statement with respect to the wages of each of its employees during the preceding weekly payroll period.

(f) Registration with DIR. CONTRACTOR and any subcontractor(s) of CONTRACTOR shall comply with the provisions of Labor Code Section 1771 and Labor Code Section 1725.5 requiring registration with the DIR.

23. COMPLIANCE WITH ALL LAWS.

CONTRACTOR shall, at its own cost and expense, comply with all applicable local, state, and federal laws, regulations, and requirements in the performance of this Agreement, including but not limited to laws regarding health and safety, labor and employment, and wage and hours.

24. DRUG-FREE WORKPLACE POLICY.

CONTRACTOR, upon notification of the award of this Agreement, shall establish a Drug-Free Awareness Program to inform employees of the dangers of drug abuse in the workplace, the penalties that may be imposed upon employees for drug abuse violations occurring in the workplace, and the employee assistance programs available to employees. Each employee engaged in the performance of a CITY contract must be notified of this Drug-Free Awareness Program, and must abide by its terms. CONTRACTOR shall conform to all the requirements of CITY's Policy No. 100-5, attached hereto. Failure to establish a program, notify employees, or inform the CITY of a drug-related workplace conviction will constitute a material breach of contract and cause for immediate termination of the contract by the CITY.

25. NON–DISCRIMINATION.

In performing this Agreement, CONTRACTOR will not engage in, nor permit its agents to engage in, discrimination in employment of persons because of their race, religion, color, national origin, ancestry, physical handicap, medical condition, marital status or sex, or sexual orientation, except as permitted pursuant to Section 12940 of the Government Code. Violation of this provision may result in the imposition of penalties referred to in Section 1735 of the California Labor Code.

26. PROVISIONS CUMULATIVE.

The provisions of this Agreement are cumulative and in addition to, and not in limitation of, any other rights or remedies available to CITY.

27. NOTICES.

It shall be the duty and responsibility of CONTRACTOR to notify all tiers of subcontractors and material men of the following special notice provision; namely, all preliminary 20-day notices or stop notices shall be directed only to the City Clerk and to no other department, and shall be either personally delivered or sent by certified mail, postage prepaid.

All other notices shall be in writing and delivered in person or sent by certified mail, postage prepaid. Notices required to be given to CITY pursuant to this Agreement shall be addressed as follows:

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Attn: Seung Yang

Notices required to be given to CONTRACTOR shall be addressed as follows:

Fleming Environmental, Inc.

P.O. Box 6130
Fullerton, CA 92834-6130
Attn: Terry L. Fleming, Jr., President

Notices required to be given to CONTRACTOR's sureties shall be addressed as follows:

_____
_____
_____
Attn: _____

28. INDEPENDENT CONTRACTOR.

The parties hereto acknowledge and agree that the relationship between CITY and CONTRACTOR is one of principal and independent contractor and no other. All personnel to be utilized by CONTRACTOR in the performance of this Agreement shall be employees of CONTRACTOR and not employees of the CITY. CONTRACTOR shall pay all salaries and wages, employer's social security taxes, unemployment insurance and similar taxes relating to employees and shall be responsible for all applicable withholding taxes. Nothing contained in this Agreement shall create or be construed as creating a partnership, joint venture, employment relations, or any other relationship except as set forth between the parties. The parties specifically acknowledge and agree that CONTRACTOR is not a partner with CITY, whether general or limited, and no activities of CITY or CONTRACTOR or statements made by CITY or CONTRACTOR shall be interpreted by any of the parties hereto as establishing any type of business relationship other than an independent contractor relationship.

29. PERS ELIGIBILITY INDEMNIFICATION.

In the event that CONTRACTOR or any employee, agent, or subcontractor of CONTRACTOR providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees' Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the CITY, CONTRACTOR shall indemnify, defend, and hold harmless CITY for the payment of any employee and/or employer contributions for PERS benefits on behalf of CONTRACTOR or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of CITY.

Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, CONTRACTOR and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by CITY, including but not limited to eligibility to enroll in PERS as an employee of CITY and entitlement to any contribution to be paid by CITY for employer contribution and/or employee contributions for PERS benefits.

30. VALIDITY.

The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any of the other provisions of this Agreement.

31. GOVERNING LAW.

This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any legal action relating to or arising out of this Agreement shall be subject to the jurisdiction of the County of Orange, California.

32. NO THIRD PARTY BENEFICIARY RIGHTS.

This Agreement is entered into for the sole benefit of the CITY and CONTRACTOR and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

33. ASSIGNABILITY.

This Agreement may not be transferred or assigned by either party, or by operation of law, to any other person or persons or business entity, without the other party's written permission. Any such transfer or assignment, or attempted transfer or assignment, without written permission, may be deemed by the other party to constitute a voluntary termination of this Agreement and this Agreement shall thereafter be deemed terminated and void.

34. WAIVER.

No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought referring expressly to this Paragraph. The waiver of any right or remedy in respect to any occurrence or event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

35. HEADINGS.

Section and subsection headings are not to be considered part of this Agreement, are included solely for convenience, and are not intended to modify or explain or to be a full or accurate description of the content thereof.

36. CONSTRUCTION.

The parties have participated jointly in the negotiation and drafting of this Agreement and have had an adequate opportunity to review each and every provision of the Agreement and submit the same to counsel or other consultants for review and

comment. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the parties and in accordance with its fair meaning. There shall be no presumption or burden of proof favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

37. COUNTERPARTS.

This Agreement may be executed in one or more counterparts by the parties hereto. All counterparts shall be construed together and shall constitute one Agreement.

38. CORPORATE AUTHORITY.

The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by doing so, the parties hereto are formally bound to the provisions of this Agreement.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

CITY OF COSTA MESA
A municipal corporation

_____ Date: _____
Cecilia Gallardo-Daly
City Manager

CONTRACTOR

_____ Date: _____
Signature

_____
Name and Title

ATTEST:

_____ Date: _____
Brenda Green
City Clerk

APPROVED AS TO FORM:

_____ Date: _____
Kimberly Hall Barlow
City Attorney

APPROVED AS TO INSURANCE:

_____ Date: _____
Ruth Wang
Risk Management

APPROVED AS TO PURCHASING:

_____ Date: _____
Carol Molina
Finance Director

DEPARTMENTAL APPROVAL:

_____ Date: _____
Raja Sethuraman
Public Works Director

_____ Date: _____
Seung Yang
Project Manager

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 25-534 **Meeting Date:** 11/4/2025

TITLE:

ORDINANCE AMENDING TITLE 5: BUILDINGS AND STRUCTURES AND TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ BUILDING DIVISION AND FIRE AND RESCUE/ FIRE PREVENTION & COMMUNITY RISK REDUCTION DIVISION

PRESENTED BY: ZIAD DOUDAR, BUILDING OFFICIAL AND RYAN BOHR, FIRE MARSHAL

CONTACT INFORMATION: ZIAD DOUDAR, BUILDING OFFICIAL, (714) 754-5604 AND RYAN BOHR, FIRE MARSHAL, (714) 754-5049

RECOMMENDATION:

Staff recommends the City Council:

1. Conduct a public hearing and introduce Ordinance No. 2025-XX for first reading to amend Title 5 and Title 7 of the Costa Mesa Municipal Code to:

   a. Adopt by reference the 2025 California Building Standards Code, as locally amended, and the current edition of the Orange County Grading and Excavation Code
   b. Repeal the City's prior adoption of the 2022 code editions
   c. Set an effective date of January 1, 2026

2. Adopt Resolution No. 2025-XX of the City Council of the City of Costa Mesa, California, setting forth findings of local climatic, geological, and topographical conditions within the City of Costa Mesa to support certain local amendments to the California Building Code, California Residential Code, California Fire Code, and California Wildland-Urban Interface Code.

3. Find that this action is not a project under CEQA Guidelines §15378(b) and, alternatively, is exempt under §15061(b)(3) (the common sense exemption).

Item #: 25-534 **Meeting Date: 11/4/2025**

TITLE: ORDINANCE AMENDING TITLE 5: BUILDINGS AND STRUCTURES AND TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE AND TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS

DEPARTMENTS: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT / BUILDING DIVISION AND FIRE AND RESCUE/ FIRE PREVENTION & COMMUNITY RISK REDUCTION DIVISION

PRESENTED BY: ZIAD DOUDAR, BUILDING OFFICIAL & RYAN BOHR, FIRE MARSHAL

CONTACT INFORMATION: ZIAD DOUDAR, BUILDING OFFICIAL, (714) 754-5604 AND RYAN BOHR, FIRE MARSHAL, (714) 754-5049

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1. Conduct a public hearing and introduce Ordinance No. 2025-XX for first reading to amend Title 5 and Title 7 of the Costa Mesa Municipal Code to:
    a. Adopt by reference the 2025 California Building Standards Code, as locally amended, and the current edition of the Orange County Grading and Excavation Code
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2. Adopt Resolution No. 2025-XX of the City Council of the City of Costa Mesa, California, setting forth findings of local climatic, geological, and topographical conditions within the City of Costa Mesa to support certain local amendments to the California Building Code, California Residential Code, California Fire Code, and California Wildland-Urban Interface Code.

3. Find that this action is not a project under CEQA Guidelines §15378(b) and, alternatively, is exempt under §15061(b)(3) (the common sense exemption).

BACKGROUND:

The California Building Standards Commission updates the California Building Standards Code (Title 24, California Code of Regulations) on a three-year cycle. The 2025 editions take effect statewide on January 1, 2026. Cities may adopt these codes by reference and, with findings of local climatic, geological, or topographical conditions (Health & Safety Code §§ 17958, 17958.5, 17958.7), may adopt local amendments. Consistent with this cycle, the City regularly adopts the

State codes, together with duly adopted local amendments supported by statutorily required findings, every three years. The 2025 California Building Standards Code is derived from nationally recognized model codes, summarized in Table 1.

T able 1. Reference Model Codes for the 2025 California Building Standards Code

California Building Standards Code	**Reference Model Code**
2025 California Building Code (Vol. 1 & 2)	2024 International Building Code (ICC)
2025 California Residential Code	2024 International Residential Code (ICC)
2025 California Green Building Standards Code (CALGreen)	California-Specific Code
2025 California Fire Code	2024 International Fire Code (ICC)
2025 California Existing Building Code	2024 International Existing Building Code
2025 California Plumbing Code	2024 Uniform Plumbing Code (IAPMO)
2025 California Mechanical Code	2024 Uniform Mechanical Code (IAPMO)
2025 California Energy Code	2024 International Energy Conservation Code
2025 California Wildland-Urban Interface Code	2024 International Wildland-Urban Interface Code
2025 California Electrical Code	2023 National Electrical Code (NFPA)
2021 International Swimming Pool & Spa Code	

ANALYSIS:

The proposed ordinance (ORDINANCE NO. 2025-XX) adopts by reference the 2025 California Building Standards Code with local amendments, repeals references to the 2022 editions, and adopts the current Orange County Grading and Excavation Code, including any associated supplements.

The companion resolution (RESOLUTION NO 2025-XX) documents the required findings of local climatic, geological, and topographical conditions pursuant to the applicable sections of the California Health and Safety Code (HSC) in support of the City's local amendments.

Local amendments are proposed within the following 2025 code components as summarized below:

- California Building Code (CBC)
    - Fencing not to exceed 6 feet (Section 105.2)
    - Minimum roof covering classification to be Class B (Table 1505.1)
    - Prescriptive foundation wall design shall not be used in structures assigned to Seismic Design Category D, E or F. (Section 1807.1.6)
- California Residential Code (CRC)
    - Fencing not to exceed 6 feet (Section R105.2)
    - Minimum roof covering classification to be Class B (Section R902.1)
- California Fire Code (CFC)

    Administrative updates:

    - Inserted, where applicable, “City of Costa Mesa Fire & Rescue” as the Authority Having Jurisdiction (AHJ) to identify CMFR as the enforcing agency. (101.1, 103.1)
    - Clarified permitting requirements for various types of work/operations. (105.5.18(10)–(11); 105.5.19–105.5.21 [deleted]; 105.5.34 [deleted]; 105.6.1.1 [added])
    - Modified submittal, document delivery, and retention requirements to align with the City’s all-digital permit processing system (digital plan submittals; approved digital set provided to the applicant; on-site copy during work; defined minimum retention periods). (106.1; 106.4)

    Readoption of previously approved local amendments, with minor updates, to align with the state-reformatted 2025 CBSC, including:

    - Tightened outdoor burning rules. (305.6; 305.7; 307)
    - Added minimum clearances and spark arresters for fire pits. (307.6; 307.6.1; 307.6.2)
    - Strengthened the citywide ban on sky lanterns. (308.1.7)
    - Added bans triggered by wind/Red Flag events. (305.6)
    - Required emergency stops on commercial solar installations with ESS. (1207.4.1)
    - Modified in-building emergency responder radio coverage requirements to align with Orange County regional technical requirements. (510.1; 510.2)

- Prohibited on-demand mobile fueling (gasoline/diesel/CNG/LNG/hydrogen) and tightened hydrogen/CNG/LNG station provisions. (5701.1.1 ; 5707 ; 5801.1 ; 5809)

- Strengthened safety/setback/staffing requirements for commercial firework displays. (5608.2 ; 5608.3 ; 5609.1 ; 5609.2–5609.17)

New local amendments:

- Modified CFC 1207.11.5.1 to require an emergency Energy Storage System disconnect within 36 inches of the main electrical service in residential occupancies, aligning with the previously adopted commercial requirement. (1207.11.5.1)

Assembly Bill (AB) 130, signed into law in June 2025, establishes a statewide freeze on residential building standards from October 1, 2025, through June 1, 2031, locking in the standards that take effect on January 1, 2026. Interpreted to apply to all residential occupancies under the CBC and CRC, AB 130 prohibits new or more restrictive local residential amendments, including reach codes, except under narrow statutory exceptions such as home-hardening and emergency standards, changes necessary to implement a pre-existing federally compliant local plan, or specified administrative adjustments that do not create stricter residential standards. For this ordinance, the City of Costa Mesa carries forward previously adopted residential amendments and introduces no new residential amendments; proposed updates to non-residential titles (CBC, CFC, WUI) are unaffected.

The City's proposed Building Code amendments are consistent with AB 130 and align with the recommendations from the California Local Building Officials (CALBO) - Orange County Chapter to promote countywide consistency where appropriate, and the proposed Fire Code amendments align with recommendations from the Orange County Fire Authority (OFCA) to support regional consistency, interoperability, and clarity in enforcement. Other modifications are administrative or procedural in nature and address subjects not covered by the codes or are reasonably necessary to safeguard life and property within Costa Mesa.

Adopting the 2025 editions of the California Building Standards Code, together with duly supported local amendments, and adopting the current Orange County Grading and Excavation Code, maintains alignment with statewide standards, improves internal consistency across related titles, and advances the Council's commitment to public safety and resilient construction practices, effective January 1, 2026.

ALTERNATIVES:

The City Council may adopt the 2025 Edition of the California Building Standards Code with the amendments and the current edition of the Orange County Grading and Excavation Code as recommended by Staff, with or without modifications. If the City Council does not adopt the 2025 Codes, then by default the new Building Codes as shown in the California Code of Regulations will take effect on January 1, 2026, without local amendments.

FISCAL REVIEW:

There are no fiscal impacts associated with these actions.

LEGAL REVIEW:

The City Attorney's Office has reviewed this report and approves it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the City Council's Goal:

- Strengthen the Public's Safety and Improve the Quality of Life.

CONCLUSION:

Staff recommends the City Council adopt the Resolution and approve the first reading of Ordinance No. 2025-XX, which modifies the Costa Mesa Municipal Code to adopt the 2025 Edition of the California Building Standards Code, as locally amended, and the current edition of the Orange County Grading and Excavation Code for implementation in the City of Costa Mesa. If the first reading is approved, staff will agendize a second reading and adoption of the Ordinance at the next available City Council meeting.

If the City Council approves the Ordinance, it will become effective on January 1, 2026.

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, SETTING FORTH FINDINGS OF LOCAL CLIMATIC, GEOLOGICAL, AND TOPOGRAPHICAL CONDITIONS SUPPORTING LOCAL AMENDMENTS TO THE 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA FIRE CODE, AND THE 2025 WILDLAND-URBAN INTERFACE CODE

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

WHEREAS, California Health and Safety Code Section 17958 provides that local cities shall adopt ordinances and regulations imposing the same requirements, or modified or changed requirements, as are contained in the regulations adopted by the State pursuant to California Health and Safety Code Section 17922; and

WHEREAS, the State of California is mandated by California Health and Safety Code Section 17922 to impose the same requirements as are contained in the most recent edition of the California Building Codes; and

WHEREAS, California Health and Safety Code Section 17958.5(a) permits the City to make modifications or changes to the Codes, which are reasonably necessary because of local climatic, geographic or topographic conditions; and

WHEREAS, California Health and Safety Code Section 17958.7 requires that the City Council, before making any modifications or changes to the Codes, shall make an express finding that such changes or modifications are reasonably necessary because of local climatic, geographic or topographic conditions; and

WHEREAS, the Economic and Development Services & Fire Departments have recommended that changes and modifications be made to the Codes and have advised that certain said changes and modifications to the 2025 Edition of the California Building Code, the California Residential Code, the California Fire Code, and the California Wildland-Urban Interface Code are reasonably necessary due to local conditions in the City of Costa Mesa and have further advised that the remainder of said changes and modifications are of an administrative or procedural nature, addressing subjects not covered by the Codes or are reasonably necessary to safeguard life and property within the City of Costa Mesa.

WHEREAS, amendments related to life and fire safety contained in Table 1505.1, Sections 1505.1.2 & 1807.1.6, of the 2025 Edition of the California Building Code, and Table R301.2, Sections R902.1, R902.1.1, R902.1.2, R902.2 of the 2025 Edition of the California Residential Code, and amendments to the following chapters: 1, 3, 5, 9,11, 12, 31, 56, 57, 58, and 80 of the 2025 California Fire Code, as recommended by the Building Division and the Fire Prevention and Community Risk Reduction Division, are hereby found to be reasonably necessary due to local climatic, geological, and topographical conditions

A. Climatic Conditions

1. Hot, dry Santa Ana winds are common to all areas within the City of Costa Mesa and Orange County in general. These winds, which can cause small fires which spread quickly, are a contributing factor to the high fire danger in the area and create the need for an increased level of fire protection. This added protection will supplement normal Fire Department response and provide protection for life and safety of multiple occupants during fires.

2. Orange County and the City of Costa Mesa are in a semi-arid Mediterranean type of climate which predisposes all fuels, including wood shingles, to the rapid ignition and spread of fire. Therefore, there exists a need for additional fire protection measures.

B. Geographic Conditions

1. Orange County and the City of Costa Mesa are in a high seismically active area. There are earthquake faults that run along both the northeastern and southwestern boundaries of Orange County. The Newport-Inglewood Fault Zone (NIFZ) which runs through Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude, hypocenter off Newport Beach coast), which took 120 lives, with areas damaged from Laguna Beach to Marina del Rey and inland to Whittier. The NIFZ currently poses one of the greatest hazards to lives and property in the nation. Regional planning for reoccurrence is recommended by the State of California, Department of Conservation. There was also an earthquake in December 1989, with the epicenter located near the City of Irvine. The fault upon which this quake occurred was unknown prior to this activity. The October 17, 1989 Loma Prieta earthquake resulted in only one major San Francisco fire in the Marina district, but when combined with the 34 other fires and over 500

responses required, the local Fire department was taxed to its full capabilities. The Marina fire was difficult to contain because water mains supplying water to the district burst during the earthquake. If more fires had been ignited by the earthquake, it would have been difficult for the fire department to contain them. Experts predict a major earthquake in the Orange County area within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection for building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake. As noted by "Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, 1988, State Department of Conservation," page 59, "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe";

2. Peak hour traffic and circulation congestion in the City of Costa Mesa contribute to potential response delays in the Fire & Rescue Department's travel time to fire and rescue emergency occurrences. This condition will be exacerbated by any major emergency, including a natural or manmade disaster, wherein damage to the City's critical infrastructure or the highway system's under and overpasses may create impenetrable barriers. Additionally, responding to existing outlying areas and future development sites will likely be delayed. This condition makes the need for additional on-site protection of property and occupants necessary.

3. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying brands and are carried by the wind to other locations and thereby spread fire quickly. Past Grand Jury Report findings support this concern.

Code Section	Findings in Section 1
Chap 1, Div II	Administrative
Table 1505.1 (CBC)	A-1, 2, B-1, 2, 3
1505.1.2 (CBC)	A-1, 2, B-1, 2, 3
1807.1.6 (CBC)	B-1

Table R301.2 (CRC)	Administrative
R902.1 (CRC)	A-1, 2, B-1, 2, 3
R902.1.1 (CRC)	A-1, 2, B-1, 2, 3
R902.1.2 (CRC)	A-1, 2, B-1, 2, 3
R902.2 (CRC)	A-1, 2, B-1, 2, 3

Amended Chapter	Applicable Findings					
	Admin	A-1	A-2	B-1	B-2	B-3
CFC Chapter 1	x		x			
CFC Chapter 3		x	x		x	x
CFC Chapter 5		x	x	x	x	
CFC Chapter 9	x	x	x	x	x	x
CFC Chapter 11		x	x	x	x	
CFC Chapter 12		x	x	x	x	
CFC Chapter 31		x	x		x	
CFC Chapter 56		x	x			x
CFC Chapter 57		x	x	x	x	
CFC Chapter 58		x	x	x	x	
CFC Chapter 80	x	x	x	x	x	x

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council hereby approves Resolution No. 2025-XX.

Section 2. The City Council hereby authorizes the Building Official, or the City Manager's designee, to file copies of Resolution No. 2025-XX and Ordinance No. 2025-XX with the California Building Standards Commission and Department of Housing and Community Development as required by Health and Safety Code Section 17958.7.

PASSED AND ADOPTED this 21st day of October, 2025.

_____

John Stephens, Mayor

ATTEST: APPROVED AS TO FORM:

_____ _____

Brenda Green, City Clerk Kimberly Hall Barlow, City Attorney

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

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2025-XX and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the ____ day of ____, 2025**,** by the following roll call vote, to wit:

COUNCIL MEMBERS:

COUNCIL MEMBERS:

COUNCIL MEMBERS:

COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this ____ day of _____ 2025.

_____

BRENDA GREEN, CITY CLERK

ORDINANCE NO. 2025-xx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AMENDING TITLE 5: BUILDING AND STRUCTURES, SECTION 5-1, 5-1.1, 5-1.3 AND ADDING SECTION 5-1.4. TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS THERETO, AND REPEALING THE ADOPTION OF THE 2022 EDITIONS OF THE CALIFORNIA CODES WITH THE EFFECTIVE DATE OF JANUARY 1, 2026

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1.

TITLE 5 BUILDINGS AND STRUCTURES

The following sections of Title 5 of the Costa Mesa Municipal Code are hereby amended to read as follows:

5-1 Construction Codes Adopted.

For the purpose of prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures, the following construction codes subject to the modifications set forth in this Chapter, are hereby adopted. The California Building Code, 2025 Edition, based on the 2024 International Building Code as published by the International Code Council, including Chapter 1, Division II. The California Residential Code, 2025 Edition, based on the 2024 International Residential Codes published by the International Code Council, including Chapter 1, Division II; including Appendix AX Swimming Pool Safety Act. The 2025 California Fire Code based on the 2024 International Fire Code. The 2025 California Green Building Standards Code. The 2025 Existing Building Code, based on the 2024 International Existing Building Code. The 2025 California Wildland-Urban Interface Code, based on the 2024 International Wildland-Urban Interface Code. The 2021 International Swimming Pool & Spa Code. The California

Plumbing Code, 2025 Edition, based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials. The California Mechanical Code, 2025 Edition, based on the 2024 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials. The California Electrical Code, 2025 Edition, based on the 2023 National Electrical Code as published by the National Fire Protection Association. The California Energy Code, 2025 Edition, based on the 2024 International Energy Conservation Code. The International Property Maintenance Code, 2024 Edition, as published by the International Code Council. The Uniform Code for the Abatement of Dangerous Buildings, 2021 Edition, as published by the International Code Council. For the purpose of prescribing regulations for grading and excavation, the Orange County Grading and Excavation Code will be hereby adopted, in addition, to Appendix “J” of the 2025 California Building Code and the more restrictive provisions of the two will prevail. The provisions of these Construction Codes as amended by this chapter shall constitute the Building Regulations of the City of Costa Mesa. Where the California Code of Regulations and State Building Standards Code of Regulations differ from any sections of the Construction Codes, State regulations shall prevail over the Construction Codes.

One (1) copy of all the above codes and standards therefore are on file in the office of the building official pursuant to Health and Safety Code section 18942(d)(1) and are made available for public inspection.

Notwithstanding the provisions of the above-referenced construction codes, all fees for services provided pursuant to the construction codes shall not take effect until a resolution for such fees is adopted by the City Council pursuant to California Government Code sections 66016 and 66020.

5-1.1 Amendments to the 2025 California Building Code.

The following amendments to the California Building Code shall apply in the City:

a) Administration. Division II of Chapter 1, entitled "Scope and Administration”, is applicable in the City.

b) Revision. Insert City of Costa Mesa into the text as the name of jurisdiction in Section 101.1.

c) Section 101.4 is deleted in its entirety (including sections 101.4.1, 101.4.2, 101.4.3, 101.4.4, 101.4.5, 101.4.6 and 101.4.7), and replaced with the following:
"101.4. Referenced Codes. The California Codes listed in Section 5-1 of this Ordinance shall be considered part of the requirements of this code to the extent of each such reference.

d) Section 105.2 is revised by amending exception 2, 9, and adding 14 as follows:

2. Wood, Steel, Vinyl, or Iron fences not over 6 feet in height. Stucco, concrete, and masonry brick fences not over 3 feet high.

9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457.2 mm) deep, do not exceed 5,000 gallons (18,927.059L) and are installed entirely above ground.

14. Decks not exceeding 200 square feet (18.58 m^2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.2.

e) Board of Appeals. Section 113.3 is amended to provide as follows:

Board of Appeals, when used in the Building Standards Codes shall mean the City Planning Commission. The Board of Appeals is hereby established for each of the Building Standards Codes. Depending on the subject of the appeal, specialized expertise may be solicited for the purpose of providing input to the Appeals Board.

f) Table 1505.1 is amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

TABLE 1505.1 [a]
MINIMUM ROOF COVERING CLASSIFICATIONS

TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2.

a. Unless otherwise required in accordance with Part 7, California Wildland Urban Interface Code (WUI)

1505.1.2 Roof coverings within all other areas other than Fire Hazard Severity Zones or Wildland -Urban Interface (WUI). The entire roof covering of every existing structure where more than fifty 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

Section 1505.4 is amended, by the deletion of the entire section.

Section 1505.5 is amended, by the deletion of the entire section.

Section 1807.1.6 is amended to read as follows:

1807.1.6 Prescriptive design of concrete and masonry foundation walls. Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E or F.

5-1.3. Amendments to the 2015 California Residential Code.

Pursuant to the Assembly Bill 130 (AB 130), effective from October 1, 2025, through June 1, 2031, no new amendments are proposed for to the California Residential Code. The existing amendments shall remain in effect as currently adopted.

(a) Amend item number 2” in section R105.2, Work exempt from permit, as follows:

2. Wood, Steel, Vinyl, or Iron fences not over 6 feet in height. Stucco, concrete, and masonry brick fences not over 3 feet high.

(b) Table R301.2, is revised to read as follows:

TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load[o]	WIND DESIGN				Seismic Design Category[f]	SUBJECT TO DAMAGE FROM			Ice Barrier Underlayment Required[h]	Flood Hazards[g]	Air Freeze Index[i]	Mean Annual Temp[j]
	Speed[d] (mph)	Topographic Effects[k]	Special Wind Region[l]	Windbourne Debris Zone[m]		Weathering[a]	Frost Line Depth[b]	Termite[c]				
Zero	95	No	No	No	D[2] or E	Negligible	No	Very Heavy	No	No	Zero	60

MANUAL J DESIGN CRITERIA[n]

Elevation	Altitude Correction Factor[e]	Coincident Wet Bulb	Indoor Winter Design Relative Humidity	Indoor Winter Design Dry-Bulb Temperature	Outdoor Winter Design Dry-Bulb Temperature	Heating Temperature Difference
98	1.0	69	-	70	43	27
Latitude	**Daily Range**	**Summer Design Grains**	**Indoor Summer Design Relative Humidity**	**Indoor Summer Design Dry-Bulb Temperature**	**Outdoor Summer Design Dry-Bulb Temperature**	**Cooling Temperature Difference**
34	Low	23	50% RH	75	85	10

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering Index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.

b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.
f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
g. The jurisdiction shall fill in this part of the table with: the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.
h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3,1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part at the table with “YES.” Otherwise, the jurisdiction shall fill In this part of the table with “NO.”
i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F)."
j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”
k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the

table with “YES” and identify any specific requirements, Otherwise, the jurisdiction shall indicate "NO” in this part of the table.

m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO” In this part of the table.

n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.

o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3).

(c) Section R902.1 is amended by revising it to allow only class A or B roofs as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Class A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.

2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

3. Class A roof assemblies include minimum 16 oz/ft^2 copper sheets installed over combustible decks.

(d) Section R902.1.3 is amended by revising it to require a minimum Class B as follows:

R902.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any

one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

(e) Section R902.2, first paragraph is amended by revising it to allow only class A or B treated wood roofs as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

Fire-retardant-treated wood shakes and shingles shall comply with ICC-ES EG107 and with the weathering requirements contained in Health and Safety Code section 13132.7(j). Each bundle shall bear labels from an ICBO accredited quality control agency identifying their roof-covering classification and indicating their compliance with ICC-ES EG107 and with the weathering requirements contained in Health and Safety Code section 13132.7(j).

Health and Safety Code section 13132.7(j) No wood roof covering materials shall be sold or applied in this state unless both of the following conditions are met:

(1) The materials have been approved and listed by the State Fire Marshal as complying with the requirements of this section.

(2) The materials have passed at least five years of the 10-year natural weathering test. The 10-year natural weathering test required by this subdivision shall be conducted in accordance with Standard 15-2 of the 1994 Edition of the Uniform Building Code at a testing facility recognized by the State Fire Marshal.

Section 5-1.4 of Chapter I, Title 5, of the Costa Mesa Municipal Code is hereby added to read as follows:

Sec. 5-1.4 Adoption of the Orange County Grading and Excavation Code.

Orange County Grading and Excavation Code adopted with modifications. The Orange County Grading and Excavation Code is hereby adopted with modifications.

Sec. 5-1.4.1 Amendments to the Orange County Grading and Excavation Code.

Article 8 of Title 7 of the Codified Ordinances of the County of Orange, including the Grading Manual, is adopted in its entirety, except that section 7-1-805(i) and 7-1-805(l) are modified as follows:

Section 7-1-805(i) (i). A fill less than one (1) foot in depth which (1) is placed on a natural grade with a slope less steep than five horizontal to one vertical (5:1),(2) does not exceed twenty (20) cubic yards on any one lot and (3) does not obstruct a drainage course. This does not exempt the project proponent from submitting a compaction report, to the Building Official, for review and approval, on the fill placed.

Section 7-1-805(l). A fill less than three (3) feet in depth for a landscape planter, which does not exceed twenty (20) cubic yards on any one lot and does not obstruct a drainage course.

Section 2.

TITLE 7 FIRE PROTECTION AND PREVENTION

Section 7-14 and 7-15 of Chapter II, Title 7, of the Costa Mesa Municipal Code are hereby amended to read as follows:

Chapter II. – FIRE PREVENTION

Sec. 7-14. Adoption of the California Fire Code and the California Wildland-Urban Interface Code.

California Fire Code and California Wildland-Urban Interface Code Adopted with Modifications.

The 2025 California Fire Code and the 2025 California Wildland-Urban Interface Code, as published by the International Code Council and as adopted and amended by the California Building Standards Commission and the Office of the State Fire Marshal, are adopted by reference, except as further amended in this title. Only those sections, appendices, and referenced standards adopted by the Office of the State Fire Marshal are adopted by reference unless expressly adopted or amended herein. Additional local modifications are set forth in this title, and the required findings supporting those modifications have been adopted and filed. Copies of these codes are on file in the Office of the City Clerk. These codes may be cited as the “Fire Code” and the “Wildland-Urban Interface Code” of the City of Costa Mesa.

Sec. 7-15 Amendments to the 2025 California Fire Code

Chapter 1
Scope and Administration

Chapter 1 Scope and Administration is adopted in its entirety, except that Sections 104.7, 105.5.19 through 105.5.21, and 105.5.34 are deleted; Section 105.6.1.1 is added; and Sections 101.1, 101.3, 105.5.18(10), 105.5.18(11), and 112.4 are amended as follows:

Section 101.1 Title is hereby amended as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Costa Mesa,

hereinafter referred to as “this code.”

Section 103.1 Creation of agency is hereby amended as follows:

103.1 Creation of agency. The Costa Mesa Fire and Rescue Department (CMFR) is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 105.5.18 Flammable and combustible liquids is hereby amended as follows:

105.5.18 Flammable and combustible liquids. An operational permit is required:

10. To engage in the dispensing of liquid fuels into the fuel tanks of motor vehicles at commercial, industrial, governmental, or manufacturing establishments in accordance with Section 5706.5.4.
11. To utilize a site for the dispensing of liquid fuels from tank vehicles into the fuel tanks of motor vehicles, marine craft and other special equipment at commercial, industrial, governmental or manufacturing establishments in accordance with Section 5706.5.4.

Section 105.6.1.1 Private Fire Underground System is hereby added as follows:

105.6.1.1 Private Fire Underground System. A separate construction permit is required for the installation or modification of private fire underground system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

Section 106.1 Submittals is hereby amended as follows:

106.1 Submittals. Construction documents and supporting data shall be submitted with each application for a permit and in such form and detail as required by the fire code

official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

Section 106.4 Retention of construction documents is hereby amended as follows:

106.4 Retention of construction documents. One set of construction documents shall be retained by the fire code official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws. An approved digital set of construction documents shall be made available to the applicant, and a printed copy of said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

Section 113.4 Violation penalties is hereby amended as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor as provided in Section 1-33 of the Costa Mesa Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Chapter 2
Definitions

Chapter 2 Definitions is adopted in its entirety without amendment.

Chapter 3
General Requirements

Chapter 3 General Requirements is adopted in its entirety, except that Sections 311.5 through 311.5.5 and 318 are deleted; Sections 305.6, 305.7, and 307.6 through 307.6.2 are added; and Sections 307 and 308.1.7 are amended as follows:

Section 305.6 Hazardous Conditions is hereby added as follows:

305.6 Hazardous conditions. Outdoor fires burning wood or other solid fuel are not allowed when any of the following conditions applies:

1. When predicted sustained winds exceed 8 MPH and relative humidity is less than 25%, or a red flag condition has been declared when an official sign was caused to be posted by the fire code official, or a public announcement is made.

2. No outdoor fires using any fuel type are permitted when predicted sustained winds exceed 20 MPH or when such fires present a hazard as determined by the fire code official.

Section 305.7 Disposal of rubbish is hereby added as follows:

305.7 Disposal of rubbish. Rubbish, trash, or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

Section 307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces is hereby amended as follows:

307 Open Burning, Recreational Fires, Fire Pits, Fire Rings, and Portable Outdoor Fireplaces

Section 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies is hereby added as follows:

307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R occupancies shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking.

Section 307.6.1 Gas-fueled devices is hereby added as follows:

307.6.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction and vegetation shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester as defined in Section 202.

Section 307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Permanent outdoor fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code with clearance from combustible construction and building openings as required therein. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks.

The burning of wood or other solid fuel in a device is not allowed within 25 feet of combustible structures unless within an approved permanent fireplace, Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be

eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

Exceptions:

1. Portable fireplaces and fire rings/pits equipped with a device to arrest sparks shall be located at least 3' from combustible construction at R-3 occupancies,
2. Portable fireplaces, and fire pits/rings equipped with a device to arrest sparks, shall be located at least 15 feet from combustible structures at other R occupancies.

Section 308.1.7 Sky lanterns is hereby amended as follows:

308.1.7 Sky lanterns. A person shall not ignite, release, or cause to be released a sky lantern.

Chapter 4
Emergency Planning and Preparedness

Chapter 4: **Emergency Planning and Preparedness** is adopted in its entirety without amendment.

Chapter 5
Fire Service Features

Chapter 5 Fire Service Features is adopted in its entirety, except that Section 510.2 is deleted, and Sections 503.2 and 510.1 are amended as follows:

Section 503.2 Specifications is hereby amended as follows:

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 and the Costa Mesa Fire & Rescue Department Plan Submittal Checklist Specifications.

Section 510.1 Emergency responder radio coverage in new buildings is hereby amended as follows:

510.1 Emergency responder communications enhancement systems in new buildings. Approved in-building emergency responder communications enhancement systems (ERCES) providing two-way radio coverage for emergency responders shall be provided in all new buildings. In-building ERCES shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the fire code official and the frequency license holder(s). **The ERCES shall comply with the Orange County Sheriff's Department, Communications and Technology Division guidelines and specifications and, where the functionality or performance requirements in the California Fire Code are more stringent, this code.** This section shall not require improvement of the existing public safety communications systems.

Exceptions:

1. Where approved by the building official and the fire code official, a wired communications system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved ERCES.
2. Where it is determined by the fire code official that an ERCES is not needed.
3. In facilities where emergency responder communications coverage is required and such systems, components, or equipment could have a negative impact on normal operations, the fire code official is authorized to accept an automatically activated ERCES.
4. One-story buildings not exceeding 12,000 square feet (1115 m²) with no below-ground area(s).

Chapter 6
Building Services and Systems

Chapter 6 Building Services and Systems is adopted in its entirety without amendment.

Chapter 7

Fire and Smoke Protection Features

Chapter 7 Fire and Smoke Protection Features is adopted in its entirety without amendment.

Chapter 8

Interior Finish, Decorative Materials and Furnishings

Chapter 8 Interior Finish, Decorative Materials and Furnishings is adopted in its entirety without amendment.

Chapter 9

Fire Protection and Life Safety Systems

Adopt Chapter 9 Fire Protection and Life Safety Systems is adopted in its entirety, except that Section 901.11 is added, and Section 912.2 is amended as follows:

Section 901.11 False Alarms is hereby added as follows:

901.11 False Alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(a) The owner and any person in possession of any building shall be assessed a fee to be set by resolution whenever the Fire Department is required to respond to more than two false alarms during a one-year period consisting of January 1-December 31 of any given year. Continued false alarms generated from the same location within the same one-year period shall also be assessed a fee set by resolution for each successive false alarm.

(b)Notwithstanding Subsection (a), whenever the Fire Department is required to respond to a false alarm while the system is being repaired or otherwise modified, and the person performing the work has failed to notify the Fire Department in advance that such work was being done, the persons performing the work shall also be assessed a fee set by resolution for each such occurrence.

(c)For purposes of this Section, "false alarm" shall mean the activation of any local or central station alarm because of malfunction, including, but not limited to, mechanical or electrical defects, water surges, or because of improper installation, operation testing or maintenance of such system. Whenever the Fire Department responds to the location of a false alarm and finds that there is no evidence of a fire or of external causes beyond the control of the owner or person in possession that may have caused the alarm, the activation shall be presumed to be a false alarm. Not included as a false alarm will be those activations caused by earthquakes or other phenomena beyond the control of the owner or person in possession.

(d) Whenever an owner, person in possession or alarm system workman is notified of such assessment and believes that he should be excused from paying because any occurrences did not constitute a false alarm, as defined above, he or she shall have the right to appeal said assessment to the Fire Chief within ten (10) calendar days of his receipt of the notice of assessment. The Fire Chief is authorized to excuse the assessment if he determines that a false alarm as defined, did not occur.

(e) Any person, firm or corporation who receives notification of penalties due and fails to pay such penalties within the specified amount of time, no less than 30 days, a 10 percent per month late fee will be assessed until penalties have been paid.

Section 912.2 Location is amended as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½″ inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly.

Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½″ inlets shall be provided.

Chapter 10

Means of Egress

Chapter 10 Means of Egress is adopted in its entirety without amendment.

Chapter 11

Construction Requirements for Existing Buildings

Chapter 11 Construction Requirements for Existing Buildings. Adopt only those sections and subsections that are listed below:

1103.3.3
1103.7
1103.7.3
1103.7.3.1
1103.7.8 – 1103.7.8.2
1103.7.9 – 1103.7.9.10
1103.8 – 1103.8.5.3
1103.9
1103.9.1
1105.12
1105.12.1
1107
1108
1113
1114
1115
1116

Chapter 12

Energy Systems

Chapter 12 Energy Systems is adopted in its entirety, with Section 1207.11.5.1 added and Section 1207.4.1 amended as follows:

Section 1207.4.1 Electrical disconnects is amended as follows:

1207.4.1 Electrical disconnects. The ESS disconnecting means shall be within 36-inches of the main electrical service disconnecting means. The ESS disconnecting means shall be labeled “ESS Emergency Stop”.

> **Exception:** Electrical disconnects for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC shall be permitted to have electrical disconnects signage in accordance with NFPA 76.

Section 1207.11.5.1 ESS Electrical disconnect in Group R-3 and R-4 occupancies is hereby added as follows:

1207.11.5.1 ESS Electrical disconnect in Group R-3 and R-4 occupancies. The ESS disconnecting means shall be provided within 36-inches of the main electrical service disconnecting means. The ESS disconnecting means shall be labeled “ESS Emergency Stop”.

Chapter 20
Aviation Facilities

Chapter 20 Aviation Facilities is adopted in its entirety without amendment.

Chapter 21
Dry Cleaning

Chapter 21 Dry Cleaning is adopted in its entirety without amendment.

Chapter 22

Combustible Dust-Producing Operations

Chapter 22 Combustible Dust-Producing Operations is adopted in its entirety without amendment.

Chapter 23
Motor Fuel-Dispensing Facilities and Repair Garages

Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages is adopted in its entirety without amendment.

Chapter 24
Flammable Finishes

Chapter 24 Flammable Finishes is adopted in its entirety without amendment.

Chapter 25
Fruit and Crop Ripening

Chapter 25 Fruit and Crop Ripening is deleted in its entirety.

Chapter 26
Fumigation and Insecticidal Fogging

Chapter 26 Fumigation and Insecticidal Fogging is deleted in its entirety.

Chapter 27
Semiconductor Fabrication Facilities

Chapter 27 Semiconductor Fabrication Facilities is adopted in its entirety without amendment.

Chapter 28
Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities

Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities is adopted in its entirety without amendment.

Chapter 29

Manufacture of Organic Coatings

Chapter 29 Manufacture of Organic Coatings is adopted in its entirety without amendment.

Chapter 30

Industrial Ovens

Chapter 30 Industrial Ovens is adopted in its entirety without amendment.

Chapter 31

Tents, Temporary Special Event Structures and Other Membrane Structures

Chapter 31 Temporary Special Event Structures and Other Membrane Structures is adopted in its entirety, except that Section 3103.8.1 is deleted, and Sections 3103.8 and 3103.8.1.1 are amended as follows:

Section 3103.8 Structural stability and anchorage required is hereby amended as follows:

3103.8 Structural stability and anchorage required. Tents or membrane structures and their appurtenances shall be designed and installed to withstand the elements of weather and prevent collapsing. Documentation of structural stability shall be furnished to the fire code official. Anchorage shall be installed to meet or exceed the Costa Mesa Fire & Rescue Tent Guideline.

3103.8.1.1 Water-filled vessels is hereby amended as follows:

3103.8.1.1 Water-filled vessels. Water-filled vessels shall not be used to anchor a tent or membrane structure unless approved in writing by the Fire Code Official and in accordance with the tent or membrane structure manufacturer’s instructions.

Chapter 32
High-Piled Combustible Storage

Chapter 32 High-Piled Combustible Storage is adopted in its entirety without amendment.

Chapter 33
Fire Safety During Construction and Demolition

Chapter 33 Fire Safety During Construction and Demolition is adopted in its entirety without amendment.

Chapter 34
Tire Rebuilding and Tire Storage

Chapter 34 Tire Rebuilding and Tire Storage is adopted in its entirety without amendment.

Chapter 35
Welding and Other Hot Work

Chapter 35 Welding and Other Hot Work is adopted in its entirety without amendment.

Chapter 36
Marinas

Chapter 36 Marinas is adopted in its entirety without amendment.

Chapter 37
Combustible Fibers

Chapter 37 Combustible Fibers is adopted in its entirety without amendment.

Chapter 39
Processing and Extraction Facilities

Chapter 39 Processing and Extraction Facilities is adopted in its entirety without amendment.

Chapter 40
Storage of Distilled Spirits and Wines

Chapter 40 Storage of Distilled Spirits and Wines is adopted in its entirety without amendment.

Chapter 41
Temporary Heating and Cooking Operations

Chapter 41 Temporary Heating and Cooking Operations is adopted in its entirety without amendment.

Chapter 48
Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations

Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations is adopted in its entirety without amendment.

Chapter 50
Hazardous Materials – General Provisions

Chapter 50 Hazardous Materials – General Provisions is adopted in its entirety without amendment.

Chapter 51
Aerosols

Chapter 51 Aerosols is adopted in its entirety without amendment.

Chapter 53
Compressed Gases

Chapter 53 Compressed Gases is adopted in its entirety without amendment.

Chapter 54
Corrosive Materials

Chapter 54 Corrosive materials is adopted in its entirety without amendment.

Chapter 55
Cryogenic Fluids

Chapter 55 Cryogenic Fluids is adopted in its entirety without amendment.

Chapter 56
Explosives and Fireworks

Chapter 56 Explosives and Fireworks is adopted in its entirety, with Sections 5608.2, 5608.3, and 5609.2 through 5609.17 added, and Section 5609.1 amended as follows:

Section 5608.2 Firing is hereby added as follows:

5608.2 Firing. All fireworks displays, regardless of mortar, device, or shell size, shall be electrically fired.

Section 5608.3 Application for Permit is hereby added as follows:

5608.3 Application for Permit. A diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged, the fallout area based on 100 feet per inch of shell size, the location of all buildings, roads, and other means of transportation, the lines behind which the audience will be restrained, the location of all nearby trees, telegraph or telephone line, or other overhead obstructions shall be provided to CMFR.

Section 5609.1 General is amended as follows:

5609.1 General. Where the temporary storage of consumer fireworks, 1.4G is allowed by Section 5601.1.3, Exception 4, such storage shall comply with the applicable requirements of NFPA 1124. In addition to the requirements of NFPA 1124, all temporary stands for the display and sale of fireworks shall be located, maintained and operated subject to the following provisions:

5609.2. No fireworks display or stand shall be erected within one hundred (100) feet of any gasoline dispensing device or room in which vehicles containing gasoline are repaired or within thirty-five (35) feet of any other structure. Minimum setback from a public sidewalk shall be five (5) feet; setback from street curbing shall be not less than ten (10) feet where no sidewalk exists.

5609.3. There shall be maintained in each premises or stand within which fireworks are sold or offered for sale, a fire extinguisher with a minimum rating of 2A, 10BC located adjacent to each exit.

5609.4. No person shall light or cause or permit to be lighted any open flame, match, lighter, or any other article or material within any such stand or within fifty (50) feet thereof.

5609.5. No smoking shall be allowed in any structure used for the sale and display of fireworks or within fifty (50) feet of said structure. "No smoking" signs shall be displayed prominently and in a number prescribed by the fire chief.

5609.6. All such temporary stands shall be constructed to existing city requirements and specifications.

5609.7. All such temporary stands for the display and sale of fireworks shall obtain an electrical permit from the City of Costa Mesa prior to performance of any electrical work. An electrical permit shall be required for the use of a portable generator or other temporary power source.

5609.8. All power and lighting shall be GFCI protected. Battery-powered equipment, electrical equipment, and electrical cords that are used in conjunction with a CFRS

facility area shall be listed and shall be used in accordance with their listing.

5609.9. Where temporary electrical conductors are placed on top of an outdoor surface to connect the permanent power source to the temporary CFRS facility's temporary electrical system, the conductors shall be provided with physical protection against damage caused by pedestrian or vehicular traffic.

5609.10. Reserved.

5609.11. The permittee shall strictly comply with all of the provisions of the State Fireworks Law, Sections 12500 et seq. of the Health and Safety Code of the State of California.

5609.12. Fireworks shall be stored and kept only in the permittee's sale booth. It shall be unlawful to store any fireworks intended for sale in any building, residence, garage, home or automobile within the City of Costa Mesa.

5609.13. There shall be at least one (1) adult in attendance during any open or sale hours of the fireworks stand. No person under the age of eighteen (18) years, and no person who is physically or mentally unable to move himself shall be permitted within a fireworks stand.

5609.14. The permittee shall provide an adult night watchman to act and serve during the hours of storage. Under no circumstances shall any night watchman sleep within any fireworks stand.

5609.15. No alcoholic beverages shall be allowed on the premises.

5609.16. All fireworks fuses shall be taped.

5609.17. All permits must be posted in a conspicuous place.

Chapter 57
Flammable and Combustible Liquids

Chapter 57 Flammable and Combustible Liquids is adopted in its entirety, except that Section 5707 is deleted and Section 5701.1.1 is added as follows:

Section 5701.1.1 On-Demand Mobile fueling is added as follows:

5701.1.1 Mobile fueling. On-demand mobile fueling of Class I, II, and III liquids into the fuel tanks of vehicles is prohibited.

Chapter 58
Flammable Gases and Flammable Cryogenic Fluids

Chapter 58 Flammable Gases and Flammable Cryogenic Fluids is adopted in its entirety, except that Section 5809 is deleted and Section 5801.1 is amended as follows:

Section 5801.1 Scope is amended as follows:

5801.1 Scope. The storage and use of flammable gases and flammable cryogenic fluids shall be in accordance with this chapter, NFPA 2 and NFPA 55. Compressed gases shall also comply with Chapter 53 and cryogenic fluids shall also comply with Chapter 55. Flammable cryogenic fluids shall comply with Section 5806. Hydrogen motor fuel-dispensing stations and repair garages and their associated above-ground hydrogen storage systems shall also be designed, constructed and maintained in accordance with Chapter 23. Mobile fueling of gaseous and liquid hydrogen, compressed natural gas (CNG), and liquefied natural gas (LNG) into the fuel tanks of vehicles is prohibited.

Exceptions:

1. Gases used as refrigerants in refrigeration systems (see Section 605).
2. Liquefied petroleum gases and natural gases regulated by Chapter 61.
3. Fuel-gas systems and appliances regulated under the California Mechanical Code and the California Plumbing

Code other than gaseous hydrogen systems and appliances.

4. Pyrophoric gases in accordance with Chapter 64.

Chapter 59
Flammable Solids

Chapter 59 Flammable Solids is adopted in its entirety without amendment.

Chapter 60
Highly Toxic and Toxic Materials

Chapter 60 Highly Toxic and Toxic Materials is adopted in its entirety without amendment.

Chapter 61
Liquefied Petroleum Gases

Chapter 61 Liquefied Petroleum Gases is adopted in its entirety without amendment.

Chapter 62
Organic Peroxides

Chapter 62 Organic Peroxides is adopted in its entirety without amendment.

Chapter 63
Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids

Chapter 63 Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids is adopted in its entirety without amendment.

Chapter 64
Pyrophoric Materials

Chapter 64 Pyrophoric Materials is adopted in its entirety without amendment.

Chapter 65
Pyroxylin (Cellulose Nitrate) Plastics

Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics is adopted in its entirety without amendment.

Chapter 66
Unstable (Reactive) Materials

Chapter 66 Unstable (Reactive) Materials is adopted in its entirety without amendment.

Chapter 67
Water-Reactive Solids and Liquids

Chapter 67 Water-Reactive Solids and Liquids is adopted in its entirety without amendment.

Chapter 80
Referenced Standards

Chapter 80 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2025 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 9.2.1.7 is hereby amended as follows:
9.2.3.3 (1) Combustible concealed spaces filled entirely with non-combustible insulation shall not require sprinkler protection when approved by the fire code official.

9.2.1.7 Concealed spaces filled with noncombustible insulation shall not require sprinkler protection when approved by the fire code official.

Section 9.4.3.1 is hereby amended as follows:

9.4.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

1. (1) Quick-response type as defined in 3.3.215.4.16
2. (2) Residential sprinklers in accordance with the requirements of Chapter 12
3. (3) Quick response CMSA sprinklers
4. (4) ESFR sprinklers
5. (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
6. (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 16.11.2.1 is hereby amended as follows:

16.11.2.1 Local Waterflow Alarms. A local wateflow alarm shall be provided for all sprinkler systems and shall connected to the building fire alarm or water flow monitoring system where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with at least one approved interior alarm device in each unit, or interconnection to the unit smoke alarm system. Sound levels in all sleeping areas shall be a minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over current protection (GFI), serving normally operated appliances in the residence.

Section 16.12.3.3 is hereby amended as follows:

16.12.3.3 Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

Section 16.12.5.7 is hereby amended as follows:

16.12.5.7 Fire Department Connections. Fire department connections shall be located at the nearest point of fire department apparatus accessibility or at a location approved by the authority having jurisdiction. They shall be installed immediately adjacent to the approved fire department access road and such that hose lines can be readily and conveniently attached to the inlets without interference from nearby objects including buildings, fence posts, or other fire department connections.

Section 19.1.1.1 is hereby added as follows:

19.1.1.1 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 21.4.1.2.2.1 (d) curve "C". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

Section 19.2.3.1.1.1 is hereby added as follows:

19.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
2) Use a maximum of 40 psi, if available;
3) Utilize the CMFR water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

Section 28.4.5.2 (19) (g) Summary Sheet is hereby added as follows:

28.4.5.2 (19) (g) Water supply certification shall be not more than six months prior to the plan submittal to the authority having jurisdiction.

NFPA 13D 2025 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 4.6 Stock of Spare Sprinklers is hereby added as follows:

4.6.1 A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

4.6.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

4.6.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100°F (38°C).

4.6.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

Section 7.1.2 is hereby amended as follows:

7.1.2 The sprinkler system piping shall not have a separate control valve installed unless supervised by one of the following methods:

(1) Central station, proprietary or remote station alarm service.
(2) Reserved.
(3) Reserved.

Section 7.3 Pressure Gauges is hereby amended as follows:

7.3.1. At least one water pressure gauge shall be installed on the riser assembly.

Section 7.6 Alarms is hereby amended as follows:

7.6 Alarms. Exterior water flow alarm indicating devices shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide audibility throughout the structure. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dba above the average ambient sound level but not less than 75 dba. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exception:

(1) When an approved water flow monitoring system is installed, interior audible

devices may be powered through the fire alarm control panel.

(2) When smoke detectors specified by the CBC or CRC are used to sound an interior alarm upon water flow switch activation.

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Section 8.3.5 is hereby amended as follows:

8.3.5 Sprinklers shall not be required in attics without storage, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated for exclusively to and containing only dwelling unit ventilation equipment, floor/ceiling spaces, elevator shafts, crawl spaces, and other concealed spaces that are not intended for living purposes.

Section 8.3.5.1.1 is hereby amended as follows:

8.3.5.1.1 Where fuel-fired equipment is located other than beneath an occupied area of the dwelling unit, at least one quick-response intermediate-temperature sprinkler shall be installed above the equipment or at the wall separating the space with the fuel-fired equipment from the occupied space.

Section 8.3.5.1.3 is hereby added as follows:

8.3.5.1.3 At a minimum, attics with storage access shall be protected with an intermediate temperature quick response sprinklers, which shall be located to protect attic penetrations created by the access scuttles or mechanical equipment.

NFPA 13R 2025 Edition, Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies is hereby amended as follows:

Section 6.6.6 is hereby amended as follows:

6.6.6 Sprinklers shall not be required in attics without storage, penthouse equipment

rooms, elevator machine rooms, concealed spaces dedicated exclusively to and containing only dwelling unit ventilation equipment, crawl spaces, floor/ceiling spaces, vertical chases, elevator shafts where the elevator installation complies with ASME A17.1/CSA B44, Safety Code for Elevators and Escalators, and other concealed spaces that are not intended for living purposes or storage and do not contain fuel-fired equipment.

Section 6.6.6.3 is hereby amended as follows:

6.6.6.3 Where the fuel-fired equipment is above all occupied areas, at least one quick-response intermediate-temperature sprinkler shall be installed above the equipment or at the wall separating the space with the fuel-fired equipment from the occupied space.

Section 6.16.1 is hereby amended as follows:

6.16.1 A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in Chapter 9 of the California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm, residential smoke detection or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence. There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

NFPA 14, 2024 Edition, Standard for the Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 7.3.1.1 is hereby is deleted in its entirety and replaced as follows:

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2025 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

6.2.8.1 All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

Exceptions:

1. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.
2. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

Section 6.2.9 is hereby amended as follows:

6.2.9. All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

(1)*A post indicator valve installed not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as

far from the building as the height of the wall facing the post indicator valve.

(2) A wall post indicator valve.

(3) An indicating valve in a pit, installed in accordance with Section 6.4

(4)*A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.

(5)* When approved by the Costa Mesa Fire & Rescue Department, a nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T-wrench, located not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T-wrench, shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the non-indicating valve.

b) A nonindicating valve, such as an underground nonrising stem gate valve with an approved roadway box complete with T-wrench shall be allowed to be closer than 40 ft (12 m) to the building when a property line or other physical barriers make it impossible to have the valve 40 ft (12 m) away.

(6) Control valves installed in a fire-rated room accessible from the exterior

(7) Control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the AHJ.

Section 10.1.5 is hereby added as follows:

10.1.5 All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be

sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

Section 10.4.1.1 is hereby amended as follows:

10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.4.1.1.1 is hereby added as follows:

10.4.1.1.1 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Appendices

APPENDIX CHAPTER 4 is adopted in its entirety without amendments.

Appendix A is deleted in its entirety without amendments.

Appendix B is adopted in its entirety with amendments outlined in CMFR Plan Submittal Checklist Specifications.

Appendix BB is adopted in its entirety without amendments.

Appendix C is adopted in its entirety without amendments.

Appendix CC is adopted in its entirety without amendments.

Appendix D is deleted in its entirety without amendments.

Appendix E is deleted in its entirety without amendments.

Appendix F is deleted in its entirety without amendments.

Appendix G is deleted in its entirety without amendments.

Appendix H is adopted in its entirety without amendments.

Appendix I is deleted in its entirety without amendments.

Appendix J is deleted in its entirety without amendments.

Appendix K is deleted in its entirety without amendments.

Appendix L is deleted in its entirety without amendments.

Appendix M is deleted in its entirety without amendments.

Appendix N is adopted in its entirety without amendments.

Appendix O is deleted in its entirety without amendments.

Appendix P is deleted in its entirety without amendments.

Appendix Q is deleted in its entirety without amendments.

Sec. 7-16. Amendments to the California Wildland-Urban Interface Code.

The 2025 California Wildland-Urban Interface, as published by the International Code

Council and as adopted and amended by the California Building Standards Commission and the Office of the State Fire Marshal (including the State Fire Marshal adoption matrix), is adopted in its entirety, including only those sections, appendices, and referenced standards adopted by the Office of the State Fire Marshal. There are no local amendments.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Costa Mesa hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or unconstitutionally.

Section 4. Inconsistencies; Repeal of 2022 Building, Construction and Fire Codes.

Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, are repealed or modified to that extent necessary to affect the provisions of this Ordinance, including the 2022 California Codes and amendments thereto set forth in Titles 5 and 7.

Section 5. Penalties.

Unless otherwise provided for by state law, any violation of this Ordinance for which a penalty is not provided for hereinabove shall be punishable pursuant to the provisions of section 1-33 and/or section 5-6 of the Costa Mesa Municipal Code.

Section 6. *Effective date.*

The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published and/or posted in a manner required by law. This Ordinance shall become effective on January 1, 2026 pursuant to Government Code section 36937(e) and Health & Safety Code sections 17958 and 18941.

PASSED AND ADOPTED this ___day of _____, 2025.

_____

John Stephens, Mayor

ATTEST:

_____

Brenda Green, City Clerk

APPROVED AS TO FORM:

_____

Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA)

COUNTY OF ORANGE) ss

CITY OF COSTA MESA)

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing Ordinance No. 2025-xx was duly introduced for first reading at a regular meeting of the City Council held on the ____day of _____ 2025, and that thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council held on the ___ day of _____, 2025, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this ___ day of _____, 2025.

_____

Brenda Green, City Clerk

ORDINANCE NO. 2025-xx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AMENDING TITLE 5: BUILDING AND STRUCTURES, SECTION 5-1, 5-1.1, 5-1.3 AND ADDING SECTION 5-1.4. AND TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE TO ADOPT BY ADOPTINGREFERENCE THE 2022 EDITIONS OF THE 2025 CALIFORNIA BUILDING STANDARDS CODE AND INCLUDING RELATED MODEL CODES WITH SPECIFIED APPENDICES AND LOCAL AMENDMENTS THERETO, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS THERETO, AND REPEALING THE ADOPTION OF THE 2019 2022 EDITIONS OF THE CALIFORNIA CODES AND AMENDMENTS THERETO, WITH THE EFFECTIVE DATE OF JANUARY 1, 2023 2026

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY FIND AND DECLARE ORDAIN AS FOLLOWS:

Section 1.

TITLE 5 BUILDINGS AND STRUCTURES

The following sections of Title 5 of the Costa Mesa Municipal Code are hereby amended to read as follows:

5-1 Construction Codes Adopted.

For the purpose of prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures, the following construction codes subject to the modifications set forth in this Chapter, are hereby adopted. The California Building Code, 2025 Edition, based on the 2014 International Building Code as published by the International Code Council, including Chapter 1, Division II. The California Residential Code, 2025 Edition, based on the 2014 International Residential Codeas as published by the International Code Council, including Chapter 1, Division II; including Appendix AX Swimming Pool Safety Act. The 2025 California Fire Code based on the 2014 International Fire Code. The 2025 California Green Building Standards Code. The 2025 Existing Building Code, based on the 2014 International Existing Building Code. The 2025 California Wildland-Urban Interface Code, based on the 2024 International

Wildland-Urban Interface Code. The 2021 International Swimming Pool & Spa Code. The California Plumbing Code, 2022~~19~~ Edition, based on the 2021~~18~~ Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials. The California Mechanical Code, 2022~~19~~ Edition, based on the 2021~~18~~ ~~International~~ Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials. The California Electrical Code, 2022~~19~~ Edition, based on the 2020~~17~~ National Electrical Code as published by the National Fire Protection Association. The California Energy Code, 2022~~19~~ Edition, based on the 2021~~18~~ International Energy Conservation Code. The International Property Maintenance Code, 2021~~18~~ Edition, as published by the International Code Council. The Uniform Code for the Abatement of Dangerous Buildings, 2021 Edition, as published by the International Code Council. For the purpose of prescribing regulations for grading and excavation, the 2015 Edition of the Orange County Grading and Excavation Code will be adopted, in addition, to Appendix "J" of the 2022~~19~~ California Building Code and the more restrictive provisions of the two will prevail. The provisions of these Construction Codes as amended by this chapter shall constitute the Building Regulations of the City of Costa Mesa. Where the California Code of Regulations and State Building Standards Code of Regulations differ from any sections of the Construction Codes, State regulations shall prevail over the Construction Codes.

One (1) copy of all the above codes and standards therefore are on file in the office of the building official pursuant to section 18942(d)(1) and are made available for public inspection.

Notwithstanding the provisions of the above-referenced construction codes, all fees for services provided pursuant to the construction codes shall not take effect until a resolution for such fees is adopted by the City Council pursuant to California Government Code sections 66016 and 66020.

5-1.1 Amendments to the 2022~~19~~ California Building Code.

The following amendments to the California Building Code shall apply in the City:

a) Administration. Division II of Chapter 1, entitled "Scope and Administration", is

applicable in the City.

b) Revision. Insert City of Costa Mesa into the text as the name of jurisdiction in Section 101.1.

c) Section 101.4 is deleted in its entirety (including sections 101.4.1, 101.4.2, 101.4.3, 101.4.4, 101.4.5, 101.4.6 and 101.4.7), and replaced with the following:
"101.4. Referenced Codes. The California Codes listed in Section 5-1 of this Ordinance shall be considered part of the requirements of this code to the extent of each such reference."

d) Section 105.2 is revised by amending exception 2, 9, and adding 14 as follows:

2. Wood, Steel, Vinyl, or Iron fences not over 6 feet in height. Stucco, concrete, and masonry brick fences not over 3 feet high.

9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457.2 mm) deep, do not exceed 5,000 gallons (18,927.059L) and are installed entirely above ground.

14. Decks not exceeding 200 square feet (18.58 m^2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.2.

e) Board of Appeals. Section 113.3 is amended to provide as follows:

Board of Appeals when used in the Building Standards Codes shall mean the City Planning Commission. The Board of Appeals is hereby established for each of the Building Standards Codes. Depending on the subject of the appeal, specialized expertise may be solicited for the purpose of providing input to the Appeals Board.

f) Table 1505.1 is amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

TABLE 1505.1 [a]
MINIMUM ROOF COVERING CLASSIFICATIONS
TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2.
~~a. Unless otherwise required in accordance with Chapter 7A.~~

a. Unless otherwise required in accordance with Part 7, California Wildland Urban Interface Code (WUI)

1505.1.2 Roof coverings within all other areas other than Fire Hazard Severity Zones or Wildland-Urban Interface (WUI). The entire roof covering of every existing structure where more than fifty 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

Section 1505.4 is amended, by the deletion of the entire section.

Section 1505.5 is amended, by the deletion of the entire section.

Section 1807.1.6 is amended to read as follows:

1807.1.6 Prescriptive design of concrete and masonry foundation walls. Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E or F.

5-1.3. Amendments to the 202~~2~~5 California Residential Code.

Pursuant to the Assembly Bill 130 (AB 130), effective from October 1, 2025, through June 1, 2031, no new amendments are proposed for the California Residential Code. The existing amendments shall remain in effect as currently adopted.

(a) Amend item number 2" in section R105.2, Work exempt from permit, as follows:

2. Wood, Steel, Vinyl, or Iron fences not over 6 feet in height. Stucco, concrete, and masonry brick fences not over 3 feet high.

(b) Table R301.2(1) is revised to read as follows:

TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESING CATEGORY [f]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP [e]	ICE BARRIER UNDERLAYMENT REQUIRED [h]	FLOOD HAZARDS [g]	AIR FREEZING INDEX [i]	MEAN ANNUAL TEMP [j]
	Speed [d] (mph)	Topographic effects [k]	Special wind region [l]	Wind-borne debris zone [m]		Weathering [a]	Frost line Depth [b]	Termite [c]					
ZERO	95	No	No	No	D^2 or E	Negligible	No	Very Heavy	43	No	No	0	60

MANUAL J DESIGN CRITERIA [n]

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR WINTER DESIGN DRY-BULB TEMPERATURE	INDOOR SUMMER DESIGN DRY-BULB TEMPURATURE COOLING	HEAT TEMPERATURE DIFFERENCE
98	34	32 43	91 85	1.0	70	75	27
COOLING TEMPURATURE DIFFERENCE	WIND VELOCITY HEATING SUMMER DESIGN GRAINS	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	INDOOR WINTER DESIGN RELATIVE HUMIDITY	INDOOR SUMMER DESIGN RELATIVE HUMIDITY	
7 10	23		69	27 Low	-	7 (50% RH)	

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth

strength required for weathering shall govern. The weathering column shall be filled in with the weathering Index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.

b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

g. The jurisdiction shall fill in this part of the table with: the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.

h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3,1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part at the table with “YES.” Otherwise, the jurisdiction shall fill In this part of the table with “NO.”

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent)

value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F)."

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” and identify any specific requirements, Otherwise, the jurisdiction shall indicate "NO” in this part of the table.

m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO” In this part of the table.

n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.

o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3) ~~and R301.2(4)~~.

(c) Section R902.1 is amended by revising it to allow only class A or B roofs as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Class A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.

2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

3. Class A roof assemblies include minimum 16 oz/ft^2 copper sheets installed over combustible decks.

(d) Section R902.1.3 is amended by revising it to require a minimum Class B as follows:

R902.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

(e) Section R902.2, first paragraph is amended by revising it to allow only class A or B treated wood roofs as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

Fire-retardant-treated wood shakes and shingles shall comply with ICC-ES EG107 and with the weathering requirements contained in Health and Safety Code section 13132.7(j). Each bundle shall bear labels from an ICBO accredited quality control agency identifying their roof-covering classification and indicating their compliance with ICC-ES EG107 and with the weathering requirements contained in Health and Safety Code section 13132.7(j).

Health and Safety Code section 13132.7(j) No wood roof covering materials shall be sold or applied in this state unless both of the following conditions are met:

(1) The materials have been approved and listed by the State Fire Marshal as complying with the requirements of this section.

(2) The materials have passed at least five years of the 10-year natural weathering test. The 10-year natural weathering test required by this subdivision shall be conducted in accordance with Standard 15-2 of the 1994 Edition of the Uniform Building Code at a testing facility recognized by the State Fire Marshal.

Section 5-1.4 of Chapter I, Title 5, of the Costa Mesa Municipal Code is hereby added to read as follows:

Sec. 5-1.4 Adoption of the Orange County Grading and Excavation Code.

Orange County Grading and Excavation Code adopted with modifications. The Orange County Grading and Excavation Code is hereby adopted with modifications.

Sec. 5-1.4.1 Amendments to the Orange County Grading and Excavation Code.

Article 8 of Title 7 of the Codified Ordinances of the County of Orange, including the Grading Manual, is adopted in its entirety, except that section 7-1-805(i) and 7-1-805(l) are modified as follows:

Section 7-1-805(i) (i). A fill less than one (1) foot in depth which (1) is placed on a natural grade with a slope less steep than five horizontal to one vertical (5:1), (2) does not exceed twenty (20) cubic yards on any one lot and (3) does not obstruct a drainage course. This does not exempt the project proponent from submitting a compaction report, to the Building Official, for review and approval, on the fill placed.

Section 7-1-805(l). A fill less than three (3) feet in depth for a landscape planter, which does not exceed twenty (20) cubic yards on any one lot and does not obstruct a drainage course.

Section 2.

TITLE 7 FIRE PROTECTION AND PREVENTION

~~The following sections of Title 7~~ Section 7-14 and 7-15 of Chapter II, Title 7, of the Costa Mesa Municipal Code are hereby amended to read as follows:

Chapter II. – FIRE PREVENTION

Sec. 7-14. Adoption of the California Fire Code and the California Wildland-Urban Interface Code.

~~The California Fire Code, 2022 Edition, is hereby adopted with modifications. Other modifications are made as hereinafter set forth in this Title of the Costa Mesa Municipal Code and appropriate findings have been made and filed where required. The California Fire Code, which is based on the International Fire Code, is adopted as noted above and a copy is on file in the office of the City Clerk. This document shall be known and referred to hereafter as the "Fire Code" for the City of Costa Mesa.~~

California Fire Code and California Wildland-Urban Interface Code Adopted with Modifications.

The 2025 California Fire Code and the 2025 California Wildland-Urban Interface Code, as published by the International Code Council and as adopted and amended by the California Building Standards Commission and the Office of the State Fire Marshal, are adopted by reference, except as further amended in this title. Only those sections, appendices, and referenced standards adopted by the Office of the State Fire Marshal are adopted by reference unless expressly adopted or amended herein. Additional local

modifications are set forth in this title, and the required findings supporting those modifications have been adopted and filed. Copies of these codes are on file in the Office of the City Clerk. These codes may be cited as the "Fire Code" and the "Wildland-Urban Interface Code" of the City of Costa Mesa.

Sec. 7-15 Amendments to the 2022~~2~~5 California Fire Code

Chapter 1

Scope and Administration

Chapter 1 Scope and Administration ~~is adopted in its entirety except that Section 105.6.1.1 is added; Sections 105.5.18 (10), 105.5.18 (11), and 112.4 are included with the following amendments:~~ is adopted in its entirety, except that Sections 104.7, 105.5.19 through 105.5.21, and 105.5.34 are deleted; Section 105.6.1.1 is added; and Sections 101.1, 101.3, 105.5.18(10), 105.5.18(11), and 112.4 are amended as follows:

Section 101.1 Title is hereby amended as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Costa Mesa, hereinafter referred to as "this code."

Section 103.1 Creation of agency is hereby amended as follows:

103.1 Creation of agency. The Costa Mesa Fire and Rescue Department (CMFR) is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 105.5.18 Flammable and combustible liquids is hereby amended as follows:

105.5.18 Flammable and combustible liquids. An operational permit is required:

10. To engage in the dispensing of liquid fuels into the fuel tanks of motor vehicles

at commercial, industrial, governmental, or manufacturing establishments in accordance with Section 5706.5.4.

11. To utilize a site for the dispensing of liquid fuels from tank vehicles into the fuel tanks of motor vehicles, marine craft and other special equipment at commercial, industrial, governmental or manufacturing establishments in accordance with Section 5706.5.4.

Section 105.6.1.1 Private Fire Underground System is hereby added as follows:

105.6.1.1 Private Fire Underground System. A separate construction permit is required for the installation or modification of private fire underground system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

Section 106.1 Submittals is hereby amended as follows:

106.1 Submittals. Construction documents and supporting data shall be submitted with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

Section 106.4 Retention of construction documents is hereby amended as follows:

106.4 Retention of construction documents. One set of construction documents shall be retained by the fire code official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws. An approved digital set of construction documents shall be made available to the applicant, and a printed copy of said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

Section 11~~2~~3.4 Violation penalties is hereby amended as follows:

112~~2~~3.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor as provided in Section 1-33 of the Costa Mesa Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Chapter 2
Definitions

Chapter 2 Definitions is adopted in its entirety without amendment.

Chapter 3
General Requirements

Chapter 3 General Requirements~~. Adopt Chapter 3 in its entirety except that Sections 308.1.4, 311.5 through 311.5.5, and 318 is excluded; and with the following amendments:~~ is adopted in its entirety, except that Sections 311.5 through 311.5.5 and 318 are deleted; Sections 305.6, 305.7, and 307.6 through 307.6.2 are added; and Sections 307 and 308.1.7 are amended as follows:

Section 305.6 Hazardous Conditions is hereby added as follows:

305.6 Hazardous conditions. Outdoor fires burning wood or other solid fuel are not allowed when any of the following conditions applies:

1. When predicted sustained winds exceed 8 MPH and relative humidity is less than 25%, or a red flag condition has been declared when an official sign was caused to be posted by the fire code official, or a public announcement is made.

2. No outdoor fires using any fuel type are permitted when predicted sustained winds exceed 20 MPH or when such fires present a hazard as determined by the fire code official.

Section 305.7 Disposal of rubbish is hereby added as follows:

305.7 Disposal of rubbish. Rubbish, trash, or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

Section 307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces is hereby amended as follows:

307 Open Burning, Recreational Fires, Fire Pits, Fire Rings, and Portable Outdoor Fireplaces

Section 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies is hereby added as follows:

307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R occupancies shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking.

Section 307.6.1 Gas-fueled devices is hereby added as follows:

307.6.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction and vegetation shall not be

located within three feet of an atmospheric column that extends vertically from the perimeter of the device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester as defined in Section 202.

Section 307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Permanent outdoor fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code with clearance from combustible construction and building openings as required therein. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks.

The burning of wood or other solid fuel in a device is not allowed within 25 feet of combustible structures unless within an approved permanent fireplace, Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

Exceptions:

1. Portable fireplaces and fire rings/pits equipped with a device to arrest sparks shall be located at least 3’ from combustible construction at R-3 occupancies,
2. Portable fireplaces, and fire pits/rings equipped with a device to arrest sparks, shall be located at least 15 feet from combustible structures at other R occupancies.

Section 308.1.~~6.3~~7 Sky lanterns is hereby amended as follows:

308.1.~~6.3~~7 Sky lanterns. A person shall not ignite, release, or cause to be released a sky lantern.

Chapter 4

Emergency Planning and Preparedness

Chapter 4: **Emergency Planning and Preparedness** is adopted in its entirety without amendment. ~~Adopt only the sections, subsections, and amendment listed below:~~

~~401 – 401.9~~
~~402~~
~~403.1~~
~~403.2~~
~~403.4 – 403.4.4~~
~~403.9.2.1.1~~
~~403.12 – 403.12.3~~
~~404.5 – 404.6.6~~

Chapter 5

Fire Service Features

Chapter 5 Fire Service Features ~~is adopted in its entirety with the following amendments:~~ is adopted in its entirety, except that Section 510.2 is deleted, and Sections 503.2 and 510.1 are amended as follows:

Section 503.2 Specifications is hereby amended as follows:

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 and the Costa Mesa Fire & Rescue Department Plan Submittal Checklist Specifications.

Section 510.1 Emergency responder radio coverage in new buildings is hereby amended as follows:

~~**510.1 Emergency responder radio coverage in new buildings**. Approved in-building, two-way emergency responder communication coverage for emergency responders shall~~

~~be provided in all new buildings. In-building, two-way emergency responder communication coverage within the building shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency Responder Radio Coverage System shall comply with the Orange County Sheriff's Department, Communications and Technology Division guidelines and specifications and, where the functionality or performance requirements in the California Fire Code are more stringent, this code.~~

510.1 Emergency responder communications enhancement systems in new buildings. Approved in-building emergency responder communications enhancement systems (ERCES) providing two-way radio coverage for emergency responders shall be provided in all new buildings. In-building ERCES shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the fire code official and the frequency license holder(s). **The ERCES shall comply with the Orange County Sheriff's Department, Communications and Technology Division guidelines and specifications and, where the functionality or performance requirements in the California Fire Code are more stringent, this code.** This section shall not require improvement of the existing public safety communications systems.

Exceptions:

1. Where approved by the building official and the fire code official, a wired communications system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved ERCES.
2. Where it is determined by the fire code official that an ERCES is not needed.
3. In facilities where emergency responder communications coverage is required and such systems, components, or equipment could have a negative impact on normal operations, the fire code official is authorized to accept an automatically activated ERCES.

4. One-story buildings not exceeding 12,000 square feet (1115 m²) with no below-ground area(s).

Chapter 6
Building Services and Systems

Chapter 6 Building Services and Systems is adopted in its entirety without amendment.

Chapter 7
Fire and Smoke Protection Features

Chapter 7 Fire and Smoke Protection Features is adopted in its entirety without amendment.

Chapter 8
Interior Finish, Decorative Materials and Furnishings

Chapter 8 Interior Finish, Decorative Materials and Furnishings is adopted in its entirety without amendment.

Chapter 9
Fire Protection and Life Safety Systems

Adopt Chapter 9 Fire Protection and Life Safety Systems ~~is adopted in its entirety with the following amendments~~: is adopted in its entirety, except that Section 901.11 is added, and Section 912.2 is amended as follows:

Section 901.11 False Alarms is hereby added as follows:

901.11 False Alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(a) The owner and any person in possession of any building shall be assessed a fee to be set by resolution whenever the Fire Department is required to respond to more than two false alarms during a one-year period consisting of January 1-December 31 of any given year. Continued false alarms generated from the same

location within the same one-year period shall also be assessed a fee set by resolution for each successive false alarm.

(b)Notwithstanding Subsection (a), whenever the Fire Department is required to respond to a false alarm while the system is being repaired or otherwise modified, and the person performing the work has failed to notify the Fire Department in advance that such work was being done, the persons performing the work shall also be assessed a fee set by resolution for each such occurrence.

(c) For purposes of this Section, "false alarm" shall mean the activation of any local or central station alarm because of malfunction, including, but not limited to, mechanical or electrical defects, water surges, or because of improper installation, operation testing or maintenance of such system. Whenever the Fire Department responds to the location of a false alarm and finds that there is no evidence of a fire or of external causes beyond the control of the owner or person in possession that may have caused the alarm, the activation shall be presumed to be a false alarm. Not included as a false alarm will be those activations caused by earthquakes or other phenomena beyond the control of the owner or person in possession.

(d) Whenever an owner, person in possession or alarm system workman is notified of such assessment and believes that he should be excused from paying because any occurrences did not constitute a false alarm, as defined above, he or she shall have the right to appeal said assessment to the Fire Chief within ten (10) calendar days of his receipt of the notice of assessment. The Fire Chief is authorized to excuse the assessment if he determines that a false alarm as defined, did not occur.

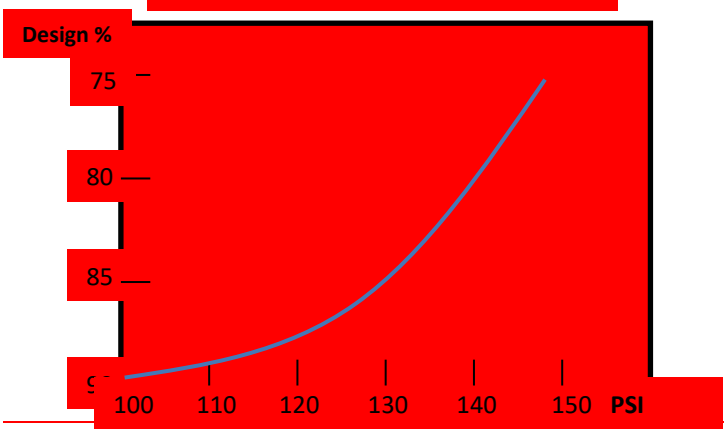
(e) Any person, firm or corporation who receives notification of penalties due and fails to pay such penalties within the specified amount of time, no less than 30 days, a 10 percent per month late fee will be assessed until penalties have been paid.

~~**Section 903.3.5.3 Hydraulically calculated systems** is hereby added as follows:~~

~~**903.3.5.3 Hydraulically calculated systems.** The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.~~

~~**Exception:** When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.~~

TABLE 903.3.5.3
Hydraulically Calculated Systems



~~**Section 912 Fire Department Connections**~~

Section 912.2 Location is amended as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½″ inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½″ inlets shall be provided.

Chapter 10

Means of Egress

Chapter 10 Means of Egress is adopted in its entirety without amendment.

Chapter 11

Construction Requirements for Existing Buildings

Chapter 11 Construction Requirements for Existing Buildings. Adopt only those sections and subsections that are listed below:

1103.3.3

1103.7

1103.7.3

1103.7.3.1

1103.7.8 – 1103.7.8.2

1103.7.9 – 1103.7.9.10

1103.8 – 1103.8.5.3

1103.9

1103.9.1

1105.12

1105.12.1

1107

1108

1113

1114

1115

1116

Chapter 12

Energy Systems

Chapter 12 Energy Systems ~~is adopted in its entirety with the following amendments added:~~ is adopted in its entirety, with Section 1207.11.5.1 added and Section 1207.4.1 amended as follows:

Section 1207.4.1 Electrical disconnects ~~is adopted without amendment.~~ is amended as follows:

1207.4.1 Electrical disconnects. ~~Where the ESS disconnecting means is not within sight of the main electrical service disconnecting means, placards or directories shall be installed at the location of the main electrical service disconnecting means indicating the location of stationary storage battery system disconnecting means in accordance with *the California Electrical Code*.~~

The ESS disconnecting means shall be within 36-inches of the main electrical service disconnecting means. The ESS disconnecting means shall be labeled “ESS Emergency Stop”.

> **Exception:** Electrical disconnects for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC shall be permitted to have electrical disconnects signage in accordance with NFPA 76.

Section 1207.11.5.1 ESS Electrical disconnect in Group R-3 and R-4 occupancies is hereby added as follows:

1207.11.5.1 ESS Electrical disconnect in Group R-3 and R-4 occupancies. The ESS disconnecting means shall be provided within 36-inches of the main electrical service disconnecting means. The ESS disconnecting means shall be labeled “ESS Emergency Stop”.

Chapter 20
Aviation Facilities

Chapter 20 Aviation Facilities is adopted in its entirety without amendment.

Chapter 21
Dry Cleaning

Chapter 21 Dry Cleaning is adopted in its entirety without amendment.

Chapter 22
Combustible Dust-Producing Operations

Chapter 22 Combustible Dust-Producing Operations is adopted in its entirety without amendment.

Chapter 23
Motor Fuel-Dispensing Facilities and Repair Garages

Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages is adopted in its entirety without amendment.

Chapter 24
Flammable Finishes

Chapter 24 Flammable Finishes is adopted in its entirety without amendment.

Chapter 25
Fruit and Crop Ripening

Chapter 25 Fruit and Crop Ripening is deleted in its entirety.

Chapter 26
Fumigation and Insecticidal Fogging

Chapter 26 Fumigation and Insecticidal Fogging is deleted in its entirety.

Chapter 27
Semiconductor Fabrication Facilities

Chapter 27 Semiconductor Fabrication Facilities is adopted in its entirety without amendment.

Chapter 28

Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities

Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities is adopted in its entirety without amendment.

Chapter 29

Manufacture of Organic Coatings

Chapter 29 Manufacture of Organic Coatings is adopted in its entirety without amendment.

Chapter 30

Industrial Ovens

Chapter 30 Industrial Ovens is adopted in its entirety without amendment.

Chapter 31

Tents, Temporary Special Event Structures and Other Membrane Structures

Chapter 31 Temporary Special Event Structures and Other Membrane Structures ~~is hereby amended as follows~~: is adopted in its entirety, except that Section 3103.8.1 is deleted, and Sections 3103.8 and 3103.8.1.1 are amended as follows:

Section 3103.8 Structural stability and anchorage required is hereby amended as follows:

3103.~~98~~ Structural stability and anchorage required. Tents or membrane structures and their appurtenances shall be designed and installed to withstand the elements of weather and prevent collapsing. Documentation of structural stability shall be furnished to the fire code official. Anchorage shall be installed to meet or exceed the Costa Mesa Fire & Rescue Tent Guideline.

3103.8.1.1 Water-filled vessels is hereby amended as follows:

3103.8.1.1 Water-filled vessels. Water-filled vessels shall not be used to anchor a tent or membrane structure unless approved in writing by the Fire Code Official and in accordance with the tent or membrane structure manufacturer's instructions.

Chapter 32
High-Piled Combustible Storage

Chapter 32 High-Piled Combustible Storage is adopted in its entirety without amendment.

Chapter 33
Fire Safety During Construction and Demolition

Chapter 33 Fire Safety During Construction and Demolition is adopted in its entirety without amendment.

Chapter 34
Tire Rebuilding and Tire Storage

Chapter 34 Tire Rebuilding and Tire Storage is adopted in its entirety without amendment.

Chapter 35
Welding and Other Hot Work

Chapter 35 Welding and Other Hot Work is adopted in its entirety without amendment.

Chapter 36
Marinas

Chapter 36 Marinas is adopted in its entirety without amendment.

Chapter 37
Combustible Fibers

Chapter 37 Combustible Fibers is adopted in its entirety without amendment.

Chapter 39

Processing and Extraction Facilities

Chapter 39 Processing and Extraction Facilities is adopted in its entirety without amendment.

Chapter 40

Storage of Distilled Spirits and Wines

Chapter 40 Storage of Distilled Spirits and Wines is adopted in its entirety without amendment.

Chapter 41

Temporary Heating and Cooking Operations

Chapter 41 Temporary Heating and Cooking Operations is adopted in its entirety without amendment.

Chapter 48

Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations

Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations is adopted in its entirety without amendment.

~~Chapter 49~~

~~Requirements for Wildland-Urban Interface Fire Areas~~

~~**Chapter 49 Requirements for Wildland-Urban Interface Fire Areas** is adopted in its entirety without amendment.~~

Chapter 50

Hazardous Materials – General Provisions

Chapter 50 Hazardous Materials – General Provisions is adopted in its entirety without amendment.

Chapter 51
Aerosols

Chapter 51 Aerosols is adopted in its entirety without amendment.

Chapter 53
Compressed Gases

Chapter 53 Compressed Gases is adopted in its entirety without amendment.

Chapter 54
Corrosive Materials

Chapter 54 Corrosive materials is adopted in its entirety without amendment.

Chapter 55
Cryogenic Fluids

Chapter 55 Cryogenic Fluids is adopted in its entirety without amendment.

Chapter 56
Explosives and Fireworks

Chapter 56 Explosives and Fireworks ~~is adopted in its entirety with the following amendments:~~ is adopted in its entirety, with Sections 5608.2, 5608.3, and 5609.2 through 5609.17 added, and Section 5609.1 amended as follows:

Section 5608.2 Firing is hereby added as follows:

5608.2 Firing. All fireworks displays, regardless of mortar, device, or shell size, shall be electrically fired.

Section 5608.3 Application for Permit is hereby added as follows:

5608.3 Application for Permit. A diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged, the fallout area based on 100 feet per inch of shell size, the location of all buildings, roads, and other means of transportation, the lines behind which the audience will be restrained, the location of all nearby trees, telegraph or telephone line, or other overhead obstructions shall be provided to CMFR.

Section 5609.1 General is amended as follows:

5609.1 General. Where the temporary storage of consumer fireworks, 1.4G is allowed by Section 5601.1.3, Exception 4, such storage shall comply with the applicable requirements of NFPA 1124. In addition to the requirements of NFPA 1124, all temporary stands for the display and sale of fireworks shall be located, maintained and operated subject to the following provisions:

5609.2. No fireworks display or stand shall be erected within one hundred (100) feet of any gasoline dispensing device or room in which vehicles containing gasoline are repaired or within thirty-five (35) feet of any other structure. Minimum setback from a public sidewalk shall be five (5) feet; setback from street curbing shall be not less than ten (10) feet where no sidewalk exists.

5609.3. There shall be maintained in each premises or stand within which fireworks are sold or offered for sale, a fire extinguisher with a minimum rating of 2A, 10BC located adjacent to each exit.

5609.4. No person shall light or cause or permit to be lighted any ~~fireworks~~ open flame, match, lighter, or any other article or material within any such stand or within fifty (50) feet thereof.

5609.5. No smoking shall be allowed in any structure used for the sale and display of fireworks or within fifty (50) feet of said structure. "No smoking" signs shall be displayed prominently and in a number prescribed by the fire chief.

5609.6. All such temporary stands shall be constructed to existing city requirements and specifications.

5609.7. All such temporary stands for the display and sale of fireworks shall obtain an electrical permit from the City of Costa Mesa prior to performance of any electrical work. An electrical permit shall be required for the use of a portable generator or other temporary power source.

5609.8. All power and lighting shall be GFCI protected. Battery-powered equipment, electrical equipment, and electrical cords that are used in conjunction with a CFRS facility area shall be listed and shall be used in accordance with their listing.

5609.9. Where temporary electrical conductors are placed on top of an outdoor surface to connect the permanent power source to the temporary CFRS facility's temporary electrical system, the conductors shall be provided with physical protection against damage caused by pedestrian or vehicular traffic.

5609.10. Reserved.

5609.11. The permittee shall strictly comply with all of the provisions of the State Fireworks Law, Sections 12500 et seq. of the Health and Safety Code of the State of California.

5609.12. Fireworks shall be stored and kept only in the permittee's sale booth. It shall be unlawful to store any fireworks intended for sale in any building, residence, garage, home or automobile within the City of Costa Mesa.

5609.13. There shall be at least one (1) adult in attendance during any open or sale hours of the fireworks stand. No person under the age of eighteen (18) years, and no person who is physically or mentally unable to move himself shall be permitted within a fireworks stand.

5609.14. The permittee shall provide an adult night watchman to act and serve during

the hours of storage. Under no circumstances shall any night watchman sleep within any fireworks stand.

5609.15. No alcoholic beverages shall be allowed on the premises.

5609.16. All fireworks fuses shall be taped.

5609.17. All permits must be posted in a conspicuous place.

Chapter 57
Flammable and Combustible Liquids

Chapter 57 Flammable and Combustible Liquids~~. Adopt Chapter 57, with the exception of Section 5707, in its entirety and with the following amendment:~~ is adopted in its entirety, except that Section 5707 is deleted and Section 5701.1.1 is added as follows:

Section 5701.1.1 On-Demand Mobile fueling is added as follows:

5701.1.1 Mobile fueling. On-demand mobile fueling of Class I, II, and III liquids into the fuel tanks of vehicles is prohibited.

Chapter 58
Flammable Gases and Flammable Cryogenic Fluids

Chapter 58 Flammable Gases and Flammable Cryogenic Fluids~~. Adopt Chapter 58, with the exception of Section 5809, in its entirety and with the following amendment:~~ is adopted in its entirety, except that Section 5809 is deleted and Section 5801.1 is amended as follows:

Section 5801.1 Scope is amended as follows:

5801.1 Scope. The storage and use of flammable gases and flammable cryogenic fluids shall be in accordance with this chapter, NFPA 2 and NFPA 55. Compressed gases shall also comply with Chapter 53 and cryogenic fluids shall also comply with Chapter 55.

Flammable cryogenic fluids shall comply with Section 5806. Hydrogen motor fuel-dispensing stations and repair garages and their associated above-ground hydrogen storage systems shall also be designed, constructed and maintained in accordance with Chapter 23. Mobile fueling of gaseous and liquid hydrogen, compressed natural gas (CNG), and liquefied natural gas (LNG) into the fuel tanks of vehicles is prohibited.

Exceptions:

1. Gases used as refrigerants in refrigeration systems (see Section 605).
2. Liquefied petroleum gases and natural gases regulated by Chapter 61.
3. Fuel-gas systems and appliances regulated under the California Mechanical Code and the California Plumbing Code other than gaseous hydrogen systems and appliances.
4. Pyrophoric gases in accordance with Chapter 64.

Chapter 59
Flammable Solids

Chapter 59 Flammable Solids is adopted in its entirety without amendment.

Chapter 60
Highly Toxic and Toxic Materials

Chapter 60 Highly Toxic and Toxic Materials is adopted in its entirety without amendment.

Chapter 61
Liquefied Petroleum Gases

Chapter 61 Liquefied Petroleum Gases is adopted in its entirety without amendment.

Chapter 62
Organic Peroxides

Chapter 62 Organic Peroxides is adopted in its entirety without amendment.

Chapter 63
Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids

Chapter 63 Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids is adopted in its entirety without amendment.

Chapter 64
Pyrophoric Materials

Chapter 64 Pyrophoric Materials is adopted in its entirety without amendment.

Chapter 65
Pyroxylin (Cellulose Nitrate) Plastics

Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics is adopted in its entirety without amendment.

Chapter 66
Unstable (Reactive) Materials

Chapter 66 Unstable (Reactive) Materials is adopted in its entirety without amendment.

Chapter 67
Water-Reactive Solids and Liquids

Chapter 67 Water-Reactive Solids and Liquids is adopted in its entirety without amendment.

Chapter 80
Referenced Standards

Chapter 80 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 20~~22~~25 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 9.2.1.7 is hereby amended as follows:

9.2.3.3 (1) Combustible concealed spaces filled entirely with non-combustible insulation shall not require sprinkler protection when approved by the fire code official.

9.2.1.7 Concealed spaces filled with noncombustible insulation shall not require sprinkler protection when approved by the fire code official.

Section 9.4.3.1 is hereby amended as follows:

9.4.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

1. (1) Quick-response type as defined in 3.3.215.4.16
2. (2) Residential sprinklers in accordance with the requirements of Chapter 12
3. (3) Quick response CMSA sprinklers
4. (4) ESFR sprinklers
5. (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
6. (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 16.11.2.1 is hereby amended as follows:

16.11.2.1 Local Waterflow Alarms. A local wateflow alarm shall be provided for all sprinkler systems and shall connected to the building fire alarm or water flow monitoring

system where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with at least one approved interior alarm device in each unit, or interconnection to the unit smoke alarm system. Sound levels in all sleeping areas shall be a minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over current protection (GFI), serving normally operated appliances in the residence.

Section 16.12.3.3 is hereby amended as follows:

16.12.3.3 Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

Section 16.12.5.7 is hereby amended as follows:

16.12.5.7 Fire Department Connections. Fire department connections shall be located at the nearest point of fire department apparatus accessibility or at a location approved by the authority having jurisdiction. They shall be installed immediately adjacent to the approved fire department access road and such that hose lines can be readily and conveniently attached to the inlets without interference from nearby objects including buildings, fence posts, or other fire department connections.

Section 19.1.1.1 is hereby added as follows:

19.1.1.1 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 21.4.1.2.2.1 (d) curve "C". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

Section 19.2.3.1.1.1 is hereby added as follows:

19.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
2) Use a maximum of 40 psi, if available;
3) Utilize the CMFR water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

Section 28.4.5.2 (19) (g) Summary Sheet is hereby added as follows:

28.4.5.2 (19) (g) Water supply certification shall be not more than six months prior to the plan submittal to the authority having jurisdiction.

NFPA 13D 20~~22~~25 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as

follows:

Section 4.6 Stock of Spare Sprinklers is hereby added as follows:

4.6.1 A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

4.6.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

4.6.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100°F (38°C).

4.6.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

Section 7.1.2 is hereby amended as follows:

7.1.2 The sprinkler system piping shall not have a separate control valve installed unless supervised by one of the following methods:

(1) Central station, proprietary or remote station alarm service.
(2) Reserved.
(3) Reserved.

Section 7.3 Pressure Gauges is hereby amended as follows:

7.3.1. At least one water pressure gauge shall be installed on the riser assembly.

Section 7.6 Alarms is hereby amended as follows:

7.6 Alarms. Exterior water flow alarm indicating devices shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide audibility throughout the structure. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dba above the average ambient sound level but not less than 75 dba. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exception:

(1) When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.

(2) When smoke detectors specified by the CBC or CRC are used to sound an interior alarm upon water flow switch activation.

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Section 8.3.5 is hereby amended as follows:

8.3.5 Sprinklers shall not be required in attics without storage, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated for exclusively to and containing only dwelling unit ventilation equipment, floor/ceiling spaces, elevator shafts, crawl spaces, and other concealed spaces that are not intended for living purposes.

Section 8.3.5.1.1 is hereby amended as follows:

8.3.5.1.1 Where fuel-fired equipment is located other than beneath an occupied area of the dwelling unit, at least one quick-response intermediate-temperature sprinkler shall be installed above the equipment or at the wall separating the space with the fuel-fired equipment from the occupied space.

Section 8.3.5.1.3 is hereby added as follows:

8.3.5.1.3 At a minimum, attics with storage access shall be protected with an intermediate temperature quick response sprinklers, which shall be located to protect attic penetrations created by the access scuttles or mechanical equipment.

NFPA 13R 20~~22~~25 Edition, Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies is hereby amended as follows:

Section 6.6.6 is hereby amended as follows:

6.6.6 Sprinklers shall not be required in attics without storage, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to and containing only dwelling unit ventilation equipment, crawl spaces, floor/ceiling spaces, vertical chases, elevator shafts where the elevator installation complies with ASME A17.1/CSA B44, Safety Code for Elevators and Escalators, and other concealed spaces that are not intended for living purposes or storage and do not contain fuel-fired equipment.

Section 6.6.6.3 is hereby amended as follows:

6.6.6.3 Where the fuel-fired equipment is above all occupied areas, at least one quick-response intermediate-temperature sprinkler shall be installed above the equipment or at the wall separating the space with the fuel-fired equipment from the occupied space.

Section 6.16.1 is hereby amended as follows:

6.16.1 A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or

occupant load specified in Chapter 9 of the California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm, residential smoke detection or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence. There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

NFPA 14, 20~~19~~24 Edition, Standard for the Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 7.3.1.1 is hereby is deleted in its entirety and replaced as follows:

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 20~~19~~25 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

6.2.8.1 All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

Exceptions:

1. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.
2. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

Section 6.2.9 is hereby amended as follows:

6.2.9. All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

(1)*A post indicator valve installed not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.

(2) A wall post indicator valve.

(3) An indicating valve in a pit, installed in accordance with Section 6.4

(4)*A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.

(5)* When approved by the Costa Mesa Fire & Rescue Department, a nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T-wrench, located not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T-wrench, shall be permitted to be installed closer than 40 ft (12 m) but

at least as far from the building as the height of the wall facing the non-indicating valve.

b) A nonindicating valve, such as an underground nonrising stem gate valve with an approved roadway box complete with T-wrench shall be allowed to be closer than 40 ft (12 m) to the building when a property line or other physical barriers make it impossible to have the valve 40 ft (12 m) away.

(6) Control valves installed in a fire-rated room accessible from the exterior

(7) Control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the AHJ.

Section 10.1.5 is hereby added as follows:

10.1.5 All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

Section 10.4.1.1 is hereby amended as follows:

10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.4.1.1.1 is hereby added as follows:

10.4.1.1.1 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Appendices

APPENDIX CHAPTER 4 is adopted in its entirety without amendments.

Appendix A is deleted in its entirety without amendments.

Appendix B is adopted in its entirety with amendments outlined in CMFR Plan Submittal Checklist Specifications.

Appendix BB is adopted in its entirety without amendments.

Appendix C is adopted in its entirety without amendments.

Appendix CC is adopted in its entirety without amendments.

Appendix D is deleted in its entirety without amendments.

Appendix E is deleted in its entirety without amendments.

Appendix F is deleted in its entirety without amendments.

Appendix G is deleted in its entirety without amendments.

Appendix H is adopted in its entirety without amendments.

Appendix I is deleted in its entirety without amendments.

Appendix J is deleted in its entirety without amendments.

Appendix K is deleted in its entirety without amendments.

Appendix L is deleted in its entirety without amendments.

Appendix M is deleted in its entirety without amendments.

Appendix N is adopted in its entirety without amendments.

Appendix O is deleted in its entirety without amendments.

Appendix P is deleted in its entirety without amendments.

Appendix Q is deleted in its entirety without amendments.

Sec. 7-16. Amendments to the California Wildland-Urban Interface Code.

The 2025 California Wildland-Urban Interface, as published by the International Code Council and as adopted and amended by the California Building Standards Commission and the Office of the State Fire Marshal (including the State Fire Marshal adoption matrix), is adopted in its entirety, including only those sections, appendices, and referenced standards adopted by the Office of the State Fire Marshal. There are no local amendments.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Costa Mesa hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or unconstitutionally.

Section 4. Inconsistencies; Repeal of 2022 Building, Construction and Fire Codes.

Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, are repealed or modified to that extent necessary to affect the provisions of this Ordinance,

including the 2022 California Codes and amendments thereto set forth in Titles 5 and 7.

Section 5. Penalties.

Unless otherwise provided for by state law, any violation of this Ordinance for which a penalty is not provided for hereinabove shall be punishable pursuant to the provisions of section 1-33 and/or section 5-6 of the Costa Mesa Municipal Code.

Section 6. *Effective date.*

The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published and/or posted in a manner required by law. This Ordinance shall become effective on January 1, 2026 pursuant to Government Code section 36937(e) and Health & Safety Code sections 17958 and 18941.

File #: 25-541 **Meeting Date:** 11/4/2025

TITLE:

AMENDMENT TO THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN TO PROVIDE CONSISTENCY WITH THE SIXTH CYCLE (2021-2029) HOUSING ELEMENT - PCTY-25-0004

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: MELINDA DACEY, PRINCIPAL PLANNER AND ANNA MCGILL, PLANNING AND SUSTAINABILITY MANAGER

CONTACT INFORMATION: MELINDA DACEY, PRINCIPAL PLANNER, (714) 754-5611

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2025-XX to adopt the amendments to the Land Use Element of the City's General Plan to provide consistency with the Sixth Cycle Housing Element and associated California Environmental Quality Act (CEQA) environmental determination (Attachment 1).

Item #: 25-541 **Meeting Date: 11/4/2025**

TITLE: AMENDMENT TO THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN TO PROVIDE CONSISTENCY WITH THE SIXTH CYCLE (2021-2029) HOUSING ELEMENT – PCTY-25-0004

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CONTACT INFORMATION: MELINDA DACEY, (714) 754-5611

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2025-XX to adopt the amendments to the Land Use Element of the City's General Plan to provide consistency with the Sixth Cycle Housing Element and associated California Environmental Quality Act (CEQA) environmental determination (Attachment 1).

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15162, staff reviewed the previously adopted Mitigated Negative Declaration for the Sixth Cycle Housing Element and determined that a subsequent Environmental Impact Report (EIR) or a Negative Declaration (ND) is not required for the update to the City of Costa Mesa Land Use Element in that the circumstances to which the Housing Element was adopted have not changed, and no new information of substantial importance or new impacts have arisen since the prior environmental documents have been certified. The updates to the Land Use Element are for internal consistency with the Housing Element.

The Mitigated Negative Declaration (MND) for the Housing Element was circulated for the 30-day public review and comment period from October 29, 2021, to November 29, 2021. On February 1, 2022, the Costa Mesa City Council adopted Resolution No. 2022-06, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) that analyzed the candidate housing sites on 352 acres for the Sixth Cycle (2021-2029) Housing Element. The MMRP requires mitigation for hazards and hazardous materials, biological resources, cultural resources, noise and tribal cultural resources. Standard conditions are also included within the MMRP and the housing opportunity sites must comply with the adopted MMRP. As such, additional environmental review is not required for the focused update of the Land Use Element.

Link to the Mitigated Negative Declaration:
https://costamesa.legistar.com/View.ashx?M=F&ID=10429628&GUID=D393F7F7-CDC4-49CA-B95C-1E95AD983DA4

Link to the MMRP:
https://costamesa.legistar.com/View.ashx?M=F&ID=10429634&GUID=75FFF243-48F3-4BEF-9C5B-2723B323CD3F

BACKGROUND:

The Housing Element is one of the seven State-mandated General Plan "elements," and California Government Code Section 65588 requires that local governments review and revise their Housing Element a minimum of once every eight years. In addition, Government Code Section 65358(b) indicates that a City shall not amend a mandatory Element more than four times a year. Should City Council approve the Land Use Element amendments, this would be the third amendment to one of the City's mandatory Elements during the 2025 calendar year.

Housing Element and Measure K

On February 1, 2022, the Costa Mesa City Council adopted Resolution No. 2022-06 adopting the City's Sixth Cycle (2021-2029) Housing Element and Mitigated Negative Declaration, including a Mitigation Monitoring and Reporting Program. On November 15, 2022, the Costa Mesa City Council adopted Resolution No. 2022-67 approving additional amendments to the Housing Element in response to California Department of Housing and Community Development (HCD) comments dated April 5, 2022. Subsequent minor and non-substantive revisions have been requested by HCD, and staff updated the Housing Element as recently as March 1, 2023, as authorized by the City Council.

Link to Resolution No. 2022-06:
https://srvlfapp.costamesaca.gov/laserfiche/DocView.aspx?db=CityofCostaMesa&docid=695178

Link to Resolution No. 2022-67:
https://srvlfapp.costamesaca.gov/laserfiche/DocView.aspx?db=CityofCostaMesa&docid=782375

On November 8, 2022, Costa Mesa voters approved Measure K, which authorizes the modification of existing City regulations to allow for development of housing in commercial and industrial areas to revitalize the City's commercial and industrial corridors, while keeping intact existing residential neighborhoods. On November 18, 2022, Ordinance No. 2022-09 became effective, amending and adding Costa Mesa Municipal Code Section 13-200.106 (g), which authorizes the City Council to approve any changes to land use, zoning, specific plan, overlay, or adoption of a new specific plan or overlay on Measure K sites, which include Housing Element opportunity sites in order to accommodate housing, mixed-use, and/or revitalization of commercial areas.

On May 9, 2023, HCD determined that the City's Housing Element met statutory requirements of State Housing Element Law (Government Code Section 65580 et seq.) but noted that the Housing Element was not in substantial compliance (i.e. certified) until the City completes necessary rezones to accommodate the City's Regional Housing Needs Allocation (RHNA) of 11,760 residential units and mandatory buffers. City staff work on implementing the various Housing Element programs (total of 47) throughout the calendar year and provide annual status reports to the City Council and State agencies regarding the implementation status.

When a General Plan Element is being amended or updated, the City must make a finding that the Element being updated is internally consistent with the rest of the General Plan pursuant to Government

Code Section 65300.5. Staff reviewed prior reports associated with the Housing Element and the adopted resolutions and found that the internal consistency finding was not made. Specifically, staff reviewed the General Plan and determined that draft amendments to the Land Use Element are required, to be found internally consistent with the Housing Element adopted in 2022 and revised in 2023.

On October 13, 2025, staff presented the draft Land Use Element updates to the Planning Commission. After public testimony and deliberations, the Planning Commission recommended the City Council adopt the draft amendments to the Land Use Element for internal consistency with the Housing Element as presented at the hearing with a minor update to the proposed text on Figure LU-4 (Page LU-34) and Figure LU-6 (Page LU-39) to remove the phrase "reductions" and replace it with "modifications." This minor update is reflected in Attachment 1, Exhibit A, and the redlined exhibit attached to this report. The Planning Commission Resolution No. PC-2025-21 is included as Attachment 3 of this report.

Link to Planning Commission Agenda:
https://costamesa.legistar.com/LegislationDetail.aspx?ID=7697348&GUID=61EFF6AD-15A6-4CAB-A794-61EC6592F128&Options=&Search=

ANALYSIS:

In order for the General Plan to be internally consistent with the Housing Element, the City has to ensure that the housing opportunity sites identified within the sites inventory of the Housing Element (Linked here: Appendix B, Table B-6, Pgs. B-25 through B-69, and included as Attachment 2) allow residential uses, at the identified residential site capacities and densities. Internal consistency requires focused updates to the Land Use Element to allow for residential development to occur on the housing opportunity sites identified within the sites inventory, and where necessary, the flexibility to modify any floor are ratio (FAR) and trip generation regulations that may limit the actual residential site capacity identified. The draft Land Use Element amendments accomplish this throughout the document by referencing the Housing Element sites inventory and that those densities specified therein are otherwise allowed.

The draft amendments are depicted as underline text for text being added to the Element and ~~strikethrough text~~ for text being removed as depicted in Attachment 4. The focused updates are included throughout various sections of the draft Land Use Element update included in Attachment 1, Exhibit A. A few excerpts of the draft updates are as follows:

> In Table LU-3: Land Use Designations (2015), a footnote is being incorporated into the Land Use Designations for Residential and Non-Residential which indicates, "* Residential density may exceed those identified within Table LU-3 to accommodate the density of sites identified as housing opportunity sites within the sites inventory of the Housing Element."
>
> In Table LU-6: Land Use Density and Intensity Summary, a footnote is being incorporated into the Land Use Designations for Residential, Non-Residential or Mixed-Use and Overlays and Urban Plans which indicates, "* The maximum density may exceed those identified within Table LU-6 to accommodate the density of site identified within the sites inventory of the Housing Element. FAR may also be modified to realize the site capacity identified within the sites inventory."

In addition, the adopted Land Use Element includes site specific development regulations, which is not typical for this type of policy document. Rather, site specific development regulations are generally found

within a precise plan, or specific plan. Some of these site-specific development regulations have been placed on sites that are identified as housing opportunity sites within the Housing Element. As such, draft edits have been incorporated to address these inconsistencies. One example is the Segerstrom Home Ranch site, where a site-specific floor area ratio (FAR) and trip budget are identified, as well as a prohibition for residential uses. The Segerstrom Home Ranch site is identified in the sites inventory under the unique identifiers 137, 138, and 198, and includes a residential density of 90 dwelling units per acre. The draft updates to the Land Use Element remove reference to the residential use prohibition, in addition to allowing flexibility to modify the FAR and trip budget, as the City is unable to restrict the site capacity.



nal

Baseline (2015)

Square Feet 0

Total Area.....43.6 acres

Land Use Plan

Office Square feet.....1,200,000

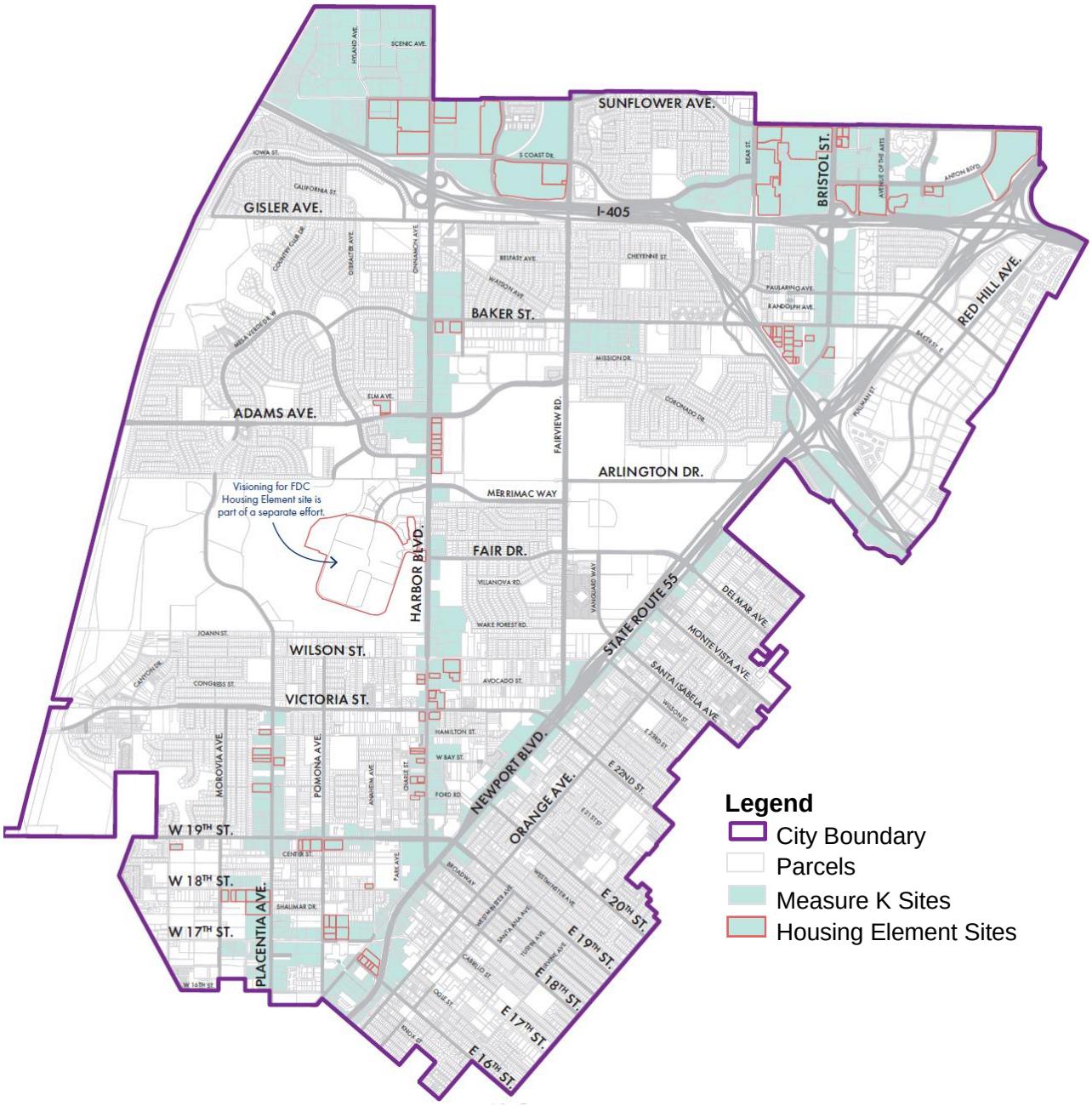
FAR.....0.64 FAR*

* Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan, unless modifications are needed to accommodate the residential site capacity identified within the sites inventory of the Housing Element.

~~* No residential use is permitted.~~

Figure LU-4: Segerstrom Home Ranch

During the Planning Commission deliberations, commissioners inquired about the relationship between Measure K and the Housing Element opportunity sites. Staff explained that the housing opportunity sites are a subset of the Measure K sites, and that Measure K included the housing opportunity sites so that the necessary zoning changes could be made to accommodate the residential site capacity, or density, for the housing opportunity sites. Staff also noted that the draft Land Use Element amendments include qualifying language throughout so that modifications to any specific development standards noted within the draft Land Use Element amendments apply only to housing opportunity sites and do not extend to the remaining Measure K sites. The remaining Measure K sites that are not housing opportunity sites are still being considered and rezoned as part of the Neighborhoods Where We All Belong (NWWAB) rezoning effort.



Nunc Pro Tunc (Latin phrase meaning “now for then”)

Since this Land Use Element update should have been included with the Housing Element adoption, the City is relying on the prior community engagement efforts, and tribal consultation as a matter of Nunc Pro Tunc (Latin phrase meaning “now for then”), where the City is reviewing the record and making necessary corrections that should have been completed at the same time as the Housing Element adoption. According to the adopted resolutions for the Housing Element, public engagement included the following activities:

November 18, 2020, Townhall Meeting
September 2, 2021, Townhall Meeting
February 17, 2021, Public Outreach

February 18, 2021, Public Outreach
March 1, 2021, Planning Commission Study Session
March 23, 2021, City Council Study Session
April 27, 2021, Joint Planning Commission and City Council Study Session
September 13, 2021, Joint Planning Commission and City Council Study Session

The City contacted 17 tribal representatives on July 28, 2021, with information about the Housing Element and to inquire if the Native American Tribes would like to conduct formal consultation as required under AB 52 and SB 18. The City received one response from the Gabrieleno Band of Mission Indians – Kizh Nation, on October 8, 2021, where the tribe requested clarification about the Housing Element, and did not request formal consultation. The City subsequently concluded the tribal consultation process.

In addition to the above noted engagement activities, and tribal consultation, the Housing Element was circulated for public review and comment between August 17, 2021, and September 15, 2021. The Planning Commission, and City Council, also held duly noticed public hearings on the following dates:

Planning Commission:
November 8, 2021
November 22, 2021
December 13, 2021

City Council:
January 18, 2022
February 1, 2022
November 15, 2022

Based on the history noted above, and information contained within this report, the City is addressing an administrative need to correct the record.

Next Steps

Once the General Plan Amendment to the Land Use Element is considered and adopted by City Council, staff will return to the Planning Commission to incorporate the necessary Zoning Code and Specific Plan Amendments to implement the Housing Element sites rezoning. These future updates will align with the Land Use Element Amendments for Planning Commission to consider and provide recommendations to City Council.

ALTERNATIVES:

The City Council may modify the Planning Commission's recommended actions or provide alternative direction to staff.

FISCAL REVIEW:

There are no fiscal impacts associated with this action.

LEGAL REVIEW:

The City Attorney's Office has reviewed this staff report and City Council resolution and has approved them as to form.

CITY COUNCIL GOALS AND PRIORITIES:

The focused update to the Land Use Element for consistency with the Housing Element supports the following City Council Goal:

- Diversify, stabilize and increase housing to reflect community needs.

PUBLIC NOTICE:

A public notice was published in the Daily Pilot newspaper at least 10 calendar days prior to the scheduled public hearing as required pursuant to Government Code Section 65353, and mailed to local, state and federal agencies. Additionally, public notices were published throughout the processing of the Sixth Cycle Housing Element update, where the individual properties identified as housing opportunity sites within the sites inventory received proper legal notifications.

CONCLUSION:

Based on the foregoing information, staff recommends that the City Council adopt the draft resolution to approve the focused update to the Land Use Element of the General Plan for consistency with the Housing Element.

ATTACHMENT 1

RESOLUTION NO. 2025-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO ADOPT AMENDMENTS TO THE LAND USE ELEMENT OF THE GENERAL PLAN TO BRING THE CITY'S GENERAL PLAN INTO INTERNAL CONSISTENCY WITH THE ADOPTED HOUSING ELEMENT AND ASSOCIATED ENVIRONMENTAL DETERMINATION

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

WHEREAS, the City of Costa Mesa is processing a focused amendment to the Land Use Element of the City's General Plan (PCTY-25-0004) for internal consistency with the adopted Housing Element;

WHEREAS, under California law, every city must adopt a general plan, which must include specified mandatory elements, and may include additional optional elements, in furtherance of State policy to provide a comprehensive, long-term plan for the physical development and use of property within the City's jurisdiction;

WHEREAS, pursuant to Government Code Section 65350 et. seq., and Public Resources Code this Land Use Element Update constitutes a General Plan Amendment;

WHEREAS, pursuant to Government Code Section 65300.5, a General Plan Amendment to the Land Use Element is necessary to maintain internal consistency with the adopted Housing Element;

WHEREAS, the City's Sixth Cycle (2021-2029) Housing Element was adopted by the Costa Mesa City Council on February 1, 2022, through Resolution No. 2022-06 and amendments adopted on November 15, 2022, through Resolution No. 2022-67, and as revised as recently as March 1, 2023, to incorporate non-substantive changes as authorized by City Council;

WHEREAS, pursuant to Government Code Sections 65352 – 65352.5 the City mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and other entities listed;

WHEREAS, the public notice indicated that a public review draft of the Housing Element was available for public review and comment from August 17, 2021, and September 15, 2021;

WHEREAS, the Land Use Element amendments are necessary updates to the City's administrative record which should have been incorporated into the process with the adoption of the Housing Element;

WHEREAS, on October 13, 2025, the City of Costa Mesa Planning Commission held a duly noticed public hearing and approved Resolution No. PC-2025-21 recommending that the City Council adopt the amendments to the Land Use Element of the General Plan for consistency with the adopted Housing Element with minor updates to Figure LU-4 and Figure LU-6 to replace "reductions" with "modifications" in the proposed text amendments, including the associated environmental determination;

WHEREAS, on November 4, 2025, the City Council held a duly noticed public hearing to consider the Planning Commission's recommendation, with all persons having the opportunity to speak for and against the proposal at the public hearing;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15162, staff reviewed the previously adopted Mitigated Negative Declaration for the Sixth Cycle Housing Element and determined that a subsequent Environmental Impact Report (EIR) or a Negative Declaration (ND) is not required for the update to the City of Costa Mesa Land Use Element in that the circumstances to which the Housing Element was adopted have not changed, and no new information of substantial importance or new impacts have arisen since the prior environmental documents have been certified. The updates to the Land Use Element are for internal consistency with the Housing Element. The Mitigated Negative Declaration (MND) for the Housing Element was circulated for the 30-day public review and comment period from October 29, 2021, to November 29, 2021. On February 1, 2022, the Costa Mesa City Council adopted Resolution No. 2022-06, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) that analyzed the candidate housing sites on 352 acres for the Sixth Cycle (2021-2029) Housing Element. The MMRP requires mitigation for hazards and hazardous materials, biological resources, cultural resources, noise and tribal cultural resources. Standard conditions are also included within the MMRP and the housing opportunity sites must comply with the adopted MMRP. As such, additional environmental review is not required for the focused update of the Land Use Element.

WHEREAS, the CEQA environmental determination for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows:

BE IT RESOLVED that the foregoing recitations are true and correct and are incorporated by reference into this action.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report, and compliance of all applicable federal, state, and local laws.

BE IT FURTHER RESOLVED that the City Council finds that the amendments to the Land Use Element attached hereto and incorporated herein as Exhibit A, are consistent with the General Plan, and that the amendment will not be detrimental to or adversely impact the public health, safety, and welfare of the community and hereby adopts the amendments to the Land Use Element.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document 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 4th day of November, 2025.

_____
John Stephens, Mayor

ATTEST:

_____
Brenda Green, City Clerk

APPROVED AS TO FORM:

_____
Kimberly Hall Barlow, City Attorney

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

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2024-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the ___day of _____, 2025, by the following roll call vote, to wit:

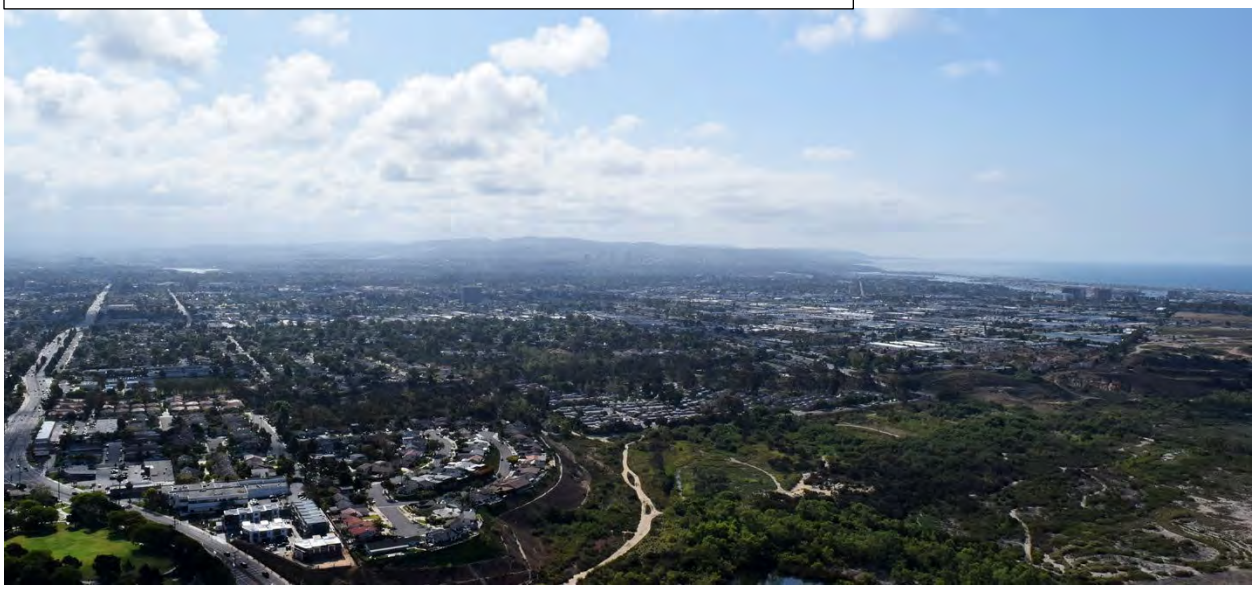
AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this ___day of _____, 2025.

_____
Brenda Green, City Clerk



Looking southeast over Costa Mesa's Westside District.

Chapter 2
Land Use Element

Introduction

The Land Use Element is the keystone element of the Costa Mesa General Plan. This Element unifies the other elements by providing an overall policy context for future physical change. Goals and policies define the community's desired balance among social, environmental, and economic considerations, while maintaining those characteristics of the community that reinforce quality neighborhoods and viable business districts.

As Costa Mesa implements this General Plan, the City aspires to keep Costa Mesa an eclectic community with welcoming public spaces; attractive, walkable residential neighborhoods; exceptional parks and community services; and, a diverse economy that meets the needs of local residents while also attracting investment from regional and international markets.

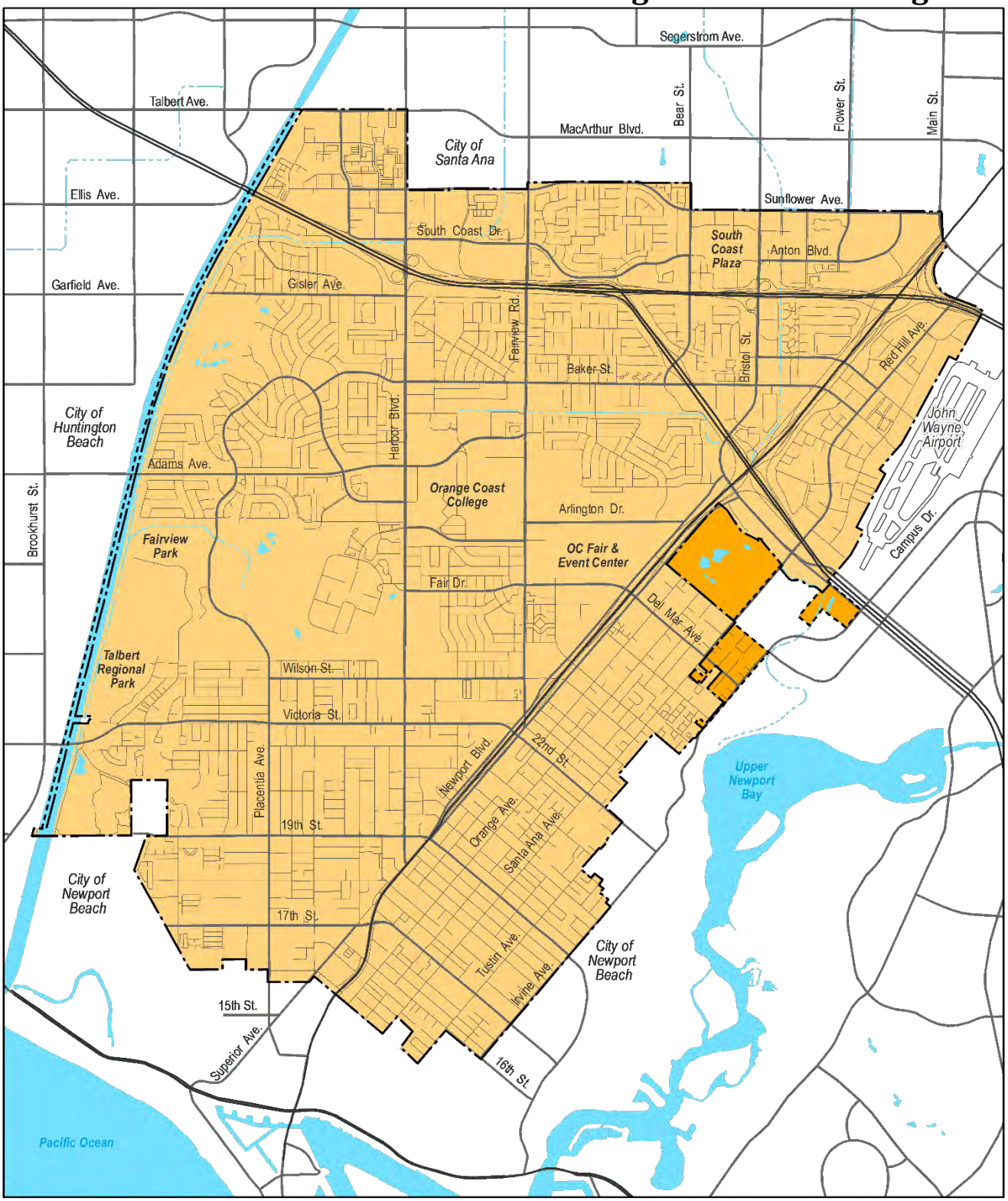
Purpose

The Land Use Element shapes new physical development in the City and its sphere of influence and provides strategies to preserve, protect, and enhance established neighborhoods and districts consistent with the community's vision. Through implementation of the Land Use Element, the City seeks to accomplish the following:

- Target new development opportunities at key locations while ensuring compatibility with established neighborhoods
- Increase homeownership opportunities in the City
- Establish and maintain an orderly pattern of development in the City
- Establish a land use classification system that implements land use policies
- Identify acceptable land uses and their general locations
- Promote consistency with standards for residential density and non-residential building intensity for existing and future development
- Accommodate a diversity of businesses to provide a solid tax base and ample employment opportunities, to attract visitor/tourist spending, and to hedge against periodic downturns in business sectors
- Provide open space, park areas, and public spaces where residents can enjoy passive and active recreational pursuits
- Ensure that new development is economically and environmentally sustainable

The Land Use Element serves as the long-range planning guide for development in the City by indicating the location and extent of development to be allowed, in conjunction with any future housing opportunities identified within a sites inventory of the Housing Element. More than any other element, the Land Use Element will have a major impact on the form and character of Costa Mesa over the next 20 years. The Land Use Element applies to all properties within the corporate City limits, as well as properties within Costa Mesa's sphere of influence, as established by the Orange County Local Agency Formation Commission (LAFCO). Together, these areas comprise the "planning area." Figure LU-1 illustrates the planning area boundaries in Chapter 1, Introduction.

Figure LU-1: Planning Area



Land Use Context-2015

The City has implemented strategic efforts over the years to provide a sustainable balance of residential, commercial, industrial, and public and institutional uses. Land use planning ensures that compatible and complementary uses are arranged in patterns that achieve efficiencies for projected growth, mobility, and commerce. This Land Use section describes the general location, type, and intensity of development throughout Costa Mesa in baseline year 2015.

Planning Context

Development History

Costa Mesa's incorporated city limits encompass approximately 10,143 acres, or approximately 15.8 square miles. The City lies on an elevated mesa landform less than one mile from the Pacific Ocean. The Spanish name *Costa Mesa* means coastal tableland. Like throughout much of Southern California, the earliest settlers were Native Americans who fished and farmed. Spanish land grants in the 1800s brought Europeans into the area, with additional growth facilitated by extension of the railroad and, later, discovery of oil. Until the 1950s, agriculture remained the most important economic component of Orange County, and Costa Mesa was home to thousands of acres of sweet potato, corn, tomato, and strawberry crops. Remnants of this agricultural heritage remains through 2015 on properties north of Interstate 405, amid the urban development of South Coast Plaza and the Segerstrom Center for the Arts.

During World War II, the U.S. military established a number of bases in Orange County, including the Santa Ana Army Air Base in Costa Mesa (now the Orange County Fairgrounds). In the years following World War II, the surge in population and demand for affordable housing soared as returning veterans with new families looked to buy homes. The accelerated demand for suburban homes resulted in the conversion of thousands of agricultural land to large single-family housing tracts. Today, single family homes remain the predominant use in Costa Mesa.

From the 1970s through 1990s, Costa Mesa experienced significant growth in retail and office development, with development of regional shopping malls and high-rise office buildings north of I-405. Investment in the industrial district south of West 19th Street included a substantial presence of surfing and similar action sports businesses, several of which have grown to be multi-million dollar international brands.

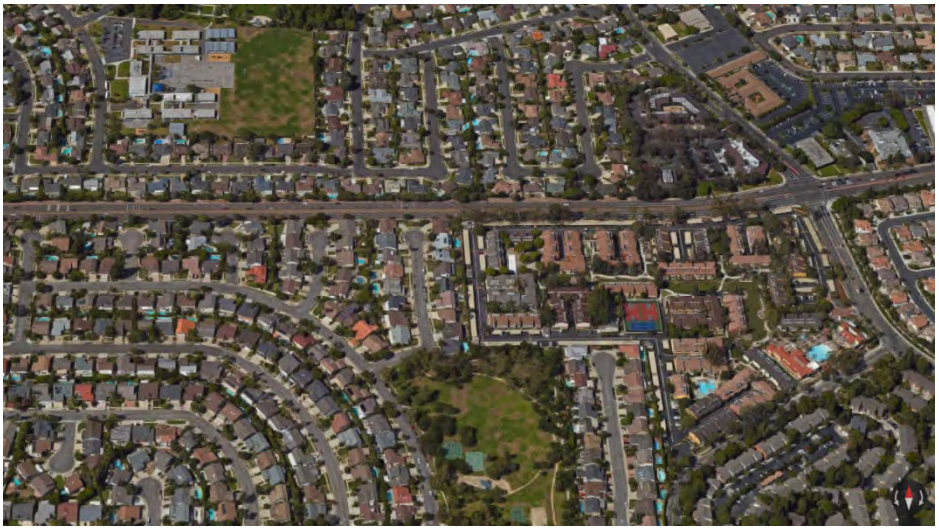
Established Land Uses (2015)

Costa Mesa is 99 percent built out, with the largest vacant parcels located in the North Costa Mesa area. The two largest available properties are; the 31-acre Segerstrom Home Ranch and the 33-acre Sakioka Lot 2 site: both are currently in agriculture production, as of 2015, and lie north of I-405. The *North Costa Mesa Specific Plan* regulates land uses on these properties.

Residential

As of 2015, approximately 46.2 percent of land in the planning area consisted of residential neighborhoods. Single-family neighborhoods cover approximately 30 percent of the land in the City. There are a greater number of multi-family units (28,413 units) than single-family units (14,210 units). Costa Mesa contains a number of distinct residential neighborhoods, including:

1) Eastside
2) Westside
3) Mesa Verde
4) College Park
5) North Costa Mesa/Mesa Del Mar/Halecrest Hall of Fame
6) Bristol/Paularino
7) South Coast/Wimbledon Village



Mesa Verde *residential neighborhood with a mixture of single-family and multi-family units, as well as parks and schools.*

Opportunity for new large-scale, single-family development is limited due to the built-out nature of the City's residential areas and limited acreage of vacant land. The accelerated demand for suburban homes experienced in the mid-1950s and 1960s resulted in the conversion of thousands of agricultural acres to large single-family housing tracts. Single-family residential construction primarily consists of infill development, particularly in Eastside and Westside Costa Mesa. From 2012 to 2016, new small lot subdivisions have been approved in multi-family zones in Eastside Costa Mesa. Medium- and High-Density Residential land uses account for 17 percent of the net acreage. Medium-Density Residential areas are distributed throughout the City. High-Density neighborhoods are clustered around Orange Coast College, along Mesa Verde Drive East, along Adams Avenue, around Vanguard University, in the northeast portion of the South Coast Metro area, in Downtown, and in the southeast portion of the City. In addition, the Housing Element identifies where future housing opportunities are appropriate throughout the City. These sites are identified in the sites inventory of the Housing Element.

Because many residential units were constructed prior to City incorporation, particularly on the Eastside, existing residential densities in the Medium- and High-Density land use designations may exceed the currently allowed number of dwelling units per acre.

Commercial Uses

Costa Mesa contains seven commercial corridors: 1) South Coast Corridor 2) Bristol Street Corridor, 3) Harbor Boulevard Corridor, 4) East 17th Street Corridor, 5) North Newport Boulevard Corridor, 6) South Newport Boulevard Corridor, and 7) West 19th Street Corridor. Established commercial land uses encompass 9.6 percent of the land area, or 770 acres.



Costa Mesa Downtown and The Triangle *consists of a mixture of neighborhood and community-serving commercial uses.*

South Coast Plaza, located along the Bristol Street Corridor, contains the largest single concentration of retail uses in the City and accounts for 30 percent of the commercial square footage; the adjacent Town Center area accounts for nearly 20 percent of the area planned for office space throughout the City.

The Harbor Boulevard commercial corridor accounts for almost one-third of the City's commercial land. Businesses along the boulevard account for 40 percent of the City's total retail sales, indicating that Harbor Boulevard's trade area is of a regional scale. The major factor for this is the concentration of auto dealerships on Harbor Boulevard.

The 92-acre East 17th Street commercial corridor contains a variety of commercial uses, including retail, service, and office. The area generally serves local residences and businesses.

Major retail centers other than South Coast Plaza include the CAMP, the LAB Anti-Mall, South Coast Collection (SOCO), Metro Pointe, and The Triangle. Each offers its own unique mix of shopping and dining experiences, as well as entertainment for the residents of Costa Mesa and Orange County at large.

Industrial Uses

Established industrial land uses encompass approximately 10.5 percent of land and are primarily concentrated in three major districts: The Westside District, the Airport Industrial/Business Park District, and the Harbor Gateway District.

The Westside District is the City's oldest industrial area; it covers approximately 312 acres and represents 82.5 percent of land area designated for Light Industrial. The remaining 17.5 percent of Light Industrial uses are located in areas along Baker Street. Light Industrial uses consist of small manufacturing and service industries, as well as larger industrial operations.

The Westside District contains several large manufacturing firms and a high percentage of smaller industrial operations, frequently in multi-tenant structures. The Southwest District is one of Costa Mesa's major employment centers, providing about one-fourth of all local manufacturing-related jobs.

The 390-acre Airport Industrial Area is a component of the much larger Irvine Business and Industrial Complex, which extends into the cities of Irvine and Tustin. This area is characterized by large parcels and wide landscaped building setbacks. Several firms have located their main or regional headquarters in the area and are often the single tenants in large structures.



The Airport Industrial/ Business Park District *includes a concentration of industrial, office, and commercial uses.*

Industrial space directly adjacent to John Wayne Airport provides opportunities to airport-related industries. Some of these properties include hangars with access to the runway.

The 323-acre Harbor Gateway District is an Industrial/Business Park located within the north part of Costa Mesa, northeast of I-405 and the Santa Ana River. This district is a part of a larger industrial area extending northward into the city of Santa Ana. The primary users of this industrial area are large single-tenant manufacturing firms and corporate offices. Included within this district is a 14.5-acre portion of the Home Ranch area property and the unique "lifestyle" South Coast Collection (SOCO) shopping center. SOCO includes over 300,000 square feet of design showrooms, creative studios, specialty retail and food stores,

a weekly farmers' market, and outdoor gathering spaces. The OC Mix, located in SOCO, is a marketplace for gourmet foods, coffee, wine, and over 30 owner-operated retail and specialty shops under one roof.

Public/Institutional, Golf Course, and Fairground Uses

The Public/Institutional designation applies to publicly and privately owned properties that provide recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public.

A major land acquisition by the State in 1950 was responsible for the public ownership of the Costa Mesa Golf Course and Country Club and Fairview Park. In 1950, 750 acres were acquired for a State institution. In 2015, the Fairview Developmental Center occupied 114 acres of the original 750-acre site. Acquisitions by the City and County have expanded this area to include the County's Talbert Regional Park adjacent to the Santa Ana River and the City's adjoining Canyon Park. See Table LU-1: *Public and Institutional Land Acquisitions*, for various public and institution uses government land acquisitions.

A total of 1,263.4 acres are designated Public/Institutional. When combined with the Costa Mesa Golf Course and Orange County Fair & Event Center, these uses constitute 25 percent of the planning area. This high percentage of land area designated for public and institutional use primarily reflects past and current use by various governmental agencies: The Santa Ana Army Air Base during World War II, the original 750-acre land acquisition by the State of California, and land acquisitions by the City and Orange County.



Orange Coast College, *founded in 1947, includes over 80 academic program areas and over 50 career and technical programs.*

The golf course designation includes the Mesa Verde and Santa Ana Country Clubs (both private) and the City-owned Costa Mesa Golf Course and Country Club. The Fairgrounds property includes the 150-acre Orange County Fair & Event Center, which is owned by the 32nd District Agricultural Association, a State special-purpose district in the Division of Fairs and Expositions of the California Department of Food and Agriculture formed in 1949. Its board is appointed by the Governor of California.

Table LU-1: Public and Institutional Land Acquisitions

Government Land Acquisition	Public and Institutional Uses
Santa Ana Army Air Base	Orange Coast College, Costa Mesa High School, Davis Middle School, Presidio Elementary School, TeWinkle Park, the National Guard Armory, Orange County Fairgrounds, Jack R. Hammett Sports Complex, Civic Center Park, City Hall, and Vanguard University
750-acre land (1950)	Costa Mesa Golf Course and Country Club and Fairview Park, Fairview Developmental Center (see Multi-Use Center designation)
City and County expansion	Talbert Regional Park and Canyon Park

Table LU-2: *Established Land Uses (2015),* summarizes the existing land uses in Costa Mesa that were surveyed in 2015, including number of acres, residential units, building square feet, hotel and motel rooms, and estimated employees.

Orange Coast College Vision 2020 Facilities Master Plan

Costa Mesa is home to Orange Coast College, which is one of three colleges in the Coast Community College District. Orange Coast College is located at 2701 Fairview Road in the central portion of Costa Mesa. The District has been involved in preparing the Orange Coast College Vision 2020 Facilities Master Plan, which involves construction of new academic, administrative, residential, and parking facilities on the campus. In November 2015, the Coast Community College District Board of Trustees approved the Final Orange Coast College Vision 2020 Facilities Master Plan Program EIR.

The proposed Master Plan involves following improvements:

- Renovation of two existing buildings, totaling approximately 54,000 assignable square feet (ASF) and demolition of approximately 200,900 ASF.
- A new planetarium and an 818-bed student housing project would be added to the campus; the proposed project would also involve improvements to the pedestrian circulation network in and around campus, and the enhancement of open-space areas through landscape and pedestrian plaza improvements.
- Reconfiguration of existing parking lots and vehicular entryways, and the addition of a parking structure in the Adams Avenue parking lot on campus.

Table LU-2: Established Land Uses (2015)

Land Use	Net Acres[1]	% of Acres	Residential Units	Population	Building Square Feet	Lodging Rooms	Employees
Single-Family	2,314	28.8	14,210	39,508	--	--	--
Multi-Family	1,402	17.4	28,413	71,032	--	--	100
Office	332	4.1	--		7,224,000	--	24,000
Commercial	770	9.6	--		11,403,000	--	23,400
Lodging: Motel/Hotel	60	0.8	--		--	Motel: 2,272 Hotel: 1,877	1,400
Industrial	841	10.5	--		13,087,000	--	27,300
Public Facilities/ Institutional	491	6.1	--		--	--	6,200[5]
Schools/Colleges	525	6.5	--		--	--	4,300
Golf	553	6.9	--		--	--	100
Parks/Recreation	592	7.4	--		--	--	--[2]
Agriculture	72	0.9	--		--	--	200
Other[4]	70	0.9	--		555,000	--	300
Vacant Lands	20	0.3	--		--	--	--
Total	**8,042**	**100.0%**	**42,623**	**110,540**	**32,269,000**	**4,149**	**87,300[3]**

Sources: City of Costa Mesa, Stantec, and MIG, 2015.

Note:

1. *Net acres includes all private property land areas for the entire Planning Area, excluding all public right-of-way.*
2. *Park employment is counted under Public Facilities*
3. *Employees is calculated using building square footage and employment generation rates by land use category. Center for Demographic Research, California State University, Fullerton identifies 87,097 jobs for 2015 based on 2014 projections.*
4. *Other land uses refers to religious institutions, utilities, railroad properties, and other classifications that are not classified under the existing land use categories.*
5. *Refer to the Multi-Use Center discussion for the Fairview Developmental Center site.*

Table LU-3: Land Use Designations (2015)

PGPA-24-02, Adopted August 5, 2025

Land Use Designations	Residential Density	Floor-Area Ratio	Acres Developed	Acres Undeveloped	Net Acres	% of Acres
Residential*						
Low-Density Residential	≤8 du/ac	N/A	2,087.4	0.8	2,088.2	25.9%
Medium-Density Residential	≤12 du/ac		858.1	1.1	859.1	10.7%
High-Density Residential[1,2]	≤20 du/ac		866.12	2.912	869.03	10.8%
Non-Residential*						
Commercial-Residential	≤17.4 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	47.9	0.0	47.9	0.6%
Neighborhood Commercial	≤20 du/ac	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	40.3	0.2	40.5	0.5%
General Commercial	≤20 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	599.82	8.5	608.32	7.5%
Commercial Center[3,]	≤20 du/ac	0.25/High Traffic 0.35/Moderate Traffic 0.45/Low Traffic 0.75/Very Low Traffic	117.18	0.3	117.48	1.5%
Urban Center Commercial[3]	20 to 80 du/ac	N/A[5]	59.74	66.6	126.34	1.6%
Cultural Arts Center[4]	Varies[4]	1.77[4]	57.3	0.0	57.3	0.7%
Regional Commercial	≤20 du/ac	0.652/0.89[4]	147.9	0.0	147.9	1.8%
Industrial Park	≤20 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	630.13	2.4	632.53	7,9%
Light Industrial[6]	≤20 du/ac	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	374.2	4.0	378.1	4.7%
Public and Institutional	--	0.25	1,263.2	0.3	1,263.4	15.7
Golf Course	--	≤0.01	553.7	0.0	553.7	6.9%
Fairgrounds	--	≤0.10	150.0	0.0	150.0	1.9%
Multi-Use Center	15 to 25 du/ac	0.25	102.6	0.0	102.6	1.3%
Totals			**7,955.6**	**87.1**	**8,042.4**	**100%**

*Notes: * Residential density may exceed those identified within Table LU-3 to accommodate the density of sites identified as housing opportunity sites within the sites inventory of the Housing Element.*

1. *Within the Medium and High Density Residential designation, existing residential units legally built in excess of the dwelling units per acre standard may be rebuilt at the same higher density subject to other zoning code standards. The allowable density or number of units to be redeveloped would be limited to the 1990 General Plan density with a 25% incentive bonus for Medium-Density or a 50% incentive bonus for High Density or the existing number of units, whichever is less.*
2. *See High Density Residential text regarding areas in North Costa Mesa where the density allowance exceeds 20 units per acre. Site Specific Density of 20.4 du/acre approved for 1.86-acre 38 unit project at 1957 Newport Blvd. and 390 Ford Road.*
3. *See Commercial Center, Regional Commercial, and Urban Center Commercial text for site specific density and FAR.*
4. *See text for Mixed-Use Development and Cultural Arts Center provisions for additional discussion.*
5. *Varies, depends on development agreement for site.*

Jobs/Housing Relationship

The variety and distribution of land uses in Costa Mesa enable people to live near their jobs, to shop within a reasonable distance from their homes or work, to use the City's parks and recreational facilities, and to carry out other daily activities conveniently. Information from the 2010 Census indicates that 32 percent of residents work in the City. Fifty-one percent work within 20 minutes of their homes. The City recognizes the importance of providing both job and housing opportunities to reduce vehicle trips and overall, create a higher quality of life.

Table LU-4: *Housing, Population, and Employment*, presents historical data for Costa Mesa's population, number of housing units, and employment opportunities, and includes projections to the year 2040. The table is based upon OCP-2015 Projections and data from the U.S Census.

Table LU-4: Housing, Population, and Employment

Year	2000[1]	2010[2]	2015[3]	2020[3]	2040[4]
Housing	40,406	40,104	42,496	43,484	54,503
Population	108,724	109,960	111,276	113,900	116,400
Employment	88,294	88,416	87,097	89,600	93,200

Sources: 1. 2000 U.S. Census; 2. 2010 U.S. Census and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.; 3. Center for Demographic Research, California State University, Fullerton, 2014 and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.; 4. Center for Demographic Research, California State University, Fullerton, 2022 and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

Key Land Use Issues

Residential Neighborhood Compatibility

Early subdivisions in Costa Mesa established patterns that markedly affect the design of current developments. Prior to the City's incorporation, residential development—particularly in the Eastside and Westside neighborhoods—consisted of subdivisions with long, narrow lots. As residential development occurred, construction on these narrow, deep lots often took the form of subdivisions usually consisting of a row of detached or attached residential units on one side of the parcel and the driveway access for the residential units on the opposite side.

In 2013, the Small Lot Ordinance was adopted to promote affordable ownership housing by providing more flexible development standards and maintenance mechanisms for underutilized multi-family residential lots within the densities allowed by the General Plan. The Small Lot Ordinance allowed new homeownership opportunities in the form of detached single-family residential development on small lots with a maximum of 15 dwelling units.

Promotion of Home Ownership

According to the 2010 Census data, Costa Mesa's renter-occupied units consisted of 58 percent of the total occupied units, whereas owner-occupied units consisted of 42 percent of the total occupied units, a difference of nearly 16 percent. Most owner-occupied units consist of single-family homes and condominiums, and the majority of renter-occupied residences consist of apartments. The City strives to improve the balance of owner-occupied and renter-occupied units to create more stability in terms of property maintenance and residents' social investment in their neighborhoods and the community.

Revitalization of Commercial Districts

Although most of the issues experienced with small parcels and narrow, deep parcels are related to residential development, several commercial districts face similar constraints. While large retail developments like the Triangle have resulted from lot consolidation, smaller commercial lots along Newport Boulevard and 19th Street, for example, pose challenges for new businesses due to substandard parking facilities. Along the east side of Newport Boulevard, many small parcels retain the original residential structures that have been converted to commercial use. Additionally, along Newport Boulevard, north of 19th Street, commercial uses have more limited exposure and visibility due to the one-way traffic flow and wide separation from land uses to the west. Newport Boulevard's one-way traffic flow, diversity of ownership patterns, and eclectic mix of uses contribute to its lack of unity and identity, which in turn makes it difficult to attract new development proposals and/or businesses. The City will need to continue to monitor activity on Newport Boulevard, Harbor Boulevard, and other commercial districts with similar challenging circumstances to determine if additional adjustments to land use policy and zoning regulations are needed to incentivize reinvestment.

Live/Work Development in Industrial Areas

The Westside has long supported an intertwined mix of industrial, commercial, and residential uses. Industrial uses have predominated in this southwest corner of the City, including many that once supported the marine industry. In 2005, the City adopted a mixed-use overlay zones within the Westside and SoBECA Urban Plans. The Urban Plans do not promote any major intensification of land uses. The emphasis is on improving the Urban Plan area by providing visual enhancement and encouraging the development of live/work units or residential lots with the plan area, thereby revitalizing marginal properties and creating opportunities for home ownership. The objectives of the Urban Plans include:

- Encourage the construction of Live/Work Units that combine residential and nonresidential uses in the same unit without exceeding the development capacity of the General Plan transportation system.
- Attract more residents and merchants by allowing mixed-use development in the form of a live/work loft, which offers first-floor retail/office uses and upper story living spaces in the same unit.
- Encourage adaptive reuse of existing industrial or commercial structures, which would result in rehabilitated buildings with unique architecture and a wider array of complementary uses.
- Stimulate improvement in the Urban Plan area through well-designed and integrated urban residential development that is nontraditional in form and designed with flexible open floor plans and which complements the surrounding existing development.
- Meet demand for a new housing type to satisfy a diverse residential population comprised of artists, designers, craftspeople, professionals, and small-business entrepreneurs.
- Promote new type of urban housing that would be target-marketed to people seeking alternative housing choices in an industrial area. An urban loft would be an alternative to a traditional single-family residence, tract home, or small-lot subdivision.

Costa Mesa values the opportunities the Westside provides to support enterprising industry and entrepreneurs. Land use regulations need to be crafted in a way that furthers economic development and business support while allowing residential development in the right locations in the Westside.

Mixed-Use Districts

The Westside and South Bristol Entertainment and Cultural Arts (SoBECA) areas contain eclectic uses that have emerged organically. In other areas of Costa Mesa, including High Density Residential areas and the Harbor Mixed-Use Overlay District, the City encourages mixed-use urban environments that include purposeful combinations of entertainment, retail, office, hospitality, and residential uses. Mixed-use development creates a productive use of space that adds vitality to urban areas and conserves land resources by allowing for shared parking and public spaces.

Airport Considerations

Both the Federal Aviation Administration (FAA) and the Airport Land Use Commission for Orange County have concern for the safety of air navigation around John Wayne Airport. Under Part 77 of the Federal Aviation Regulations (FAR), the FAA requires notice of proposed construction in excess of certain heights which may affect the safety of aircraft operations. The authority of the FAA in these matters extends only as far as issuing a notice of hazard to air navigation; the FAA does not have jurisdiction to prohibit construction. The issuance of a hazard notice, however, may adversely affect the ability of a developer to obtain financing and insurance. The FAA standard that is of most concern in Costa Mesa is the horizontal surface around John Wayne Airport. This surface is 206 feet above mean sea level and extends nearly two miles from the airport.

The South Coast Plaza Town Center Master Plan (the area east of Bristol Street and north of the I-405) was approved subject to the condition that building height be limited to that specified by FAR Part 77 unless evidence is presented that the structure will not pose a hazard to air navigation nor interfere with instrument guidance systems. Evidence may be in the form of an FAA determination of no hazard. A number of Town Center structures and proposed mid-rise and high-rise residential buildings have received City approval although they encroach beyond the established horizontal surface elevation. In all cases obstruction lighting was required and, in some cases, minor adjustments to seldom-used flight patterns were necessitated, but the safety of aircraft operations in the airport vicinity has not been compromised.

The horizontal surface established by the FAA places restrictions on future development proposals similar in scale to the Town Center buildings. These developments will also be required to provide mitigation for potential hazards to air safety. The California Public Utilities Code provides for creation of countywide commissions to work towards achieving compatible land uses in the vicinity of airports. Commissions are required to formulate comprehensive land use plans which may include acceptable uses, height restrictions, and other building standards, such as noise insulation. The Airport Land Use Commission for Orange County (ALUC) has established a planning area surrounding John Wayne Airport which sets forth standards for acceptable land uses and provides for review of development plans for properties within its planning area. The Airport Environs Land Use Plan (AELUP), adopted by the Airport Land Use Commission, specifies acceptable uses proximate to the airport. These are defined as uses that will not subject people to adverse noise impacts, will not concentrate people in areas with high potential for aircraft accidents, and will not adversely affect navigable airspace or aircraft operations.

The AELUP for Heliports establishes regulations and restrictions for the siting of heliports and helipads/helistops. The purpose of the AELUP for Heliports is to protect the public from the adverse effects of aircraft noise by ensuring that heliports/helipads are sited in areas of compatible land use. A heliport is a small airport suitable only for use by helicopters, typically containing one or more helipads. A helipad or helistop is a designated area, including any buildings or facilities, intended to be used for the landing and takeoff of helicopters. Helipads/helistops may or may not be located within heliports.

Refueling and overnight maintenance of helicopters are permitted on heliports but prohibited on helipads/helistops.

The City will ensure that each applicant seeking a conditional use permit or similar approval for the construction or operation of a heliport or helistop complies fully with the State permit procedure provided by law and with all conditions of approval imposed or recommended by the FAA, by the Airport Land Use Commission for Orange County (ALUC), and by Caltrans/Division of Aeronautics. This requirement shall be in addition to all other City development requirements.

The City will also ensure that development proposals including the construction or alteration of a structure more than 200 feet above ground level, reference North American Vertical Datum 1988 (NAV88), must fully comply with procedures provided by Federal and State law, including with the referral requirements of the ALUC, and filing a Notice of Construction and Alteration (Form7460-I). This requirement shall be in addition to all other City development requirements.

Land Availability

As of 2015, of the 8,042 net acres in the City of Costa Mesa, only 87.1 acres—or 1.1 percent—were either vacant or support agricultural production. The agricultural uses are temporary, as the lands are entitled for development by the *North Costa Mesa Specific Plan*. Thus, new development will take the form of infill development, particularly on underutilized sites. The primary challenge for land use planning will be to determine the best use and development approach for remaining infill properties. A second challenge will be to guide re-use of aging commercial properties for long-term community and property owner benefit.

Sustainable Development Practices

Costa Mesa residents recognize the relationship between the use of resources to fuel a vibrant community (energy, water, air, and land) and unsustainable energy consumption can have long-term environmental consequences. Both the federal and State governments have established laws aimed at environmental protection and enhancement, and many of these regulations are being implemented through development practices that are far more sustainable than practices of a generation ago. The Orange County region historically has had an imbalance of land uses (availability of high paying jobs, but shortfall of affordable housing[1]) and roadway infrastructure primarily dedicated to the automobile.

These historical development patterns and practices have adversely affected Costa Mesa in terms of traffic congestion, high housing costs, increased air pollution, and disproportional impacts on the young, elderly, and disabled. While many laws require the City to adopt new ways of planning and conducting

[1] *The New Economy and Jobs/Housing Balance in Southern California. Southern California Association of Governments, April 2001.*

day-to-day operations—such as the Global Warming Solutions Act of 2006 (AB 32) and Executive Order S-3-05[2]—the City has broad latitude to establish local procedures and practices for addressing sustainability.

[2] The Global Warming Solutions Act of 2006 (AB 32) and Executive Order S-3-05 set a target to reduce California's greenhouse gas emissions to 1990 levels by year 2020 and by 80 percent below the 1990 levels by year 2050.

Land Use Plan

The Land Use Policy Map (Figure LU-3) presents a pictorial representation of the land use and development policies set forth in this element. The colored land use designations indicate the type and nature of development allowed on all properties within the City of Costa Mesa and its sphere of influence. The map shows 16 land use designations and six overlays that largely reflect long-established land use patterns and development intensities, with the overlays indicating where targeted efforts are planned to encourage reuse and revitalization. The City will use the land use designation descriptions and the trip budget limitations described below—together with the Land Use Element Goals, Objectives, and Policies—to evaluate proposed development and land use projects. General Plan users are advised to refer to all components when evaluating proposed development and improvement projects.

Density/Intensity and Trip Budgets

Density and intensity are quantitative measures used to describe how much development may occur on a property. The City will use both density/intensity and the trip budget metric to determine the carrying capacity of each individual property or group of properties.

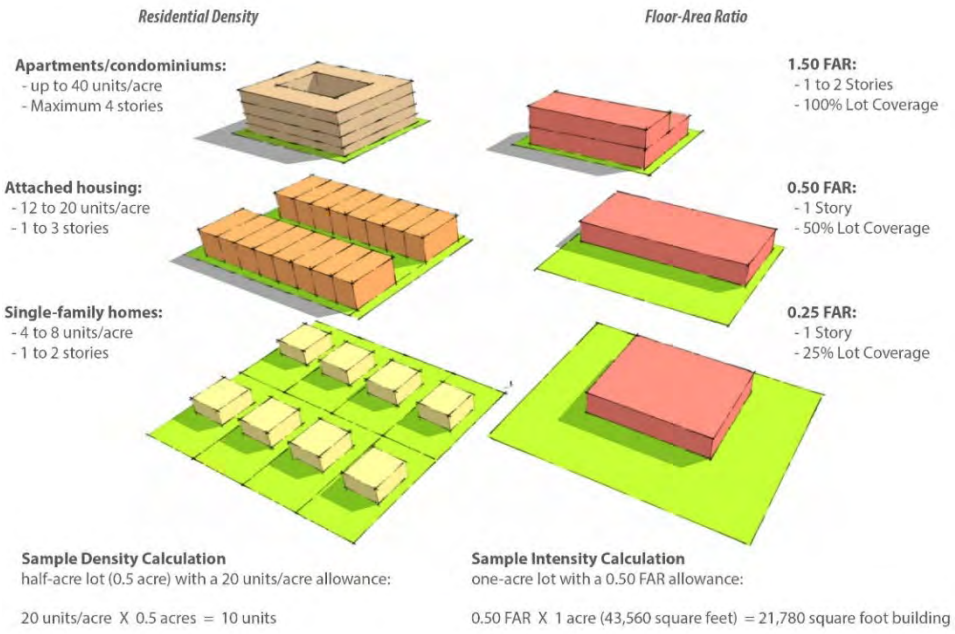
Density

The term *density* applies to residential uses and refers to the development and population capacity of residential land. Density is described in terms of dwelling units per acre of land (du/ac).

Floor-area Ratio

For nonresidential land use categories, the term *intensity* is used. Development intensity refers to the amount of development on a parcel of land or lot based on building characteristics such as building height, bulk, floor-area ratio, and/or percent of lot coverage. The development intensity standard used for most non-residential development is floor-area ratio (FAR), which is the ratio of the total gross floor area of all buildings on a lot to the total area of the lot. For example, a 21,780-square-foot building on a 43,560-square-foot lot (one acre) yields an FAR of 0.50. A 0.50 FAR allows a single-story building, which covers half the lot, or a two-story building with reduced lot coverage. Figure LU-2 illustrates an example of density and FAR.

Figure LU-2: Density and Floor-area Ratio



The determination of development density or intensity at which a proposed project can occur is a function of: 1) General Plan policies intended to maximize public safety, achieve high-quality site planning and design, retain significant natural resources, and ensure compatibility between uses; and 2) development standards contained in the Zoning Code, public works standards, and other regulations.

Trip Budgets

Building intensity can also be measured by the traffic impacts generated by a particular development. Because of the potential for significant traffic generation from major site developments, trip budgets are established to regulate development in terms of both building intensities and trip generation. Proposed development intensity with traffic generation allows the allocation of development based on current and planned roadway improvements and capacity.

The trip budget is expressed in terms of morning (A.M.) and afternoon (P.M.) peak-hour traffic volumes. The trip budget for each of the major land use designations is based upon the land use trip rates and FAR standard used in the Costa Mesa Traffic Model.

The allowable FAR and trip budget are applied on a project-planning rather than parcel-specific basis. This approach allows for consideration of multi-phased or multi-lot projects as a whole development rather than individual pieces of the whole. Graduated FAR standards divide nonresidential uses into four broad

categories based upon traffic generation characteristics, as shown in Table LU-5: *Nonresidential Maximum Floor-area Ratios*.

Trip Budget Transfers

The trip budgets established at the Traffic Analysis Zone (TAZ)[3] level in the Costa Mesa Traffic Model can be combined or transferred between TAZs in a specified area of the City and under certain conditions to account for large planned developments which contain multiple TAZs. Likewise, trips can be combined or transferred between individual parcels within single TAZs. Combinations and/or transfers shall only be allowed for projects which meet the following conditions:

- The combination and/or transfer of trips shall only be allowed in the area of the City that is north of I-405 and east of Harbor Boulevard, and shall be limited to parcels within a one-mile radius of each other.
- Trip budget transfers shall be evaluated in the review and approval of a planned development or master plan projects. Sufficient conditions of approval shall be applied to the master plan or development plan to ensure long-range control over subsequent phases of development.
- The combination and/or transfer of trips shall not result in any greater impacts on the surrounding circulation system than would occur if each Traffic Analysis Zone was developed independently.
- For the combination and/or transfer of trips between TAZs, such combination and/or transfer of trips shall not exceed the total trip budget of all parcels involved if each were developed independently according to the floor-area ratio and trip generation rates provided herein.
- The combination and/or transfer of trips shall not allow development intensities which result in abrupt changes in scale or intensity within the project or between the project and surrounding land uses.
- Approval of the master plan or development plan shall be conditioned to ensure compliance with the above criteria and to preclude future over-development on portions of the project or properties from which trips were transferred.
- Trip budget transfers shall be recorded against the properties.

[3] Traffic analysis zones (TAZs) are the basic geographic unit for inventorying demographic data and land use within a study area.

Table LU-5: Nonresidential Maximum Floor-Area Ratios

Land Use	Traffic Generation Characteristics			
	Very Low[4]	Low[3]	Moderate[2]	High[1]
Commercial Residential	NA	0.40	0.30	0.20
Neighborhood Commercial	0.75	0.35	0.25	0.15
General Commercial	0.75	0.40	0.30	0.20
Commercial Center	0.75	0.45	0.35	0.25
Regional Commercial[5]	--	--	0.652/0.89	--
Urban Center Commercial[5]	--	0.60	0.50	--
Multi-Use Center	0.25 for public/institutional uses			
Light Industry	0.75	0.35	0.25	0.15
Industrial Park	0.75	0.40	0.30	0.20
Public/Semi-Public	0.25 and 0.01 for golf courses			
Fairgrounds	0.10			

Notes:

1. *For commercial designations, high traffic uses generate more than 75 daily trip ends per 1,000 square feet of gross floor area. For industrial designations, high traffic uses generate more than 15 daily trip ends per 1,000 square feet of gross floor area.*
2. *For commercial designations, moderate traffic uses generate between 20 and 75 daily trip ends per 1,000 square feet of gross floor area. For industrial designations, moderate traffic uses generate between 8 and 15 daily trip ends per 1,000 square feet of gross floor area.*
3. *For commercial designations, low traffic uses generate between three and 20 daily trip ends per 1,000 square feet of gross floor area. For industrial designations, low traffic uses generate between three and eight daily trip ends per 1,000 square feet of gross floor area.*
4. *For commercial and industrial designations, very low traffic uses generate less than three daily trip ends per 1,000 square feet of gross floor area.*
5. *Maximum FAR standards in the Regional Commercial and Urban Center Commercial designations shall be further limited by the maximum A.M. peak hour and P.M. peak hour trip budget as established in the General Plan, North Costa Mesa Specific Plan and One Metro West Specific Plan, as applicable.*
6. *Site-specific FAR standards are separately established for the Home Ranch site, LA Times site and One Metro West Specific Plan.*
7. *This table does not specify FAR standards as allowed in mixed-use overlay zones.*
8. *The FAR standards related to trip generation may be modified to accommodate the residential site capacity, or density, of sites identified as housing opportunity sites within the sites inventory of the Housing Element, but still apply to a commercial component of a development project.*

Land Use Designations

The Land Use Policy Map (Figure LU-3) graphically represents General Plan goals and policies. The following land use designations correspond to the categories shown on the Land Use Policy Map. See Table 6: *Land Use Density and Intensity Summary*, for a summary of the land use residential densities and commercial intensities. The Land Use Element contains 16 land use designations and six overlays as follows.

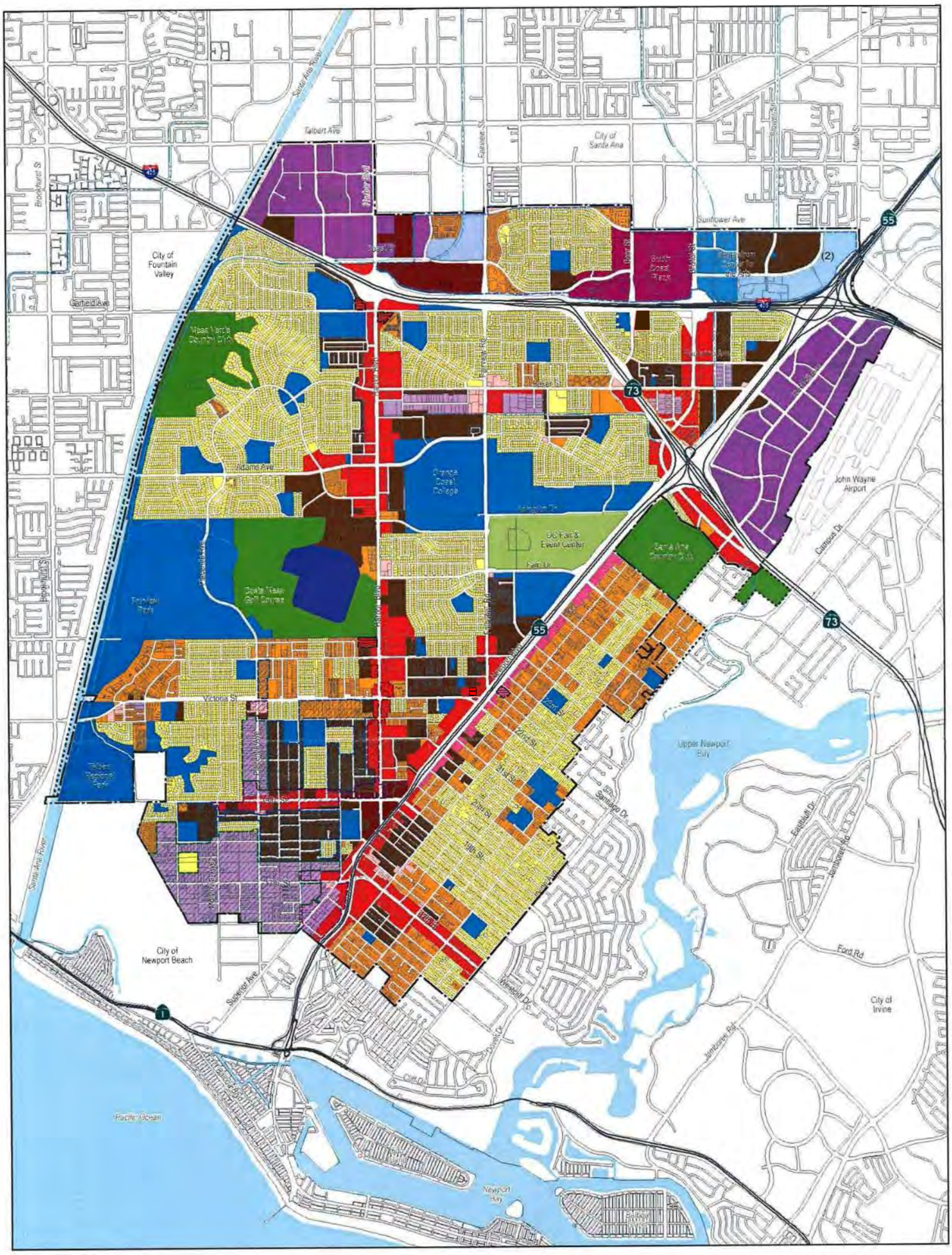
Residential Designations

Costa Mesa's residential designations are divided into Low-Density, Medium-Density, and High-Density Residential.

Low-Density Residential

Low-Density Residential areas are intended to accommodate detached single-family residences. Other housing types include attached housing that provide a greater portion of recreation or open space than typically found in multi-family developments and clustered housing which affords the retention of significant open space. Low-Density Residential areas are intended to accommodate outdoor living activities (front yards and backyards) in open space adjacent to dwellings. To avoid land use conflicts, these areas should be located away from or protected from the more intense nonresidential areas and major travel corridors.

Figure LU-3: Land Use Policy Map



General Plan Amendments:
GP 18-02, Adopted Oct. 2, 2018
GP 18-03, Adopted Nov. 13, 2018
GP 20-01, Adopted Jul. 20, 2021
PGPA-24-01, Adopted July 15, 2025
PGPA-24-02, Adopted August 5, 2025

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Table LU-6: Land Use Density and Intensity Summary

Land Use Designations	Maximum Density			Maximum Intensity	
	Maximum Units	Dwelling Units per Acre (du/ac)	Persons per Acre (p/ac)	Floor-Area Ratio (FAR)	Employees per Acre (e/ac)
Residential*					
Low-Density Residential	--	8 du/ac	26 p/ac	--	--
Medium-Density Residential	--	12 du/ac	38 p/ac	--	--
High-Density Residential[8,9]	--	20 du/ac	50 p/ac	--	--
Non-Residential or Multi-Use*					
Commercial-Residential	--	12 to 17.4 du/ac	40 p/ac	0.20 to 0.40 FAR	27 e/ac
Neighborhood Commercial	--	--	50 p/ac	0.15 to 0.75 FAR	27 e/ac
General Commercial	--	--	50 p/ac	0.20 to 0.75 FAR	27 e/ac
Commercial Center[3,4]	--	--	50 p/ac	0.25 to 0.75 FAR	27 e/ac
Urban Center Commercial[2]	660	20 du/ac 80 du/ac	50 to 210 p/ac	0.48 to 0.79 FAR	27 e/ac
Cultural Arts Center[2]	535	--	25 p/ac	1.77 FAR	275 e/ac
Regional Commercial[5,6]		--	50 p/ac	0.652 to 0.89 FAR	53 p/ac
Industrial Park	--	--	50 p/ac	0.20 to 0.75 FAR	58 e/ac
Light Industrial	--	--	50 p/ac	0.15 to 0.75 FAR	58 e/ac
Public and Institutional	--	--	--	0.25 FAR	44 e/ac
Golf Course	--	--	--	0.01 FAR	--
Fairgrounds	--	--	--	0.10 FAR	14 e/ac
Multi-Use Center[7]	582	6 du/ ac 40 du/ac	110 p/ac	0.25 FAR	4 to 15 e/ac
Overlays and Urban Plans*					
Residential Incentive Overlay	--	30 du/acre	82 p/acre	N/A	N/A
SoBECA Mixed-Use Overlay[1]	450	40 du/ac	110 p/ac	1.00/1.25 FAR	27 to 44 e/ac
Harbor Mixed-Use Overlay[1]		20 du/ac	55 p/ac	1.00/1.25 FAR	27 to 44 e/ac
Westside Urban Plans[1]	--	20 du/ac	55 p/ac	1.00/1.25 FAR	27 to 44 e/ac

*Notes: * The maximum density may exceed those identified within Table LU-6 to accommodate the density of sites identified within the sites inventory of the Housing Element. FAR may also be modified to realize the site capacity identified within the sites inventory.*

1. *Increase in FAR from 1.00 to 1.25 may be allowed for mixed-use plans exhibiting design excellence.*
2. *Refer to the North Costa Mesa Specific Plan for detailed density/intensity and trip budgets for specific sites.*
3. *The Home Ranch site has a site-specific FAR of 0.64 for office development; residential development is not permitted due to the site-specific FAR.*
4. *For the LA Times site, 0.54 FAR applies to commercial development and 0.64 applies to office development.*
5. *Residential development is not permitted due to the site-specific FARs.*
6. *South Coast Plaza, west of Bear Street has a 0.89 FAR and east of Bear Street has a 0.652 FAR.*
7. *Of the 582 units, 332 would be designated at 40 du/ac that may be allowed at the Shannon Mountain's site within the Fairview Development Center.*
8. *The 38-unit residential project at 1957 Newport Blvd. and 390 Ford Road has a Site Specific Density of 20.4 du/acre.*
9. *The One Metro West Specific Plan has a site-specific FAR of 2.22 and density of 80 dwelling units per acre. Refer to Specific Plan text for further information.*

Costa Mesa contains seven distinct residential neighborhoods: 1) Eastside, 2) Westside, 3) Mesa Verde, 4) College Park, 5) North Costa Mesa/Mesa Del Mar/Halecrest Hall of Fame, 6) Bristol/Paularino, and 7) South Coast/Wimbledon Village. These existing, stable single-family neighborhoods should be preserved and maintained. The establishment of attached or clustered housing through the planned development concept can be allowed in appropriate Low-Density Residential areas as a means to encourage the consolidation of parcels or to make more efficient use of larger parcels.

Nonresidential uses that complement and serve the surrounding residential neighborhood are also appropriate within this designation. These uses typically include schools, parks, religious institutions, libraries, and other public facilities.

Medium-Density Residential

The Medium-Density Residential designation is intended to support single-and multi-family developments with a density of up to 12 units to the acre. The 12 units to the acre standard can be exceeded for legal, nonconforming Medium-Density Residential lots between 6,000 and 7,260 square feet in size that existed as of March 16, 1992, or any sites identified as a housing opportunity site in the sites inventory of the Housing Element.

The 12 dwelling units per acre standard is exceeded by approximately 53 percent of the existing Medium-Density development. Existing nonconforming units that are voluntarily demolished may be rebuilt to the same existing density, subject to other standards of the zoning code and the following: The allowable density or number of units to be redeveloped is limited to the General Plan density plus a 25 percent density incentive bonus or the existing number of units, whichever is less. Because of the location and intensity of development, Medium-Density Residential areas are also appropriate for quasi-residential uses such as convalescent hospitals and private residential care. Schools, religious institutions, parks, libraries, and related public facilities are also appropriate.

Complementary commercial uses within this designation may be allowed in planned development projects, provided the commercial uses will have FARs that are the same as the Neighborhood Commercial land use designation.

High-Density Residential

Areas designated as High-Density Residential are intended for residential development with a density of up to 20 units to the acre with some exceptions, as described in this section, or any sites identified as a housing opportunity site in the sites inventory of the Housing Element. Density bonuses shall be granted by the City when a project is designed to provide housing for individuals and families with specialized requirements (e.g., senior citizens, disabled, very-low, low-income, and moderate income households with needs not sufficiently accommodated by conventional housing) or provide other facilities or land as required by State law. The City may also grant additional incentives or concessions pursuant to State law.

Sakioka Lot 2, a 41-acre parcel located in the Town Center area of the City adjacent to Anton Boulevard (Area 8 of the North Costa Mesa Specific Plan), is an identified opportunity site within the sites inventory of the Housing Element and its overall density limit is identified in the Housing Element.

The two-acre property at 580 Anton Boulevard in the Lakes Area (Area 5 of the North Costa Mesa Specific Plan) has a site-specific density of 125 units/acre. This equates to a maximum of 250 units on the site, with an approximate building height of 26 stories. Additionally, a resident-serving commercial/retail use component is permitted, provided that minimal traffic-generation characteristics of this retail component can be demonstrated in review and approval of a master plan. Additional development standards for this planned development are contained in the North Costa Mesa Specific Plan.

A three-acre property at 3350 Avenue of the Arts is located north of Anton Boulevard along the east side of Avenue of the Arts in The Lakes area (Area 5 of the North Costa Mesa Specific Plan). The following standards have been established: (1) A site-specific density of a maximum 44 units/acre for a mixed-use development comprised of a boutique hotel and high-rise residential building and (2) a maximum nonresidential mixed use FAR of 2.12, which includes the hotel use and ancillary commercial uses. However, subject to comparable traffic generation characteristics, the North Costa Mesa Specific Plan contains provisions allowing development flexibility related to the maximum overall development of dwelling units, hotel rooms, and resident-serving retail/commercial uses. Additional development standards for this planned development, including maximum allowable building height and mix of dwelling units and hotel rooms, are contained in the North Costa Mesa Specific Plan.

In 2014, a site-specific density of 58 units/acre and site-specific building height of five and six stories were established for a 4.17-acre site at 125 East Baker Street. The project featured a five-story, 240-unit apartment building and six-story parking structure.

In 2015, a 224-unit apartment building on a 4.15-acre property at 2277 Harbor Boulevard was approved. The approved project involved: (1) Change of the land use designation from General Commercial to High Density Residential; (2) site-specific base density of 40 du/acre with a development incentive for an additional 58 dwelling units, for an overall site-specific density of 54 du/acre; (3) site-specific building height for a five-level parking structure. Rezone R-14-04 from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density) was also approved. Based on a Settlement Agreement executed on June 21, 2018, the project was modified to maximum 200 units including nine very low-income units subject to a fifty-five year restrictive covenant.

In 2021, the City Council approved the One Metro West project which is a mixed-use development on a 15.23-acre property located at 1683 Sunflower Avenue. The approval included the following entitlements: general plan amendment (GP-20-01), rezone (R-20-01), specific plan (SP-20-01), master plan (PA-19-19), and Tentative Tract Map No. 19015 (T-19-01). The land use plan for One Metro West depicts the following: three multi-family residential structures with 1,057 multi-family residential units and associated amenities

including parking structures within a base building height of seven stories; one 25,000 square foot creative office building; 6,000 square feet of supporting special retail uses; a 1.5 acre open space; two off-site improvements that relate to the trail connection to the Santa Ana River Trail and improvements to the south side of Sunflower Avenue north of the South Coast Collection retail center.

In order to encourage the development of additional residential ownership opportunities in the Westside, the City Council designated an overlay area by adoption of the Mesa West Residential Ownership urban plan. For existing developments that exceed 20 dwelling units per acre, the Mesa West Residential Ownership urban plan may allow redevelopment of residential projects to existing densities, provided that certain development standards are met for encouraging ownership housing.

In the High-Density Residential designation, existing non-conforming developments that are voluntarily destroyed may be rebuilt to the original density subject to other standards of the zoning code and the following: The allowable density or number of units to be redeveloped would be limited to the General Plan density plus a 50 percent density incentive bonus or the existing number of units, whichever is less.

High-density areas should be located in proximity to transportation routes, especially those served by public transit, and also within convenient distances to shopping and employment centers. Although proximity to the above uses and transportation routes often results in a residential development being subject to adverse impacts, High-Density Residential development can be less susceptible to impacts than lower densities if visual and acoustical shielding techniques are incorporated into the project.

In addition to the above locational preferences, viable high density development is also dependent upon site characteristics. A site should be of appropriate size and dimension before the higher densities within this designation are allowed.

Because of their location and intensity of development, High-Density Residential areas are also appropriate for quasi-residential uses (e.g., convalescent hospitals). Schools, religious institutions, parks, libraries, and related public facilities are also appropriate.

Complementary commercial uses within this designation may be allowed in planned development projects, provided that the commercial uses will have FARs that are the same as the Neighborhood Commercial land use designation.

Mixed-use development projects are intended to provide additional housing opportunities in the City by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City (such as the Westside) without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West Urban Plan), or an adopted Specific Plan, and shall be identified on the Zoning Map by designating either the R2-HD and R-3 base zoning districts with the mixed-use overlay district, or by designating a site with "(SP)". The mix of uses can occur in either a

vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/ residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, this FAR includes both residential and nonresidential components, and the maximum number of stories is four. The FAR shall not exceed 1.25 FAR for a commercial component of a development project that is proposed in conjunction with a residential development project on a housing opportunity site identified within the sites inventory of the Housing Element. The FAR and height shall be modified to realize the residential site capacity, or density, for housing opportunity sites.

Major high-density neighborhoods are clustered around Orange Coast College, along Mesa Verde Drive East, between Adams and Harbor, around Vanguard University, in the northeast portion of the South Coast Metro area, in the Downtown Redevelopment area, and in the southeast portion of the City.

Commercial Designations

Seven commercial land use designations are established. These designations vary in location and intensity to accommodate the full range of commercial activity present and desired in Costa Mesa. Development intensity potential is measured using FAR in relation to the amount of traffic expected (see Table LU-7, *Commercial Floor-Area Ratio*). The density, FAR, height, and trip generation standards apply for commercial development projects but these standards may be modified to realize the residential site capacity, or density, for a residential development on a housing opportunity site identified within the sites inventory of the Housing Element.

Commercial-Residential

The Commercial-Residential designation is intended to be applied to a limited area on the eastside of Newport Boulevard between East 19th Street and Mesa Drive. It is the intent of this land use designation to allow a complementary

mix of commercial and residential zoning along Newport Boulevard. It is anticipated that individual parcels will be developed as either a commercial or residential use. A mix of both commercial and residential uses on one parcel should only be allowed as a Planned Development.

Residential development is encouraged, provided that certain development standards are met pursuant to the adopted Newport Boulevard Specific Plan. Residential density ranges from 12 units per acre to 17.4 units per acre, except where the Residential Overlay applies. It will be necessary to ensure adequate buffering between the residential development and non-residential uses.

Allowable floor area ratios are 0.20 for high-traffic-generating uses, 0.30 for moderate-traffic-generating uses, and 0.40 for low-traffic-generating uses, as shown on Table LU-7. Residential and nonresidential

uses may be integrated into a single development through the Planned Development process. Residential densities in planned development projects shall not exceed 17.4 units per acre pursuant to the development standards in the *Newport Boulevard Specific Plan*. Noncommercial uses would be subject to the same floor area standards as commercial uses in this designation.

Institutional uses are also appropriate in this designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary approval.

Table LU-7: Commercial Floor-Area Ratio

Land Use	Traffic FAR			
	Very Low	Low	Moderate	High
Commercial-Residential	--	0.40	0.30	0.20
Neighborhood Commercial [2]	0.75	0.35	0.25	0.15
General Commercial [2]	0.75	0.40	0.30	0.20
Commercial Center [1,2,3]	0.75	0.45	0.35	0.30
Regional Commercial	0.652/0.890 FAR Refer to Regional Commercial discussion			
Urban Center Commercial	0.50 FAR for Retail, 0.60 FAR for Office, 0.79 FAR for S.C. Metro Center. Refer to Urban Center Commercial discussion and the North Costa Mesa Specific Plan for additional discussion.			
Cultural Arts Center	1.77 FAR. Refer to Cultural Arts Center discussion and the North Costa Mesa Specific Plan for additional discussion.			

Notes:

1. *Refer to Commercial Center discussion for site-specific FARs on certain properties.*
2. *With application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to appropriate land use designation discussion.*
3. *Los Angeles Times Site has a 0.54 (commercial) to 0.64 (office) FAR.*

Neighborhood Commercial

The Neighborhood Commercial designation is intended to serve convenience shopping and service needs of local residents. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments, and support office uses. Restaurants, hotels, and motels may be appropriate if properly located, designed, and operated to avoid adverse impacts to surrounding uses. Since Neighborhood Commercial uses are intended to serve nearby residential neighborhoods, the uses permitted should be among the least intense of the commercial uses.

General Commercial

The General Commercial designation is intended to permit a wide range of commercial uses that serve both local and regional needs. These areas should have exposure and access to major transportation

routes since significant traffic can be generated. General Commercial areas should be insulated from the most sensitive land uses either through buffers of less-sensitive uses or on-site design features. The most intense commercial uses should be encouraged to locate on sites of adequate size to avoid compatibility issues with surrounding uses. Appropriate uses include those found in the Neighborhood Commercial designation, plus smaller retail stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments.

In areas designated General Commercial, development typically will result in combinations of one- and two-story commercial buildings. Buildings in excess of two stories may be permitted in select zoning areas via discretionary approval where the additional height would not impact surrounding uses.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects shall not exceed 20 dwelling units per acre. Noncommercial uses would be subject to the same FAR standards as commercial uses.

Institutional uses are also appropriate in the General Commercial designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary approval.

For a 4.4-acre site at 1626/1640 Newport Boulevard, a site-specific FAR of 0.40 and trip budget of 186 A.M. peak hour trips and 281 P.M. peak hour trips was established. These two standards allowed the development of medical office uses or similar moderate-traffic-generating uses, provided that the site-specific trip budget is not exceeded.

Commercial Center

The Commercial Center designation is intended for large areas with a concentration of diverse or intense commercial uses serving local and regional needs. Appropriate uses include a wide variety and scale of retail stores, professional offices, restaurants, hotels, and theaters. Intense service uses, such as automobile repair and service, should be discouraged.

Development within this designation is intended for a variety of intensities ranging from one- to four-story buildings. The allowable FARs are 0.25 for high-traffic-generating uses, 0.35 for moderate-traffic-generating uses, 0.45 for low-traffic-generating uses, and 0.75 for very-low-traffic-generating uses. Because of the large service area, direct access to major transportation corridors is essential.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, this FAR includes both residential and non-residential components, and the maximum number of stories is four.

Mixed-use development projects are intended to provide additional housing opportunities in the City (such as the Westside) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West Urban Plan and Harbor Boulevard Mixed-Use Overlay), or through an adopted Specific Plan and shall be identified on the Zoning Map by designating either the CL, C1, and/or C2 base zoning districts with the mixed-use overlay district, or by designating a site as "(SP)". The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. This height limit may be increased to realize the development potential for sites identified within housing opportunity sites inventory of the Housing Element. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities.

Institutional uses are also appropriate in this commercial designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses require discretionary approval.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects should not exceed 20 dwelling units per acre. The corresponding population density range is up to 50 persons per acre. A site-specific residential density of 40 du/ac was approved for 1901 Newport Boulevard. The corresponding density range for the project is 100 persons per acre.

A site-specific FAR of 0.70 and a site-specific density of 40 units/acre was established for the property located at 1901 Newport Boulevard, a 7.79-acre site located on the northwest corner of West 19th Street and Newport Boulevard. The General Plan amendment recognized the existing development intensity of the 1901 Newport Plaza commercial building (127,500 square feet) and allowed additional development of 145 multi-family units with a site-specific building height allowed for a five-level parking structure.

Segerstrom Home Ranch

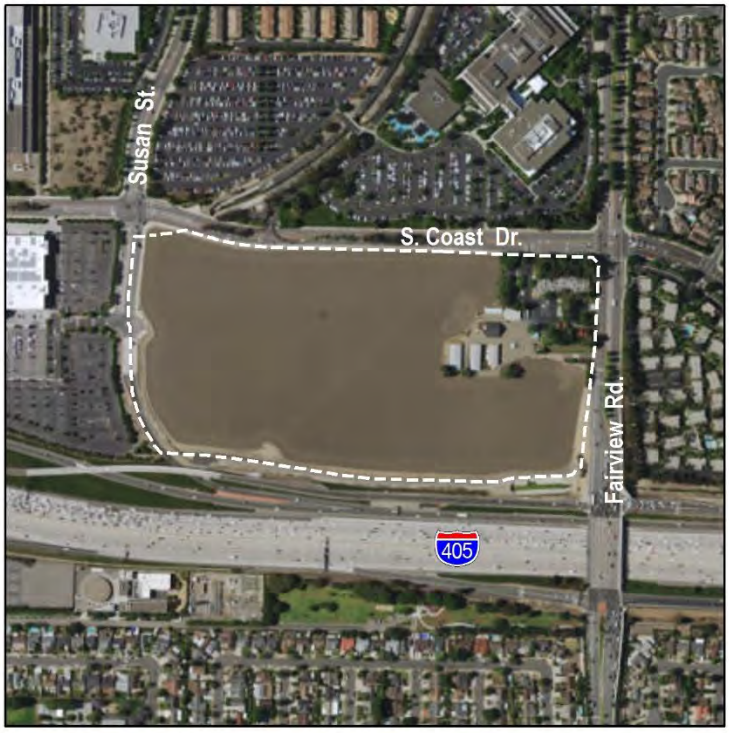
The Segerstrom Home Ranch is a 93.34-acre located at 3315 Fairview Road. It has a base land use designation of Commercial Center and is a part of the North Costa Mesa Specific Plan. In conjunction with approval of Home Ranch Alternative A, a site-specific FAR of 0.41 was established for the 17.2-acre IKEA site. (IKEA is a large retail/warehouse use.) This property is located at the southeast corner of South Coast Drive and Harbor Boulevard. A maximum allowable FAR of 0.40 for office uses was established for the 14.5-acre Industrial Park parcel located to the north of South Coast Drive.

In 2016, a specific-site FAR allowed a maximum of 0.64 FAR on the 44-acre subarea of Segerstrom Home Ranch located south of South Coast Drive. Maximum building height varies from two stories to five stories/75 feet within this subarea. The Planned Development Commercial zoning may allow mixed-use

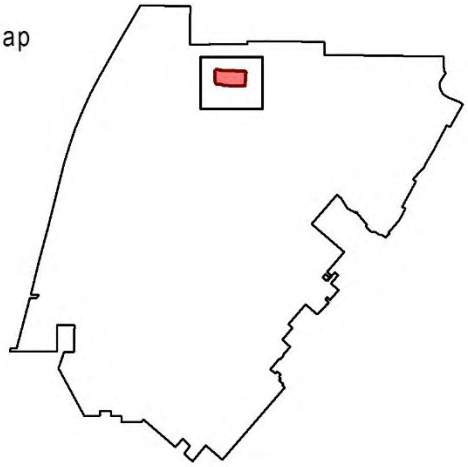
development (i.e., housing as a complementary use). The established trip budgets for this subarea of Home Ranch is 1,860 A.M. and 1,788 P.M. See Table LU-7 and Figure LU-4. However, the parcel is identified as a housing opportunity site within the sites inventory of the Housing Element, and the density, including the resulting total number of units, of the parcel may be increased to align with the residential site capacity and deviate from the trip budget.

The North Costa Mesa Specific Plan provides additional FAR, building height, and trip budget information for Segerstrom Home Ranch (Area 1).

Aerial



Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Commercial Center
- Urban Center Commercial
- Industrial Park
- Public/Institutional

General Plan



Baseline (2015)

Square Feet.....0

Total Area.....43.6 acres

Land Use Plan

Office Square feet.....1,200,000

FAR.....0.64 FAR*

* Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan, unless modifications are needed to accommodate the residential site capacity identified within the sites inventory of the Housing Element.

Figure LU-4:
Segerstrom Home Ranch

Table LU-8: Segerstrom Home Ranch

Categories	Baseline (2015)	Segerstrom Home Ranch
Floor-Area Ratio (FAR)	N/A	0.64 Maximum trip budget for this subarea of Segerstrom Home Ranch is 1,860 A.M. and 1,788 P.M. Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan, unless needed to accommodate the residential site capacity identified within the sites inventory of the Housing Element.
Building Square Feet	N/A	1,200,000

Los Angeles Times Site

The Los Angeles Times Site is a 24-acre site located at 1375 West Sunflower Avenue, near the intersection of Harbor Boulevard and South Coast Drive. The intent is to create opportunities for either office or commercial retail development at a strategic location. Office development is allowed at a maximum 0.64 FAR (up to 655,000 square feet office). Commercial/retail development is allowed at a maximum FAR of 0.54 (up to 553,000 square feet). Maximum allowable building height is five stories/75 feet. Although the Planned Development Commercial zoning may allow mixed-use development (i.e., housing as a complementary use), housing is not permitted on this property due to its location. The maximum trip budget established for the Los Angeles Times site is 1,015 A.M. and 976 P.M. peak hour trips. See Table LU-9 and Figure LU-5.

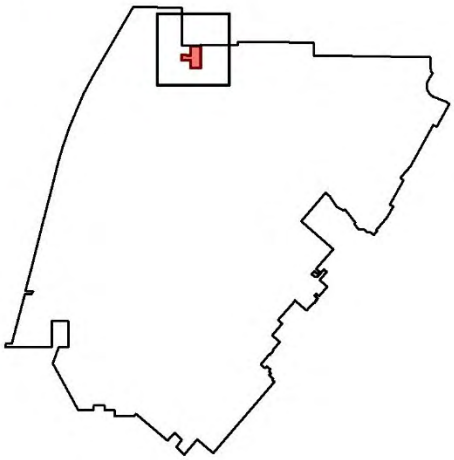
Table LU-9: Los Angeles Times Site

Categories	Baseline (2015)	Los Angeles Times Site
Floor-Area Ratio (FAR)	N/A	0.64 FAR for office development 0.54 FAR for commercial/retail Maximum trip budget is 1,015 A.M. and 976 P.M. Building intensity shall not exceed maximum allowable development set forth by the trip budget.
Building Square Feet	374,000	655,000 sf for office development 553,000 sf for commercial/retail

Aerial



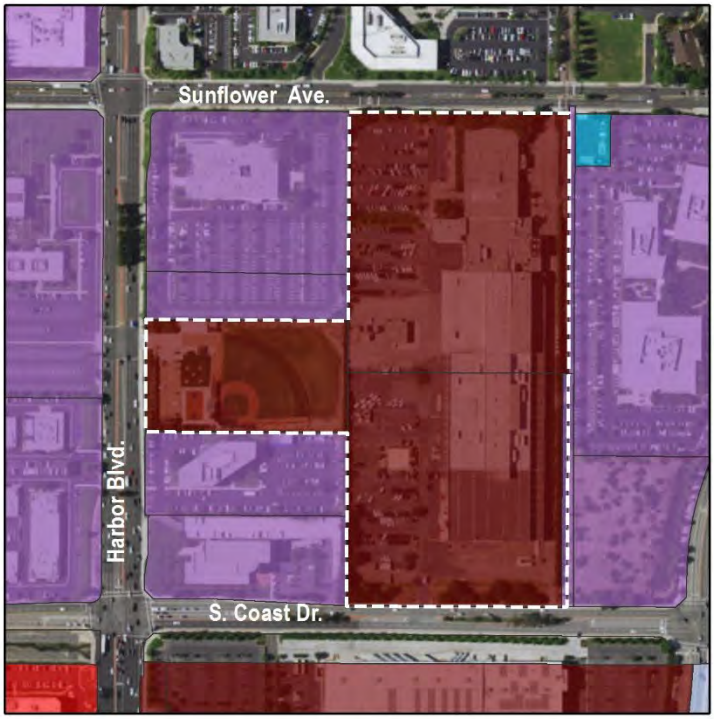
Key Map



General Plan Designations

- Industrial Park
- General Commercial
- Commercial Center

General Plan



Baseline (2015)

Land Use .....Manufacturing, Private Open Space
Square Feet.....374,000 sq. ft.
Total Area.....23.5 acres

Land Use Recommendation

Land Use.....Office or Retail
FAR.....0.64 FAR for Office
FAR.....0.54 FAR for Retail
Square Feet.....553,000 to 655,000

* No residential use is permitted.

Figure LU-5:
Los Angeles Times Site

Regional Commercial

The Regional Commercial designation is intended to apply to large concentrated shopping centers of regional scale and importance. The intended uses within this designation include major department stores, specialty retail outlets, restaurants, offices, hotels, and other complementary uses.

Application of the Regional Commercial designation is limited to the existing South Coast Plaza sites. This includes the original 97-acre site between Bristol and Bear Street and the additional 18-acre site located west of Bear Street. This designation and locational criteria recognizes the evolution of South Coast Plaza as a regionally significant retail trade center served by major regional transportation facilities and services.

The Costa Mesa General Plan assigns a trip budget for the original South Coast Plaza site of 1,166 A.M. peak hour trips and 5,036 P.M. peak hour trips. The trip budget for the site west of Bear Street is 293 A.M. peak hour trips and 1,264 P.M. peak hour trips.

Complementary residential uses within this designation are allowed through the Planned Development process. The maximum allowable residential density shall be 20 dwelling units per acre, unless a site is identified as a housing opportunity site within the sites inventory of the Housing Element, then the density shall be allowed to increase to the density specified therein. The trip budget for South Coast Plaza is identified in Table LU-10, and in the North Costa Mesa Specific Plan.

Table LU-10: Trip Budget for Regional Commercial

Area	Maximum Square Footage	Floor Area Ratio	A.M. Peak Hour Trip Budget	P.M. Peak Hour Trip Budget
South Coast Plaza West of Bear Street	690,350	0.890	293	1,264
South Coast Plaza East of Bear Street	2,750,000	0.652	1,166	5,036
Metro Pointe	592,287	0.48	729	965

Urban Center Commercial

The Urban Center Commercial designation is intended to allow high-intensity mixed-use commercial development within a limited area. Developments within this designation can range from one- and two-story office and retail buildings to mid- and high-rise buildings of four to approximately 25 stories, provided the maximum building height set forth in the North Costa Mesa Specific Plan is not exceeded. Appropriate uses include offices, retail shops, restaurants, residential, and hotels.

For mixed-use projects that include separate or distinct components, the nonresidential FAR standard and the residential density standard shall apply to each of the respective components, not the entire project site. For mixed-use projects that do not include distinct elements or include mixed-use buildings, the

overall level of intensity shall be governed by the allowable nonresidential FAR and the maximum number of residential units identified in this designation for a specific project site. Developments shall also comply with the established trip budget standards and comply with the most restrictive standard.

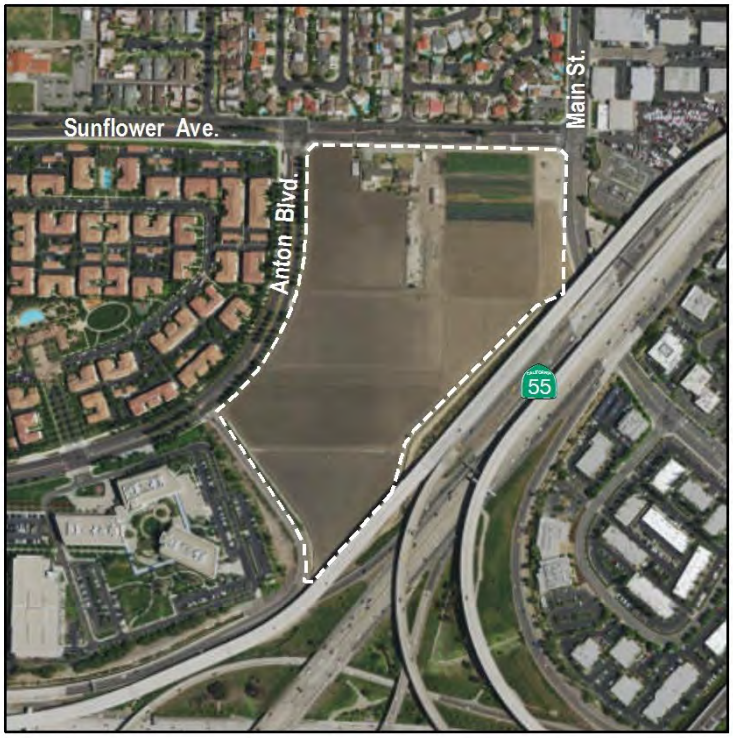
Complementary residential uses within this designation may be allowed through the Planned Development zone process. The maximum allowable residential density within this designation shall be 20 dwelling units per acre, unless otherwise specified in the North Costa Mesa Specific Plan, or a higher density is allowed on sites identified as a housing opportunity site in the sites inventory of the Housing Element.

The Urban Center Commercial designation includes the following major developments:

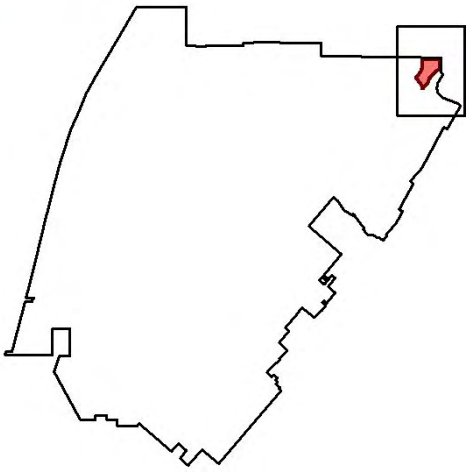
- Automobile Club of Southern California
- Metro Pointe
- South Coast Metro Center/Experian
- Sakioka Lot 2 (as of 2015, unbuilt)

All of these four properties had development agreements with the City of Costa Mesa that vested maximum development square footages, floor area ratios, trip budgets, and allowed uses. Provided in Table LU-11: *Urban Center Major Developments,* is a summary of the various land use standards that apply to these major developments. Please refer to the North Costa Mesa Specific Plan for additional information related to these properties. See Figure LU-6 for Sakioka Lot 2 land use plan.

Aerial



Key Map



General Plan Designations

High Density Residential (20 du/ac)

Urban Center Commercial

General Plan



Baseline (2015)

Square Feet.....0.0

Total Area.....33 acres

Land Use Plan

Residential Units..... 660 minimum

Density..... 28 or 90 DU/AC

FAR.....1.00 FAR*

Maximum Building Height.....8 stories

* Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan, unless modifications are needed to accommodate the site capacity identified within the sites inventory of the Housing Element.

LU-6: Sakioka Lot 2

Table LU-11: Urban Center Major Developments

Area	Acres	Maximum		Peak Hour Vehicle Trip Budget		North Costa Mesa Specific Plan Applies
		Development Agreement Non-Residential Building Sq.Ft./FAR	Allowable Residential Units	A.M.	P.M.	
Automobile Club of Southern California[1]	43	967,000 sf 0.56 FAR	0	1,190[2]	1,576[2]	No
South Coast Metro Center/ Experian[1]	45	Residential Option: 1,335,386 sf 0.69 FAR Non-Residential Option: 1,546,180 sf 0.79 FAR	Residential Option: 484 units	Residential Option: 1,931[2] Non-Residential Option: 1,886[2]	Residential Option: 1,976[2] Non-Residential Option: 1,994[2]	Yes
Sakioka Lot 2[1]	33	Non-Residential: 863,000 sf 1.0 retail FAR 1.0 office FAR	Residential Option: 660 units	1,062[2]	1,407[2]	Yes

Notes:

1. *A development agreement specifies the maximum building square footage and floor area ratio, which is consistent with the North Costa Mesa Specific Plan and General Plan. However, the South Coast Metro Center/Experian plan area and Sakioka Lot 2 include sites identified as a housing opportunity site within the sites inventory of the Housing Element, and the FAR, residential units, trip generation, and heights may be modified to realize the site capacity identified within the sites inventory of the Housing Element.*
2. *Vehicle trips per hour*

Automobile Club of Southern California Processing Center

This 39.2-acre site consists of two parcels and is located on the southwest corner of Sunflower Avenue and Fairview Road. The primary site contains 29.5 acres and is located west of Fairview Road, between South Coast Drive and Sunflower Avenue. The second parcel contains approximately 9.7 acres and is located across the adjacent flood control channel to the west, just north of South Coast Drive. As of 2000, the site was developed with 717,000 square feet of office and support service uses. An additional 250,000 square feet of development is allowed pursuant to a development agreement for a total of 967,000 square feet; the resultant maximum FAR is 0.56. Future construction will be developed in phases during the 30-year term of the agreement.

Metro Pointe

Metro Pointe includes two office building sites located north of South Coast Drive at its intersection with Greenbrook Drive and approximately 28.5 acres of land located south of South Coast Drive along the San Diego Freeway. A development agreement approved in 1994 addresses the site south of South Coast Drive. The development agreement vests the property owner with the ability to construct 592,287 square feet of office and commercial uses with a resultant floor area ratio of 0.48. This property is also located in the North Costa Mesa Specific Plan area.

South Coast Metro Center/Experian

The 44.72-acre South Coast Metro Center/Experian sites are located south of Anton Boulevard and east of Avenue of the Arts. Upon completion, the site will include nearly 1,546,180 square feet of office and commercial development. A site-specific FAR of 0.79 was established for the combined South Coast Metro Center and Experian sites.

In 2006, a site-specific residential density increase for a 4.86-acre site portion of this development was approved as an optional development scenario for this property. The maximum density allowed is 100 units/acre with integrated ancillary retail uses. This equates to a maximum density of 100 units/acre, or a total of 484 high-rise units. The residential development option results in a corresponding decrease in the maximum allowable FAR and building square footages for non-residential buildings in order to be similar to the A.M. and P.M. trip budgets established for the South Coast Metro Center/Experian sites with strictly nonresidential development. In 2014, an alternative development option for 393 apartment units was approved. This scenario also results in decrease in trip budget. The North Costa Mesa Specific Plan provides further detail for these properties. Certain parcels within the South Coast Metro Center/Experian plan area include sites identified as a housing opportunity site within the sites inventory of the Housing Element. For these sites, the FAR, residential units, trip generation, and heights may be modified to realize the residential site capacity, or density, identified within the sites inventory of the Housing Element.

Sakioka Lot 2

The 33-acre Sakioka Lot 2 is located south and east of Anton Boulevard. This site is undeveloped except for farmhouses and farm operation facilities. Pursuant to a development agreement, the maximum

allowable building square footage is of 863,000 square feet. A maximum 1.0 FAR shall be applied for nonresidential development.

The maximum residential density shall be 28 dwelling units per acre for the residential component of a mixed-use development (see "Mixed-Use" discussion in the Specific Plan) or a maximum of 80 dwelling units per acre if an independent parcel is developed as residential community including affordable housing (see "Affordable Housing/Density Bonus discussion in the Specific Plan).

Future development on Sakioka Lot 2 is subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the both the North Costa Mesa Specific Plan and the General Plan. However, this site is identified as a housing opportunity site in the sites inventory of the Housing Element and the density, FAR, heights and trip budgets may be modified accordingly to achieve the site capacity identified within the sites inventory.

Cultural Arts Center

The Cultural Arts Center designation is applied to the 57.3 acres, including private streets, that comprise South Coast Plaza Town Center. This area is generally bounded by Sunflower Avenue to the north, Bristol Street to the west, Avenue of the Arts to the east, and the San Diego Freeway to the south. This designation is limited to this geographical area, and it is not intended to be applied to other locations in the City.

The Cultural Arts Center designation allows intensely developed mixed commercial and cultural uses within a limited area. The intended uses within this designation include mid- to high-rise offices, hotels, restaurants, retail, and cultural uses (theater, art museum or academy, etc.), as well as mid- to high-rise residential units in limited areas that are defined in the North Costa Mesa Specific Plan. It serves as the cultural center of the community and provides a focus to the arts-related uses, with the complement of nearby employment and shopping opportunities.

The overall allowable FAR standard for this designation is 1.77. Included in this FAR calculation is the land dedicated or reserved in 2000 for the Avenue of the Arts off-ramp and associated flood control channel improvements. The 1.77 FAR may be exceeded on individual parcels within South Coast Plaza Town Center, provided that over the entire 54-acre site the 1.77 FAR is not exceeded. Further delineation of the allocation within South Coast Plaza Town Center of the FAR and trip budget is provided in the North Costa Mesa Specific Plan.

In 2006, a high-rise residential development option for each of the three sub-areas in South Coast Plaza Town Center was approved. The maximum number of residential units allowed in the entire South Coast Plaza Town Center is 535 units. The high-rise residential development option is further detailed in the North Costa Mesa Specific Plan. As shown in Table LU-12, this scenario results in a corresponding decrease in the maximum allowable FAR and building square footages for non-residential buildings in order to maintain the A.M. and P.M. trip budgets established for the South Coast Plaza Town Center. The South

Coast Plaza Town Center plan area includes sites identified as a housing opportunity site within the sites inventory of the Housing Element, and the FAR, residential units, trip generation, and heights may be modified to realize the residential site capacity, or density, identified within the sites inventory of the Housing Element.

Table LU-12: Town Center Intensity*

	Maximum Allowable			Peak Hour Trip Budget	
	Nonresidential		High-Rise Residential Units	A.M.	P.M.
	FAR	Building Square Footage			
Residential Option	1.70[1]	3,991,008 sf	535	5,123	6,632
Non-Residential Option	1.77[3,4]	4,161,813 sf	80	5,180	6,632

*Notes: * The FAR, residential units and trip budgets may be modified accordingly to realize the site capacity identified for the sites that are included as housing opportunity sites within the sites inventory of the Housing Element.*

1. *This maximum FAR may be increased to no more than 1.77 in direct relation to the decrease in the maximum number of high-rise residential units.*
2. *This maximum peak hour trip budget may be increased to no more than 5,180 A.M. peak hour trips in direct relation to the decrease in the maximum number of high-rise residential units.*
3. *This alternative includes the 80 high-rise residential units associated with the museum site in Segerstrom Center for the Arts; see North Costa Mesa Specific Plan.*
4. *This maximum FAR may not be increased if the 80-unit residential component is not constructed; see North Costa Mesa Specific Plan.*

Industrial Designations

Two industrial land use designations apply to over 1,000 acres. These designations accommodate a variety of industrial and compatible office uses, as well as limited and supportive commercial uses. Development intensity potential is measured using FAR in relation to the amount of traffic expected, as shown in Table LU-13: *Industrial Floor-Area Ratio*. The density, FAR, height, and trip generations may be modified accordingly to accommodate the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

Table LU-13: Industrial Floor-Area Ratio

Industrial Use[1]	Traffic FAR			
	Very Low	Low	Moderate	High
Light Industry	0.75	0.35	0.25	0.15
Industrial Park	0.75	0.40	0.30	0.20

Note:

1. With an application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to Mixed-Use discussion and Table LU-15: Overlay and Urban Plan Residential Density.

Light Industry

The Light Industry designation applies to areas intended for a variety of light and general industrial uses. Uses are limited to small manufacturing and service industries, as well as larger industrial operations that can demonstrate design features or restricted operations that limit disruptions to surrounding uses. Although the uses within Light Industry areas are intended to be less intense than those allowed in Industrial Parks, the frequent lack of a physical separation between Light Industry areas and residential development necessitates design features that limit disturbances between uses. Access to industrial areas should be provided in a manner that directs industrial traffic away from more sensitive uses.

Development within this designation would be characterized by a combination of one- and two-story buildings. Because of the location of Light Industry areas and their proximity to residential uses, taller buildings should be restricted to areas that will not disrupt the surrounding residential uses.

Certain commercial uses may be allowed, provided that the commercial use is determined to be complementary to the industrial area. Commercial recreational uses may also be appropriate under the same condition.

Institutional uses may also be appropriate, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary review.

Combinations of residential, institutional, and commercial uses may be allowed through the Planned Development process. FARs and population densities for commercial projects would be similar to the Neighborhood Commercial land use designation. Residential densities in Planned Development projects are not to exceed 20 dwelling units per acre.

Mixed-use development projects in overlay zones are intended to provide additional housing opportunities in the City (such as the Westside) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West and Mesa West Bluff Urban Plan) and will be identified on the Zoning Map by designating the MG base zoning district with the mixed-use

overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types will be identified in the applicable urban plans and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. Residential development may be allowed in conjunction with the mixed-use overlay district for Mesa West Bluff Urban Plan area at density that does not exceed 13 units per acre. The required Mesa West Bluff Urban Plan shall include development standards to ensure compatibility with surrounding land uses.

Industrial Park

The Industrial Park designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. Industrial parks are characterized by large parcels and landscaped setbacks that create a campus-like environment. Industrial parks must have proximity to freeways and other major transportation routes to provide the accessibility they require. An internal circulation system consisting of lesser highways is also necessary to accommodate the vehicle demands created.

Industrial parks have major physical separations from areas designated for other uses to maintain their distinctiveness and avoid potential land use incompatibilities.

Development within this designation would consist of one- and two-story buildings. Additional height may be permitted when compatible with adjacent development and provided uses are consistent with other constraints, such as height limits and use restrictions within John Wayne Airport influence area, as identified in the Safety Element. The Industrial Park portion of the Home Ranch site may include buildings up to five stories in height near the center of the development. The North Costa Mesa Specific Plan provides specific building height information for the Segerstrom Home Ranch (Area 1).

Commercial uses may be allowed, provided that the use is determined to be complementary to the industrial area. Commercial recreational uses may also be appropriate under the same condition. Institutional uses may also be appropriate, provided that land use compatibility and traffic issues have been addressed. Institutional uses will require discretionary approval.

Proposed industrial development must be analyzed for potential significant impacts to air quality, aesthetics, land use, and other environmental issues.

Combinations of residential, institutional, and commercial uses may be allowed through the Planned Development process. FARs and population densities for commercial projects would be similar to the Neighborhood Commercial land use designation. Residential densities in planned development projects shall not exceed 20 dwelling units per acre. However, sites identified as housing opportunity sites within the sites inventory of the Housing Element shall be allowed to develop a project at the specified density within the Housing Element.

Institutional and Open Space

Costa Mesa has thousands of acres of land set aside for public, semi-public, and open space type uses, all identified by one of these three land use designations: Public/Institutional, Golf Course, and Fairgrounds, and Multi-Use Center.

Public/Institutional

The Public/Institutional designation applies to both publicly and privately owned land that provides recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public. Since this designation includes many different types of land uses, the Land Use Plan is labeled to identify the individual uses.

Areas included in this designation are park sites, health care facilities, educational institutions, religious facilities, fairgrounds, and public facilities. Since many of the uses are recreational and open space in nature, levels of building intensity are minimal.

Golf Course

Three golf courses are located within the City's planning area. Two of these, the Costa Mesa Golf Course and Mesa Verde Country Club, lie within City limits. Santa Ana Country Club is in the unincorporated area east of Newport Boulevard. Because of the large area devoted to open space, the building intensity for this designation is 0.01 FAR.

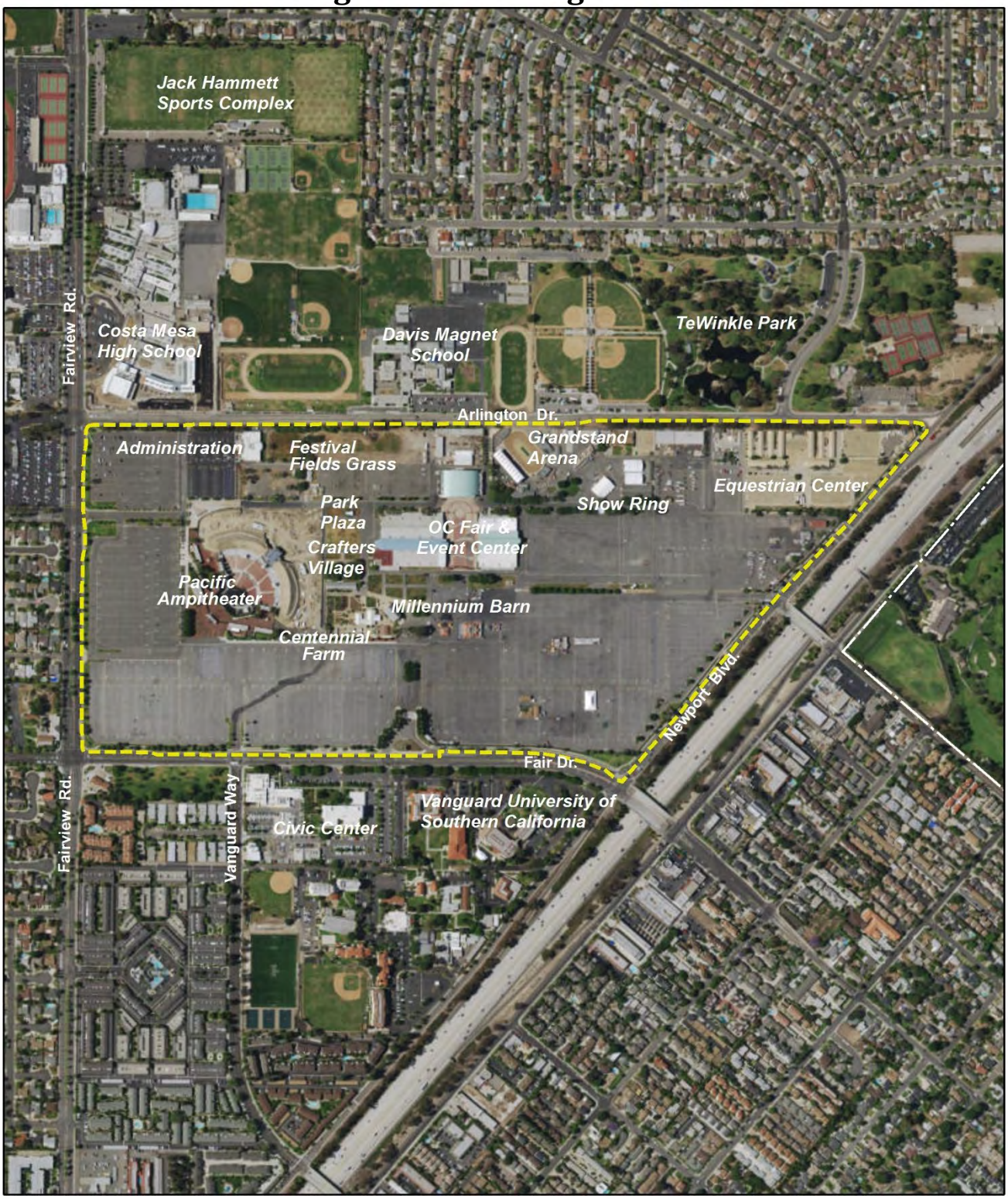
Fairgrounds

The Fairgrounds land use designation is applicable to only one property known as the Orange County Fair & Event Center (OCFEC) in the City of Costa Mesa. The Fairgrounds is a 150-acre site located at 88 Fair Drive. This designation is intended to:

- Ensure continued development of the property as an integrated complex that is composed of recreational, agriculture-related educational institutions, open space, farmland, equestrian, and commercial uses; and
- Promote the continued and sustained use of the property for the annual Orange County Fair in recognition of its value as a regionally significant resource in the City of Costa Mesa.

Home to the annual Orange County Fair since 1949, the site is bounded by Arlington Drive (north boundary), Fair Drive (south), Fairview Road (west), and Newport Boulevard (east). Regional access is primarily provided to the site by State Route 55 at the interchanges of Fair Drive/Del Mar Avenue and 22nd Street/Victoria Street. Access from Interstate 405, which is approximately one-mile north of the Fairgrounds, is provided via interchanges at Bristol Street, Fairview Road, and Harbor Boulevard. See Figure LU-7.

Figure LU-7: Fairgrounds



The site was formerly a portion of the Santa Ana Army Air Base, and in 1949 the California 32nd District Agricultural Association (DAA) acquired the property from the federal government. Since that time, the annual Orange County Fair has occurred at this location. Through the years the 32nd DAA has expanded the use of the property into a year-round exhibition, conference, equestrian, activity, and event center; these uses collectively the OCFEC.

The 32nd DAA Fair Board adopted the current OCFEC Master Plan in 2003. Given that the 32nd DAA is a State entity for administration of the Orange County Fair, Costa Mesa has limited land use and permitting authority over the property while it is controlled by the State.

In the future, if the State no longer controls the property, any proposed new development or change of use shall be subject to review for consistency with the City's General Plan and zoning regulations. The new property owner/operator may continue to operate the Fairgrounds as it existed at the time of sale as a legal nonconforming use and development. The property's legal nonconforming status will remain in effect until such time as the property owner submits and receives approval of a master plan by Costa Mesa.

The Fairgrounds site contains approximately 400,000 square feet of buildings, including:

- Pacific Amphitheater
- Arlington Theater
- Grandstand Arena
- Equestrian center
- Exhibit and administration buildings
- Concession and restaurant buildings
- Memorial Gardens
- Centennial Farms
- Livestock barns

The Fairgrounds designation recognizes the existing fairground and event center uses associated with this site. The General Plan traffic model does not take into account the trip generation from the annual OC Fair or weeknight/weekend special event uses (i.e., Orange County Marketplace) because peak vehicle trips to the site occur outside normal business timeframes. However, further development of the Fairgrounds will need to be balanced with the development capacity of the City's transportation system and with the protection of surrounding neighborhoods.

Permitted uses include ancillary office uses, exposition/conference uses, equestrian uses, agricultural/livestock activities, restaurants, temporary specialty retail sales (including vehicle sales), outdoor marketplace, emergency operational uses, and concerts/live entertainment uses. Complementary uses to the fairground and event center uses may include botanical gardens, animal

exhibits, museum, art/historical artifacts gallery, and performance art theaters that are supportive of the fairground uses.

Uses that are not supportive of fairground and event center uses are expressly prohibited. Prohibited uses include, but are not limited to, casinos/gambling venues, shopping centers, hotel/motels, residential uses, self-storage facilities, hospitals, and medical uses. In addition, exclusive use or dedicated athletic sports facilities and educational uses that are unrelated to the OCFEC are prohibited.

As a State-owned property, the Fairgrounds is not normally subject to the City's Noise Ordinance. However, pursuant to a 1990 Court Order (Case Nos. 42 07 28 and 55 65 08), exterior noise standards comparable to the City's noise regulations have been applied to the property. Noise sensitive uses include neighboring residences, Davis Intermediate School, and Costa Mesa High School. The court-ordered noise restrictions apply to the operation of the Pacific Amphitheater. Development within the Fairgrounds designation is intended for buildings ranging from one- to four-story structures. The maximum allowable FAR for this designation shall be 0.10.

Multi-Use Center

Fairview Developmental Center

On January 5, 1959, the Fairview Developmental Center opened as a State hospital originally occupying 750 acres. Fairview Developmental Center had an initial bed capacity of 2,622 and was intended to house some 4,125 residents. The population at the facilities peaked in 1967 and has been declining since. In 2015, the current population was 275 persons, and the downward trend is expected to continue due to the restructuring of the State of California's approach to providing institutionalized care for the developmentally disabled. The State has been focusing on residential care options (as opposed to institutional care) for these disabled individuals.

A large portion of the original land was transferred in 1979 to the City of Costa Mesa and now encompasses Fairview Park and the golf course. In 1985, the City granted a General Plan amendment and rezone of 54 acres of surplus land immediately to the north of the hospital facilities for high-density residential uses. In 1987 and 2005, other parcels were converted to residential uses. These areas are planned developments with one-story, single-family residences, a two-story, small-lot residential subdivision, and two-story apartment buildings (Harbor Village Apartments).

In February 2016, the State of California Department of Development Services initiated the process for closure of Fairview Developmental Center. In June 2022, the State Legislature through Senate Bill (SB) 188 approved Government Code Section 14670.31, which provides a framework for the reuse of the FDC property. The legislation codifies a partnership between the Department of General Services (DGS), the Department of Developmental Services (DDS), and the City of Costa Mesa, with defined roles for each entity. To support this effort, the State allocated $3.5 million in State funding to the City to develop a Specific Plan, conduct necessary studies, and manage a community-based planning process. The Legislature's intent for the redevelopment of the FDC site is to prioritize affordable housing to the greatest

extent feasible, including a minimum of 200 units of permanent supportive housing, open space, and housing for individuals with developmental disabilities, and a City created Specific Plan for the FDC site that implements the provisions of Government Code Section 14670.31.

Multi-use refers to the integration of a variety of land uses and intensities. This land use category includes uses which are low to moderate intensity and urban in character. The Multi-Use Center designation is applicable only to the Fairview Developmental Center property at 2501 Harbor Boulevard. The compatible zoning district is Institutional & Recreational - Multi-Use District (I&R-MLT). The allowable land uses are as follows:

- 0.25 FAR Institutional and Recreational uses
- 25 percent minimum requirement for park and open space purposes (approximately 25.6 acres)
- Minimum density of 60 dwelling units per acre and 2,300 dwelling units are identified for the site within the limitations described below

In anticipation of the future closure of the Fairview Development Center, this property is assigned a unique General Plan land use plan designation. The Multi-Use Center designation is comprised of a variety of residential, open space, and institutional uses.

These multi-uses are to be complementary to the Costa Mesa Golf Course and surrounding residential neighborhoods. The Housing Element identifies a minimum density to achieve a residential site capacity of 2,300 mixed-income residential units for the Fairview Developmental Center site. Additional housing units may be built, as long as they meet the density bonus provisions pursuant to State law (Government Code Section 65915- 65918). At least 25 percent of the site shall be dedicated to open space. A maximum 0.25 FAR for institutional/recreational uses would be allowed for undeveloped area not assigned to housing or permanent open space. See Table LU-14: *Multi-Use Center Designation.* Permitted uses include:

- Institutional uses, such as public and private recreational facilities, dedicated athletic fields, athletic complex, sports parks, community centers, and public facilities
- Hospital, medical, dental, physical therapy, in-patient care, psychiatric facilities, administrative offices and facilities for the developmentally disabled
- Residential uses, such single-family detached housing, apartments, condominiums, and townhouses
- Open space uses, such as active play fields, recreational areas, parkland, and botanical gardens

Uses that are industrial or commercial in nature are expressly prohibited. Prohibited uses include, but are not limited to, corporate office parks, casinos/gambling venues, shopping centers, concerts/entertainment venues, hotel/motels, exposition/conference uses, shopping center, and swap meets.

The maximum 0.25 FAR for institutional development within the Multi-Use Center designation is intended for buildings ranging from one- to four-story structures. Residential uses shall also be limited to a maximum height of four stories.

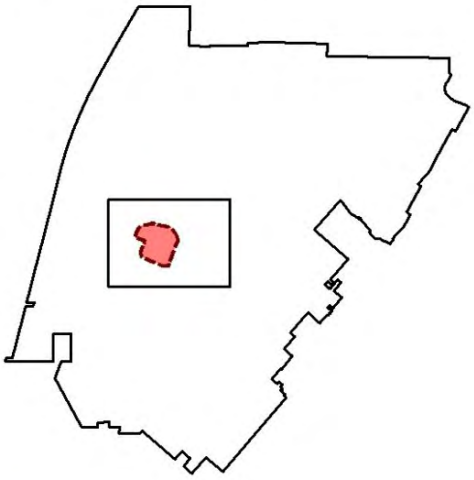
The Multi-Use Center General Plan land use designation (and corresponding Zoning District) will require a Master Plan for any future development project, whether or not the State retains the property or sells to a private entity. A Master Plan is required to be approved by the City Council if the property is owned by a non-State entity or if the State elects to participate in the City's planning process for Master Plan adoption.

The City will require the dedicated parkland component in order to activate a master plan for new development. The 25 percent open space requirement would apply and, therefore, future development would need to include a specific acreage of active park uses for sports fields or the master plan cannot be considered in conformance with this unique General Plan land use designation.

Aerial



Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Neighborhood Commercial
- Multi-Use Center
- Golf Course

General Plan: Land Use Designation



Baseline (2015)

Beds.....300

Total Area.....102.6 Acres

Land Use Plan

Land Use Designation	Multi-Use Center
Residential Units	2,300
Open Space Acres	Minimum 25.6 acres (25%)
Public/Institutional	0.25 FAR

Figure LU-8:
Multi-Use Center

Table LU-14: Multi-Use Center Designation

Categories	Multi-Use Center Designation
Density (DU/AC)	60 DU/AC
Total Units	2,300
Floor-Area Ratio (FAR)	0.25 Public Facilities/Institutional/ Recreational
Building Square Feet	N/A
Dedicated Open Space	25% - approximately 25.6 acres of Open Space
Trip Budget	Maximum trip budget for this area is 557 A.M. and 669 P.M. Building intensity shall not exceed maximum allowable development set forth by the trip budget, unless it is necessary to realize the residential site capacity identified for the site in the sites inventory of the Housing Element.

Land Use Overlays and Urban Plans

The City has adopted land use overlays that are intended to encourage reuse and revitalization of underutilized properties. The incentives provided expand land uses, provide development flexibility, stimulate economic growth, and create integrated areas complementary to the surrounding environs. Refer to Figure LU-9 for the location of the Overlay and Urban Plan boundaries. The density, FAR, height, and trip generations may be modified accordingly to accommodate the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

Mixed-Use Overlay Zone/Urban Plan Areas

Mixed-use development projects are intended to provide additional housing opportunities in the City by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan and shall be identified on the Zoning Map with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design.



General Plan Amendments:
GP 18-03, Adopted Nov. 13, 2018
GP 20-01, Adopted Jul. 20, 2021
PGPA-24-01, Adopted July 15, 2025

Housing types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units, where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, the FAR includes both residential and non-residential components. Table LU-15: *Overlay and Urban Plan Residential Density*, lists the appropriate land uses and the necessary base zoning district where mixed-use development is permitted.

Table LU-15: Overlay and Urban Plan Residential Density

Base Land Use Designations That Allows Mixed Use[3]	Residential Dwelling Units Per Acre (D/A) and Floor-Area Ratio (FAR)*			
	Overlays			Urban Plans
	Residential Incentive	Harbor Mixed-Use	SoBECA Mixed-Use[1]	Westside Urban Plans[2]
Commercial-Residential	30 du/acre	--	--	--
Neighborhood Commercial	--	--	--	1.00/[2] 1.25 FAR
General Commercial	30 du/acre	20 DU/A	40 D/A[1]	
Light Industry	--		40 D/A[1]	
Commercial Center	--	--	--	

*Notes: * The density, FAR, height, and trip generations may be modified accordingly to realize the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.*

1. The SoBECA Overlay has a maximum capacity of 450 residential units over the entire district, with individual projects having a maximum density of 40 dwelling units per acre. However, sites identified as housing opportunity sites within the sites inventory of the Housing Element shall be allowed to develop the site according to the specified density therein.

2. Under the Westside Urban Plans, a maximum FAR of 1.0 is allowed for mixed-used projects that include a residential component. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. FAR calculations are based on the total site area (subarea) of the commercial component and does include the residential site area.

3. See Multi-Use Center discussion for density and FAR standards for the Fairview Developmental Center site.

Residential Incentive Overlay

The Residential Incentive Overlay allows the maximum 30 du/acre unit residential density option at strategic locations along Harbor Boulevard and Newport Boulevard. The Residential Incentive Overlay expands development opportunities on commercial properties not developed to their full potential or supporting outdated buildings and underperforming uses.

Maximum building height is three stories, provided privacy concerns of adjacent established residential neighborhoods are adequately addressed through the setback of upper stories or other design approaches. Housing within the Residential Incentive Overlay is limited to a maximum density of 30 units per acre. See Table LU-16*: Residential Incentive Overlay* and Figures LU-10 and LU-11.

Table LU-16: Residential Incentive Overlay

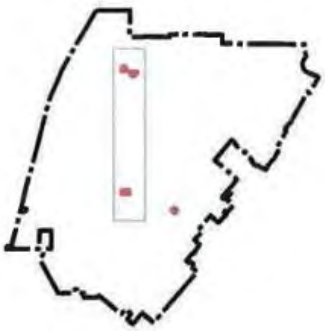
Categories		Baseline (2015)	Residential Incentive Overlay
Density (DU/AC)		N/A	30
Units	Harbor Boulevard	84	361
	Newport Boulevard	237	117
	Total Units	**321**	**478**

Aerial



General Plan: Overlay





Land Use Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Golf Course
- Public/Institutional

Baseline (2015)

Total Area.....9.45 acres
Residential Units.....0
Commercial Square Feet.....149,976

Land Use Plan

Density.....30 du/ac
Residential Units.....361 Max
Commercial Square Feet.....149,976 Max

✦ Per settlement agreement executed on June 21, 2018, the project at 2277 Harbor Blvd. (APN. 422-163-31) shall not exceed 200 units including nine (9) very low-income units subject to a fifty-five (55)-year restrictive covenant.

REVISED Nov. 13, 2018:
General Plan Amendments:
* GP 18-03, Adopted Nov. 13, 2018

Figure LU-10: Residential Incentive Overlay: Harbor Boulevard

Aerial



General Plan: Overlay





Land Use Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Commercial-Residential (17.4 du/ac)
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Golf Course
- Fairgounds
- Public/Institutional

General Plan Amendments:
* GP 18-03, Adopted Nov. 13, 2018
* PGPA-24-01, Adopted July 15, 2025

Baseline (2015)

Total Area.....9.45 arces
Residential Units.....0
Commercial Square Feet.....43,208

Land Use Plan

Density	30 du/acre
Residential Units	117

Figure LU-11: Residential Incentive Overlay: Newport Boulevard

South Bristol Entertainment & Cultural Arts (SoBECA) Overlay and Urban Plan

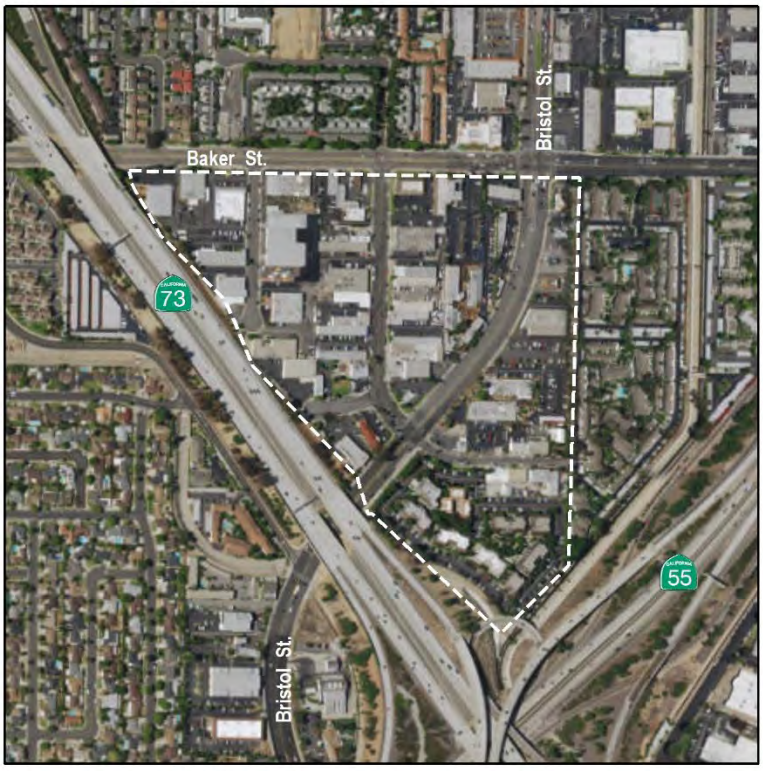
The SoBECA Overlay applies to properties within the *SoBECA Urban Plan* area. Allowed uses include a mix of housing and retail/service commercial businesses, light industrial uses, creative studios, retail campuses, and entertainment and restaurant uses that attract local residents and visitors. Permitted development approaches are mixed-use development that combines residential and commercial uses, as well as stand-alone commercial and residential uses. This designation emphasizes commercial uses and aims to expand the established innovative, eclectic, and unique uses that support homegrown and incubator-type businesses important to the local economy. The integration of innovative public spaces and "hangout" areas for special events are highly encouraged.

The maximum residential density within the SoBECA overlay is 40 units per acre. A maximum 1.25 FAR applies to mixed-use buildings that integrate residential and commercial uses. Stand-alone commercial or industrial buildings have a maximum 1.0 FAR. The maximum building height for all projects is four stories. The maximum number of residential units allowed within the entire SoBECA Urban Plan area is 450 units. See Table LU-17: *SoBECA Mixed-Use Overlay*. See also Figure LU-12: *SoBECA Mixed-Use Overlay*. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

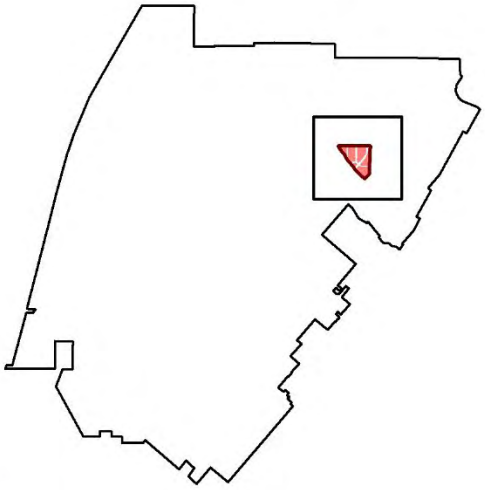
Table LU-17: SoBECA Mixed-Use Overlay

Categories	Baseline (2015)	SoBECA Mixed-Use Overlay
Density (DU/AC)	N/A	40 DU/AC Not to exceed 450 units for Overlay
Units	0	450
Floor-Area Ratio (FAR)	N/A	1.00 to 1.25
Building Square Feet	491,000	420,359

Aerial



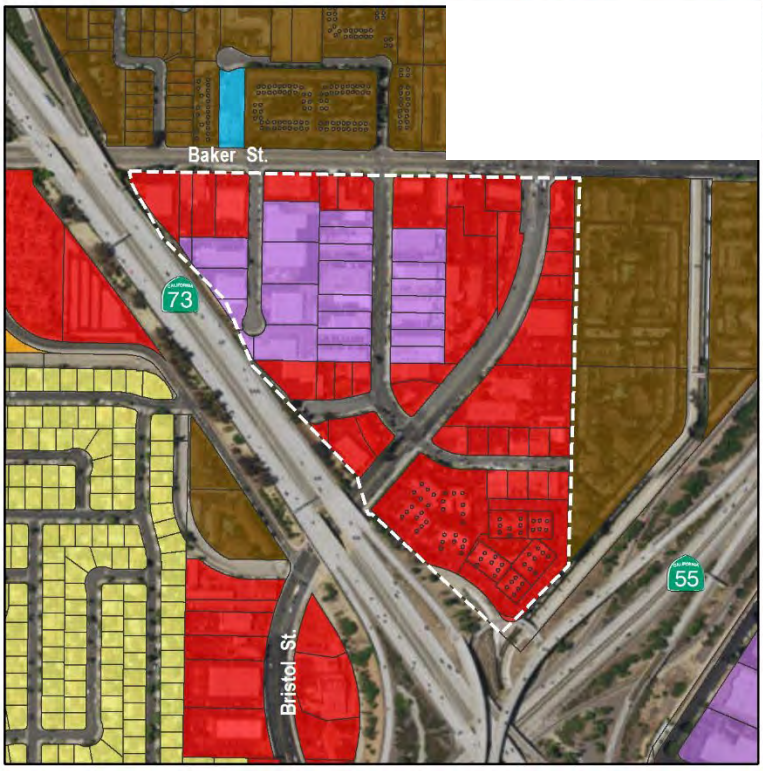
Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Light Industrial
- Public/Institutional

General Plan: Overlay



SoBECA Overlay
Individual residential projects cannot exceed 40 dwelling units per acre, unless the site is a housing opportunity site, then the density may increase to align with the density identified within the sites inventory of the Housing Element.

Baseline (2015)
Units.....0
Square Feet.....491,000
Acres.....39.2 Acres

Land Use Plan
Units.....450 Maximum
Square Feet..... 420,359
FAR.....1.00 to 1.25 FAR
Density.....40 DU/AC*

* Density may be increased to the densities identified for housing opportunity sites within the sites inventory of the Housing Element.

Figure LU-12: SoBECA Urban Plan

Harbor Mixed-Use Overlay

The Harbor Mixed-Use Overlay applies to select areas along Harbor Boulevard, between Wilson Street and 19th Street. The intent is to introduce a diverse mix of uses, with the objective of creating a much more integrated, walkable, and complementary balance of creative residential and retail spaces, neighborhood-serving retail and commercial services, and residential uses along the southern portion of Harbor Boulevard that intersects with 19th Street. The designation allows residential development at up to 20 dwelling units per acre. A maximum 1.25 FAR applies to projects that consist of both residential and commercial mixed uses; maximum building height is four stories. See Table LU-18: *Harbor Mixed-Use Overlay* and Figure LU-13. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for housing opportunity sites identified within the sites inventory of the Housing Element.

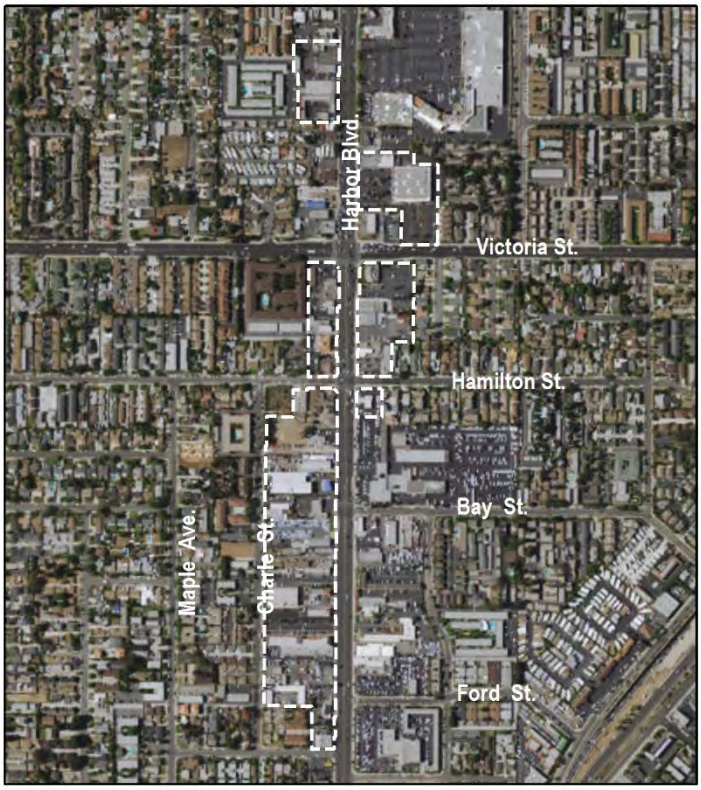
Table LU-18: Harbor Mixed-Use Overlay

Categories	Baseline (2015)	Harbor Mixed-Use Overlay
Density (DU/AC)	N/A	20 DU/AC
Units	13	491
Floor-Area Ratio (FAR)	N/A	1.00 to 1.25
Building Square Feet	337,300	321,000 of Commercial

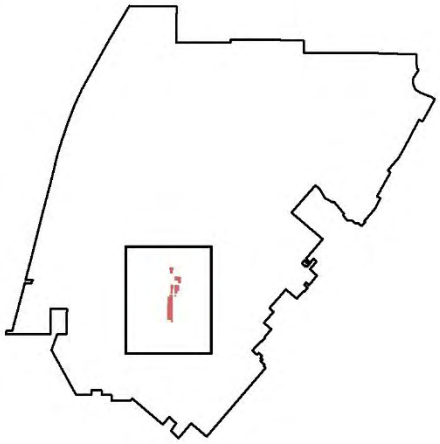
Westside Urban Plans

In April 2006, the City adopted three Westside urban plans that created overlay zones in designated areas of the Westside: The *19 West Urban Plan*, the *Mesa West Bluffs Urban Plan*, and the *Mesa West Residential Ownership Urban Plan*. Development proposed within the Westside Urban Plans requires approval of a Master Plan pursuant to the City of Costa Mesa Municipal Code. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for housing opportunity sites identified within the sites inventory of the Housing Element.

Aerial



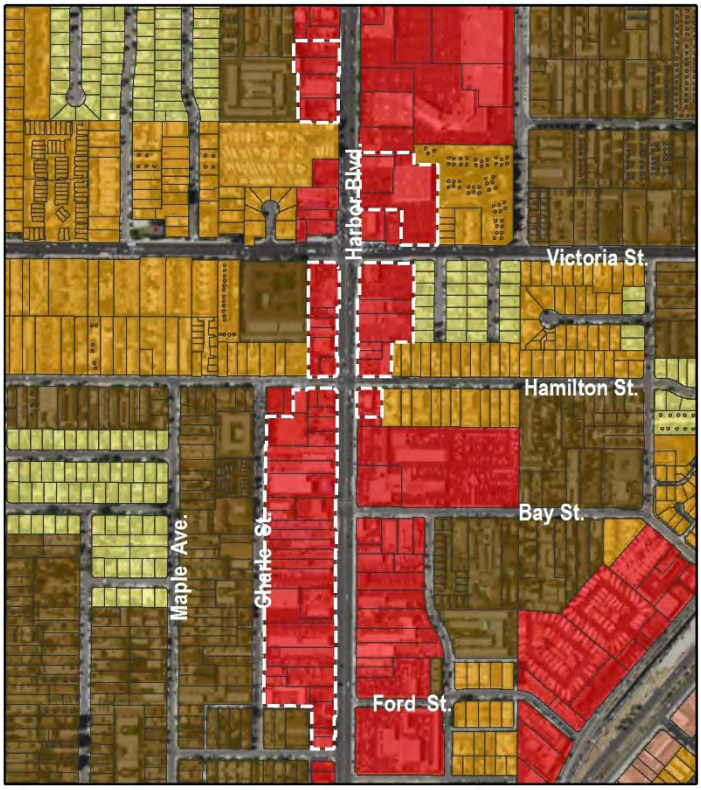
Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial

General Plan: Overlay



Harbor Mixed-Use Overlay *

General Plan land use overlay that allows a maximum residential density of 20 dwelling units per acre. Mixed-use projects that do not include residential components can be developed at a 1.00 FAR. Mixed-use projects with both residential and commerical components can be developed at 1.25 FAR.

Baseline (2015)

Residential Units.....13
Commercial Square Feet.....337,300
Total Area.....24.6 acres

Land Use Plan *

Residential Units.....491
Commercial Square Feet.....321,000
Density.....20 DU/AC
FAR.....1.00 to 1.25 FAR

* The total residential units, density and FAR may be modified to realize the residential site capacity, or density, of the housing opportunity sites identified within the sites inventory of the Housing Element.

Figure LU-13: Harbor Mixed-Use Overlay

19 West Urban Plan

The *19 West Urban Plan* provides commercial and residential mixed-use opportunities primarily along West 19th Street and Harbor Boulevard, at a cluster of properties between Newport Boulevard and Superior Avenue, and at the south side of Victoria Street and Placentia Avenue. This mixed-use overlay zone (over the Commercial and Industrial base districts) is intended to promote commercial/residential mixed-use development, encourage adaptive reuse, stimulate private investments and improvements, promote new housing types, and meet housing demand. Development is subject to the trip budget established in the Zoning Code.

Mesa West Bluffs Urban Plan

The *Mesa West Bluffs Urban Plan* encompasses approximately 277 acres and was adopted to provide an overlay zone encouraging the development of live/work units or residential development, with the goal of revitalizing and providing new high-quality residences. The *Mesa West Bluffs Urban Plan* applies to industrial properties predominantly south of 18th Street, north of 16th Street, and along Placentia Avenue. The Urban Plan intends to stimulate live/work and residential development without exceeding the development capacity of the General Plan transportation system. With regard to industrial uses, established industrial uses may continue and expand. New residential development must recognize long-established industrial uses and be designed to minimize conflicts. New creative industrial workspace is permitted, provided that activities limit or confine noise, dust, and vibration impacts.

Mesa West Residential Ownership Urban Plan

The *Mesa West Residential Ownership Urban Plan* encompasses approximately 238 acres located between Victoria Street and 17th Street, west of SR-55. The objective of the *Mesa West Residential Ownership Urban Plan* is to promote economic viability in existing medium-density and high-density residential areas, encourage the conversion of existing rental apartments to residential common-interest development (i.e., condominiums, planned unit developments), and encourage new residential common-interest development to improve the balance between rental and ownership opportunities.

The *Mesa West Residential Ownership Urban Plan* provides flexible development regulations to create additional incentives for new development.

See Figure LU-14: *Westside Urban Plans*, for the location and boundaries for each Westside Urban Plan.

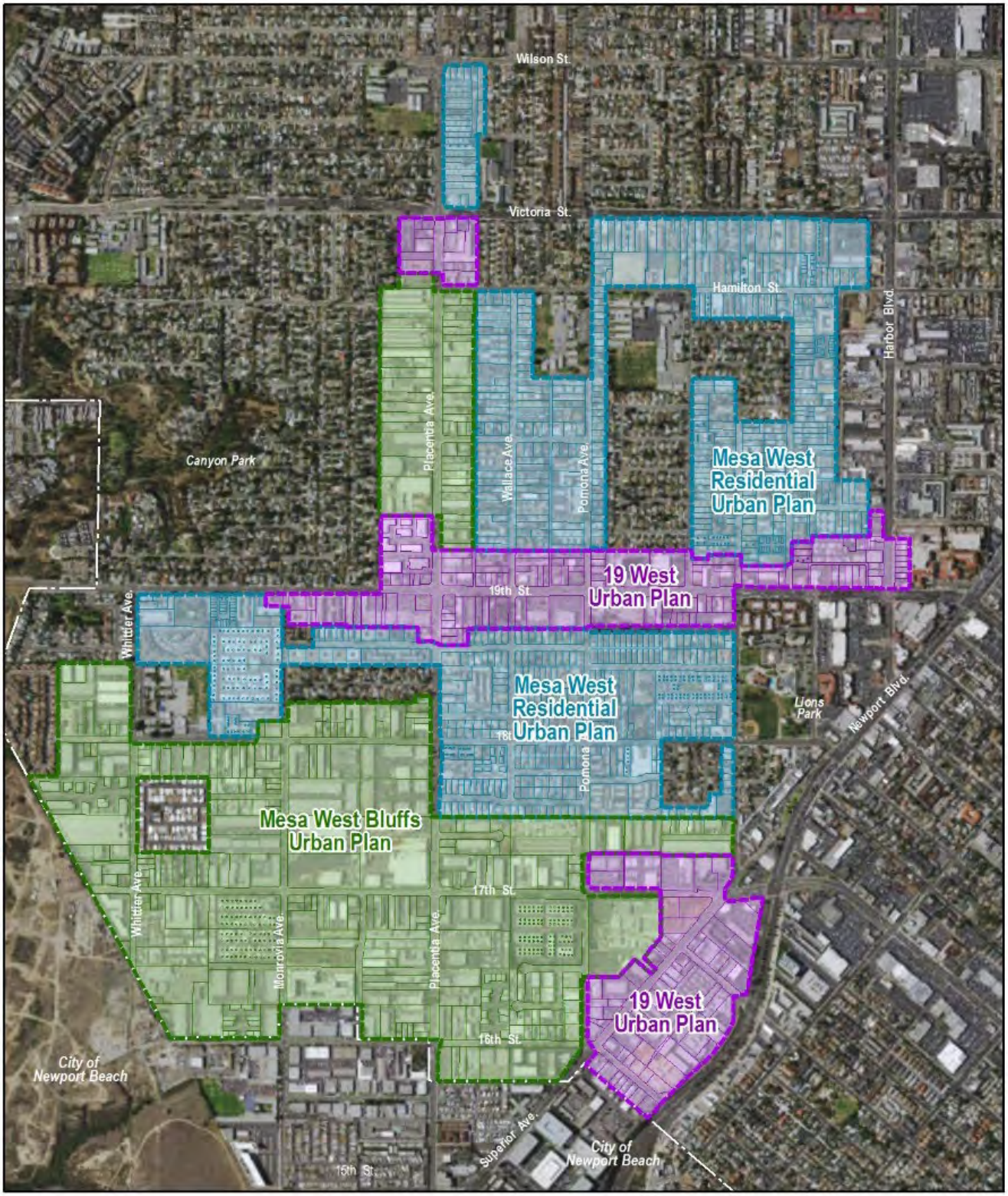


Figure LU-14: Westside Urban Plans

General Plan and Zoning Ordinance Consistency

The relationship between the General Plan land use designations and zoning districts is shown in Table LU-19: *General Plan and Zoning Consistency*. This table indicates how properties will be zoned to be consistent with the General Plan Land Use Plan. The Zoning Ordinance has the following Zoning Districts:

- Single-Family Residential (R1)
- Multiple-Family Residential, Medium Density (R2-MD)
- Multiple-Family Residential, High Density (R2-HD)
- Multiple-Family Residential (R3)
- Administrative and Professional (AP)
- Commercial Limited (CL)
- Local Business (C1)
- General Business (C2)
- Shopping Center (C1-S1)
- Town Center (TC)
- Off-Street Parking (P)
- Institutional and Recreational (I & R)
- Institutional and Recreational - School (I & R-S1)
- Institutional and Recreational - Multi-Use (I &R-MLT)
- General Industrial (MG)
- Industrial Park (MP)
- Planned Development Residential (PDR)
- Planned Development Commercial (PDC)
- Planned Development Industrial (PDI)
- Mixed-Use Overlay District (MU)
- Residential Incentive Overlay District (RI)

Table LU-19: General Plan and Zoning Consistency

Land Use Plan Designations	Consistent Zoning Classification
Low Density	R1, PDR-LD, I&R, I&R-S
Medium Density	R1, R2-MD, PDR-MD, I&R, I&R-S, MU
High Density	R2-MD, R2-HD, R3, PDR-HD, PDR-NCM, I&R, I&R-S, MU, RI
Commercial-Residential	AP, CL, C1, PDC, R2-MD, R2-HD, PDR-MD, PDR-HD, RI
Neighborhood Commercial	CL, C1, AP
General Commercial	CL, C1, C2, C1-S, PDC, AP, RI, MU
Commercial Center	C1, C2, C1-S, PDC, AP
Regional Commercial	PDC
Urban Center Commercial	PDC
Cultural Arts Center	TC
Multi-Use Center	I&R-MLT
Industrial Park	MG, PDI, CL
Light Industrial	MP, PDI, CL
Public and Institutional	I&R, I&R-S
Golf Course	I&R
Fairgrounds	I&R
Fairview	R2-MD, R2-HD, R3, I&R

Off-Street Parking (P) zoning classification is consistent with any land use plan designation, with the exception of Low Density.

Residential development shall be allowed, regardless of the underlying zoning or land use designations, for any housing opportunity site identified within the sites inventory of the Housing Element, including any densities identified therein.

Revised February 20, 2019
Consistent with Table LU-9
of 2002 General Plan

Housing and Employment Projections

Providing a land use arrangement that encourages a correlation of employment and housing opportunities is a local and regional responsibility. Providing sufficient commercial land to support residential development is primarily a local responsibility, although commercial uses serving regional needs are provided as well. Sufficient land must also be established to meet the recreational needs of the local community, although regional needs are often accommodated by land within individual cities. Table LU-20: *General Plan Land Use 2035*, identifies the projected future growth and implications of the Land Use Plan.

Table LU-20: General Plan Land Use 2035

Land Use Designations	Net Acres	Residential Dwelling Units		Non-Residential Square Feet	
		2015 Existing	2035 Future*	2015 Existing	2035 Future
Residential					
Single-Family[1]	2,088.2	14,210	14,811	--	--
Multi-Family[2]	1,720.2	28,413	37,291	--	--
Non-Residential					
Commercial-Residential	47.9	--	--	543,000	455,200
Neighborhood Commercial	40.5	--	--	338,000	472,100
General Commercial	616.3	--	2,254	7,065,300	8,556,100
Commercial Center	117.5	--	2,215	733,000	1,075,800
Urban Center Commercial	126.3	--	1,735	4,550,700	5,581,200
Cultural Arts Center	57.3	--	851	2,673,300	4,869,800
Regional Commercial	147.9	--	1,959	2,723,700	3,260,800
Industrial Park	632.6	--	3,626	8,684,500	9,895,000
Light Industrial	378.1	--	1,668	4,402,500	2,838,000
Public and Institutional	1,263.4	--	--	1,989,000	3,970,700
Golf Course	553.7	--	--	84,200	84,200
Fairgrounds	150.0	--	--	454,450	1,020,400
Multi-Use Center	102.6	--	2,300	--	279,000
Totals	**8,044.5**	**42,623**	**68,690**	**33,916,000**	**42,553,000**

*Notes: * The residential dwelling units added to the Land Use Designations for 2035 reflect the site capacity identified within the sites inventory of the Housing Element. The total unit counts are not intended to reflect a maximum build-out scenario.*

1. Includes Low-Density Residential General Plan land use designation.

2. Includes Medium-Density, High-Density, and Commercial-Residential, Overlays General Plan land use designations.

General Plan Amendment:
PGPA-24-02, Adopted August 5, 2025

Goals, Objectives, and Policies

Maintaining and enhancing the great quality of life in Costa Mesa is the foundation of this General Plan. The City will look towards focusing future change within targeted growth areas. Some of these areas already have a mix of commercial, office, hotel, and residential uses, and are located along roadways that will be enhanced with "Complete Streets" features (see Circulation Element), improved landscaping, and expanded public spaces (such as parks and plazas). In turn, the City will also protect and enhance neighborhoods throughout Costa Mesa to ensure these largely residential areas continue to provide value to residents and the community as whole.

Foremost, attention will be given to protecting the character and quality of residential neighborhoods, including those features that distinguish an area, such as building scale, historical structures, well-maintained rental housing, mature vegetation, and attractive streetscapes.

Goal LU-1: A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs

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.***

Policy LU-1.1 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.

Policy LU-1.2 Balance economic gains from new development while preserving the character and densities of residential neighborhoods.

Policy LU-1.3 Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities.

Policy LU-1.4 Promote housing and employment opportunities within planned development areas to the extent feasible.

Policy LU-1.5 Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services.

Goal LU-2: Preserve and Protect Residential Neighborhoods

Objective LU-2A. ***Promote land use patterns and development that contribute to community and neighborhood identity.***

Policy LU-2.1 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.

Policy LU-2.2 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines, and encourage undergrounding of utilities in the public right-of-way for residential development consisting of five units or more, to the extent feasible and practical.

Policy LU-2.3 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 being consistent with the neighborhood character of the surrounding community.

Policy LU-2.4 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.

Policy LU-2.5 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common-interest developments consistent with the neighborhood character. This policy does not apply to small lot subdivisions.

Policy LU-2.6 Encourage increased private market investment in declining or deteriorating neighborhoods.

Policy LU-2.7 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.

Policy LU-2.8 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, unless otherwise approved by a General Plan amendment. (A four-story/five-level parking structure with roof deck parking on the fifth level is considered a four-story structure.) The height limitation may be increased further

to realize the residential site capacity, or density, of housing opportunity sites identified within the sites inventory of the Housing Element.

Policy LU-2.9 Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.

Policy LU-2.10 Promote lot consolidation of residential properties to the extent feasible and practical, including the creation of larger single-family residential lots that exceed the minimum 6,000-square-foot requirement in neighborhoods where the prevailing residential subdivision pattern features larger-sized residential lots.

Policy LU-2.11 Ensure adequate noise attenuation in urban design, such as walls for sound attenuation, development of landscaped greenbelts, provision of landscape berms, etc.

Goal LU-3: Development that Maintains Neighborhood Integrity and Character

Objective LU-3A. ***Establish policies, standards, and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods.***

Policy LU-3.1 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.

Policy LU-3.2 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.

Policy LU-3.3 Continue code enforcement as a high priority with regard to the regulation of property maintenance standards citywide.

Policy LU-3.4 Ensure that residential densities can be supported by the infrastructure and are compatible with existing residential neighborhoods in the surrounding area.

Policy LU-3.5 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.

Policy LU-3.6 Facilitate revitalization of aging commercial centers by working with property owners, developers, local businesses, and other community organizations to coordinate efforts.

Policy LU-3.7 Promote development/design flexibility that encourages older or poorly maintained high-density residential uses to be rehabilitated.

Policy LU-3.8 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods.

Policy LU-3.9 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.

Policy LU-3.10 Minimize effects of new development on the privacy and character of surrounding neighborhoods.

Policy LU-3.11 Promote small-lot residential development on long, narrow, single parcels or combined residential lots.

Policy LU-3.12 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development.

Policy LU-3.13 Prohibit construction of buildings which would present a hazard to air navigation, as determined by the Federal Aviation Administration (FAA).

Policy LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to federal and State law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development." Land Use Element (page LU-18) refers to the threshold stated above. It shall be amended to refer to Filing FAA Form 7460-1 Notice of Construction and Alteration, and not to Form 7480-1.

Policy LU-3.15 The City will ensure that development proposals, including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements.

Policy LU-3.16 The City shall refer certain projects to the Airport Land Use Commission for Orange County, as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the Airport Environs Land Use Plan for John Wayne Airport.

Policy LU 3.17 New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft.

Goal LU-4: New Development that Is Sensitive to Costa Mesa's Environmental Resources

Objective LU-4A. ***Encourage new development and redevelopment that protects and improves the quality of Costa Mesa's natural environment and resources.***

Policy LU-4.1 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the National Pollutant Discharge Elimination System Stormwater Permit during the planning, project review, and permitting processes.

Policy LU-4.2 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.

Policy LU-4.3 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota.

Policy LU-4.4 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies, and protect the integrity of the bluff crest.

Policy LU-4.5 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.

Policy LU-4.6 Incorporate the principles of sustainability into land use planning, infrastructure, and development processes to reduce greenhouse gas emissions consistent with State goals.

Goal LU-5: Adequate Community Services, Transportation System, and Infrastructure to Meet Growth

Objective LU-5A. ***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.***

Policy LU-5.1 Pursue annexation of certain areas within the City's Sphere of Influence to provide land use regulation and city services within its jurisdiction.

Policy LU-5.2 Strongly encourage protection and preservation of existing but underutilized school sites for future recreational, social, or educational uses.

Policy LU-5.3 As appropriate and timely, consider the establishment of development impact fee program(s) to fund additional fire and police personnel, library facilities, and related equipment to meet the demands of additional growth in the City.

Policy LU-5.4 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.

Policy LU.5.5 Ensure that new development pays its fair share of impact fees such as park fees and traffic impact fees. This can also include impact fees related to community services (police protection services and fire emergency response services) or library facilities, once adopted and applicable.

Policy LU-5.6 Promote development of revenue-generating land uses to help defray the costs of high quality public services.

Policy LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.

Policy LU-5.8 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications.

Policy LU-5.9 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.

Policy LU-5.10 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, unless the site is identified as a housing opportunity site within the sites inventory of the Housing Element, then the density and intensity may be modified to realize the residential site capacity, or density, identified therein. 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 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 nonresidential 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 nonresidential 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, and 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.

(d) Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council.

Policy LU-5.11 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.

Policy LU-5.12 Development plans shall include an overall buildout plan, which can demonstrate the ability of the circulation system to support the proposed level of development.

Policy LU-5.13 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area.

Goal LU-6: Economically Viable and Productive Land Uses that Increase the City's Tax Base

Objective LU-6A: ***Ensure the long-term productivity and viability of the community's economic base.***

Policy LU-6.1 Encourage a mix of land uses that maintain and improve the City's long-term fiscal health.

Policy LU-6.2 Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers.

Policy LU-6.3 Continue to prioritize commercial and industrial park use of properties north of I-405 and within the Airport Industrial District.

Policy LU-6.4 Support the continued presence of incubator businesses in the action sports industry and jobs-producing businesses in the Westside.

Policy LU-6.5 Encourage revitalization of existing, older commercial and industrial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units.

Policy LU-6.6 Continue to encourage and retain land uses that generate sustainable sales and property tax revenues, including regional commercial destinations and automobile dealerships.

Policy LU-6.7 Encourage new and retain existing businesses that provide local shopping and services.

Policy LU-6.8 Provide efficient and timely review of development proposals while maintaining quality customer service standards for the business, development, and residential community.

Policy LU-6.9 Support the retention and growth of Class A office tenants, including corporate headquarters for the action sports industry, biotech, and high technology companies within the City.

Objective LU-6B: ***Encourage and facilitate activities that expand the City's revenue base.***

Policy LU-6.10 Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base.

Policy LU-6.11 Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost.

Policy LU-6.12 Track retail trends and tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate business mix.

Policy LU-6.13 Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses.

Policy LU-6.14 Improve ease and accessibility to information to capture opportunities for businesses to establish in Costa Mesa and bring high-skill and professional jobs and new revenue sources into the community.

Policy LU-6.15 Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.

Policy LU-6.16 Examine options for the development of new infrastructure for new technologies and businesses that use those technologies.

Objective LU-6C: ***Retain and expand the City's diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique and prototype manufacturing, and industrial businesses.***

Policy LU-6.17 Engage in activities that promote Costa Mesa as a great place to live, work, and develop a business.

Policy LU-6.18 Continue to work with surrounding cities to strengthen regional economic development.

Policy LU-6.19 Provide flexibility and support for development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility along major corridors outside of significant commercial or industrial nodes.

Goal LU-7: A Sound Local Sustainable Economy that Attracts Investment, Creates Educational Opportunities, and Generates Employment Opportunities

Policy LU-7.1 Endeavor to create mixture of employment opportunities for all economic levels of residents and businesses.

Policy LU-7.2 Support linkages between local educational institutions and local industries and businesses. Foster training, collaboration with employers, and new innovative programs that increase job opportunities for residents and students attending school locally.

Policy LU-7.3 Foster and provide useful and efficient partnerships to implement economic opportunities with private, non-profit, or other public agencies.

Policy LU-7.4 Cultivate an entrepreneurial and academic environment that fosters innovation through non-traditional housing developments, flexible office spaces, experiential development, and ensuring the diversity of retail/service throughout the urban districts.

Policy LU-7.5 Support and provide flexibility for development projects and businesses which produce, care, and maintain material goods or fixed assets meant to support the production of market goods, especially for niche industries within the City of Costa Mesa.

Policy LU-7.6 Seek out opportunities to attract primary businesses within stable industries and support industries that already exist within the City.

Policy LU-7.7 Explore economic and employment opportunities to retain and strengthen the unique industry niches along Bristol and Paularino, in the Westside, on East 17th Street, and throughout North Costa Mesa.

Policy LU-7.8 Support the development of pedestrian plazas and gathering places, and institutional spaces, as well as the more efficient use of existing spaces, to support economic growth and branding of existing industries within the City.

Goal LU-8: Promote a range of multiple uses at the Fairview Developmental Center site

Policy LU-8.1 In anticipation of the potential closure or repurposing of the Fairview Development Center site, the City will work with appropriate State agencies or private entity (if the property is sold) to plan for a complementary mix of residential, institutional, public facilities, open spaces, and recreational uses within a campus setting.

Goal LU-9: Ensure that Fairgrounds uses are consistent with the General Plan designation

Policy LU-9.1 Discourage changes in the allowable uses specified in the Fairgrounds General Plan land use designation for the Orange County Fair & Event Center property. Ensure that amendments to this General Plan designation are approved by the electorate.

Goal LU-10: Promote the growth of tourism

Objective LU-10A: ***Promote structural improvements of visitor-oriented land uses.***

Policy LU-10.1 Engage with property owners, developers, and business owners to encourage the revitalization of the hotel/motels.

Policy LU-10.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include:

(a) Updating building mechanical, electrical, or plumbing to comply with current building standards

(b) Updating physical improvements to the site

(c) Adding hotel amenities to the site

(d) Updating or improving the landscaping on the site

(e) Updating or improving the façade of the building(s)

Objective LU-10B: ***Promote growth of visitor-oriented land uses.***

Policy LU-10.3 Motel and hotel land uses should be encouraged to be located near major transportation corridors and close to key tourist/visitor draws, other recreation venues, the airport, regional, and general local shopping centers.

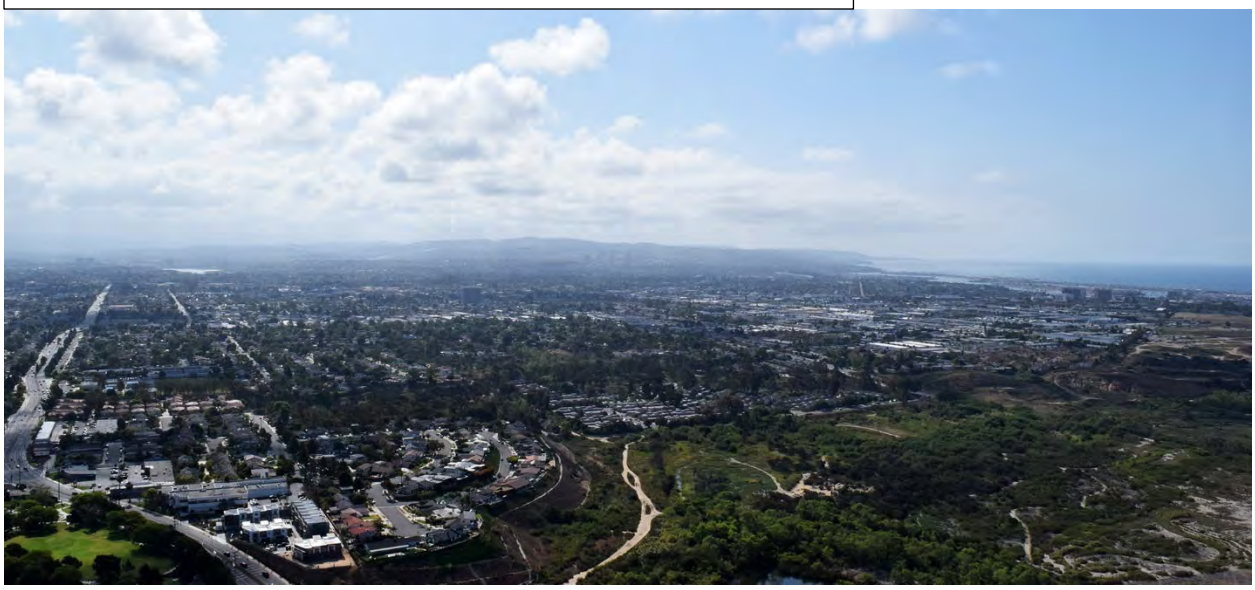
Policy LU-10.4 Consider the interest of quality of stay for visitors when evaluating projects near visitor-oriented land uses by requiring on-site amenities and upscale guest services.

Objective LU-10C: ***Promote uses and events that make visitor-oriented business more economically viable.***

Policy LU-10.5 Celebrate and promote the arts, culture, and industries of Costa Mesa through special events, civic gatherings, and City marketing and tourism promotion efforts.

Policy LU-10.6 Promote the development of small-scale manufacturing uses or other uses that generate multiple secondary and tertiary markets that support business travel tourism-related uses.

Policy LU-10.7 Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County.



Looking southeast over Costa Mesa's Westside District.

Chapter 2
Land Use Element

Introduction

The Land Use Element is the keystone element of the Costa Mesa General Plan. This Element unifies the other elements by providing an overall policy context for future physical change. Goals and policies define the community's desired balance among social, environmental, and economic considerations, while maintaining those characteristics of the community that reinforce quality neighborhoods and viable business districts.

As Costa Mesa implements this General Plan, the City aspires to keep Costa Mesa an eclectic community with welcoming public spaces; attractive, walkable residential neighborhoods; exceptional parks and community services; and, a diverse economy that meets the needs of local residents while also attracting investment from regional and international markets.

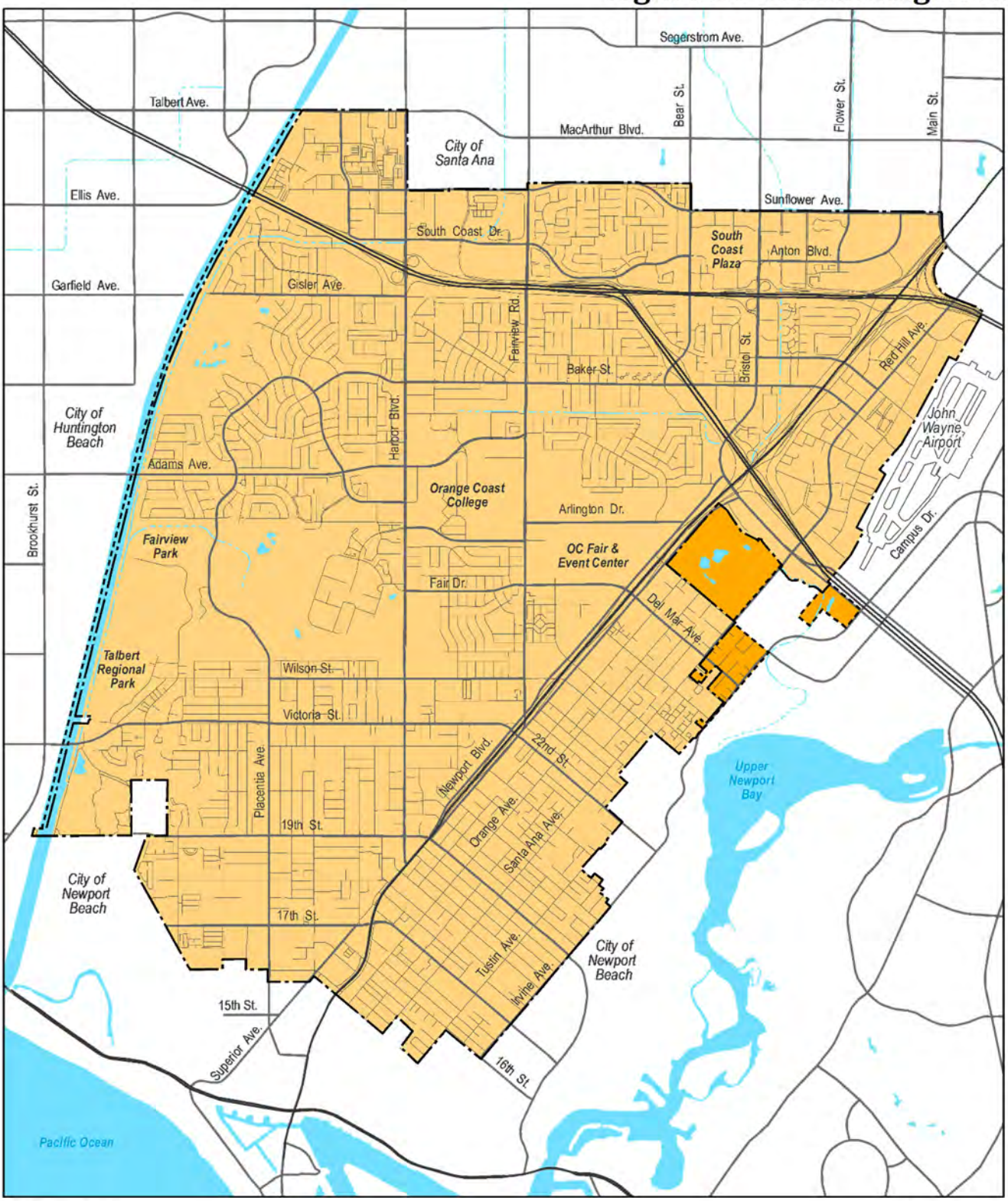
Purpose

The Land Use Element shapes new physical development in the City and its sphere of influence and provides strategies to preserve, protect, and enhance established neighborhoods and districts consistent with the community's vision. Through implementation of the Land Use Element, the City seeks to accomplish the following:

- Target new development opportunities at key locations while ensuring compatibility with established neighborhoods
- Increase homeownership opportunities in the City
- Establish and maintain an orderly pattern of development in the City
- Establish a land use classification system that implements land use policies
- Identify acceptable land uses and their general locations
- Promote consistency with standards for residential density and non-residential building intensity for existing and future development
- Accommodate a diversity of businesses to provide a solid tax base and ample employment opportunities, to attract visitor/tourist spending, and to hedge against periodic downturns in business sectors
- Provide open space, park areas, and public spaces where residents can enjoy passive and active recreational pursuits
- Ensure that new development is economically and environmentally sustainable

The Land Use Element serves as the long-range planning guide for development in the City by indicating the location and extent of development to be allowed, in conjunction with any future housing opportunities identified within a sites inventory of the Housing Element. More than any other element, the Land Use Element will have a major impact on the form and character of Costa Mesa over the next 20 years. The Land Use Element applies to all properties within the corporate City limits, as well as properties within Costa Mesa's sphere of influence, as established by the Orange County Local Agency Formation Commission (LAFCO). Together, these areas comprise the "planning area." Figure LU-1 illustrates the planning area boundaries in Chapter 1, Introduction.

Figure LU-1: Planning Area



City Boundaries

- Costa Mesa City Boundary
- Costa Mesa Sphere of Influence

Source: City of Costa Mesa, 2015.

0 1,000 2,000 4,000 6,000 8,000 Feet

Land Use Context-2015

The City has implemented strategic efforts over the years to provide a sustainable balance of residential, commercial, industrial, and public and institutional uses. Land use planning ensures that compatible and complementary uses are arranged in patterns that achieve efficiencies for projected growth, mobility, and commerce. This Land Use section describes the general location, type, and intensity of development throughout Costa Mesa in baseline year 2015.

Planning Context

Development History

Costa Mesa's incorporated city limits encompass approximately 10,143 acres, or approximately 15.8 square miles. The City lies on an elevated mesa landform less than one mile from the Pacific Ocean. The Spanish name *Costa Mesa* means coastal tableland. Like throughout much of Southern California, the earliest settlers were Native Americans who fished and farmed. Spanish land grants in the 1800s brought Europeans into the area, with additional growth facilitated by extension of the railroad and, later, discovery of oil. Until the 1950s, agriculture remained the most important economic component of Orange County, and Costa Mesa was home to thousands of acres of sweet potato, corn, tomato, and strawberry crops. Remnants of this agricultural heritage remains through 2015 on properties north of Interstate 405, amid the urban development of South Coast Plaza and the Segerstrom Center for the Arts.

During World War II, the U.S. military established a number of bases in Orange County, including the Santa Ana Army Air Base in Costa Mesa (now the Orange County Fairgrounds). In the years following World War II, the surge in population and demand for affordable housing soared as returning veterans with new families looked to buy homes. The accelerated demand for suburban homes resulted in the conversion of thousands of agricultural land to large single-family housing tracts. Today, single family homes remain the predominant use in Costa Mesa.

From the 1970s through 1990s, Costa Mesa experienced significant growth in retail and office development, with development of regional shopping malls and high-rise office buildings north of I-405. Investment in the industrial district south of West 19th Street included a substantial presence of surfing and similar action sports businesses, several of which have grown to be multi-million dollar international brands.

Established Land Uses (2015)

Costa Mesa is 99 percent built out, with the largest vacant parcels located in the North Costa Mesa area. The two largest available properties are; the 31-acre Segerstrom Home Ranch and the 33-acre Sakioka Lot 2 site: both are currently in agriculture production, as of 2015, and lie north of I-405. The *North Costa Mesa Specific Plan* regulates land uses on these properties.

Residential

As of 2015, approximately 46.2 percent of land in the planning area consisted of residential neighborhoods. Single-family neighborhoods cover approximately 30 percent of the land in the City. There are a greater number of multi-family units (28,413 units) than single-family units (14,210 units). Costa Mesa contains a number of distinct residential neighborhoods, including:

1) Eastside
2) Westside
3) Mesa Verde
4) College Park
5) North Costa Mesa/Mesa Del Mar/Halecrest Hall of Fame
6) Bristol/Paularino
7) South Coast/Wimbledon Village



Mesa Verde *residential neighborhood with a mixture of single-family and multi-family units, as well as parks and schools.*

Opportunity for new large-scale, single-family development is limited due to the built-out nature of the City's residential areas and limited acreage of vacant land. The accelerated demand for suburban homes experienced in the mid-1950s and 1960s resulted in the conversion of thousands of agricultural acres to large single-family housing tracts. Single-family residential construction primarily consists of infill development, particularly in Eastside and Westside Costa Mesa. From 2012 to 2016, new small lot subdivisions have been approved in multi-family zones in Eastside Costa Mesa. Medium- and High-Density Residential land uses account for 17 percent of the net acreage. Medium-Density Residential areas are distributed throughout the City. High-Density neighborhoods are clustered around Orange Coast College, along Mesa Verde Drive East, along Adams Avenue, around Vanguard University, in the northeast portion of the South Coast Metro area, in Downtown, and in the southeast portion of the City. In addition, the Housing Element identifies where future housing opportunities are appropriate throughout the City. These sites are identified in the sites inventory of the Housing Element.

Because many residential units were constructed prior to City incorporation, particularly on the Eastside, existing residential densities in the Medium- and High-Density land use designations may exceed the currently allowed number of dwelling units per acre.

Commercial Uses

Costa Mesa contains seven commercial corridors: 1) South Coast Corridor 2) Bristol Street Corridor, 3) Harbor Boulevard Corridor, 4) East 17th Street Corridor, 5) North Newport Boulevard Corridor, 6) South Newport Boulevard Corridor, and 7) West 19th Street Corridor. Established commercial land uses encompass 9.6 percent of the land area, or 770 acres.



Costa Mesa Downtown and The Triangle *consists of a mixture of neighborhood and community-serving commercial uses.*

South Coast Plaza, located along the Bristol Street Corridor, contains the largest single concentration of retail uses in the City and accounts for 30 percent of the commercial square footage; the adjacent Town Center area accounts for nearly 20 percent of the area planned for office space throughout the City.

The Harbor Boulevard commercial corridor accounts for almost one-third of the City's commercial land. Businesses along the boulevard account for 40 percent of the City's total retail sales, indicating that Harbor Boulevard's trade area is of a regional scale. The major factor for this is the concentration of auto dealerships on Harbor Boulevard.

The 92-acre East 17th Street commercial corridor contains a variety of commercial uses, including retail, service, and office. The area generally serves local residences and businesses.

Major retail centers other than South Coast Plaza include the CAMP, the LAB Anti-Mall, South Coast Collection (SOCO), Metro Pointe, and The Triangle. Each offers its own unique mix of shopping and dining experiences, as well as entertainment for the residents of Costa Mesa and Orange County at large.

Industrial Uses

Established industrial land uses encompass approximately 10.5 percent of land and are primarily concentrated in three major districts: The Westside District, the Airport Industrial/Business Park District, and the Harbor Gateway District.

The Westside District is the City's oldest industrial area; it covers approximately 312 acres and represents 82.5 percent of land area designated for Light Industrial. The remaining 17.5 percent of Light Industrial uses are located in areas along Baker Street. Light Industrial uses consist of small manufacturing and service industries, as well as larger industrial operations.

The Westside District contains several large manufacturing firms and a high percentage of smaller industrial operations, frequently in multi-tenant structures. The Southwest District is one of Costa Mesa's major employment centers, providing about one-fourth of all local manufacturing-related jobs.

The 390-acre Airport Industrial Area is a component of the much larger Irvine Business and Industrial Complex, which extends into the cities of Irvine and Tustin. This area is characterized by large parcels and wide landscaped building setbacks. Several firms have located their main or regional headquarters in the area and are often the single tenants in large structures.



The Airport Industrial/ Business Park District *includes a concentration of industrial, office, and commercial uses.*

Industrial space directly adjacent to John Wayne Airport provides opportunities to airport-related industries. Some of these properties include hangars with access to the runway.

The 323-acre Harbor Gateway District is an Industrial/Business Park located within the north part of Costa Mesa, northeast of I-405 and the Santa Ana River. This district is a part of a larger industrial area extending northward into the city of Santa Ana. The primary users of this industrial area are large single-tenant manufacturing firms and corporate offices. Included within this district is a 14.5-acre portion of the Home Ranch area property and the unique "lifestyle" South Coast Collection (SOCO) shopping center. SOCO includes over 300,000 square feet of design showrooms, creative studios, specialty retail and food stores,

a weekly farmers' market, and outdoor gathering spaces. The OC Mix, located in SOCO, is a marketplace for gourmet foods, coffee, wine, and over 30 owner-operated retail and specialty shops under one roof.

Public/Institutional, Golf Course, and Fairground Uses

The Public/Institutional designation applies to publicly and privately owned properties that provide recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public.

A major land acquisition by the State in 1950 was responsible for the public ownership of the Costa Mesa Golf Course and Country Club and Fairview Park. In 1950, 750 acres were acquired for a State institution. In 2015, the Fairview Developmental Center occupied 114 acres of the original 750-acre site. Acquisitions by the City and County have expanded this area to include the County's Talbert Regional Park adjacent to the Santa Ana River and the City's adjoining Canyon Park. See Table LU-1: *Public and Institutional Land Acquisitions*, for various public and institution uses government land acquisitions.

A total of 1,263.4 acres are designated Public/Institutional. When combined with the Costa Mesa Golf Course and Orange County Fair & Event Center, these uses constitute 25 percent of the planning area. This high percentage of land area designated for public and institutional use primarily reflects past and current use by various governmental agencies: The Santa Ana Army Air Base during World War II, the original 750-acre land acquisition by the State of California, and land acquisitions by the City and Orange County.



Orange Coast College, *founded in 1947, includes over 80 academic program areas and over 50 career and technical programs.*

The golf course designation includes the Mesa Verde and Santa Ana Country Clubs (both private) and the City-owned Costa Mesa Golf Course and Country Club. The Fairgrounds property includes the 150-acre Orange County Fair & Event Center, which is owned by the 32nd District Agricultural Association, a State special-purpose district in the Division of Fairs and Expositions of the California Department of Food and Agriculture formed in 1949. Its board is appointed by the Governor of California.

Table LU-1: Public and Institutional Land Acquisitions

Government Land Acquisition	Public and Institutional Uses
Santa Ana Army Air Base	Orange Coast College, Costa Mesa High School, Davis Middle School, Presidio Elementary School, TeWinkle Park, the National Guard Armory, Orange County Fairgrounds, Jack R. Hammett Sports Complex, Civic Center Park, City Hall, and Vanguard University
750-acre land (1950)	Costa Mesa Golf Course and Country Club and Fairview Park, Fairview Developmental Center (see Multi-Use Center designation)
City and County expansion	Talbert Regional Park and Canyon Park

Table LU-2: *Established Land Uses (2015),* summarizes the existing land uses in Costa Mesa that were surveyed in 2015, including number of acres, residential units, building square feet, hotel and motel rooms, and estimated employees.

Orange Coast College Vision 2020 Facilities Master Plan

Costa Mesa is home to Orange Coast College, which is one of three colleges in the Coast Community College District. Orange Coast College is located at 2701 Fairview Road in the central portion of Costa Mesa. The District has been involved in preparing the Orange Coast College Vision 2020 Facilities Master Plan, which involves construction of new academic, administrative, residential, and parking facilities on the campus. In November 2015, the Coast Community College District Board of Trustees approved the Final Orange Coast College Vision 2020 Facilities Master Plan Program EIR.

The proposed Master Plan involves following improvements:

- Renovation of two existing buildings, totaling approximately 54,000 assignable square feet (ASF) and demolition of approximately 200,900 ASF.
- A new planetarium and an 818-bed student housing project would be added to the campus; the proposed project would also involve improvements to the pedestrian circulation network in and around campus, and the enhancement of open-space areas through landscape and pedestrian plaza improvements.
- Reconfiguration of existing parking lots and vehicular entryways, and the addition of a parking structure in the Adams Avenue parking lot on campus.

Table LU-2: Established Land Uses (2015)

Land Use	Net Acres[1]	% of Acres	Residential Units	Population	Building Square Feet	Lodging Rooms	Employees
Single-Family	2,314	28.8	14,210	39,508	--	--	--
Multi-Family	1,402	17.4	28,413	71,032	--	--	100
Office	332	4.1	--		7,224,000	--	24,000
Commercial	770	9.6	--		11,403,000	--	23,400
Lodging: Motel/Hotel	60	0.8	--		--	Motel: 2,272 Hotel: 1,877	1,400
Industrial	841	10.5	--		13,087,000	--	27,300
Public Facilities/ Institutional	491	6.1	--		--	--	6,200[5]
Schools/Colleges	525	6.5	--		--	--	4,300
Golf	553	6.9	--		--	--	100
Parks/Recreation	592	7.4	--		--	--	--[2]
Agriculture	72	0.9	--		--	--	200
Other[4]	70	0.9	--		555,000	--	300
Vacant Lands	20	0.3	--		--	--	--
Total	**8,042**	**100.0%**	**42,623**	**110,540**	**32,269,000**	**4,149**	**87,300[3]**

Sources: City of Costa Mesa, Stantec, and MIG, 2015.

Note:

1. *Net acres includes all private property land areas for the entire Planning Area, excluding all public right-of-way.*
2. *Park employment is counted under Public Facilities*
3. *Employees is calculated using building square footage and employment generation rates by land use category. Center for Demographic Research, California State University, Fullerton identifies 87,097 jobs for 2015 based on 2014 projections.*
4. *Other land uses refers to religious institutions, utilities, railroad properties, and other classifications that are not classified under the existing land use categories.*
5. *Refer to the Multi-Use Center discussion for the Fairview Developmental Center site.*

Table LU-3: Land Use Designations (2015)

PGPA-24-02, Adopted August 5, 2025

Land Use Designations	Residential Density	Floor-Area Ratio	Acres Developed	Acres Undeveloped	Net Acres	% of Acres
Residential*						
Low-Density Residential	≤8 du/ac	N/A	2,087.4	0.8	2,088.2	25.9%
Medium-Density Residential	≤12 du/ac		858.1	1.1	859.1	10.7%
High-Density Residential[1,2]	≤20 du/ac		866.12	2.912	869.03	10.8%
Non-Residential*						
Commercial-Residential	≤17.4 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	47.9	0.0	47.9	0.6%
Neighborhood Commercial	≤20 du/ac	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	40.3	0.2	40.5	0.5%
General Commercial	≤20 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	599.82	8.5	608.32	7.5%
Commercial Center[3,]	≤20 du/ac	0.25/High Traffic 0.35/Moderate Traffic 0.45/Low Traffic 0.75/Very Low Traffic	117.18	0.3	117.48	1.5%
Urban Center Commercial[3]	20 to 80 du/ac	N/A[5]	59.74	66.6	126.34	1.6%
Cultural Arts Center[4]	Varies[4]	1.77[4]	57.3	0.0	57.3	0.7%
Regional Commercial	≤20 du/ac	0.652/0.89[4]	147.9	0.0	147.9	1.8%
Industrial Park	≤20 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	630.13	2.4	632.53	7,9%
Light Industrial[6]	≤20 du/ac	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	374.2	4.0	378.1	4.7%
Public and Institutional	--	0.25	1,263.2	0.3	1,263.4	15.7
Golf Course	--	≤0.01	553.7	0.0	553.7	6.9%
Fairgrounds	--	≤0.10	150.0	0.0	150.0	1.9%
Multi-Use Center	15 to 25 du/ac	0.25	102.6	0.0	102.6	1.3%
Totals			**7,955.6**	**87.1**	**8,042.4**	**100%**

*Notes: * Residential density may exceed those identified within Table LU-3 to accommodate the density of sites identified as housing opportunity sites within the sites inventory of the Housing Element.*

1. *Within the Medium and High Density Residential designation, existing residential units legally built in excess of the dwelling units per acre standard may be rebuilt at the same higher density subject to other zoning code standards. The allowable density or number of units to be redeveloped would be limited to the 1990 General Plan density with a 25% incentive bonus for Medium-Density or a 50% incentive bonus for High Density or the existing number of units, whichever is less.*
2. *See High Density Residential text regarding areas in North Costa Mesa where the density allowance exceeds 20 units per acre. Site Specific Density of 20.4 du/acre approved for 1.86-acre 38 unit project at 1957 Newport Blvd. and 390 Ford Road.*
3. *See Commercial Center, Regional Commercial, and Urban Center Commercial text for site specific density and FAR.*
4. *See text for Mixed-Use Development and Cultural Arts Center provisions for additional discussion.*
5. *Varies, depends on development agreement for site.*

Jobs/Housing Relationship

The variety and distribution of land uses in Costa Mesa enable people to live near their jobs, to shop within a reasonable distance from their homes or work, to use the City's parks and recreational facilities, and to carry out other daily activities conveniently. Information from the 2010 Census indicates that 32 percent of residents work in the City. Fifty-one percent work within 20 minutes of their homes. The City recognizes the importance of providing both job and housing opportunities to reduce vehicle trips and overall, create a higher quality of life.

Table LU-4: *Housing, Population, and Employment*, presents historical data for Costa Mesa's population, number of housing units, and employment opportunities, and includes projections to the year 2040. The table is based upon OCP-2015 Projections and data from the U.S Census.

Table LU-4: Housing, Population, and Employment

Year	2000[1]	2010[2]	2015[3]	2020[3]	2040[4]
Housing	40,406	~~42,120~~40,104	42,496	43,484	54,503
Population	108,724	~~109,929~~109,960	111,276	~~112,001~~113,900	~~129,568~~116,400
Employment	88,294	88,416	87,097	89,~~590~~600	~~104,346~~93,200

Sources: 1. 2000 U.S. Census; 2. 2010 U.S. Census and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.; 3. Center for Demographic Research, California State University, Fullerton, 2014 and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.; 4. Center for Demographic Research, California State University, Fullerton, 2022 and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

Key Land Use Issues

Residential Neighborhood Compatibility

Early subdivisions in Costa Mesa established patterns that markedly affect the design of current developments. Prior to the City's incorporation, residential development—particularly in the Eastside and Westside neighborhoods—consisted of subdivisions with long, narrow lots. As residential development occurred, construction on these narrow, deep lots often took the form of subdivisions usually consisting of a row of detached or attached residential units on one side of the parcel and the driveway access for the residential units on the opposite side.

In 2013, the Small Lot Ordinance was adopted to promote affordable ownership housing by providing more flexible development standards and maintenance mechanisms for underutilized multi-family residential lots within the densities allowed by the General Plan. The Small Lot Ordinance allowed new homeownership opportunities in the form of detached single-family residential development on small lots with a maximum of 15 dwelling units.

Promotion of Home Ownership

According to the 2010 Census data, Costa Mesa's renter-occupied units consisted of 58 percent of the total occupied units, whereas owner-occupied units consisted of 42 percent of the total occupied units, a difference of nearly 16 percent. Most owner-occupied units consist of single-family homes and condominiums, and the majority of renter-occupied residences consist of apartments. The City strives to improve the balance of owner-occupied and renter-occupied units to create more stability in terms of property maintenance and residents' social investment in their neighborhoods and the community.

Revitalization of Commercial Districts

Although most of the issues experienced with small parcels and narrow, deep parcels are related to residential development, several commercial districts face similar constraints. While large retail developments like the Triangle have resulted from lot consolidation, smaller commercial lots along Newport Boulevard and 19th Street, for example, pose challenges for new businesses due to substandard parking facilities. Along the east side of Newport Boulevard, many small parcels retain the original residential structures that have been converted to commercial use. Additionally, along Newport Boulevard, north of 19th Street, commercial uses have more limited exposure and visibility due to the one-way traffic flow and wide separation from land uses to the west. Newport Boulevard's one-way traffic flow, diversity of ownership patterns, and eclectic mix of uses contribute to its lack of unity and identity, which in turn makes it difficult to attract new development proposals and/or businesses. The City will need to continue to monitor activity on Newport Boulevard, Harbor Boulevard, and other commercial districts with similar challenging circumstances to determine if additional adjustments to land use policy and zoning regulations are needed to incentivize reinvestment.

Live/Work Development in Industrial Areas

The Westside has long supported an intertwined mix of industrial, commercial, and residential uses. Industrial uses have predominated in this southwest corner of the City, including many that once supported the marine industry. In 2005, the City adopted a mixed-use overlay zones within the Westside and SoBECA Urban Plans. The Urban Plans do not promote any major intensification of land uses. The emphasis is on improving the Urban Plan area by providing visual enhancement and encouraging the development of live/work units or residential lots with the plan area, thereby revitalizing marginal properties and creating opportunities for home ownership. The objectives of the Urban Plans include:

- Encourage the construction of Live/Work Units that combine residential and nonresidential uses in the same unit without exceeding the development capacity of the General Plan transportation system.
- Attract more residents and merchants by allowing mixed-use development in the form of a live/work loft, which offers first-floor retail/office uses and upper story living spaces in the same unit.
- Encourage adaptive reuse of existing industrial or commercial structures, which would result in rehabilitated buildings with unique architecture and a wider array of complementary uses.
- Stimulate improvement in the Urban Plan area through well-designed and integrated urban residential development that is nontraditional in form and designed with flexible open floor plans and which complements the surrounding existing development.
- Meet demand for a new housing type to satisfy a diverse residential population comprised of artists, designers, craftspeople, professionals, and small-business entrepreneurs.
- Promote new type of urban housing that would be target-marketed to people seeking alternative housing choices in an industrial area. An urban loft would be an alternative to a traditional single-family residence, tract home, or small-lot subdivision.

Costa Mesa values the opportunities the Westside provides to support enterprising industry and entrepreneurs. Land use regulations need to be crafted in a way that furthers economic development and business support while allowing residential development in the right locations in the Westside.

Mixed-Use Districts

The Westside and South Bristol Entertainment and Cultural Arts (SoBECA) areas contain eclectic uses that have emerged organically. In other areas of Costa Mesa, including High Density Residential areas and the Harbor Mixed-Use Overlay District, the City encourages mixed-use urban environments that include purposeful combinations of entertainment, retail, office, hospitality, and residential uses. Mixed-use development creates a productive use of space that adds vitality to urban areas and conserves land resources by allowing for shared parking and public spaces.

Airport Considerations

Both the Federal Aviation Administration (FAA) and the Airport Land Use Commission for Orange County have concern for the safety of air navigation around John Wayne Airport. Under Part 77 of the Federal Aviation Regulations (FAR), the FAA requires notice of proposed construction in excess of certain heights which may affect the safety of aircraft operations. The authority of the FAA in these matters extends only as far as issuing a notice of hazard to air navigation; the FAA does not have jurisdiction to prohibit construction. The issuance of a hazard notice, however, may adversely affect the ability of a developer to obtain financing and insurance. The FAA standard that is of most concern in Costa Mesa is the horizontal surface around John Wayne Airport. This surface is 206 feet above mean sea level and extends nearly two miles from the airport.

The South Coast Plaza Town Center Master Plan (the area east of Bristol Street and north of the I-405) was approved subject to the condition that building height be limited to that specified by FAR Part 77 unless evidence is presented that the structure will not pose a hazard to air navigation nor interfere with instrument guidance systems. Evidence may be in the form of an FAA determination of no hazard. A number of Town Center structures and proposed mid-rise and high-rise residential buildings have received City approval although they encroach beyond the established horizontal surface elevation. In all cases obstruction lighting was required and, in some cases, minor adjustments to seldom-used flight patterns were necessitated, but the safety of aircraft operations in the airport vicinity has not been compromised.

The horizontal surface established by the FAA places restrictions on future development proposals similar in scale to the Town Center buildings. These developments will also be required to provide mitigation for potential hazards to air safety. The California Public Utilities Code provides for creation of countywide commissions to work towards achieving compatible land uses in the vicinity of airports. Commissions are required to formulate comprehensive land use plans which may include acceptable uses, height restrictions, and other building standards, such as noise insulation. The Airport Land Use Commission for Orange County (ALUC) has established a planning area surrounding John Wayne Airport which sets forth standards for acceptable land uses and provides for review of development plans for properties within its planning area. The Airport Environs Land Use Plan (AELUP), adopted by the Airport Land Use Commission, specifies acceptable uses proximate to the airport. These are defined as uses that will not subject people to adverse noise impacts, will not concentrate people in areas with high potential for aircraft accidents, and will not adversely affect navigable airspace or aircraft operations.

The AELUP for Heliports establishes regulations and restrictions for the siting of heliports and helipads/helistops. The purpose of the AELUP for Heliports is to protect the public from the adverse effects of aircraft noise by ensuring that heliports/helipads are sited in areas of compatible land use. A heliport is a small airport suitable only for use by helicopters, typically containing one or more helipads. A helipad or helistop is a designated area, including any buildings or facilities, intended to be used for the landing and takeoff of helicopters. Helipads/helistops may or may not be located within heliports.

Refueling and overnight maintenance of helicopters are permitted on heliports but prohibited on helipads/helistops.

The City will ensure that each applicant seeking a conditional use permit or similar approval for the construction or operation of a heliport or helistop complies fully with the State permit procedure provided by law and with all conditions of approval imposed or recommended by the FAA, by the Airport Land Use Commission for Orange County (ALUC), and by Caltrans/Division of Aeronautics. This requirement shall be in addition to all other City development requirements.

The City will also ensure that development proposals including the construction or alteration of a structure more than 200 feet above ground level, reference North American Vertical Datum 1988 (NAV88), must fully comply with procedures provided by Federal and State law, including with the referral requirements of the ALUC, and filing a Notice of Construction and Alteration (Form7460-I). This requirement shall be in addition to all other City development requirements.

Land Availability

As of 2015, of the 8,042 net acres in the City of Costa Mesa, only 87.1 acres—or 1.1 percent—were either vacant or support agricultural production. The agricultural uses are temporary, as the lands are entitled for development by the *North Costa Mesa Specific Plan*. Thus, new development will take the form of infill development, particularly on underutilized sites. The primary challenge for land use planning will be to determine the best use and development approach for remaining infill properties. A second challenge will be to guide re-use of aging commercial properties for long-term community and property owner benefit.

Sustainable Development Practices

Costa Mesa residents recognize the relationship between the use of resources to fuel a vibrant community (energy, water, air, and land) and unsustainable energy consumption can have long-term environmental consequences. Both the federal and State governments have established laws aimed at environmental protection and enhancement, and many of these regulations are being implemented through development practices that are far more sustainable than practices of a generation ago. The Orange County region historically has had an imbalance of land uses (availability of high paying jobs, but shortfall of affordable housing[1]) and roadway infrastructure primarily dedicated to the automobile.

These historical development patterns and practices have adversely affected Costa Mesa in terms of traffic congestion, high housing costs, increased air pollution, and disproportional impacts on the young, elderly, and disabled. While many laws require the City to adopt new ways of planning and conducting

[1] *The New Economy and Jobs/Housing Balance in Southern California. Southern California Association of Governments, April 2001.*

day-to-day operations—such as the Global Warming Solutions Act of 2006 (AB 32) and Executive Order S-3-05[2]—the City has broad latitude to establish local procedures and practices for addressing sustainability.

[2] The Global Warming Solutions Act of 2006 (AB 32) and Executive Order S-3-05 set a target to reduce California's greenhouse gas emissions to 1990 levels by year 2020 and by 80 percent below the 1990 levels by year 2050.

Land Use Plan

The Land Use Policy Map (Figure LU-3) presents a pictorial representation of the land use and development policies set forth in this element. The colored land use designations indicate the type and nature of development allowed on all properties within the City of Costa Mesa and its sphere of influence. The map shows 16 land use designations and six overlays that largely reflect long-established land use patterns and development intensities, with the overlays indicating where targeted efforts are planned to encourage reuse and revitalization. The City will use the land use designation descriptions and the trip budget limitations described below—together with the Land Use Element Goals, Objectives, and Policies—to evaluate proposed development and land use projects. General Plan users are advised to refer to all components when evaluating proposed development and improvement projects.

Density/Intensity and Trip Budgets

Density and intensity are quantitative measures used to describe how much development may occur on a property. The City will use both density/intensity and the trip budget metric to determine the carrying capacity of each individual property or group of properties.

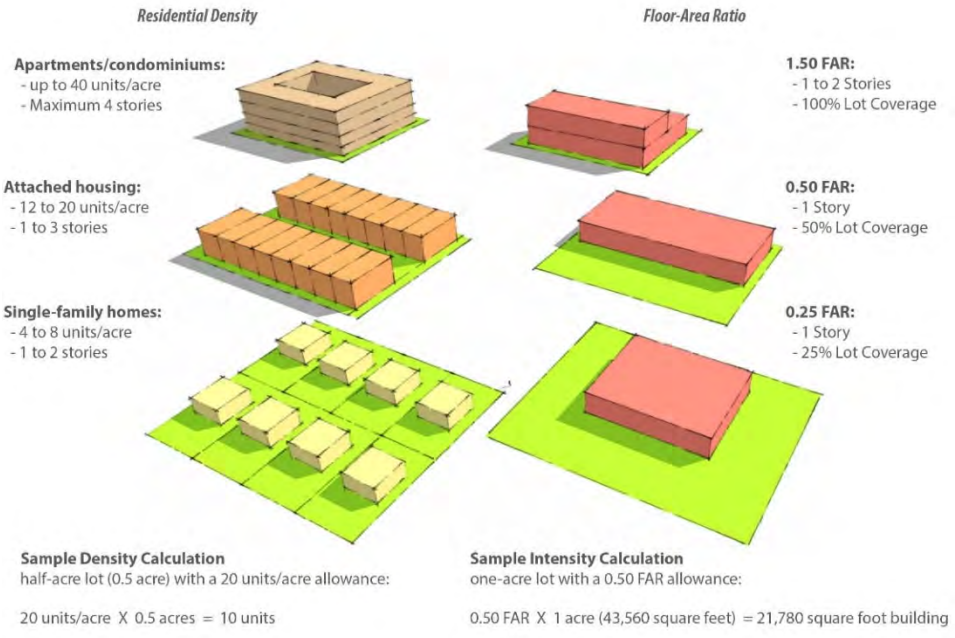
Density

The term *density* applies to residential uses and refers to the development and population capacity of residential land. Density is described in terms of dwelling units per acre of land (du/ac).

Floor-area Ratio

For nonresidential land use categories, the term *intensity* is used. Development intensity refers to the amount of development on a parcel of land or lot based on building characteristics such as building height, bulk, floor-area ratio, and/or percent of lot coverage. The development intensity standard used for most non-residential development is floor-area ratio (FAR), which is the ratio of the total gross floor area of all buildings on a lot to the total area of the lot. For example, a 21,780-square-foot building on a 43,560-square-foot lot (one acre) yields an FAR of 0.50. A 0.50 FAR allows a single-story building, which covers half the lot, or a two-story building with reduced lot coverage. Figure LU-2 illustrates an example of density and FAR.

Figure LU-2: Density and Floor-area Ratio



The determination of development density or intensity at which a proposed project can occur is a function of: 1) General Plan policies intended to maximize public safety, achieve high-quality site planning and design, retain significant natural resources, and ensure compatibility between uses; and 2) development standards contained in the Zoning Code, public works standards, and other regulations.

Trip Budgets

Building intensity can also be measured by the traffic impacts generated by a particular development. Because of the potential for significant traffic generation from major site developments, trip budgets are established to regulate development in terms of both building intensities and trip generation. Proposed development intensity with traffic generation allows the allocation of development based on current and planned roadway improvements and capacity.

The trip budget is expressed in terms of morning (A.M.) and afternoon (P.M.) peak-hour traffic volumes. The trip budget for each of the major land use designations is based upon the land use trip rates and FAR standard used in the Costa Mesa Traffic Model.

The allowable FAR and trip budget are applied on a project-planning rather than parcel-specific basis. This approach allows for consideration of multi-phased or multi-lot projects as a whole development rather than individual pieces of the whole. Graduated FAR standards divide nonresidential uses into four broad

categories based upon traffic generation characteristics, as shown in Table LU-5: *Nonresidential Maximum Floor-area Ratios*.

Trip Budget Transfers

The trip budgets established at the Traffic Analysis Zone (TAZ)[3] level in the Costa Mesa Traffic Model can be combined or transferred between TAZs in a specified area of the City and under certain conditions to account for large planned developments which contain multiple TAZs. Likewise, trips can be combined or transferred between individual parcels within single TAZs. Combinations and/or transfers shall only be allowed for projects which meet the following conditions:

- The combination and/or transfer of trips shall only be allowed in the area of the City that is north of I-405 and east of Harbor Boulevard, and shall be limited to parcels within a one-mile radius of each other.
- Trip budget transfers shall be evaluated in the review and approval of a planned development or master plan projects. Sufficient conditions of approval shall be applied to the master plan or development plan to ensure long-range control over subsequent phases of development.
- The combination and/or transfer of trips shall not result in any greater impacts on the surrounding circulation system than would occur if each Traffic Analysis Zone was developed independently.
- For the combination and/or transfer of trips between TAZs, such combination and/or transfer of trips shall not exceed the total trip budget of all parcels involved if each were developed independently according to the floor-area ratio and trip generation rates provided herein.
- The combination and/or transfer of trips shall not allow development intensities which result in abrupt changes in scale or intensity within the project or between the project and surrounding land uses.
- Approval of the master plan or development plan shall be conditioned to ensure compliance with the above criteria and to preclude future over-development on portions of the project or properties from which trips were transferred.
- Trip budget transfers shall be recorded against the properties.

[3] Traffic analysis zones (TAZs) are the basic geographic unit for inventorying demographic data and land use within a study area.

Table LU-5: Nonresidential Maximum Floor-Area Ratios

Land Use	Traffic Generation Characteristics			
	Very Low[4]	Low[3]	Moderate[2]	High[1]
Commercial Residential	NA	0.40	0.30	0.20
Neighborhood Commercial	0.75	0.35	0.25	0.15
General Commercial	0.75	0.40	0.30	0.20
Commercial Center	0.75	0.45	0.35	0.25
Regional Commercial[5]	--	--	0.652/0.89	--
Urban Center Commercial[5]	--	0.60	0.50	--
Multi-Use Center	0.25 for public/institutional uses			
Light Industry	0.75	0.35	0.25	0.15
Industrial Park	0.75	0.40	0.30	0.20
Public/Semi-Public	0.25 and 0.01 for golf courses			
Fairgrounds	0.10			

Notes:

1. *For commercial designations, high traffic uses generate more than 75 daily trip ends per 1,000 square feet of gross floor area. For industrial designations, high traffic uses generate more than 15 daily trip ends per 1,000 square feet of gross floor area.*
2. *For commercial designations, moderate traffic uses generate between 20 and 75 daily trip ends per 1,000 square feet of gross floor area. For industrial designations, moderate traffic uses generate between 8 and 15 daily trip ends per 1,000 square feet of gross floor area.*
3. *For commercial designations, low traffic uses generate between three and 20 daily trip ends per 1,000 square feet of gross floor area. For industrial designations, low traffic uses generate between three and eight daily trip ends per 1,000 square feet of gross floor area.*
4. *For commercial and industrial designations, very low traffic uses generate less than three daily trip ends per 1,000 square feet of gross floor area.*
5. *Maximum FAR standards in the Regional Commercial and Urban Center Commercial designations shall be further limited by the maximum A.M. peak hour and P.M. peak hour trip budget as established in the General Plan, North Costa Mesa Specific Plan and One Metro West Specific Plan, as applicable.*
6. *Site-specific FAR standards are separately established for the Home Ranch site, LA Times site and One Metro West Specific Plan.*
7. *This table does not specify FAR standards as allowed in mixed-use overlay zones.*
8. *The FAR standards related to trip generation may be modified to accommodate the residential site capacity, or density, of sites identified as housing opportunity sites within the sites inventory of the Housing Element, but still apply to a commercial component of a development project.*

Land Use Designations

The Land Use Policy Map (Figure LU-3) graphically represents General Plan goals and policies. The following land use designations correspond to the categories shown on the Land Use Policy Map. See Table 6: *Land Use Density and Intensity Summary*, for a summary of the land use residential densities and commercial intensities. The Land Use Element contains 16 land use designations and six overlays as follows.

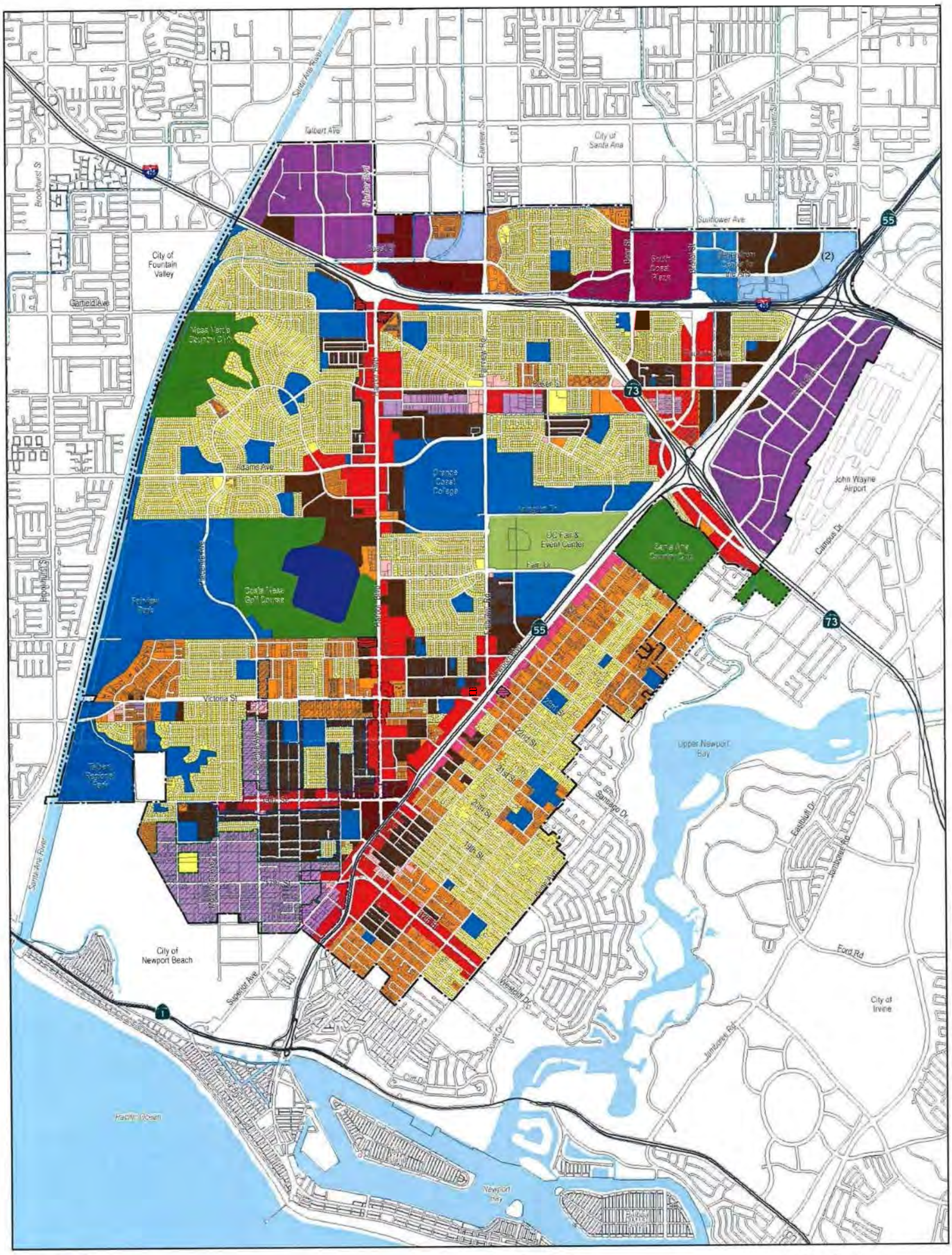
Residential Designations

Costa Mesa's residential designations are divided into Low-Density, Medium-Density, and High-Density Residential.

Low-Density Residential

Low-Density Residential areas are intended to accommodate detached single-family residences. Other housing types include attached housing that provide a greater portion of recreation or open space than typically found in multi-family developments and clustered housing which affords the retention of significant open space. Low-Density Residential areas are intended to accommodate outdoor living activities (front yards and backyards) in open space adjacent to dwellings. To avoid land use conflicts, these areas should be located away from or protected from the more intense nonresidential areas and major travel corridors.

Figure LU-3: Land Use Policy Map



General Plan Amendments:
GP 18-02, Adopted Oct. 2, 2018
GP 18-03, Adopted Nov. 13, 2018
GP 20-01, Adopted Jul. 20, 2021
PGPA-24-01, Adopted July 15, 2025
PGPA-24-02, Adopted August 5, 2025

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Table LU-6: Land Use Density and Intensity Summary

Land Use Designations	Maximum Density			Maximum Intensity	
	Maximum Units	Dwelling Units per Acre (du/ac)	Persons per Acre (p/ac)	Floor-Area Ratio (FAR)	Employees per Acre (e/ac)
Residential*					
Low-Density Residential	--	8 du/ac	26 p/ac	--	--
Medium-Density Residential	--	12 du/ac	38 p/ac	--	--
High-Density Residential[8,9]	--	20 du/ac	50 p/ac	--	--
Non-Residential or Multi-Use*					
Commercial-Residential	--	12 to 17.4 du/ac	40 p/ac	0.20 to 0.40 FAR	27 e/ac
Neighborhood Commercial	--	--	50 p/ac	0.15 to 0.75 FAR	27 e/ac
General Commercial	--	--	50 p/ac	0.20 to 0.75 FAR	27 e/ac
Commercial Center[3,4]	--	--	50 p/ac	0.25 to 0.75 FAR	27 e/ac
Urban Center Commercial[2]	660	20 du/ac 80 du/ac	50 to 210 p/ac	0.48 to 0.79 FAR	27 e/ac
Cultural Arts Center[2]	535	--	25 p/ac	1.77 FAR	275 e/ac
Regional Commercial[5,6]		--	50 p/ac	0.652 to 0.89 FAR	53 p/ac
Industrial Park	--	--	50 p/ac	0.20 to 0.75 FAR	58 e/ac
Light Industrial	--	--	50 p/ac	0.15 to 0.75 FAR	58 e/ac
Public and Institutional	--	--	--	0.25 FAR	44 e/ac
Golf Course	--	--	--	0.01 FAR	--
Fairgrounds	--	--	--	0.10 FAR	14 e/ac
Multi-Use Center[7]	582	6 du/ ac 40 du/ac	110 p/ac	0.25 FAR	4 to 15 e/ac
Overlays and Urban Plans*					
Residential Incentive Overlay	--	30 du/acre	82 p/acre	N/A	N/A
SoBECA Mixed-Use Overlay[1]	450	40 du/ac	110 p/ac	1.00/1.25 FAR	27 to 44 e/ac
Harbor Mixed-Use Overlay[1]		20 du/ac	55 p/ac	1.00/1.25 FAR	27 to 44 e/ac
Westside Urban Plans[1]	--	20 du/ac	55 p/ac	1.00/1.25 FAR	27 to 44 e/ac

*Notes: * The maximum density may exceed those identified within Table LU-6 to accommodate the density of sites identified within the sites inventory of the Housing Element. FAR may also be modified to realize the site capacity identified within the sites inventory.*

1. *Increase in FAR from 1.00 to 1.25 may be allowed for mixed-use plans exhibiting design excellence.*
2. *Refer to the North Costa Mesa Specific Plan for detailed density/intensity and trip budgets for specific sites.*
3. *The Home Ranch site has a site-specific FAR of 0.64 for office development; residential development is not permitted due to the site-specific FAR.*
4. *For the LA Times site, 0.54 FAR applies to commercial development and 0.64 applies to office development.*
5. *Residential development is not permitted due to the site-specific FARs.*
6. *South Coast Plaza, west of Bear Street has a 0.89 FAR and east of Bear Street has a 0.652 FAR.*
7. *Of the 582 units, 332 would be designated at 40 du/ac that may be allowed at the Shannon Mountain's site within the Fairview Development Center.*
8. *The 38-unit residential project at 1957 Newport Blvd. and 390 Ford Road has a Site Specific Density of 20.4 du/acre.*
9. *The One Metro West Specific Plan has a site-specific FAR of 2.22 and density of 80 dwelling units per acre. Refer to Specific Plan text for further information.*

Costa Mesa contains seven distinct residential neighborhoods: 1) Eastside, 2) Westside, 3) Mesa Verde, 4) College Park, 5) North Costa Mesa/Mesa Del Mar/Halecrest Hall of Fame, 6) Bristol/Paularino, and 7) South Coast/Wimbledon Village. These existing, stable single-family neighborhoods should be preserved and maintained. The establishment of attached or clustered housing through the planned development concept can be allowed in appropriate Low-Density Residential areas as a means to encourage the consolidation of parcels or to make more efficient use of larger parcels.

Nonresidential uses that complement and serve the surrounding residential neighborhood are also appropriate within this designation. These uses typically include schools, parks, religious institutions, libraries, and other public facilities.

Medium-Density Residential

The Medium-Density Residential designation is intended to support single-and multi-family developments with a density of up to 12 units to the acre. The 12 units to the acre standard can be exceeded for legal, nonconforming Medium-Density Residential lots between 6,000 and 7,260 square feet in size that existed as of March 16, 1992, or any sites identified as a housing opportunity site in the sites inventory of the Housing Element.

The 12 dwelling units per acre standard is exceeded by approximately 53 percent of the existing Medium-Density development. Existing nonconforming units that are voluntarily demolished may be rebuilt to the same existing density, subject to other standards of the zoning code and the following: The allowable density or number of units to be redeveloped is limited to the General Plan density plus a 25 percent density incentive bonus or the existing number of units, whichever is less. Because of the location and intensity of development, Medium-Density Residential areas are also appropriate for quasi-residential uses such as convalescent hospitals and private residential care. Schools, religious institutions, parks, libraries, and related public facilities are also appropriate.

Complementary commercial uses within this designation may be allowed in planned development projects, provided the commercial uses will have FARs that are the same as the Neighborhood Commercial land use designation.

High-Density Residential

Areas designated as High-Density Residential are intended for residential development with a density of up to 20 units to the acre with some exceptions, as described in this section, or any sites identified as a housing opportunity site in the sites inventory of the Housing Element. Density bonuses shall be granted by the City when a project is designed to provide housing for individuals and families with specialized requirements (e.g., senior citizens, disabled, very-low, low-income, and moderate income households with needs not sufficiently accommodated by conventional housing) or provide other facilities or land as required by State law. The City may also grant additional incentives or concessions pursuant to State law.

Sakioka Lot 2, a 41-acre parcel located in the Town Center area of the City adjacent to Anton Boulevard (Area 8 of the North Costa Mesa Specific Plan), is an identified opportunity site within the sites inventory of the Housing Element and its overall density limit is identified in the Housing Element. ~~has an overall density limit 20 du/acre with a total number of 660 units.~~

The two-acre property at 580 Anton Boulevard in the Lakes Area (Area 5 of the North Costa Mesa Specific Plan) has a site-specific density of 125 units/acre. This equates to a maximum of 250 units on the site, with an approximate building height of 26 stories. Additionally, a resident-serving commercial/retail use component is permitted, provided that minimal traffic-generation characteristics of this retail component can be demonstrated in review and approval of a master plan. Additional development standards for this planned development are contained in the North Costa Mesa Specific Plan.

A three-acre property at 3350 Avenue of the Arts is located north of Anton Boulevard along the east side of Avenue of the Arts in The Lakes area (Area 5 of the North Costa Mesa Specific Plan). The following standards have been established: (1) A site-specific density of a maximum 44 units/acre for a mixed-use development comprised of a boutique hotel and high-rise residential building and (2) a maximum nonresidential mixed use FAR of 2.12, which includes the hotel use and ancillary commercial uses. However, subject to comparable traffic generation characteristics, the North Costa Mesa Specific Plan contains provisions allowing development flexibility related to the maximum overall development of dwelling units, hotel rooms, and resident-serving retail/commercial uses. Additional development standards for this planned development, including maximum allowable building height and mix of dwelling units and hotel rooms, are contained in the North Costa Mesa Specific Plan.

In 2014, a site-specific density of 58 units/acre and site-specific building height of five and six stories were established for a 4.17-acre site at 125 East Baker Street. The project featured a five-story, 240-unit apartment building and six-story parking structure.

In 2015, a 224-unit apartment building on a 4.15-acre property at 2277 Harbor Boulevard was approved. The approved project involved: (1) Change of the land use designation from General Commercial to High Density Residential; (2) site-specific base density of 40 du/acre with a development incentive for an additional 58 dwelling units, for an overall site-specific density of 54 du/acre; (3) site-specific building height for a five-level parking structure. Rezone R-14-04 from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density) was also approved. Based on a Settlement Agreement executed on June 21, 2018, the project was modified to maximum 200 units including nine very low-income units subject to a fifty-five year restrictive covenant.

In 2021, the City Council approved the One Metro West project which is a mixed-use development on a 15.23-acre property located at 1683 Sunflower Avenue. The approval included the following entitlements: general plan amendment (GP-20-01), rezone (R-20-01), specific plan (SP-20-01), master plan (PA-19-19), and Tentative Tract Map No. 19015 (T-19-01). The land use plan for One Metro West depicts the following:

three multi-family residential structures with 1,057 multi-family residential units and associated amenities including parking structures within a base building height of seven stories; one 25,000 square foot creative office building; 6,000 square feet of supporting special retail uses; a 1.5 acre open space; two off-site improvements that relate to the trail connection to the Santa Ana River Trail and improvements to the south side of Sunflower Avenue north of the South Coast Collection retail center.

In order to encourage the development of additional residential ownership opportunities in the Westside, the City Council designated an overlay area by adoption of the Mesa West Residential Ownership urban plan. For existing developments that exceed 20 dwelling units per acre, the Mesa West Residential Ownership urban plan may allow redevelopment of residential projects to existing densities, provided that certain development standards are met for encouraging ownership housing.

In the High-Density Residential designation, existing non-conforming developments that are voluntarily destroyed may be rebuilt to the original density subject to other standards of the zoning code and the following: The allowable density or number of units to be redeveloped would be limited to the General Plan density plus a 50 percent density incentive bonus or the existing number of units, whichever is less.

High-density areas should be located in proximity to transportation routes, especially those served by public transit, and also within convenient distances to shopping and employment centers. Although proximity to the above uses and transportation routes often results in a residential development being subject to adverse impacts, High-Density Residential development can be less susceptible to impacts than lower densities if visual and acoustical shielding techniques are incorporated into the project.

In addition to the above locational preferences, viable high density development is also dependent upon site characteristics. A site should be of appropriate size and dimension before the higher densities within this designation are allowed.

Because of their location and intensity of development, High-Density Residential areas are also appropriate for quasi-residential uses (e.g., convalescent hospitals). Schools, religious institutions, parks, libraries, and related public facilities are also appropriate.

Complementary commercial uses within this designation may be allowed in planned development projects, provided that the commercial uses will have FARs that are the same as the Neighborhood Commercial land use designation.

Mixed-use development projects are intended to provide additional housing opportunities in the City by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City (such as the Westside) without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West Urban Plan), or an adopted Specific Plan, and shall be identified on the Zoning Map by designating either the R2-HD and R-3 base zoning districts with the

mixed-use overlay district, or by designating a site with "(SP)". The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/ residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, this FAR includes both residential and nonresidential components, and the maximum number of stories is four. The FAR shall not exceed 1.25 FAR for a commercial component of a development project that is proposed in conjunction with a residential development project on a housing opportunity site identified within the sites inventory of the Housing Element. The FAR and height shall be modified to realize the residential site capacity, or density, for housing opportunity sites.

Major high-density neighborhoods are clustered around Orange Coast College, along Mesa Verde Drive East, between Adams and Harbor, around Vanguard University, in the northeast portion of the South Coast Metro area, in the Downtown Redevelopment area, and in the southeast portion of the City.

Commercial Designations

Seven commercial land use designations are established. These designations vary in location and intensity to accommodate the full range of commercial activity present and desired in Costa Mesa. Development intensity potential is measured using FAR in relation to the amount of traffic expected (see Table LU-7, *Commercial Floor-Area Ratio*). The density, FAR, height, and trip generation standards apply for commercial development projects but these standards may be modified to realize the residential site capacity, or density, for a residential development on a housing opportunity site identified within the sites inventory of the Housing Element.

Commercial-Residential

The Commercial-Residential designation is intended to be applied to a limited area on the eastside of Newport Boulevard between East 19th Street and Mesa Drive. It is the intent of this land use designation to allow a complementary

mix of commercial and residential zoning along Newport Boulevard. It is anticipated that individual parcels will be developed as either a commercial or residential use. A mix of both commercial and residential uses on one parcel should only be allowed as a Planned Development.

Residential development is encouraged, provided that certain development standards are met pursuant to the adopted Newport Boulevard Specific Plan. Residential density ranges from 12 units per acre to 17.4 units per acre, except where the Residential Overlay applies. It will be necessary to ensure adequate buffering between the residential development and non-residential uses.

Allowable floor area ratios are 0.20 for high-traffic-generating uses, 0.30 for moderate-traffic-generating uses, and 0.40 for low-traffic-generating uses, as shown on Table LU-7. Residential and nonresidential uses may be integrated into a single development through the Planned Development process. Residential densities in planned development projects shall not exceed 17.4 units per acre pursuant to the development standards in the *Newport Boulevard Specific Plan*. Noncommercial uses would be subject to the same floor area standards as commercial uses in this designation.

Institutional uses are also appropriate in this designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary approval.

Table LU-7: Commercial Floor-Area Ratio

Land Use	Traffic FAR			
	Very Low	Low	Moderate	High
Commercial-Residential	--	0.40	0.30	0.20
Neighborhood Commercial [2]	0.75	0.35	0.25	0.15
General Commercial [2]	0.75	0.40	0.30	0.20
Commercial Center [1,2,3]	0.75	0.45	0.35	0.30
Regional Commercial	0.652/0.890 FAR Refer to Regional Commercial discussion			
Urban Center Commercial	0.50 FAR for Retail, 0.60 FAR for Office, 0.79 FAR for S.C. Metro Center. Refer to Urban Center Commercial discussion and the North Costa Mesa Specific Plan for additional discussion.			
Cultural Arts Center	1.77 FAR. Refer to Cultural Arts Center discussion and the North Costa Mesa Specific Plan for additional discussion.			

Notes:

1. *Refer to Commercial Center discussion for site-specific FARs on certain properties.*
2. *With application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to appropriate land use designation discussion.*
3. *Los Angeles Times Site has a 0.54 (commercial) to 0.64 (office) FAR.*

Neighborhood Commercial

The Neighborhood Commercial designation is intended to serve convenience shopping and service needs of local residents. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments, and support office uses. Restaurants, hotels, and motels may be appropriate if properly located, designed, and operated to avoid adverse impacts to surrounding uses. Since Neighborhood Commercial uses are intended to serve nearby residential neighborhoods, the uses permitted should be among the least intense of the commercial uses.

General Commercial

The General Commercial designation is intended to permit a wide range of commercial uses that serve both local and regional needs. These areas should have exposure and access to major transportation routes since significant traffic can be generated. General Commercial areas should be insulated from the most sensitive land uses either through buffers of less-sensitive uses or on-site design features. The most intense commercial uses should be encouraged to locate on sites of adequate size to avoid compatibility issues with surrounding uses. Appropriate uses include those found in the Neighborhood Commercial designation, plus smaller retail stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments.

In areas designated General Commercial, development typically will result in combinations of one- and two-story commercial buildings. Buildings in excess of two stories may be permitted in select zoning areas via discretionary approval where the additional height would not impact surrounding uses.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects shall not exceed 20 dwelling units per acre. Noncommercial uses would be subject to the same FAR standards as commercial uses.

Institutional uses are also appropriate in the General Commercial designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary approval.

For a 4.4-acre site at 1626/1640 Newport Boulevard, a site-specific FAR of 0.40 and trip budget of 186 A.M. peak hour trips and 281 P.M. peak hour trips was established. These two standards allowed the development of medical office uses or similar moderate-traffic-generating uses, provided that the site-specific trip budget is not exceeded.

Commercial Center

The Commercial Center designation is intended for large areas with a concentration of diverse or intense commercial uses serving local and regional needs. Appropriate uses include a wide variety and scale of retail stores, professional offices, restaurants, hotels, and theaters. Intense service uses, such as automobile repair and service, should be discouraged.

Development within this designation is intended for a variety of intensities ranging from one- to four-story buildings. The allowable FARs are 0.25 for high-traffic-generating uses, 0.35 for moderate-traffic-generating uses, 0.45 for low-traffic-generating uses, and 0.75 for very-low-traffic-generating uses. Because of the large service area, direct access to major transportation corridors is essential.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In

a mixed-use overlay district area, this FAR includes both residential and non-residential components, and the maximum number of stories is four.

Mixed-use development projects are intended to provide additional housing opportunities in the City (such as the Westside) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West Urban Plan and Harbor Boulevard Mixed-Use Overlay), or through an adopted Specific Plan and shall be identified on the Zoning Map by designating either the CL, C1, and/or C2 base zoning districts with the mixed-use overlay district, or by designating a site as "(SP)". The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. This height limit may be increased to realize the development potential for sites identified within housing opportunity sites inventory of the Housing Element. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities.

Institutional uses are also appropriate in this commercial designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses require discretionary approval.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects should not exceed 20 dwelling units per acre. The corresponding population density range is up to 50 persons per acre. A site-specific residential density of 40 du/ac was approved for 1901 Newport Boulevard. The corresponding density range for the project is 100 persons per acre.

A site-specific FAR of 0.70 and a site-specific density of 40 units/acre was established for the property located at 1901 Newport Boulevard, a 7.79-acre site located on the northwest corner of West 19th Street and Newport Boulevard. The General Plan amendment recognized the existing development intensity of the 1901 Newport Plaza commercial building (127,500 square feet) and allowed additional development of 145 multi-family units with a site-specific building height allowed for a five-level parking structure.

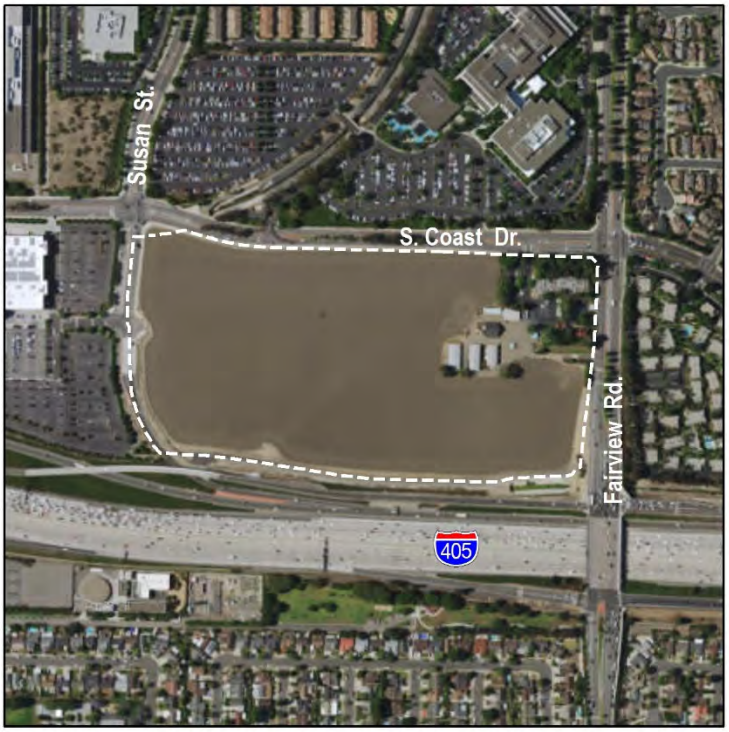
Segerstrom Home Ranch

The Segerstrom Home Ranch is a 93.34-acre located at 3315 Fairview Road. It has a base land use designation of Commercial Center and is a part of the North Costa Mesa Specific Plan. In conjunction with approval of Home Ranch Alternative A, a site-specific FAR of 0.41 was established for the 17.2-acre IKEA site. (IKEA is a large retail/warehouse use.) This property is located at the southeast corner of South Coast Drive and Harbor Boulevard. A maximum allowable FAR of 0.40 for office uses was established for the 14.5-acre Industrial Park parcel located to the north of South Coast Drive.

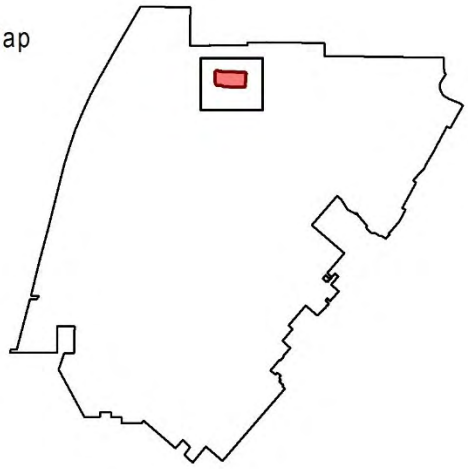
In 2016, a specific-site FAR allowed a maximum of 0.64 FAR on the 44-acre subarea of Segerstrom Home Ranch located south of South Coast Drive. Maximum building height varies from two stories to five stories/75 feet within this subarea. ~~Although the~~The Planned Development Commercial zoning may allow mixed-use development (i.e., housing as a complementary use)~~, housing is not permitted on this property due to its location~~. The established trip budgets for this subarea of Home Ranch is 1,860 A.M. and 1,788 P.M. See Table LU-7 and Figure LU-4. However, the parcel is identified as a housing opportunity site within the sites inventory of the Housing Element, and the density, including the resulting total number of units, of the parcel may be increased to align with the residential site capacity and deviate from the trip budget.

The North Costa Mesa Specific Plan provides additional FAR, building height, and trip budget information for Segerstrom Home Ranch (Area 1).

Aerial



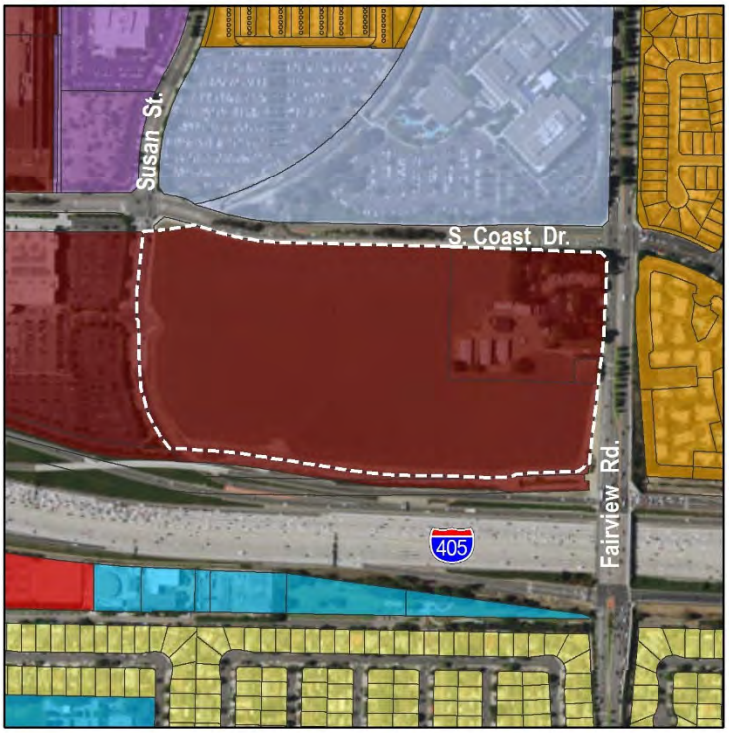
Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Commercial Center
- Urban Center Commercial
- Industrial Park
- Public/Institutional

General Plan



Baseline (2015)

Square Feet.....0

Total Area.....43.6 acres

Land Use Plan

Office Square feet.....1,200,000

FAR.....0.64 FAR*

* Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan, unless modifications are needed to accommodate the residential site capacity identified within the sites inventory of the Housing Element.

~~* No residential use is permitted.~~

Figure LU-4: Segerstrom Home Ranch

Table LU-8: Segerstrom Home Ranch

Categories	Baseline (2015)	Segerstrom Home Ranch
Floor-Area Ratio (FAR)	N/A	0.64 Maximum trip budget for this subarea of Segerstrom Home Ranch is 1,860 A.M. and 1,788 P.M. Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan, unless needed to accommodate the residential site capacity identified within the sites inventory of the Housing Element.
Building Square Feet	N/A	1,200,000

Los Angeles Times Site

The Los Angeles Times Site is a 24-acre site located at 1375 West Sunflower Avenue, near the intersection of Harbor Boulevard and South Coast Drive. The intent is to create opportunities for either office or commercial retail development at a strategic location. Office development is allowed at a maximum 0.64 FAR (up to 655,000 square feet office). Commercial/retail development is allowed at a maximum FAR of 0.54 (up to 553,000 square feet). Maximum allowable building height is five stories/75 feet. Although the Planned Development Commercial zoning may allow mixed-use development (i.e., housing as a complementary use), housing is not permitted on this property due to its location. The maximum trip budget established for the Los Angeles Times site is 1,015 A.M. and 976 P.M. peak hour trips. See Table LU-9 and Figure LU-5.

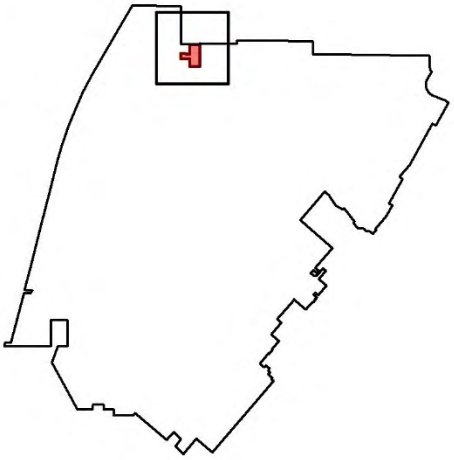
Table LU-9: Los Angeles Times Site

Categories	Baseline (2015)	Los Angeles Times Site
Floor-Area Ratio (FAR)	N/A	0.64 FAR for office development 0.54 FAR for commercial/retail Maximum trip budget is 1,015 A.M. and 976 P.M. Building intensity shall not exceed maximum allowable development set forth by the trip budget.
Building Square Feet	374,000	655,000 sf for office development 553,000 sf for commercial/retail

Aerial



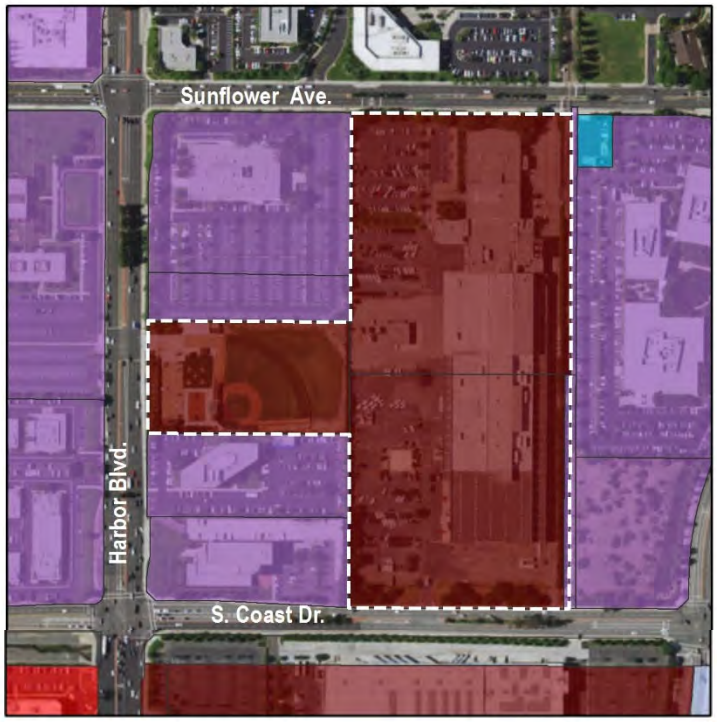
Key Map



General Plan Designations

- Industrial Park
- General Commercial
- Commercial Center

General Plan



Baseline (2015)

Land Use .....Manufacturing, Private Open Space
Square Feet.....374,000 sq. ft.
Total Area.....23.5 acres

Land Use Recommendation

Land Use.....Office or Retail
FAR.....0.64 FAR for Office
FAR.....0.54 FAR for Retail
Square Feet.....553,000 to 655,000

* No residential use is permitted.

Figure LU-5:
Los Angeles Times Site

Regional Commercial

The Regional Commercial designation is intended to apply to large concentrated shopping centers of regional scale and importance. The intended uses within this designation include major department stores, specialty retail outlets, restaurants, offices, hotels, and other complementary uses.

Application of the Regional Commercial designation is limited to the existing South Coast Plaza sites. This includes the original 97-acre site between Bristol and Bear Street and the additional 18-acre site located west of Bear Street. This designation and locational criteria recognizes the evolution of South Coast Plaza as a regionally significant retail trade center served by major regional transportation facilities and services.

The Costa Mesa General Plan assigns a trip budget for the original South Coast Plaza site of 1,166 A.M. peak hour trips and 5,036 P.M. peak hour trips. The trip budget for the site west of Bear Street is 293 A.M. peak hour trips and 1,264 P.M. peak hour trips.

Complementary residential uses within this designation are allowed through the Planned Development process. The maximum allowable residential density shall be 20 dwelling units per acre, unless a site is identified as a housing opportunity site within the sites inventory of the Housing Element, then the density shall be allowed to increase to the density specified therein. The trip budget for South Coast Plaza is identified in Table LU-10, and in the North Costa Mesa Specific Plan.

Table LU-10: Trip Budget for Regional Commercial

Area	Maximum Square Footage	Floor Area Ratio	A.M. Peak Hour Trip Budget	P.M. Peak Hour Trip Budget
South Coast Plaza West of Bear Street	690,350	0.890	293	1,264
South Coast Plaza East of Bear Street	2,750,000	0.652	1,166	5,036
Metro Pointe	592,287	0.48	729	965

Urban Center Commercial

The Urban Center Commercial designation is intended to allow high-intensity mixed-use commercial development within a limited area. Developments within this designation can range from one- and two-story office and retail buildings to mid- and high-rise buildings of four to approximately 25 stories, provided the maximum building height set forth in the North Costa Mesa Specific Plan is not exceeded. Appropriate uses include offices, retail shops, restaurants, residential, and hotels.

For mixed-use projects that include separate or distinct components, the nonresidential FAR standard and the residential density standard shall apply to each of the respective components, not the entire project site. For mixed-use projects that do not include distinct elements or include mixed-use buildings, the

overall level of intensity shall be governed by the allowable nonresidential FAR and the maximum number of residential units identified in this designation for a specific project site. Developments shall also comply with the established trip budget standards and comply with the most restrictive standard.

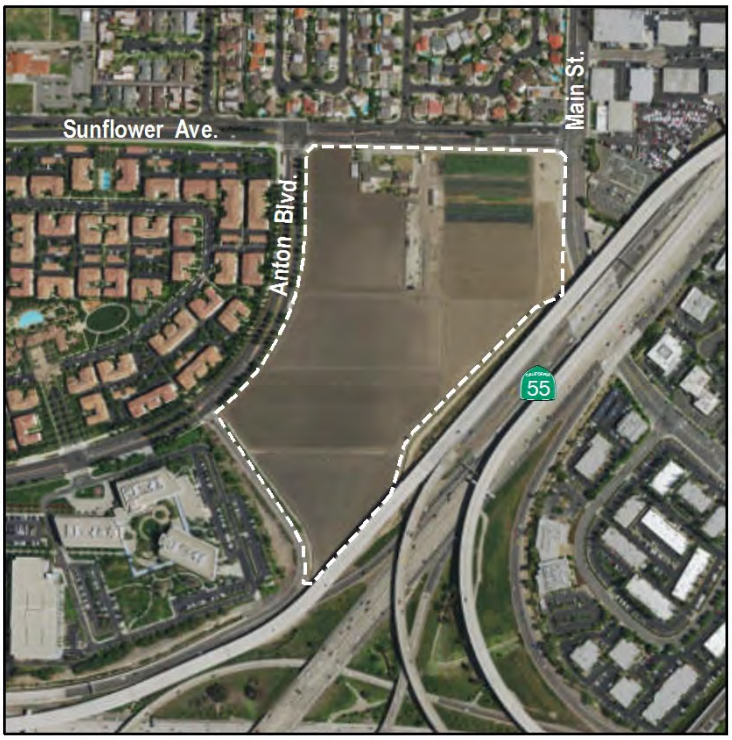
Complementary residential uses within this designation may be allowed through the Planned Development zone process. The maximum allowable residential density within this designation shall be 20 dwelling units per acre, unless otherwise specified in the North Costa Mesa Specific Plan, or a higher density is allowed on sites identified as a housing opportunity site in the sites inventory of the Housing Element.

The Urban Center Commercial designation includes the following major developments:

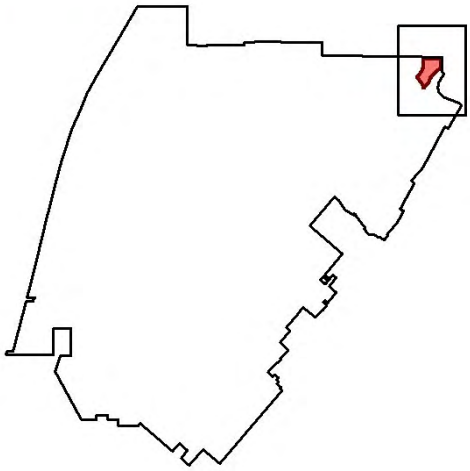
- Automobile Club of Southern California
- Metro Pointe
- South Coast Metro Center/Experian
- Sakioka Lot 2 (as of 2015, unbuilt)

All of these four properties had development agreements with the City of Costa Mesa that vested maximum development square footages, floor area ratios, trip budgets, and allowed uses. Provided in Table LU-11: *Urban Center Major Developments,* is a summary of the various land use standards that apply to these major developments. Please refer to the North Costa Mesa Specific Plan for additional information related to these properties. See Figure LU-6 for Sakioka Lot 2 land use plan.

Aerial



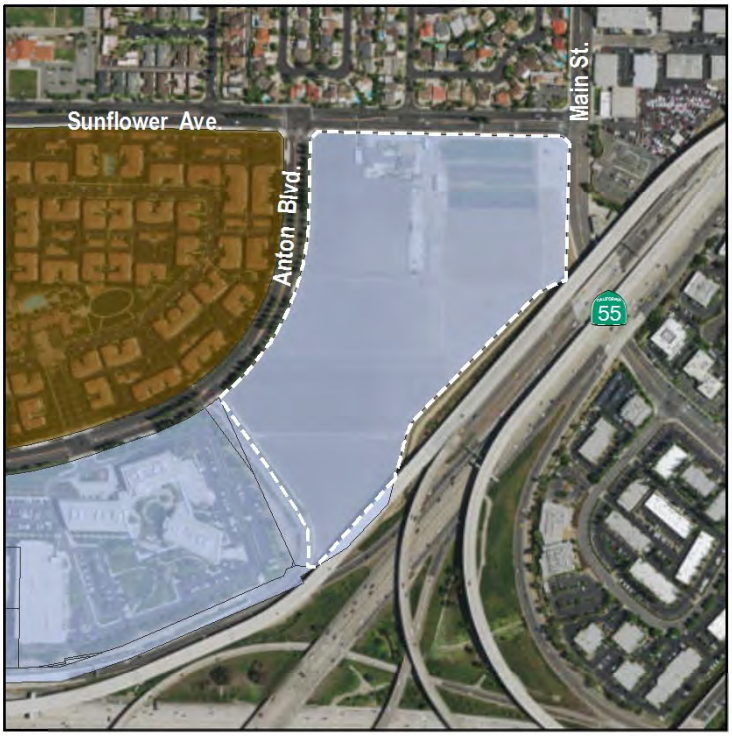
Key Map



General Plan Designations

High Density Residential (20 du/ac)
Urban Center Commercial

General Plan



Baseline (2015)

Square Feet.....0.0
Total Area.....33 acres

Land Use Plan

Residential Units..... 660 minimum
Density..... 28 or ~~80~~ 90 DU/AC
FAR.....1.00 FAR*
Maximum Building Height.....8 stories

* Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan, unless modifications are needed to accommodate the site capacity identified within the sites inventory of the Housing Element.

LU-6: Sakioka Lot 2

Table LU-11: Urban Center Major Developments

Area	Acres	Maximum		Peak Hour Vehicle Trip Budget		North Costa Mesa Specific Plan Applies
		Development Agreement Non-Residential Building Sq.Ft./FAR	Allowable Residential Units	A.M.	P.M.	
Automobile Club of Southern California[1]	43	967,000 sf 0.56 FAR	0	1,190[2]	1,576[2]	No
South Coast Metro Center/ Experian[1]	45	Residential Option: 1,335,386 sf 0.69 FAR Non-Residential Option: 1,546,180 sf 0.79 FAR	Residential Option: 484 units	Residential Option: 1,931[2] Non-Residential Option: 1,886[2]	Residential Option: 1,976[2] Non-Residential Option: 1,994[2]	Yes
Sakioka Lot 2[1]	33	Non-Residential: 863,000 sf 1.0 retail FAR 1.0 office FAR	Residential Option: 660 units	1,062[2]	1,407[2]	Yes

Notes:

1. *A development agreement specifies the maximum building square footage and floor area ratio, which is consistent with the North Costa Mesa Specific Plan and General Plan. However, the South Coast Metro Center/Experian plan area and Sakioka Lot 2 include sites identified as a housing opportunity site within the sites inventory of the Housing Element, and the FAR, residential units, trip generation, and heights may be modified to realize the site capacity identified within the sites inventory of the Housing Element.*
2. *Vehicle trips per hour*

Automobile Club of Southern California Processing Center

This 39.2-acre site consists of two parcels and is located on the southwest corner of Sunflower Avenue and Fairview Road. The primary site contains 29.5 acres and is located west of Fairview Road, between South Coast Drive and Sunflower Avenue. The second parcel contains approximately 9.7 acres and is located across the adjacent flood control channel to the west, just north of South Coast Drive. As of 2000, the site was developed with 717,000 square feet of office and support service uses. An additional 250,000 square feet of development is allowed pursuant to a development agreement for a total of 967,000 square feet; the resultant maximum FAR is 0.56. Future construction will be developed in phases during the 30-year term of the agreement.

Metro Pointe

Metro Pointe includes two office building sites located north of South Coast Drive at its intersection with Greenbrook Drive and approximately 28.5 acres of land located south of South Coast Drive along the San Diego Freeway. A development agreement approved in 1994 addresses the site south of South Coast Drive. The development agreement vests the property owner with the ability to construct 592,287 square feet of office and commercial uses with a resultant floor area ratio of 0.48. This property is also located in the North Costa Mesa Specific Plan area.

South Coast Metro Center/Experian

The 44.72-acre South Coast Metro Center/Experian sites are located south of Anton Boulevard and east of Avenue of the Arts. Upon completion, the site will include nearly 1,546,180 square feet of office and commercial development. A site-specific FAR of 0.79 was established for the combined South Coast Metro Center and Experian sites.

In 2006, a site-specific residential density increase for a 4.86-acre site portion of this development was approved as an optional development scenario for this property. The maximum density allowed is 100 units/acre with integrated ancillary retail uses. This equates to a maximum density of 100 units/acre, or a total of 484 high-rise units. The residential development option results in a corresponding decrease in the maximum allowable FAR and building square footages for non-residential buildings in order to be similar to the A.M. and P.M. trip budgets established for the South Coast Metro Center/Experian sites with strictly nonresidential development. In 2014, an alternative development option for 393 apartment units was approved. This scenario also results in decrease in trip budget. The North Costa Mesa Specific Plan provides further detail for these properties. Certain parcels within the South Coast Metro Center/Experian plan area include sites identified as a housing opportunity site within the sites inventory of the Housing Element. For these sites, the FAR, residential units, trip generation, and heights may be modified to realize the residential site capacity, or density, identified within the sites inventory of the Housing Element.

Sakioka Lot 2

The 33-acre Sakioka Lot 2 is located south and east of Anton Boulevard. This site is undeveloped except for farmhouses and farm operation facilities. Pursuant to a development agreement, the maximum

allowable building square footage is of 863,000 square feet. A maximum 1.0 FAR shall be applied for nonresidential development.

The maximum residential density shall be 28 dwelling units per acre for the residential component of a mixed-use development (see "Mixed-Use" discussion in the Specific Plan) or a maximum of 80 dwelling units per acre if an independent parcel is developed as residential community including affordable housing (see "Affordable Housing/Density Bonus discussion in the Specific Plan).

Future development on Sakioka Lot 2 is subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the both the North Costa Mesa Specific Plan and the General Plan. However, this site is identified as a housing opportunity site in the sites inventory of the Housing Element and the density, FAR, heights and trip budgets may be modified accordingly to achieve the site capacity identified within the sites inventory.

Cultural Arts Center

The Cultural Arts Center designation is applied to the 57.3 acres, including private streets, that comprise South Coast Plaza Town Center. This area is generally bounded by Sunflower Avenue to the north, Bristol Street to the west, Avenue of the Arts to the east, and the San Diego Freeway to the south. This designation is limited to this geographical area, and it is not intended to be applied to other locations in the City.

The Cultural Arts Center designation allows intensely developed mixed commercial and cultural uses within a limited area. The intended uses within this designation include mid- to high-rise offices, hotels, restaurants, retail, and cultural uses (theater, art museum or academy, etc.), as well as mid- to high-rise residential units in limited areas that are defined in the North Costa Mesa Specific Plan. It serves as the cultural center of the community and provides a focus to the arts-related uses, with the complement of nearby employment and shopping opportunities.

The overall allowable FAR standard for this designation is 1.77. Included in this FAR calculation is the land dedicated or reserved in 2000 for the Avenue of the Arts off-ramp and associated flood control channel improvements. The 1.77 FAR may be exceeded on individual parcels within South Coast Plaza Town Center, provided that over the entire 54-acre site the 1.77 FAR is not exceeded. Further delineation of the allocation within South Coast Plaza Town Center of the FAR and trip budget is provided in the North Costa Mesa Specific Plan.

In 2006, a high-rise residential development option for each of the three sub-areas in South Coast Plaza Town Center was approved. The maximum number of residential units allowed in the entire South Coast Plaza Town Center is 535 units. The high-rise residential development option is further detailed in the North Costa Mesa Specific Plan. As shown in Table LU-12, this scenario results in a corresponding decrease in the maximum allowable FAR and building square footages for non-residential buildings in order to maintain the A.M. and P.M. trip budgets established for the South Coast Plaza Town Center. The South

Coast Plaza Town Center plan area includes sites identified as a housing opportunity site within the sites inventory of the Housing Element, and the FAR, residential units, trip generation, and heights may be modified to realize the residential site capacity, or density, identified within the sites inventory of the Housing Element.

Table LU-12: Town Center Intensity*

	Maximum Allowable			Peak Hour Trip Budget	
	Nonresidential		High-Rise Residential Units	A.M.	P.M.
	FAR	Building Square Footage			
Residential Option	1.70[1]	3,991,008 sf	535	5,123	6,632
Non-Residential Option	1.77[3,4]	4,161,813 sf	80	5,180	6,632

Notes: * *The FAR, residential units and trip budgets may be modified accordingly to realize the site capacity identified for the sites that are included as housing opportunity sites within the sites inventory of the Housing Element.*

1. *This maximum FAR may be increased to no more than 1.77 in direct relation to the decrease in the maximum number of high-rise residential units.*
2. *This maximum peak hour trip budget may be increased to no more than 5,180 A.M. peak hour trips in direct relation to the decrease in the maximum number of high-rise residential units.*
3. *This alternative includes the 80 high-rise residential units associated with the museum site in Segerstrom Center for the Arts; see North Costa Mesa Specific Plan.*
4. *This maximum FAR may not be increased if the 80-unit residential component is not constructed; see North Costa Mesa Specific Plan.*

Industrial Designations

Two industrial land use designations apply to over 1,000 acres. These designations accommodate a variety of industrial and compatible office uses, as well as limited and supportive commercial uses. Development intensity potential is measured using FAR in relation to the amount of traffic expected, as shown in Table LU-13: *Industrial Floor-Area Ratio*. The density, FAR, height, and trip generations may be modified accordingly to accommodate the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

Table LU-13: Industrial Floor-Area Ratio

Industrial Use[1]	Traffic FAR			
	Very Low	Low	Moderate	High
Light Industry	0.75	0.35	0.25	0.15
Industrial Park	0.75	0.40	0.30	0.20

Note:

1. With an application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to Mixed-Use discussion and Table LU-15: Overlay and Urban Plan Residential Density.

Light Industry

The Light Industry designation applies to areas intended for a variety of light and general industrial uses. Uses are limited to small manufacturing and service industries, as well as larger industrial operations that can demonstrate design features or restricted operations that limit disruptions to surrounding uses. Although the uses within Light Industry areas are intended to be less intense than those allowed in Industrial Parks, the frequent lack of a physical separation between Light Industry areas and residential development necessitates design features that limit disturbances between uses. Access to industrial areas should be provided in a manner that directs industrial traffic away from more sensitive uses.

Development within this designation would be characterized by a combination of one- and two-story buildings. Because of the location of Light Industry areas and their proximity to residential uses, taller buildings should be restricted to areas that will not disrupt the surrounding residential uses.

Certain commercial uses may be allowed, provided that the commercial use is determined to be complementary to the industrial area. Commercial recreational uses may also be appropriate under the same condition.

Institutional uses may also be appropriate, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary review.

Combinations of residential, institutional, and commercial uses may be allowed through the Planned Development process. FARs and population densities for commercial projects would be similar to the Neighborhood Commercial land use designation. Residential densities in Planned Development projects are not to exceed 20 dwelling units per acre.

Mixed-use development projects in overlay zones are intended to provide additional housing opportunities in the City (such as the Westside) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West and Mesa West Bluff Urban Plan) and will be identified on the Zoning Map by designating the MG base zoning district with the mixed-use

overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types will be identified in the applicable urban plans and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. Residential development may be allowed in conjunction with the mixed-use overlay district for Mesa West Bluff Urban Plan area at density that does not exceed 13 units per acre. The required Mesa West Bluff Urban Plan shall include development standards to ensure compatibility with surrounding land uses.

Industrial Park

The Industrial Park designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. Industrial parks are characterized by large parcels and landscaped setbacks that create a campus-like environment. Industrial parks must have proximity to freeways and other major transportation routes to provide the accessibility they require. An internal circulation system consisting of lesser highways is also necessary to accommodate the vehicle demands created.

Industrial parks have major physical separations from areas designated for other uses to maintain their distinctiveness and avoid potential land use incompatibilities.

Development within this designation would consist of one- and two-story buildings. Additional height may be permitted when compatible with adjacent development and provided uses are consistent with other constraints, such as height limits and use restrictions within John Wayne Airport influence area, as identified in the Safety Element. The Industrial Park portion of the Home Ranch site may include buildings up to five stories in height near the center of the development. The North Costa Mesa Specific Plan provides specific building height information for the Segerstrom Home Ranch (Area 1).

Commercial uses may be allowed, provided that the use is determined to be complementary to the industrial area. Commercial recreational uses may also be appropriate under the same condition. Institutional uses may also be appropriate, provided that land use compatibility and traffic issues have been addressed. Institutional uses will require discretionary approval.

Proposed industrial development must be analyzed for potential significant impacts to air quality, aesthetics, land use, and other environmental issues.

Combinations of residential, institutional, and commercial uses may be allowed through the Planned Development process. FARs and population densities for commercial projects would be similar to the Neighborhood Commercial land use designation. Residential densities in planned development projects shall not exceed 20 dwelling units per acre. However, sites identified as housing opportunity sites within the sites inventory of the Housing Element shall be allowed to develop a project at the specified density within the Housing Element.

Institutional and Open Space

Costa Mesa has thousands of acres of land set aside for public, semi-public, and open space type uses, all identified by one of these three land use designations: Public/Institutional, Golf Course, and Fairgrounds, and Multi-Use Center.

Public/Institutional

The Public/Institutional designation applies to both publicly and privately owned land that provides recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public. Since this designation includes many different types of land uses, the Land Use Plan is labeled to identify the individual uses.

Areas included in this designation are park sites, health care facilities, educational institutions, religious facilities, fairgrounds, and public facilities. Since many of the uses are recreational and open space in nature, levels of building intensity are minimal.

Golf Course

Three golf courses are located within the City's planning area. Two of these, the Costa Mesa Golf Course and Mesa Verde Country Club, lie within City limits. Santa Ana Country Club is in the unincorporated area east of Newport Boulevard. Because of the large area devoted to open space, the building intensity for this designation is 0.01 FAR.

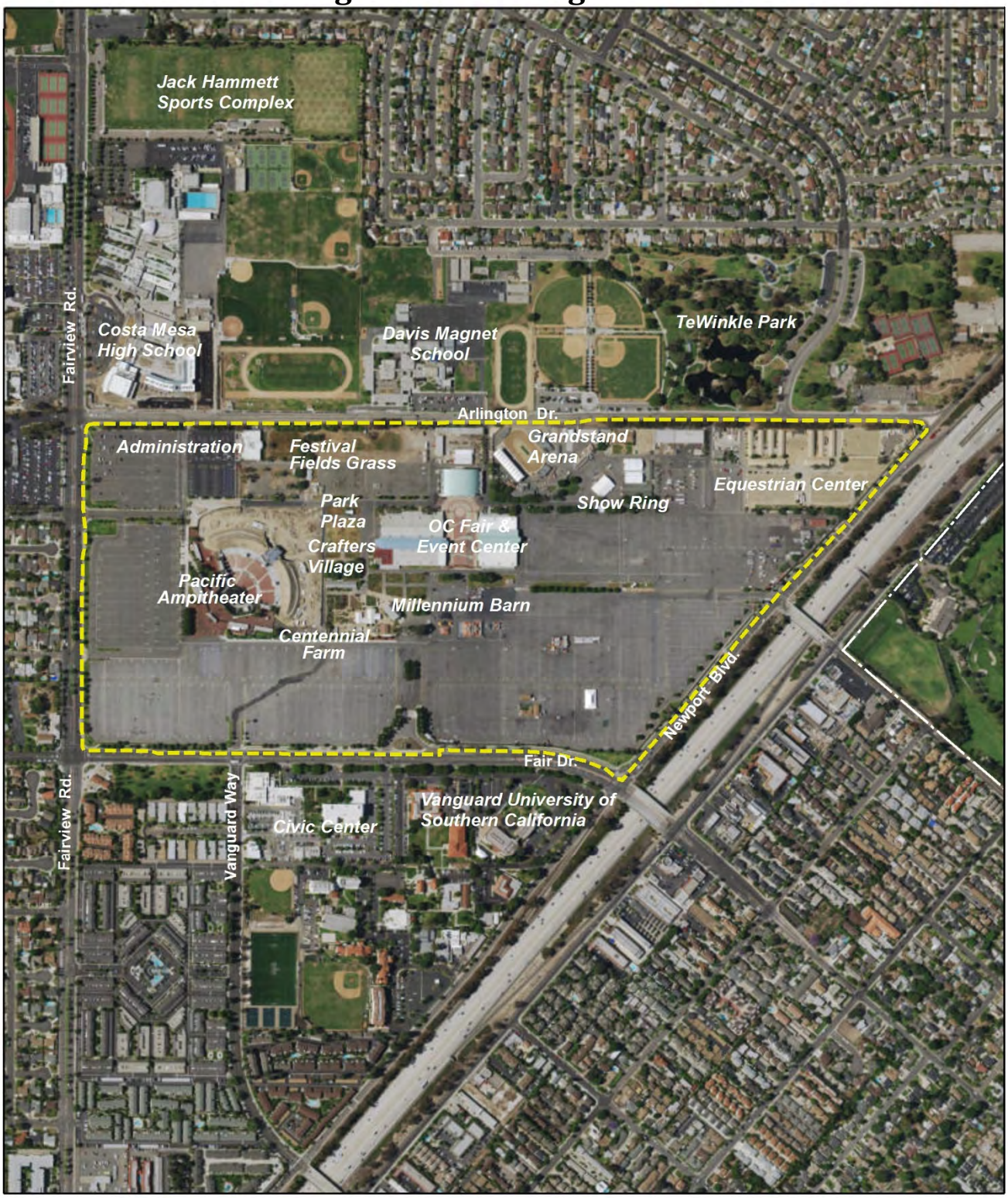
Fairgrounds

The Fairgrounds land use designation is applicable to only one property known as the Orange County Fair & Event Center (OCFEC) in the City of Costa Mesa. The Fairgrounds is a 150-acre site located at 88 Fair Drive. This designation is intended to:

- Ensure continued development of the property as an integrated complex that is composed of recreational, agriculture-related educational institutions, open space, farmland, equestrian, and commercial uses; and
- Promote the continued and sustained use of the property for the annual Orange County Fair in recognition of its value as a regionally significant resource in the City of Costa Mesa.

Home to the annual Orange County Fair since 1949, the site is bounded by Arlington Drive (north boundary), Fair Drive (south), Fairview Road (west), and Newport Boulevard (east). Regional access is primarily provided to the site by State Route 55 at the interchanges of Fair Drive/Del Mar Avenue and 22nd Street/Victoria Street. Access from Interstate 405, which is approximately one-mile north of the Fairgrounds, is provided via interchanges at Bristol Street, Fairview Road, and Harbor Boulevard. See Figure LU-7.

Figure LU-7: Fairgrounds



The site was formerly a portion of the Santa Ana Army Air Base, and in 1949 the California 32nd District Agricultural Association (DAA) acquired the property from the federal government. Since that time, the annual Orange County Fair has occurred at this location. Through the years the 32nd DAA has expanded the use of the property into a year-round exhibition, conference, equestrian, activity, and event center; these uses collectively the OCFEC.

The 32nd DAA Fair Board adopted the current OCFEC Master Plan in 2003. Given that the 32nd DAA is a State entity for administration of the Orange County Fair, Costa Mesa has limited land use and permitting authority over the property while it is controlled by the State.

In the future, if the State no longer controls the property, any proposed new development or change of use shall be subject to review for consistency with the City's General Plan and zoning regulations. The new property owner/operator may continue to operate the Fairgrounds as it existed at the time of sale as a legal nonconforming use and development. The property's legal nonconforming status will remain in effect until such time as the property owner submits and receives approval of a master plan by Costa Mesa.

The Fairgrounds site contains approximately 400,000 square feet of buildings, including:

- Pacific Amphitheater
- Arlington Theater
- Grandstand Arena
- Equestrian center
- Exhibit and administration buildings
- Concession and restaurant buildings
- Memorial Gardens
- Centennial Farms
- Livestock barns

The Fairgrounds designation recognizes the existing fairground and event center uses associated with this site. The General Plan traffic model does not take into account the trip generation from the annual OC Fair or weeknight/weekend special event uses (i.e., Orange County Marketplace) because peak vehicle trips to the site occur outside normal business timeframes. However, further development of the Fairgrounds will need to be balanced with the development capacity of the City's transportation system and with the protection of surrounding neighborhoods.

Permitted uses include ancillary office uses, exposition/conference uses, equestrian uses, agricultural/livestock activities, restaurants, temporary specialty retail sales (including vehicle sales), outdoor marketplace, emergency operational uses, and concerts/live entertainment uses. Complementary uses to the fairground and event center uses may include botanical gardens, animal

exhibits, museum, art/historical artifacts gallery, and performance art theaters that are supportive of the fairground uses.

Uses that are not supportive of fairground and event center uses are expressly prohibited. Prohibited uses include, but are not limited to, casinos/gambling venues, shopping centers, hotel/motels, residential uses, self-storage facilities, hospitals, and medical uses. In addition, exclusive use or dedicated athletic sports facilities and educational uses that are unrelated to the OCFEC are prohibited.

As a State-owned property, the Fairgrounds is not normally subject to the City's Noise Ordinance. However, pursuant to a 1990 Court Order (Case Nos. 42 07 28 and 55 65 08), exterior noise standards comparable to the City's noise regulations have been applied to the property. Noise sensitive uses include neighboring residences, Davis Intermediate School, and Costa Mesa High School. The court-ordered noise restrictions apply to the operation of the Pacific Amphitheater. Development within the Fairgrounds designation is intended for buildings ranging from one- to four-story structures. The maximum allowable FAR for this designation shall be 0.10.

Multi-Use Center

Fairview Developmental Center

On January 5, 1959, the Fairview Developmental Center opened as a State hospital originally occupying 750 acres. Fairview Developmental Center had an initial bed capacity of 2,622 and was intended to house some 4,125 residents. The population at the facilities peaked in 1967 and has been declining since. In 2015, the current population was 275 persons, and the downward trend is expected to continue due to the restructuring of the State of California's approach to providing institutionalized care for the developmentally disabled. The State has been focusing on residential care options (as opposed to institutional care) for these disabled individuals.

A large portion of the original land was transferred in 1979 to the City of Costa Mesa and now encompasses Fairview Park and the golf course. In 1985, the City granted a General Plan amendment and rezone of 54 acres of surplus land immediately to the north of the hospital facilities for high-density residential uses. In 1987 and 2005, other parcels were converted to residential uses. These areas are planned developments with one-story, single-family residences, a two-story, small-lot residential subdivision, and two-story apartment buildings (Harbor Village Apartments).

In February 2016, the State of California Department of Development Services initiated the process for closure of Fairview Developmental Center. In June 2022, the State Legislature through Senate Bill (SB) 188 approved Government Code Section 14670.31, which provides a framework for the reuse of the FDC property. The legislation codifies a partnership between the Department of General Services (DGS), the Department of Developmental Services (DDS), and the City of Costa Mesa, with defined roles for each entity. To support this effort, the State allocated $3.5 million in State funding to the City to develop a Specific Plan, conduct necessary studies, and manage a community-based planning process. The Legislature's intent ~~is~~ for the redevelopment of the FDC site is to prioritize affordable housing to the

greatest extent feasible, including a minimum of 200 units of permanent supportive housing, open space, and housing for individuals with developmental disabilities, and a City created Specific Plan for the FDC site that implements the provisions of Government Code Section 14670.31.

Multi-use refers to the integration of a variety of land uses and intensities. This land use category includes uses which are low to moderate intensity and urban in character. The Multi-Use Center designation is applicable only to the Fairview Developmental Center property at 2501 Harbor Boulevard. The compatible zoning district is Institutional & Recreational - Multi-Use District (I&R-MLT). The allowable land uses are as follows:

- 0.25 FAR Institutional and Recreational uses
- 25 percent minimum requirement for park and open space purposes (approximately 25.6 acres)
- Minimum density of 60 dwelling units per acre and ~~Maximum cap of 582~~2,300 dwelling units are identified for the ~~entire~~ site within the limitations described below

In anticipation of the future closure of the Fairview Development Center, this property is assigned a unique General Plan land use plan designation. The Multi-Use Center designation is comprised of a variety of residential, open space, and institutional uses.

These multi-uses are to be complementary to the Costa Mesa Golf Course and surrounding residential neighborhoods. The ~~maximum number of 250 single-family residential units at 6 dwelling units an acre and 332 multi-family residential units may be allowed at the Shannon Mountain's site within the Fairview Developmental Center at 40 dwelling unit an acre. Under these density limitations, the overall cap in total housing buildout shall not exceed 582 units for the entire~~Housing Element identifies a minimum density to achieve a residential site capacity of 2,300 mixed-income residential units for the Fairview Developmental Center site. Additional housing units may be built, as long as they meet the density bonus provisions pursuant to State law (Government Code Section 65915- 65918). At least 25 percent of the site shall be dedicated to open space. A maximum 0.25 FAR for institutional/recreational uses would be allowed for undeveloped area not assigned to housing or permanent open space. See Table LU-14: *Multi-Use Center Designation.* Permitted uses include:

- Institutional uses, such as public and private recreational facilities, dedicated athletic fields, athletic complex, sports parks, community centers, and public facilities
- Hospital, medical, dental, physical therapy, in-patient care, psychiatric facilities, administrative offices and facilities for the developmentally disabled
- Residential uses, such single-family detached housing, apartments, condominiums, and townhouses
- Open space uses, such as active play fields, recreational areas, parkland, and botanical gardens

Uses that are industrial or commercial in nature are expressly prohibited. Prohibited uses include, but are not limited to, corporate office parks, casinos/gambling venues, shopping centers, concerts/entertainment venues, hotel/motels, exposition/conference uses, shopping center, and swap meets.

The maximum 0.25 FAR for institutional development within the Multi-Use Center designation is intended for buildings ranging from one- to four-story structures. Residential uses shall also be limited to a maximum height of four stories.

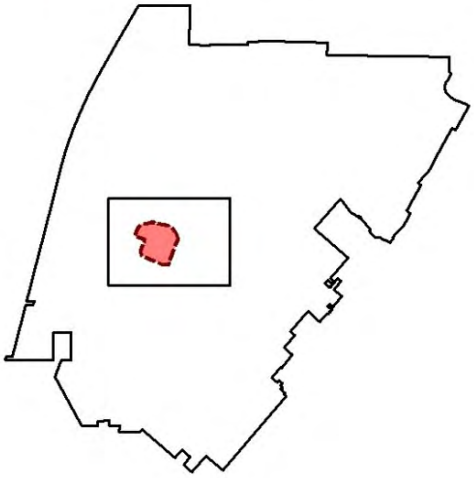
The Multi-Use Center General Plan land use designation (and corresponding Zoning District) will require a Master Plan for any future development project, whether or not the State retains the property or sells to a private entity. A Master Plan is required to be approved by the City Council if the property is owned by a non-State entity or if the State elects to participate in the City's planning process for Master Plan adoption.

The City will require the dedicated parkland component in order to activate a master plan for new development. The 25 percent open space requirement would apply and, therefore, future development would need to include a specific acreage of active park uses for sports fields or the master plan cannot be considered in conformance with this unique General Plan land use designation.

Aerial



Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Neighborhood Commercial
- Multi-Use Center
- Golf Course

General Plan: Land Use Designation



Baseline (2015)

Beds.....300

Total Area.....102.6 Acres

Land Use Plan

Land Use Designation	Multi-Use Center
~~Total~~ Residential Units	~~582~~2,300
~~Multi-Family High Density~~	~~332~~
~~Single Family Low Density~~	~~250~~
Open Space Acres	Minimum 25.6 acres (25%)
Public/Institutional	0.25 FAR

Figure LU-8:
Multi-Use Center

Table LU-14: Multi-Use Center Designation

Categories	Multi-Use Center Designation
Density (DU/AC)	~~332 multi-family residential units at 46~~0 DU/AC ~~250 single-family residential units at 6 DU/AC~~ ~~Minimum 50 acres for single-family residential~~
Total Units	~~582~~2,300
Floor-Area Ratio (FAR)	0.25 Public Facilities/Institutional/ Recreational
Building Square Feet	N/A
Dedicated Open Space	25% - approximately 25.6 acres of Open Space
Trip Budget	Maximum trip budget for this area is 557 A.M. and 669 P.M. Building intensity shall not exceed maximum allowable development set forth by the trip budget, unless it is necessary to realize the residential site capacity identified for the site in the sites inventory of the Housing Element.

Land Use Overlays and Urban Plans

The City has adopted land use overlays that are intended to encourage reuse and revitalization of underutilized properties. The incentives provided expand land uses, provide development flexibility, stimulate economic growth, and create integrated areas complementary to the surrounding environs. Refer to Figure LU-9 for the location of the Overlay and Urban Plan boundaries. The density, FAR, height, and trip generations may be modified accordingly to accommodate the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

Mixed-Use Overlay Zone/Urban Plan Areas

Mixed-use development projects are intended to provide additional housing opportunities in the City by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan and shall be identified on the Zoning Map with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design.



Land Use Overlays

- Residential Incentive Overlay (30 du/ac)
- Harbor Mixed-Use Overlay (20 du/ac; 1.25 FAR)
- SoBECA Mixed-Use Overlay (40 du/ac)*

* ~~Not to exceed 450 units~~

Urban Plans and Specific Plan

- 19 West Urban Plan
- Mesa West Bluffs Urban Plan
- Mesa West Residential
- One Metro West

Source: City of Costa Mesa, 2016.

Feet
0 1,000 2,000 4,000 6,000 8,000

General Plan Amendments:
GP 18-03, Adopted Nov. 13, 2018
GP 20-01, Adopted Jul. 20, 2021
PGPA-24-01, Adopted July 15, 2025

Housing types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units, where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, the FAR includes both residential and non-residential components. Table LU-15: *Overlay and Urban Plan Residential Density*, lists the appropriate land uses and the necessary base zoning district where mixed-use development is permitted.

Table LU-15: Overlay and Urban Plan Residential Density

Base Land Use Designations That Allows Mixed ~~Use[4]~~Use[3]	Residential Dwelling Units Per Acre (D/A) and Floor-Area Ratio (FAR)*			
	Overlays			Urban Plans
	Residential Incentive	Harbor Mixed-Use	SoBECA Mixed-Use[1]	Westside Urban Plans[2]
Commercial-Residential	30 du/acre	--	--	--
Neighborhood Commercial	--	--	--	1.00/[2] 1.25 FAR
General Commercial	30 du/acre	20 DU/A	40 D/A[1]	
Light Industry	--		40 D/A[1]	
Commercial Center	--	--	--	

Notes: * *The density, FAR, height, and trip generations may be modified accordingly to realize the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.*

1. *The SoBECA Overlay has a maximum capacity of 450 residential units over the entire district, with individual projects having a maximum density of 40 dwelling units per acre. However, sites identified as housing opportunity sites within the sites inventory of the Housing Element shall be allowed to develop the site according to the specified density therein.*
2. *Under the Westside Urban Plans, a maximum FAR of 1.0 is allowed for mixed-used projects that include a residential component. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. FAR calculations are based on the total site area (subarea) of the commercial component and does include the residential site area.*
3. ~~*The 80 dwelling units per acre only applies to the Sakioka Site 2, with a residential unit cap of 660. Refer to the North Costa Mesa Specific Plan for additional information.*~~
4. ~~4.~~3. *See Multi-Use Center discussion for density and FAR standards for the Fairview Developmental Center site.*

Residential Incentive Overlay

The Residential Incentive Overlay allows the maximum 30 du/acre unit residential density option at strategic locations along Harbor Boulevard and Newport Boulevard. The Residential Incentive Overlay expands development opportunities on commercial properties not developed to their full potential or supporting outdated buildings and underperforming uses.

Maximum building height is three stories, provided privacy concerns of adjacent established residential neighborhoods are adequately addressed through the setback of upper stories or other design approaches. Housing within the Residential Incentive Overlay is limited to a maximum density of 30 units per acre. See Table LU-16*: Residential Incentive Overlay* and Figures LU-10 and LU-11.

Table LU-16: Residential Incentive Overlay

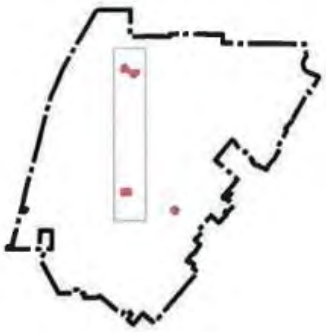
Categories		Baseline (2015)	Residential Incentive Overlay
Density (DU/AC)		N/A	30
Units	Harbor Boulevard	84	361
	Newport Boulevard	237	117
	Total Units	**321**	**478**

Aerial



General Plan: Overlay





Land Use Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Golf Course
- Public/Institutional

Baseline (2015)

Total Area.....9.45 acres
Residential Units.....0
Commercial Square Feet.....149,976

Land Use Plan

Density.....30 du/ac
Residential Units.....361 Max
Commercial Square Feet.....149,976 Max

✦ Per settlement agreement executed on June 21, 2018, the project at 2277 Harbor Blvd. (APN. 422-163-31) shall not exceed 200 units including nine (9) very low-income units subject to a fifty-five (55)-year restrictive covenant.

REVISED Nov. 13, 2018:
General Plan Amendments:
* GP 18-03, Adopted Nov. 13, 2018

Figure LU-10: Residential Incentive Overlay: Harbor Boulevard

Aerial



General Plan: Overlay





Land Use Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Commercial-Residential (17.4 du/ac)
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Golf Course
- Fairgounds
- Public/Institutional

General Plan Amendments:
* GP 18-03, Adopted Nov. 13, 2018
* PGPA-24-01, Adopted July 15, 2025

Baseline (2015)

Total Area.....9.45 arces
Residential Units.....0
Commercial Square Feet.....43,208

Land Use Plan

Density	30 du/acre
Residential Units	117

Figure LU-11: Residential Incentive Overlay: Newport Boulevard

South Bristol Entertainment & Cultural Arts (SoBECA) Overlay and Urban Plan

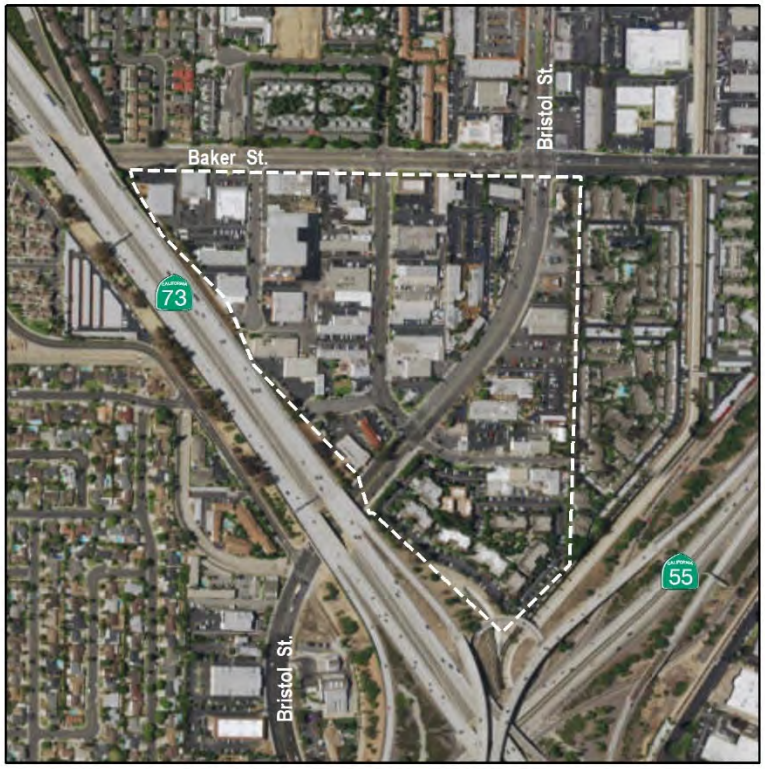
The SoBECA Overlay applies to properties within the *SoBECA Urban Plan* area. Allowed uses include a mix of housing and retail/service commercial businesses, light industrial uses, creative studios, retail campuses, and entertainment and restaurant uses that attract local residents and visitors. Permitted development approaches are mixed-use development that combines residential and commercial uses, as well as stand-alone commercial and residential uses. This designation emphasizes commercial uses and aims to expand the established innovative, eclectic, and unique uses that support homegrown and incubator-type businesses important to the local economy. The integration of innovative public spaces and "hangout" areas for special events are highly encouraged.

The maximum residential density within the SoBECA overlay is 40 units per acre. A maximum 1.25 FAR applies to mixed-use buildings that integrate residential and commercial uses. Stand-alone commercial or industrial buildings have a maximum 1.0 FAR. The maximum building height for all projects is four stories. The maximum number of residential units allowed within the entire SoBECA Urban Plan area is 450 units. See Table LU-17: *SoBECA Mixed-Use Overlay*. See also Figure LU-12: *SoBECA Mixed-Use Overlay*. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

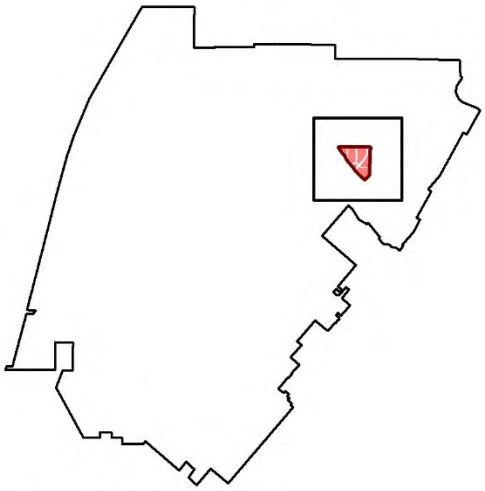
Table LU-17: SoBECA Mixed-Use Overlay

Categories	Baseline (2015)	SoBECA Mixed-Use Overlay
Density (DU/AC)	N/A	40 DU/AC Not to exceed 450 units for Overlay
Units	0	450
Floor-Area Ratio (FAR)	N/A	1.00 to 1.25
Building Square Feet	491,000	420,359

Aerial



Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Light Industrial
- Public/Institutional

General Plan: Overlay



SoBECA Overlay

~~General Plan land use overlay that allows a maximum of 450 units.~~ Individual residential projects cannot exceed 40 dwelling units per acre, unless the site is a housing opportunity site, then the density may increase to align with the density identified within the sites inventory of the Housing Element.

Baseline (2015)

Units.....0
Square Feet.....491,000
Acres.....39.2 Acres

Land Use Plan

Units.....450 Maximum
Square Feet..... 420,359
FAR.....1.00 to 1.25 FAR
Density.....40 DU/AC*

* ~~Not to exceed 450 units for area~~ Density may be increased to the densities identified for housing opportunity sites within the sites inventory of the Housing Element.

Figure LU-12: SoBECA Urban Plan

Harbor Mixed-Use Overlay

The Harbor Mixed-Use Overlay applies to select areas along Harbor Boulevard, between Wilson Street and 19th Street. The intent is to introduce a diverse mix of uses, with the objective of creating a much more integrated, walkable, and complementary balance of creative residential and retail spaces, neighborhood-serving retail and commercial services, and residential uses along the southern portion of Harbor Boulevard that intersects with 19th Street. The designation allows residential development at up to 20 dwelling units per acre. A maximum 1.25 FAR applies to projects that consist of both residential and commercial mixed uses; maximum building height is four stories. See Table LU-18: *Harbor Mixed-Use Overlay* and Figure LU-13. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for housing opportunity sites identified within the sites inventory of the Housing Element.

Table LU-18: Harbor Mixed-Use Overlay

Categories	Baseline (2015)	Harbor Mixed-Use Overlay
Density (DU/AC)	N/A	20 DU/AC
Units	13	491
Floor-Area Ratio (FAR)	N/A	1.00 to 1.25
Building Square Feet	337,300	321,000 of Commercial

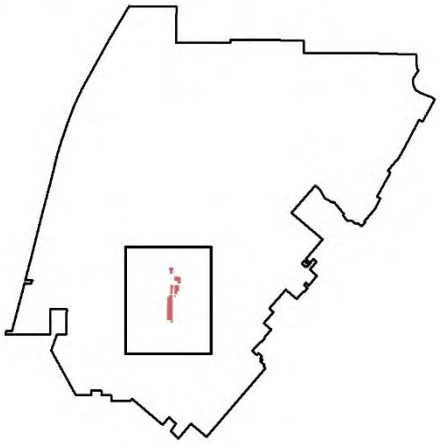
Westside Urban Plans

In April 2006, the City adopted three Westside urban plans that created overlay zones in designated areas of the Westside: The *19 West Urban Plan*, the *Mesa West Bluffs Urban Plan*, and the *Mesa West Residential Ownership Urban Plan*. Development proposed within the Westside Urban Plans requires approval of a Master Plan pursuant to the City of Costa Mesa Municipal Code. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for housing opportunity sites identified within the sites inventory of the Housing Element.

Aerial



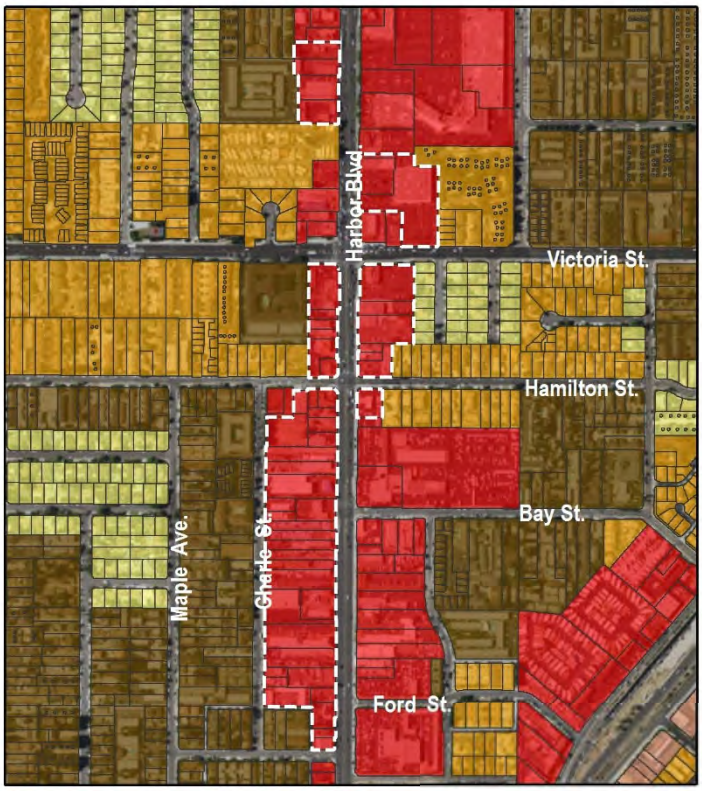
Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial

General Plan: Overlay



Harbor Mixed-Use Overlay *

General Plan land use overlay that allows a maximum residential density of 20 dwelling units per acre. Mixed-use projects that do not include residential components can be developed at a 1.00 FAR. Mixed-use projects with both residential and commerical components can be developed at 1.25 FAR.

Baseline (2015)

Residential Units.....13
Commercial Square Feet.....337,300
Total Area.....24.6 acres

Land Use Plan*

Residential Units.....491
Commercial Square Feet.....321,000
Density.....20 DU/AC
FAR.....1.00 to 1.25 FAR

* The total residential units, density and FAR may be modified to realize the residential site capacity, or density, of the housing opportunity sites identified within the sites inventory of the Housing Element.

Figure LU-13:
Harbor Mixed-Use Overlay

19 West Urban Plan

The *19 West Urban Plan* provides commercial and residential mixed-use opportunities primarily along West 19th Street and Harbor Boulevard, at a cluster of properties between Newport Boulevard and Superior Avenue, and at the south side of Victoria Street and Placentia Avenue. This mixed-use overlay zone (over the Commercial and Industrial base districts) is intended to promote commercial/residential mixed-use development, encourage adaptive reuse, stimulate private investments and improvements, promote new housing types, and meet housing demand. Development is subject to the trip budget established in the Zoning Code.

Mesa West Bluffs Urban Plan

The *Mesa West Bluffs Urban Plan* encompasses approximately 277 acres and was adopted to provide an overlay zone encouraging the development of live/work units or residential development, with the goal of revitalizing and providing new high-quality residences. The *Mesa West Bluffs Urban Plan* applies to industrial properties predominantly south of 18th Street, north of 16th Street, and along Placentia Avenue. The Urban Plan intends to stimulate live/work and residential development without exceeding the development capacity of the General Plan transportation system. With regard to industrial uses, established industrial uses may continue and expand. New residential development must recognize long-established industrial uses and be designed to minimize conflicts. New creative industrial workspace is permitted, provided that activities limit or confine noise, dust, and vibration impacts.

Mesa West Residential Ownership Urban Plan

The *Mesa West Residential Ownership Urban Plan* encompasses approximately 238 acres located between Victoria Street and 17th Street, west of SR-55. The objective of the *Mesa West Residential Ownership Urban Plan* is to promote economic viability in existing medium-density and high-density residential areas, encourage the conversion of existing rental apartments to residential common-interest development (i.e., condominiums, planned unit developments), and encourage new residential common-interest development to improve the balance between rental and ownership opportunities.

The *Mesa West Residential Ownership Urban Plan* provides flexible development regulations to create additional incentives for new development.

See Figure LU-14: *Westside Urban Plans*, for the location and boundaries for each Westside Urban Plan.

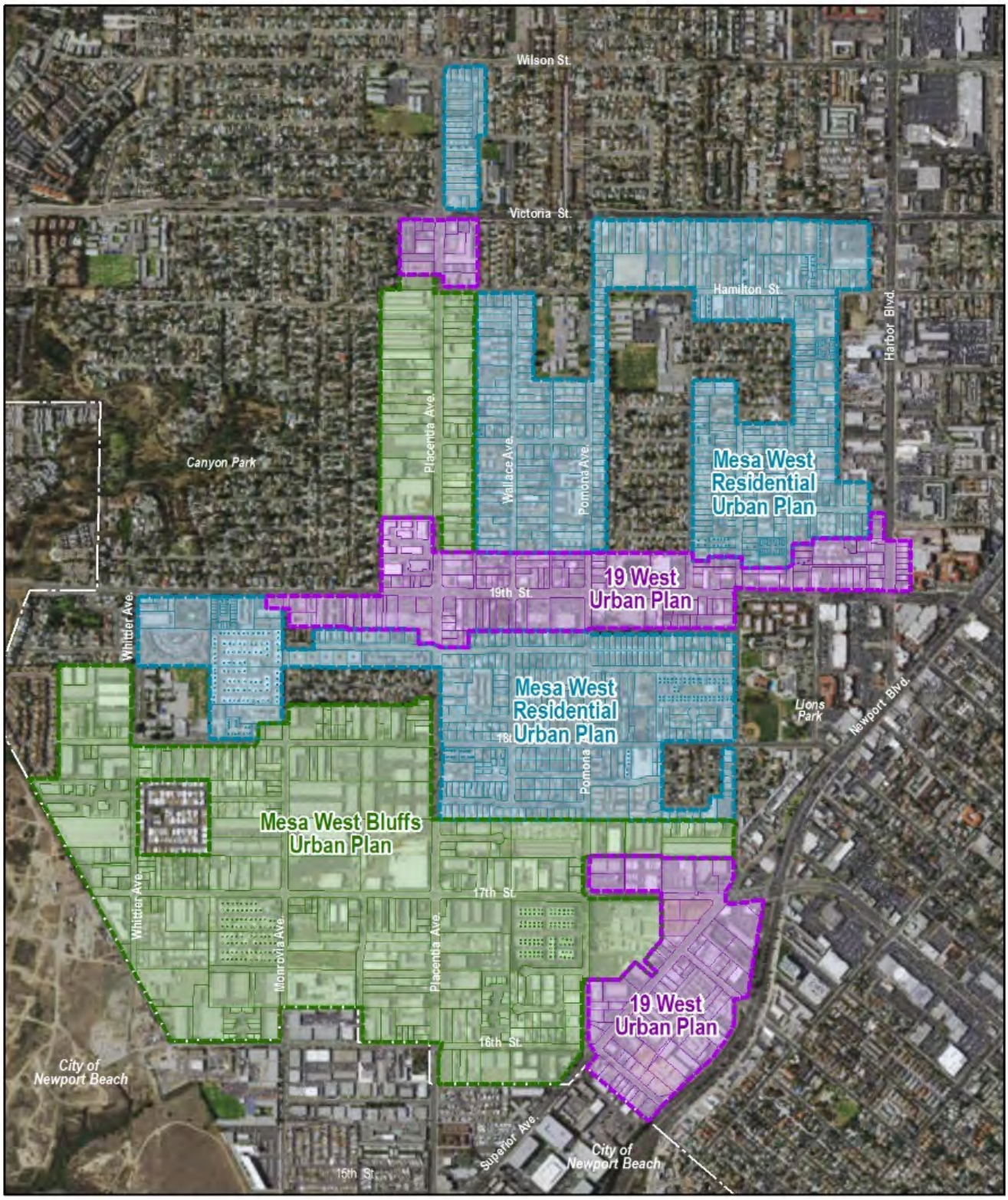


Figure LU-14: Westside Urban Plans

General Plan and Zoning Ordinance Consistency

The relationship between the General Plan land use designations and zoning districts is shown in Table LU-19: *General Plan and Zoning Consistency*. This table indicates how properties will be zoned to be consistent with the General Plan Land Use Plan. The Zoning Ordinance has the following Zoning Districts:

- Single-Family Residential (R1)
- Multiple-Family Residential, Medium Density (R2-MD)
- Multiple-Family Residential, High Density (R2-HD)
- Multiple-Family Residential (R3)
- Administrative and Professional (AP)
- Commercial Limited (CL)
- Local Business (C1)
- General Business (C2)
- Shopping Center (C1-S1)
- Town Center (TC)
- Off-Street Parking (P)
- Institutional and Recreational (I & R)
- Institutional and Recreational - School (I & R-S1)
- Institutional and Recreational - Multi-Use (I &R-MLT)
- General Industrial (MG)
- Industrial Park (MP)
- Planned Development Residential (PDR)
- Planned Development Commercial (PDC)
- Planned Development Industrial (PDI)
- Mixed-Use Overlay District (MU)
- Residential Incentive Overlay District (RI)

Table LU-19: General Plan and Zoning Consistency

Land Use Plan Designations	Consistent Zoning Classification
Low Density	R1, PDR-LD, I&R, I&R-S
Medium Density	R1, R2-MD, PDR-MD, I&R, I&R-S, MU
High Density	R2-MD, R2-HD, R3, PDR-HD, PDR-NCM, I&R, I&R-S, MU, RI
Commercial-Residential	AP, CL, C1, PDC, R2-MD, R2-HD, PDR-MD, PDR-HD, RI
Neighborhood Commercial	CL, C1, AP
General Commercial	CL, C1, C2, C1-S, PDC, AP, RI, MU
Commercial Center	C1, C2, C1-S, PDC, AP
Regional Commercial	PDC
Urban Center Commercial	PDC
Cultural Arts Center	TC
Multi-Use Center	I&R-MLT
Industrial Park	MG, PDI, CL
Light Industrial	MP, PDI, CL
Public and Institutional	I&R, I&R-S
Golf Course	I&R
Fairgrounds	I&R
Fairview	R2-MD, R2-HD, R3, I&R

Off-Street Parking (P) zoning classification is consistent with any land use plan designation, with the exception of Low Density.

Residential development shall be allowed, regardless of the underlying zoning or land use designations, for any housing opportunity site identified within the sites inventory of the Housing Element, including any densities identified therein.

Revised February 20, 2019
Consistent with Table LU-9
of 2002 General Plan

Housing and Employment Projections

Providing a land use arrangement that encourages a correlation of employment and housing opportunities is a local and regional responsibility. Providing sufficient commercial land to support residential development is primarily a local responsibility, although commercial uses serving regional needs are provided as well. Sufficient land must also be established to meet the recreational needs of the local community, although regional needs are often accommodated by land within individual cities. Table LU-20: *General Plan Land Use 2035*, identifies the projected future growth and implications of the Land Use Plan.

Table LU-20: General Plan Land Use 2035

Land Use Designations	Net Acres	Residential Dwelling Units		Non-Residential Square Feet	
		2015 Existing	2035 Future*	2015 Existing	2035 Future
Residential					
Single-Family[1]	2,088.2	14,210	14,811	--	--
Multi-Family[2]	1,720.2	28,413	~~37,225~~37,291	--	--
Non-Residential					
Commercial-Residential	47.9	--	--	543,000	455,200
Neighborhood Commercial	40.5	--	--	338,000	472,100
General Commercial	616.3	--	~~--~~2,254	7,065,300	8,556,100
Commercial Center	117.5	--	~~--~~2,215	733,000	1,075,800
Urban Center Commercial	126.3	--	~~--~~1,735	4,550,700	5,581,200
Cultural Arts Center	57.3	--	~~--~~851	2,673,300	4,869,800
Regional Commercial	147.9	--	~~--~~1,959-	2,723,700	3,260,800
Industrial Park	632.6	--	~~--~~3,626	8,684,500	9,895,000
Light Industrial	378.1	--	~~--~~1,668	4,402,500	2,838,000
Public and Institutional	1,263.4	--	--	1,989,000	3,970,700
Golf Course	553.7	--	--	84,200	84,200
Fairgrounds	150.0	--	--	454,450	1,020,400
Multi-Use Center	102.6	--	~~--~~2,300	--	279,000
Totals	**8,044.5**	**42,623**	~~**50,834**~~**68,690**	**33,916,000**	**42,553,000**

Notes: * *The residential dwelling units added to the Land Use Designations for 2035 reflect the site capacity identified within the sites inventory of the Housing Element. The total unit counts are not intended to reflect a maximum build-out scenario.*

1. *Includes Low-Density Residential General Plan land use designation.*
2. *Includes Medium-Density, High-Density, and Commercial-Residential, Overlays General Plan land use designations.*

General Plan Amendment:
PGPA-24-02, Adopted August 5, 2025

Goals, Objectives, and Policies

Maintaining and enhancing the great quality of life in Costa Mesa is the foundation of this General Plan. The City will look towards focusing future change within targeted growth areas. Some of these areas already have a mix of commercial, office, hotel, and residential uses, and are located along roadways that will be enhanced with "Complete Streets" features (see Circulation Element), improved landscaping, and expanded public spaces (such as parks and plazas). In turn, the City will also protect and enhance neighborhoods throughout Costa Mesa to ensure these largely residential areas continue to provide value to residents and the community as whole.

Foremost, attention will be given to protecting the character and quality of residential neighborhoods, including those features that distinguish an area, such as building scale, historical structures, well-maintained rental housing, mature vegetation, and attractive streetscapes.

Goal LU-1: A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs

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.***

Policy LU-1.1 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.

Policy LU-1.2 Balance economic gains from new development while preserving the character and densities of residential neighborhoods.

Policy LU-1.3 Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities.

Policy LU-1.4 Promote housing and employment opportunities within planned development areas to the extent feasible.

Policy LU-1.5 Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services.

Goal LU-2: Preserve and Protect Residential Neighborhoods

Objective LU-2A. ***Promote land use patterns and development that contribute to community and neighborhood identity.***

Policy LU-2.1 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.

Policy LU-2.2 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines, and encourage undergrounding of utilities in the public right-of-way for residential development consisting of five units or more, to the extent feasible and practical.

Policy LU-2.3 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 being consistent with the neighborhood character of the surrounding community.

Policy LU-2.4 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.

Policy LU-2.5 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common-interest developments consistent with the neighborhood character. This policy does not apply to small lot subdivisions.

Policy LU-2.6 Encourage increased private market investment in declining or deteriorating neighborhoods.

Policy LU-2.7 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.

Policy LU-2.8 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, unless otherwise approved by a General Plan amendment. (A four-story/five-level parking structure with roof deck parking on the fifth level is considered a four-story structure.) The height limitation may be increased further

to realize the residential site capacity, or density, of housing opportunity sites identified within the sites inventory of the Housing Element.

Policy LU-2.9 Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.

Policy LU-2.10 Promote lot consolidation of residential properties to the extent feasible and practical, including the creation of larger single-family residential lots that exceed the minimum 6,000-square-foot requirement in neighborhoods where the prevailing residential subdivision pattern features larger-sized residential lots.

Policy LU-2.11 Ensure adequate noise attenuation in urban design, such as walls for sound attenuation, development of landscaped greenbelts, provision of landscape berms, etc.

Goal LU-3: Development that Maintains Neighborhood Integrity and Character

Objective LU-3A. ***Establish policies, standards, and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods.***

Policy LU-3.1 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.

Policy LU-3.2 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.

Policy LU-3.3 Continue code enforcement as a high priority with regard to the regulation of property maintenance standards citywide.

Policy LU-3.4 Ensure that residential densities can be supported by the infrastructure and are compatible with existing residential neighborhoods in the surrounding area.

Policy LU-3.5 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.

Policy LU-3.6 Facilitate revitalization of aging commercial centers by working with property owners, developers, local businesses, and other community organizations to coordinate efforts.

Policy LU-3.7 Promote development/design flexibility that encourages older or poorly maintained high-density residential uses to be rehabilitated.

Policy LU-3.8 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods.

Policy LU-3.9 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.

Policy LU-3.10 Minimize effects of new development on the privacy and character of surrounding neighborhoods.

Policy LU-3.11 Promote small-lot residential development on long, narrow, single parcels or combined residential lots.

Policy LU-3.12 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development.

Policy LU-3.13 Prohibit construction of buildings which would present a hazard to air navigation, as determined by the Federal Aviation Administration (FAA).

Policy LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to federal and State law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development." Land Use Element (page LU-18) refers to the threshold stated above. It shall be amended to refer to Filing FAA Form 7460-1 Notice of Construction and Alteration, and not to Form 7480-1.

Policy LU-3.15 The City will ensure that development proposals, including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements.

Policy LU-3.16 The City shall refer certain projects to the Airport Land Use Commission for Orange County, as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the Airport Environs Land Use Plan for John Wayne Airport.

Policy LU 3.17 New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft.

Goal LU-4: New Development that Is Sensitive to Costa Mesa's Environmental Resources

Objective LU-4A. ***Encourage new development and redevelopment that protects and improves the quality of Costa Mesa's natural environment and resources.***

Policy LU-4.1 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the National Pollutant Discharge Elimination System Stormwater Permit during the planning, project review, and permitting processes.

Policy LU-4.2 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.

Policy LU-4.3 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota.

Policy LU-4.4 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies, and protect the integrity of the bluff crest.

Policy LU-4.5 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.

Policy LU-4.6 Incorporate the principles of sustainability into land use planning, infrastructure, and development processes to reduce greenhouse gas emissions consistent with State goals.

Goal LU-5: Adequate Community Services, Transportation System, and Infrastructure to Meet Growth

Objective LU-5A. ***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.***

Policy LU-5.1 Pursue annexation of certain areas within the City's Sphere of Influence to provide land use regulation and city services within its jurisdiction.

Policy LU-5.2 Strongly encourage protection and preservation of existing but underutilized school sites for future recreational, social, or educational uses.

Policy LU-5.3 As appropriate and timely, consider the establishment of development impact fee program(s) to fund additional fire and police personnel, library facilities, and related equipment to meet the demands of additional growth in the City.

Policy LU-5.4 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.

Policy LU.5.5 Ensure that new development pays its fair share of impact fees such as park fees and traffic impact fees. This can also include impact fees related to community services (police protection services and fire emergency response services) or library facilities, once adopted and applicable.

Policy LU-5.6 Promote development of revenue-generating land uses to help defray the costs of high quality public services.

Policy LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.

Policy LU-5.8 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications.

Policy LU-5.9 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.

Policy LU-5.10 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, unless the site is identified as a housing opportunity site within the sites inventory of the Housing Element, then the density and intensity may be modified to realize the residential site capacity, or density, identified therein. 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 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 nonresidential 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 nonresidential 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, and 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.

(d) Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council.

Policy LU-5.11 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.

Policy LU-5.12 Development plans shall include an overall buildout plan, which can demonstrate the ability of the circulation system to support the proposed level of development.

Policy LU-5.13 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area.

Goal LU-6: Economically Viable and Productive Land Uses that Increase the City's Tax Base

Objective LU-6A: ***Ensure the long-term productivity and viability of the community's economic base.***

Policy LU-6.1 Encourage a mix~~ed~~ of land uses that maintain and improve the City's long-term fiscal health.

Policy LU-6.2 Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers.

Policy LU-6.3 Continue to prioritize commercial and industrial park use of properties north of I-405 and within the Airport Industrial District.

Policy LU-6.4 Support the continued presence of incubator businesses in the action sports industry and jobs-producing businesses in the Westside.

Policy LU-6.5 Encourage revitalization of existing, older commercial and industrial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units.

Policy LU-6.6 Continue to encourage and retain land uses that generate sustainable sales and property tax revenues, including regional commercial destinations and automobile dealerships.

Policy LU-6.7 Encourage new and retain existing businesses that provide local shopping and services.

Policy LU-6.8 Provide efficient and timely review of development proposals while maintaining quality customer service standards for the business, development, and residential community.

Policy LU-6.9 Support the retention and growth of Class A office tenants, including corporate headquarters for the action sports industry, biotech, and high technology companies within the City.

Objective LU-6B: ***Encourage and facilitate activities that expand the City's revenue base.***

Policy LU-6.10 Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base.

Policy LU-6.11 Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost.

Policy LU-6.12 Track retail trends and tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate ~~the~~ business mix.

Policy LU-6.13 Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses.

Policy LU-6.14 Improve ease and accessibility to information to capture opportunities for businesses to establish in Costa Mesa and bring high-skill and professional jobs and new revenue sources into the community.

Policy LU-6.15 Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.

Policy LU-6.16 Examine options for the development of new infrastructure for new technologies and businesses that use those technologies.

Objective LU-6C: ***Retain and expand the City's diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique and prototype manufacturing, and industrial businesses.***

Policy LU-6.17 Engage in activities that promote Costa Mesa as a great place to live, work, and develop a business.

Policy LU-6.18 Continue to work with surrounding cities to strengthen regional economic development.

Policy LU-6.19 Provide flexibility and support for development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility along major corridors outside of significant commercial or industrial nodes.

Goal LU-7: A Sound Local Sustainable Economy that Attracts Investment, Creates Educational Opportunities, and Generates Employment Opportunities

Policy LU-7.1 Endeavor to create mixture of employment opportunities for all economic levels of residents and businesses.

Policy LU-7.2 Support linkages between local educational institutions and local industries and businesses. Foster training, collaboration with employers, and new innovative programs that increase job opportunities for residents and students attending school locally.

Policy LU-7.3 Foster and provide useful and efficient partnerships to implement economic opportunities with private, non-profit, or other public agencies.

Policy LU-7.4 Cultivate an entrepreneurial and academic environment that fosters innovation through non-traditional housing developments, flexible office spaces, experiential development, and ensuring the diversity of retail/service throughout the urban districts.

Policy LU-7.5 Support and provide flexibility for development projects and businesses which produce, care, and maintain material goods or fixed assets meant to support the production of market goods, especially for niche industries within the City of Costa Mesa.

Policy LU-7.6 Seek out opportunities to attract primary businesses within stable industries and support industries that already exist within the City.

Policy LU-7.7 Explore economic and employment opportunities to retain and strengthen the unique industry niches along Bristol and Paularino, in the Westside, on East 17th Street, and throughout North Costa Mesa.

Policy LU-7.8 Support the development of pedestrian plazas and gathering places, and institutional spaces, as well as the more efficient use of existing spaces, to support economic growth and branding of existing industries within the City.

Goal LU-8: Promote a range of multiple uses at the Fairview Developmental Center site

Policy LU-8.1 In anticipation of the potential closure or repurposing of the Fairview Development Center site, the City will work with appropriate State agencies or private entity (if the property is sold) to plan for a complementary mix of ~~low-scale~~ residential, institutional, public facilities, open spaces, and recreational uses within a campus setting.

Goal LU-9: Ensure that Fairgrounds uses are consistent with the General Plan designation

Policy LU-9.1 Discourage changes in the allowable uses specified in the Fairgrounds General Plan land use designation for the Orange County Fair & Event Center property. Ensure that amendments to this General Plan designation are approved by the electorate.

Goal LU-10: Promote the growth of tourism

Objective LU-10A: ***Promote structural improvements of visitor-oriented land uses.***

Policy LU-10.1 Engage with property owners, developers, and business owners to encourage the revitalization of the hotel/motels.

Policy LU-10.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include:

(a) Updating building mechanical, electrical, or plumbing to comply with current building standards

(b) Updating physical improvements to the site

(c) Adding hotel amenities to the site

(d) Updating or improving the landscaping on the site

(e) Updating or improving the façade of the building(s)

Objective LU-10B: ***Promote growth of visitor-oriented land uses.***

Policy LU-10.3 Motel and hotel land uses should be encouraged to be located near major transportation corridors and close to key tourist/visitor draws, other recreation venues, the airport, regional, and general local shopping centers.

Policy LU-10.4 Consider the interest of quality of stay for visitors when evaluating projects near visitor-oriented land uses by requiring on-site amenities and upscale guest services.

Objective LU-10C: ***Promote uses and events that make visitor-oriented business more economically viable.***

Policy LU-10.5 Celebrate and promote the arts, culture, and industries of Costa Mesa through special events, civic gatherings, and City marketing and tourism promotion efforts.

Policy LU-10.6 Promote the development of small-scale manufacturing uses or other uses that generate multiple secondary and tertiary markets that support business travel tourism-related uses.

Policy LU-10.7 Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County.

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA

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APN	Unique Id	Address	Owner	Zoning	General Plan Land Use	Council District	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used In 5th Cycle	Net Units	Very Low	Low	Moderate	Above Moderate	Notes	Existing Building SF	Max Buildout per FAR	% Occupied	Dev. Class
424-202-02	12	719 W 19th St	PANGE MARC C TR PANGE REVOC TR	C1	G	4	19 West	1.29	50			Yes	64	12	7	12	34	Small commercial uses in a strip mall center. Approximately half of the parcel is surface parking and property abuts a major transportation corridor (19th Street). Shopping Center shows no recent sign of renovation.	12,509	70,028	18%	C
424-202-03	13	707 W 19th St	MUNOZ FAMILY PROPERTIES LLC	C1	G	4	19 West	2.00	50				99	18	10	19	52	Existing single-user (Smart&Final) with large surface parking lot. Potential to redevelop for mixed-use adjacent to major transportation corridor (19th Street).	20,404	108,723	19%	C
424-211-01	14	695 W 19th St	CITY OF COSTA MESA	C1	G	5	19 West (Senior)	2.66	50				60	40	20	0	0	Proposed Senior Center Housing project.	16,181	144,946	11%	EX
424-281-20	16	1710 Pomona Ave	PACIFIC MESA PROPERTIES	MG	LI	5	19 West	1.08	50				53	10	5	10	28	Existing self-storage facility in close proximity to new residential uses and major transportation corridor (17th Street). The existing single-story building is located less than 100 feet away from recently constructed residential. The increase in permitted residential density afforded by this Housing Element update cycle is an incentive for property owners to gain greater economic return with residential development as opposed to remaining as commercial. Additionally, this Urban	17,660	58,633	30%	B

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																		Plan Area has seen significant past ownership interest in conversion of existing commercial/light industrial/office into residential development with similar previous existing sites (including more than one-hundred multi-story residential loft units located immediately across 17th Street). Further, one of the main objectives of the 19 West Urban Plan is to "encourage commercial/residential mixed-use development" with an emphasis on "vertical mixed-use development" (i.e., multi-story). Based on past local development trends and future allowed increases in residential density, It is conceivable and likely that the economic return of a residential use will encourage the ownership to redevelop the existing storage use into either residential or residential mixed-use (similar to adjacent properties) within the planning period.				

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424-281-21	17	670 W 17th St	PACIFIC MESA PROPERTIES	MG	LI	5	19 West	1.06	50				53	10	5	10	28	Existing 2-story office and commercial uses in close proximity to new residential uses and major transportation corridor (17th Street).	12,364	57,813	21%	A
424-281-22	18	660 W 17th St	PACIFIC MESA PROPERTIES	MG	LI	5	19 West	2.22	50				110	20	12	22	55	Existing self-storage facility and light industrial/commercial use in close proximity to new residential uses and major transportation corridor (17th Street).	29,164	120,722	24%	B
425-431-02	19	1680 Superior Ave	B D INNS INC	CL	G	6	19 West	2.11	50				105	19	11	21	53	Existing hotel use (Ramada) with large surface parking lot. Property is directly adjacent to Newport Boulevard and next to new multi-family development.	25,337	115,045	22%	D
425-431-03	20	1666 Superior Ave	SCHWARTZ PAUL D 2007 TR	MG	LI	6	19 West	0.29	50		A		14	2	1	2	9	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	3,693	15,921	23%	B
425-431-04	21	116 E 16th St	SHEEHAN MICHAEL W TR	MG	LI	6	19 West	0.73	50		A		36	6	3	7	19	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	13,899	39,955	35%	B

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																		The existing single-story collection of warehouse buildings is located across 16th Street from approximately 60 affordable modular/mobile home residential units and also located in close proximity to more than one-hundred multi-story residential loft units located on 17th Street. This Urban Plan Area has seen significant past ownership interest in conversion of existing commercial/light industrial/office uses into residential development with similar previous existing sites. Further, one of the main objectives of the 19 West Urban Plan is to "encourage commercial/residential mixed-use development" with an emphasis on "vertical mixed-use development" (i.e., multi-story). Based on past local development trends and future allowed increases in residential density afforded by the associated zone changes, It is conceivable and likely				

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																		that the economic return of a residential use will encourage the ownership to redevelop the existing uses into either residential or residential mixed-use (similar to adjacent properties) within the planning period.				
425-431-05	22	126 E 16th St	126 PROPERTIES LLC	MG	LI	6	19 West	0.42	50		A		20	3	2	4	10	A vehicle repair facility developed with older and randomly located structures. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table. The existing collection of vehicular repair and vehicle storage buildings are located across 16th Street from approximately 60 affordable modular/mobile home residential units and also located in close proximity to more than one-hundred multi-story residential loft units located on 17th Street. This Urban Plan Area has seen significant past ownership interest in conversion of existing commercial/light industrial/office uses into residential development with	10,868	22,831	48%	B

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																		similar previous existing sites. Further, one of the main objectives of the 19 West Urban Plan is to "encourage commercial/residential mixed-use development" with an emphasis on "vertical mixed-use development" (i.e., multi-story). Based on past local development trends and future increases in residential densities afforded by the next Housing Element cycle, It is conceivable and likely that the economic return of a residential use will encourage the ownership to redevelop the existing uses into either residential or residential mixed-use (similar to nearby properties) within the planning period.				
425-431-06	23	126 E 16Th St	126 PROPERTIES LLC	C1	G	6	19 West	0.35	50		A		17	3	1	3	10	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	5,158	19,226	27%	B

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425-431-07	24	1601 Newport Blvd	WINKAL HOLDINGS L L C	C1	G	6	19 West	0.79	50				39	7	4	7	22	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	9,604	42,763	22%	B
420-012-16	38	2476 Mark St	STATE OF CALIFORNIA	I&R-MLT	MUC	1	Fairview Developmental	108.91	60				2,300	575	345	690	690	Fairview Developmental Center property. See analysis in Appendix B for additional information on potential to redevelop.	944,681	N/A	N/A	EX
141-361-06	39	2700 Harbor Blvd	FEMINO JAMES J THE J J & S FEMINO LIVING TR	C1	G	3	Harbor Mixed-Use	0.68	50				34	6	3	6	19	Mixed us building with first floor retail and offices	8,228	37,198	22%	C
141-361-11	40	2666 Harbor Blvd	HARBOR CM LLC	C1	G	3	Harbor Mixed-Use	2.41	50				120	22	13	24	60	Former Ace Hardware store, now for lease after Ace went out of business. Large big box structure with surface parking along a major transportation corridor (Harbor Blvd). This property is located adjacent to an approximate 30 unit recently completed residential development (also fronting Harbor Blvd) and several hundred residential apartment units located easterly of the property. Given the nature of the current extended	44,693	130,965	34%	C

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																		vacancy history, difficult lease market for a larger facility and permitted residential densities afforded to this property by the next Housing Element cycle, it is conceivable and likely that this property will be redeveloped with residential. The aforementioned adjacent residential property located on Harbor Boulevard was previously developed with a large automobile dealership within the current planning period during the previous planning period which identifies a potential trend for this property to be redeveloped similarly with residential.				
141-361-21	41	2790 Harbor Blvd	LEFEBVRE MAUREEN ELIZABETH	C1	G	3	Harbor Mixed-Use	0.75	50				37	7	4	7	20	Mixed use building with retail and offices on first floor and offices on 2nd and 3rd floor. Building is partially vacant with large surface parking lot adjacent to major transportation corridor (Harbor Boulevard).	10,347	40,932	25%	C
141-361-22	42	2750 Harbor Blvd	SRS COLLEGE CENTER	C1	G	3	Harbor Mixed-Use	1.71	50				85	16	9	17	43	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants.	12,032	92,942	13%	C

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																		Large surface parking lot.				
141-361-23	43	2730 Harbor Blvd	SRS COLLEGE CENTER	C1	G	3	Harbor Mixed-Use	0.68	50				33	6	3	6	18	Existing older commercial shopping center adjacent to major transportation corridor (Harbor Boulevard). Uses include commercial, office and restaurants. Large shared surface parking lot. This property is located across the street (Peterson Place) from several hundred residential apartment units. Several of the larger commercial units in this shopping center are currently vacant or have been chronically vacant in the past, and the center is in need of investment and is somewhat lacking commercial vitality. Thus, it is conceivable and likely, similar to other nearby adjacent commercial properties, that this property will be redeveloped with residential units during the current planning period. The future increase in permitted residential density afforded by this Housing	12,075	36,948	33%	C

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																		Element update cycle for this property is considered an attractive incentive for property owners to gain greater economic return with residential development as opposed to remaining as commercial.				
141-361-27	44	2710 Harbor Blvd	JOHNSON GREGORY A & JACLYN H	C1	G	3	Harbor Mixed-Use	0.67	50				33	6	3	6	18	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.	9,240	36,515	25%	C
141-361-28	45	2706 Harbor Blvd	MESA VERDE CENTER LLC	C1	G	3	Harbor Mixed-Use	0.97	50				48	9	5	9	26	Vacant Pier 1 Imports box store and surface parking lot. Building is currently for lease.	14,997	52,666	28%	C
419-031-08	52	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	G	5	Harbor Mixed-Use	0.75	50				37	7	4	7	20	Surface parking lot within large retail shopping center. Potential for mixed-use redevelopment. Retail center has major big box tenants which have permanently closed, leaving an excess of surface parking.	0	40,935	0%	C
419-031-09	53	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	G	5	Harbor Mixed-Use	1.17	50				58	11	6	11	31	Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed-use. While the data shows a high development usage, this	98,908	63,595	156%	C

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																		tenant space remains vacant. Large leasable floor areas are difficult to lease and this building has been vacant since 2021. Similar to several adjacent properties located along Harbor Boulevard which have converted to residential, residential units are both profitable and in demand in this local area; thus it is conceivable and likely that the ownership of this property will consider residential re-development instead of remaining an existing commercial use within the current planning period. Further, the potential increase in future permitted residential density afforded by this Housing Element update cycle for this property is considered an attractive incentive for property owners to gain greater economic return with residential development as opposed to remaining as a more difficult to lease larger commercial space.				

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419-031-12	54	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	G	5	Harbor Mixed-Use	3.16	50				158	30	17	31	81	Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed-use. Large leasable floor areas are difficult to lease and this building has been vacant now for several years (since 2021). Similar to several adjacent properties located along Harbor Boulevard that have converted uses from commercial to residential, residential units are both profitable and in demand in this local area; thus it is conceivable and likely that the ownership of this property will consider residential re-development instead of remaining an existing commercial use during the current planning period. Further, the potential increase in future permitted residential density afforded by this Housing Element update cycle for this property is considered an attractive incentive for property owners to gain greater economic return with residential development	98,908	172,145	57%	C

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																		as opposed to remaining as a more difficult to lease larger commercial space.				
419-171-58	56	2150 Harbor Blvd	2150 HARBOR BLVD LLC	C1	G	5	Harbor Mixed-Use	1.17	50				58	11	6	11	31	Norms restaurant with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).	6,606	63,521	10%	C
422-021-09	57	2131 Harbor Blvd	SHERMAN DONALD L H	C2	G	4	Harbor Mixed-Use	0.83	50				41	7	4	8	21	Auto parts store, retail store, and pet grooming store, with large surface parking area adjacent to major transportation corridor (Harbor Blvd).	6,891	45,202	15%	C
422-091-11	58	2075 Harbor Blvd	LEWIS JOHN T & LEWIS MARY K	C2	G	5	Harbor Mixed-Use	0.63	50				31	5	3	6	16	Tools and equipment rental yard adjacent to major transportation corridor (Harbor Blvd).	3,032	34,196	9%	C
422-091-12	59	2069 Harbor Blvd	TANNER DALE A	C2	G	5	Harbor Mixed-Use	0.54	50				26	4	2	5	14	Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).	5,032	29,322	17%	C
422-091-14	61	2049 Harbor Blvd	C M HARBOR CM LLC	C2	G	5	Harbor Mixed-Use	0.54	50				26	4	2	5	14	Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).	4,586	29,226	16%	C
422-091-24	62	2015 Harbor Blvd	NEWPORT MESA AUTO CENTER LLC	C2	G	5	Harbor Mixed-Use	0.62	50				30	5	3	6	15	Newport Mesa Auto Center with car repair and car wash uses adjacent to major transportation corridor (Harbor Blvd).	9,663	33,643	29%	C
422-091-26	63	2007 Harbor Blvd	949 STORAGE LLC	C2	G	5	Harbor Mixed-Use	0.83	50				41	7	4	8	21	Self-storage facility with surface parking lot and access to major transportation corridor (Harbor Blvd). This property fronts a predominantly residential street (Charle	14,103	45,248	31%	B

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																		Street) that is developed primarily with residential uses. Given the potential height and density that this property could yield based on the future density increase afforded by this Housing Element cycle, a residential use is both conceivable and likely during the current planning period. Additionally, the storage use is considered relatively small in size compared to other local storage facilities and therefore, the investment return on a residential use is likely greater than the use of storage.				
422-101-03	64	1989 Harbor Blvd	JUNEAU PAULINE BRECHT	C2	G	5	Harbor Mixed-Use	0.56	50				27	5	2	5	15	Budget Truck Rental yard which is largely a paved surface parking lot with a small building. Site is adjacent to major transportation corridor (Harbor Blvd).	624	30,425	2%	C
422-101-06	65	1974 Charle St	CHARLE ST REALTY LLC	C2	G	5	Harbor Mixed-Use	0.53	50				26	4	2	5	14	Existing low-intensity light industrial and warehouse uses.	7,962	28,964	27%	A
422-193-23	66	2215 Harbor Blvd	CHEN-RONG PROPERTIES LLC	C2	G	4	Harbor Mixed-Use	0.58	50				28	5	3	5	16	Aging furniture/consignment store structure with surface parking lot adjacent to major transportation corridor (Harbor Blvd). This property is surrounded	12,757	31,475	41%	C

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																		on several sides by residential uses (including mobile home, single-family and multi-family - more than several hundred units). Given the age of this structure, size and potential increase in profit yield of converting the commercial use to residential, it is both conceivable and likely that the property could be converted to residential during the current planning period.				
422-193-24	67	2205 Harbor Blvd	AQUA 26 LLC	C2	G	4	Harbor Mixed-Use	0.58	50				28	5	3	5	16	Aging vacant motel use with large surface parking lot adjacent to major transportation corridor (Harbor Blvd). This property was recently purchased with the intent to convert the motel to affordable housing. The owner is currently working to obtain a grant (Community Care Expansion Program) through the California Department of Social Services. Thus, it is likely that the motel will convert to affordable residential quickly within the current planning period.	10,089	31,469	32%	C

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422-282-11	68	2044 Placentia Ave	SAA 2 LLC	MG	LI	4	Mesa West	1.18	40				47	8	5	9	25	Auto repair shop and light industrial uses with surface parking adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation. This property is located within 100 feet of two recently developed residential properties that were previously developed with commercial uses. One of the nearby existing residential properties is now a multi-family mixed use property with residential located on the upper floors and commercial located on the ground floor, and the other residential property consists of detached residential lofts that were converted from a previous bakery facility. Thus, there is a neighborhood pattern and trend of residential conversions that could occur during the current planning period on the subject property. Further, the potential increase in future permitted residential density afforded by this Housing Element update	26,636	64,338	41%	B

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																		cycle for this property is considered an attractive incentive for property owners to gain greater economic return with residential development as opposed to remaining as a more difficult to lease commercial space.				
422-291-04	69	2065 Placentia Ave	PUBLIC STORAGE PARTNERS LTD	MG	LI	4	Mesa West	1.85	40				73	13	8	14	38	Self-storage facility adjacent to recently developed townhouses and apartments. Several of the City's previously existing storage uses in the nearby vicinity have been converted to residential and the subject property is located adjacent to 14 recently developed residential lofts. The aforementioned adjacent loft property was previously developed with an automotive use and therefore there is a neighborhood pattern/trend of commercial to residential conversion. This property is also located nearby two recently developed residential properties that were previously developed with commercial uses. One of the nearby existing residential properties is	34,929	100,710	35%	B

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																		now a multi-family mixed use property with residential located on the upper floors and commercial located on the ground floor, and the other residential property consists of detached residential lofts that were converted from a previous bakery facility. Lastly, the existing storage facility is single-story and therefore is considered under developed even in regard to the existing use and therefore residential could be considered an attractive and profitable re-use of the property during the current planning period. Lastly, the potential increase in future permitted residential density afforded by this Housing Element update cycle for this property is considered an attractive incentive for the property owner to gain greater economic return with residential development as opposed to remaining as a storage facility.				

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422-291-05	70	2065 Placentia Ave	PUBLIC STORAGE INC	MG	LI	4	Mesa West	0.92	40				36	6	3	7	19	This self-storage facility although is located on a separate property is operated in conjunction with the above site ("unique id") 69. This property is owned in common with the aforementioned site and is developed with a two-story storage structure. It is likely that these two properties could be combined and developed similar to many adjacent properties with multi-family residential mixed-use development or residential lofts during the current planning period. The size of this property and the future increased densities permitted by the next Housing Element cycle, combined with the adjacently owned parcel contributes to a higher probability that the property owner considers the economic advantages of residential conversion.	23,549	50,355	47%	B
422-291-06	71	2051 Placentia Ave	PLACENTIA AVE PROPERTIES LLC	MG	LI	4	Mesa West	0.92	40				36	6	3	7	19	Existing office/light industrial uses adjacent to recently developed townhouses and apartments.	6,720	50,355	13%	A

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422-301-01	72	1987 Placentia Ave	HARTLEY CO	MG	LI	4	Mesa West	2.31	40				92	17	10	18	47	Warehouses with large surface parking lot. Two buildings on the site. Adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation. This property is located nearby several recently developed residential properties that were previously developed with commercial uses. Thus, there is a neighborhood pattern and trend of residential conversions that could occur during the current planning period on the subject property. Lastly, the property is larger than many of the lots in this area and therefore is more conducive for higher density residential development, and thus considered more attractive for residential redevelopment than even many of the previously converted nearby existing residential uses. Lastly, the potential increase in future permitted residential density afforded by this Housing Element update cycle for this property is	37,645	125,891	30%	A

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																		considered an attractive incentive for the property owner to gain greater economic return with residential development as opposed to remaining as a more difficult to lease commercial space.				
422-454-28	74	2101 Placentia Ave	CASACOS LLC	MG	LI	4	Mesa West	0.91	40				36	6	3	7	19	Restaurant with large surface parking lot. Potential for mixed-use development.	4,802	49,428	10%	C
424-061-01	75	885 W 18th St	MONROVIA AVENUE PARTNERS LLC	MG	LI	5	Mesa West	1.25	40				49	9	5	9	27	One-story warehouses with a large surface parking lot. Hundreds of residential properties are located across West 18th Street from the subject property and therefore the subject property if re-developed with residential uses would be considered neighborhood compatible. The existing large open parking lot could be redeveloped with a residential component and likely a large portion of the existing commercial uses could remain. The property could also be redeveloped with second-floor residential as a mixed-use, pursuant to the Mesa West Urban Plan. Given the current high demand for residential in the City	22,144	67,858	33%	B

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																		and profit yield, residential conversion during this planning period is conceivable.				
424-061-03	76	859 W 18th St	CRANK FAMILY 2007 LLC	MG	LI	5	Mesa West	0.81	40				32	6	3	6	17	One-story multi-unit warehouse facility and surface parking lot. The property could be redeveloped with commercial first-floor and second-floor residential mixed-use development, pursuant to the Mesa West Urban Plan. The Mesa West Urban Plan encourages the construction of first floor commercial with second floor residential. Several large apartments are located in close proximity to the subject property. Given the current high demand for residential in the City, future permitted higher density afforded by this Housing Element cycle and expanded profit yield, residential development on this property is conceivable during this planning period.	16,926	44,209	38%	C
424-061-04	77	851 W 18th St	SEA PROPERTIES	MG	LI	5	Mesa West	1.79	40				71	13	7	14	36	Auto body shop with large surface parking lot.	25,478	97,501	26%	C
424-061-05	78	1791 Placentia Ave	BOYD WILLIS BLAIR SR TR	MG	LI	5	Mesa West	4.27	40				170	32	18	34	85	Single-story warehouses with large surface parking lot and drive aisles. Five buildings on the site which show little	72,191	232,421	31%	B

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																		sign of recent renovation. The property is considered large in size (approximately 4 acres) and could be redeveloped with commercial first floor and second-floor residential development, pursuant to the Mesa West Urban Plan. The Mesa West Urban Plan encourages the construction of first floor commercial with second floor residential. Several hundred apartment and condominiums units are located in close proximity (east of Placentia Avenue) to the subject property. Given the current high demand for residential in the City, profit yield for residential and increase in future residential densities allowed on this property as a result of the next Housing Element cycle, residential development on this property is conceivable during this planning period.				
424-061-06	79	1751 Placentia Ave	BOYD WILLIS BLAIR SR TR	MG	LI	5	Mesa West	4.70	40				187	35	20	37	95	Single-story warehouses with large surface parking lot and drive aisles. Seven buildings	80,909	255,845	32%	B

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																		on the site which show little sign of recent renovation. The property is considered large in size (approximately 4.5 acres) and hundreds of residential properties are located across Placentia Avenue from the subject property. Therefore, the subject property if re-developed with residential uses would be considered neighborhood compatible. The property could be redeveloped with second-floor residential pursuant to the Mesa West Urban Plan. Given the current high demand for residential in the City, future residential densities allowed on this property as a result of the next Housing Element cycle and profit yield, residential development is conceivable during this planning period.				
424-241-11	96	610 W 18th St	COSTA MESA WOMEN'S CLUB	R2-HD	HDR	5	Mesa West	0.58	40				23	4	2	4	13	Costa Mesa Women's Club with large surface parking lot. Property is adjacent to new park and civic center uses and in a residential setting with both single-family and multi-family	5,857	31,413	19%	C

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																		uses. Property is underutilized.				
424-281-01	97	1730 Pomona Ave	C & K PARTNERS	MG	LI	5	Mesa West	0.99	40				39	7	4	7	22	Warehouses with surface parking lot. One building on the site.	11,802	54,028	22%	B
424-281-19	98	424 Pomona Ave	PACIFIC MESA PROPERTIES	MG	LI	5	Mesa West	1.19	40				47	8	5	9	25	Warehouses with large surface parking lot. One building on the site. The existing single-story building is located in close proximity to residential uses. This Urban Plan Area has seen significant past ownership interest in conversion of existing commercial/light industrial/office into residential development with similar previous existing sites (including more than one-hundred multi-story residential loft units located immediately across 17th Street, developed under separate ownership). Further, one of the main objectives of the Mesa West Urban Plan is to "encourage commercial/residential mixed-use development" with an emphasis on "vertical mixed-use development" (i.e.,	19,676	64,716	30%	B

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																		multi-story). Based on past local development trends, It is conceivable and likely that the economic return of a residential use will encourage the ownership to redevelop the existing use into either residential or residential mixed-use (similar to adjacent properties) within the current planning period. It should also be noted that several live/work developments (encouraged by this Urban Plan) are currently proposed in this area on similar sized properties that are existing commercial uses.				
424-281-23	99	660 W 17th St	PACIFIC MESA PROPERTIES	MG	LI	5	Mesa West	2.26	40				90	17	9	18	45	Large single-story self-storage facility adjacent to existing multi-family residential. Several of the City's previously existing storage uses in the nearby vicinity have been converted to residential. There is also a neighborhood pattern/trend of commercial to residential conversion with several recently developed higher density residential loft properties constructed	50,219	122,853	41%	B

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																		nearby on 17th Street. Thus, it is conceivable that the subject property owner would pursue residential conversion of the property in the current planning period similar to nearby properties. Residential conversion is also made more attractive to ownership by the future increases in residential densities allowed for this property by the next Housing Element cycle.				
424-321-17	100	1882 Whittier Ave	AYRES SELF STORAGE COSTA MESA LLC	R2-MD	MDR	5	Mesa West	1.08	40				43	8	4	8	23	Large single-story self-storage facility adjacent to existing multi-family residential. This property is generally surrounded by existing residential uses. Several of the City's previously existing storage uses in the nearby vicinity have been converted to residential. It is likely that residential units on this property would be considered by the property owner to be an attractive re-use and for potential re-development within the planning period. Future increases in residential densities allowed on this property as a result of the next Housing	18,808	59,063	32%	B

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																		Element cycle is also considered an incentive for the property owner to develop residential.				
139-031-39	131	3303 Harbor Blvd	SDCO COSTA MESA COMMERCE PARK INC	PDI	IP	1	North Costa Mesa	10.00	90				900	171	99	180	450	Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses. In addition, the site is considered very large with extensive areas for residential development.	160,463	326,700	49%	A
139-031-42	132	1575 Sunflower Ave	RREEF CPIF 1575 SUNFLOWER LLC	MP	IP	1	North Costa Mesa	8.03	90				722	137	79	144	362	Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses. In addition, the site is considered very large with extensive areas for residential development.	133,055	262,313	51%	A
139-031-67	133	3333 Harbor Blvd	BEG HOLDINGS LP	MP	IP	1	North Costa Mesa	10.00	90				900	171	99	180	450	Sofia University site (former Whittier Law School site) with large surface parking lot and largely underdeveloped land. The City has received interest in the potential future redevelopment of the site for residential uses. In addition, the site is considered very large with extensive areas for	130,197	326,700	40%	EX

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																		residential development.				
140-041-38	134	3390 Harbor Blvd	HARBOR ASSOCIATES	MP	IP	1	North Costa Mesa	5.78	90				520	98	57	104	260	National University site. Analysis assumes potential redevelopment of the entire site as National University has vacated the existing lease. The City has received interest in the potential future redevelopment of the site for residential uses.	37,672	188,984	20%	EX
140-041-63	136	3390 Harbor Blvd	C J SEGERSTROM & SONS	MP	IP	1	North Costa Mesa	1.69	90				152	28	16	30	77	National University site. Analysis assumes potential redevelopment of the surface parking area. The City has received interest in the potential future redevelopment of the site for residential uses.	0	55,367	0%	EX
140-041-82	137	3315 Fairview Rd	C J SEGERSTROM & SONS	PDC	CC	1	North Costa Mesa - HR	7.58	90		C		443	44	22	44	333	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.	40,025	211,382	19%	EX
140-041-93	138	1201 South Coast Dr	HENRY T SEGERSTROM PROP LLC	PDC	CC	1	North Costa Mesa - HR	30.30	90	Vacant	C		1,772	177	88	177	1,330	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.	0	844,812	0%	EX
410-051-48	139	3400 Bristol St	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	0.53	90		G		47	8	5	9	25	Existing office uses. The City has discussed the potential future redevelopment of this site for high-density residential uses with the	18,147	40,626	45%	EX

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																		property owner. Therefore, it is likely that the site could be converted to residential during the planning period.				
410-051-51	140	685 Sunflower Ave	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	0.88	90		G		78	14	8	15	41	Vacant portion of parcel adjacent to parking structure. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	863	67,517	1%	EX
410-051-52	141	3410 Bristol St	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	1.35	90		G		121	22	13	24	61	Existing office uses. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	1,014	104,331	1%	EX
410-441-17	142	14850 Sunflower Ave	ROY K SAKIOKA & SONS	PDC	UCC	2	North Costa Mesa - SL2	30.93	90	Vacant			1,200	120	60	120	900	Sakioka Lot 2 property. See analysis in Appendix B for additional information on potential to redevelop.	15,275	1,347,311	1%	EX
410-501-31	144	N/A	JKS-CMFV LLC	PDC	UCC	2	North Costa Mesa	3.39	90				305	57	33	61	153	Large surface parking lot. Analysis assumes only redevelopment of the surface parking lot area. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	0	116,821	0%	EX
412-491-07	145	3333 Bristol St	SOUTH COAST PLAZA	PDC	RC	2	North Costa Mesa	6.41	90				575	120	60	115	288	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for	15,390	248,505	6%	EX

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																		additional information on potential to redevelop.				
412-491-11	146	0	SOUTH COAST PLAZA	PDC	RC	2	North Costa Mesa	5.37	90				483	91	53	96	243	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelop.	0	208,379	0%	EX
412-501-06	147	3333 Bristol St	S-TRACT LLC	PDC	RC	2	North Costa Mesa	10.00	90				900	171	99	180	450	This parcel is an existing surface parking lot within the South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelopment.	232,135	387,684	60%	EX
418-161-06	176	2957 Randolph Ave	ZELDEN ALICE WILLER	MG	LI	2	SoBECA	0.72	60				43	8	4	8	23	Existing light industrial building that is used as a brewery/restaurant with large surface parking lot. Site is located within the SoBECA Urban Plan redevelopment area. Large residential neighborhoods located nearby. Pursuant to the SoBeca Urban Plan, vertical mixed-use development is encouraged and therefore residential could be developed within the current planning period. In addition, the SoBeca area is considered an attractive area for	16,880	39,375	43%	A

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																		certain younger generations and therefore the prospect of residing on the subject property would generate interest to the property ownership. Also, staff has met with the current occupant and there is uncertainty if the existing use will continue. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-162-02	177	2968 Randolph Ave	PALANJIAN JERRY O	MG	LI	2	SoBECA	0.72	60				43	8	4	8	23	One-story warehouses with surface parking lot. Site is located within the SoBECA Urban Plan redevelopment area. Large residential neighborhoods located nearby. Pursuant to the SoBeca Urban Plan, vertical mixed-use development is encouraged and therefore residential could be developed within the current planning period. In addition, the SoBeca area is considered an attractive area for certain younger generations and therefore the prospect	18,531	39,251	47%	A

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																		of residing on the subject property would generate interest to the property ownership. Residential could also be developed on the second story. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-163-05	178	2064 Bristol St	PEP BOYS	C1	G	2	SoBECA	1.47	60				88	16	9	17	46	Tire shop with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	19,022	79,928	24%	A
418-171-02	179	752 Saint Clair St	PURCILLY GAY WHEELER	C2	G	2	SoBECA	0.26	60		B		15	2	1	3	8	School yard for learning center. Site is within the SoBECA Urban Plan redevelopment area.	424	14,201	3%	A
418-191-04	180	766 Saint Clair St	766 ST CLAIR LLC	C2	G	2	SoBECA	0.67	60				40	7	4	8	20	Existing fitness studio is located in the aging warehouse with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed	12,329	36,507	34%	A

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																		use/residential development. Given its close proximity to these areas and inclusion in the Urban Plan, it is likely to convert during this 8 year Planning cycle. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-01	181	845 Baker St	RMAFII LOC LLC	C1	G	2	SoBECA	0.87	60				52	9	5	10	27	Small strip mall with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	11,899	47,299	25%	A
418-202-02	182	841 Baker St	BAKER STREET PROPERTIES LLC	C1	G	2	SoBECA	0.33	60		D		19	3	2	3	12	Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed use/residential development. Given its close proximity these areas and inclusion in the Urban Plan, it is likely to convert during	6,401	17,870	36%	A

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																		this 8 year Planning cycle. Additionally, nightclubs are prone to have a higher turnover rate than many other commercial uses so a potential use change is a possible occurrence within the planning period.Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-03	183	841 Baker St	BAKER STREET PROPERTIES LLC	C1	G	2	SoBECA	0.60	60		D		35	6	3	7	18	Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	8,881	32,546	27%	A
418-202-04	184	801 Baker St	RED MOUNTAIN ASSET FUND ILLC	C1	G	2	SoBECA	0.86	60				51	9	5	10	26	Strip mall with large surface parking lot. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed use/residential development. Given its close proximity to these areas and inclusion in	15,474	46,602	33%	A

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																		the Urban Plan, it is likely to convert during this 8 year Planning cycle. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-05	185	2969 Century Pl	ECHAN BARBARA TRUST	C1	LI	2	SoBECA	0.09	60		E		5	0	0	1	3	Surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	469	4,712	10%	A
418-202-06	186	2969 Century Pl	ECHAN BARBARA TRUST	MG	LI	2	SoBECA	0.68	60		E		40	7	4	8	20	Gym with large surface parking lot. Site located is within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed use/residential development. Given its close proximity to these areas and inclusion in the Urban Plan, it is likely to convert during this 8 year Planning cycle. Lastly, future residential densities allowed on this property as a result of the next	13,488	36,893	37%	A

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																		Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-07	187	2959 Century Pl	GRAYBAR ELECTRIC CO INC	MG	LI	2	SoBECA	0.50	60				30	5	3	6	15	Electrical equipment manufacturer/ distributor Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed use/residential development. Given its close proximity to these areas and inclusion in the Urban Plan, it is likely to convert during this 8 year Planning cycle. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.	10,200	27,436	37%	A
418-202-10	188	2942 Century Pl	SCM ENTERPRISES	MG	LI	2	SoBECA	0.87	60				52	9	5	10	27	Co-working office with large surface parking. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed	14,382	47,242	30%	A

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																		use development that combines residential and nonresidential uses. It is located near a vibrant commercial and business corridor and areas that have been slated to convert from commercial to mixed use/residential development. Given its close proximity these areas and inclusion in the Urban Plan, it is likely to convert during this 8 year Planning cycle. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-11	189	2952 Century Pl	GRAHAM GORDON T TR	MG	LI	2	SoBECA	0.90	60				54	10	5	10	29	Existing single story warehouse with large storage yard that is currently used as an air conditioning business. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. This property is located south of a development that has an existing approved Master Plan that will change the use	17,227	49,090	35%	A

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																		from commercial/industrial to mixed use development. The existing warehouse is a single story that may be redeveloped to support mixed use development including residential and live/work units. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to convert to residential.				
418-202-12	190	2972 Century Pl	PROJECT C LLC	MG	LI	2	SoBECA	0.94	60				56	10	6	11	29	Auto repair shop with surface parking. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. This property along with parcels 418-202-13 and 418-202-14 are included in a Master Plan for a mixed use development. The previously approved planning application at this site indicates a desire to convert the commercial use to a mixed use development. A portion of the site is included in a Master Plan PA-19-12 that was approved by City Council	18,109	51,374	35%	A

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																		on September 3, 2019. The Master Plan was for of a mixed use development that included restaurants, retail spaces, office spaces, 48 residential units, and 14 live work units. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to include additional residential units than previously proposed.				
418-202-13	191	2972 Century Pl	PROJECT C LLC	MG	LI	2	SoBECA	0.91	60				54	10	5	10	29	Warehouse with large yard. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. This property along with parcels 418-202-12 and 418-202-14 are included in a Master Plan for a mixed use development. The previously approved planning application at this site indicates a desire to convert the commercial use to a mixed use development. A portion of the site is included in a Master Plan PA-19-12 that was	18,372	49,319	37%	A

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																		approved by City Council on September 3, 2019. The Master Plan was for of a mixed use development that included restaurants, retail spaces, office spaces, 48 residential units, and 14 live work units. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to include additional residential units than previously proposed.				
418-202-14	193	765 Baker St	PROJECT C LLC	C2	G	2	SoBECA	0.67	60				40	7	4	8	20	Existing auto repair shop use. Site is located within the SoBECA Urban Plan redevelopment area which encourages mixed use development that combines residential and nonresidential uses. This property along with parcels 418-202-12 and 418-202-13 are included in a Master Plan for a mixed use development. The previously approved planning application at this site indicates a desire to convert the commercial use to a mixed use development. A portion of the site is	16,802	36,615	46%	A

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																		included in a Master Plan PA-19-12 that was approved by City Council on September 3, 2019. The Master Plan was for of a mixed use development that included restaurants, retail spaces, office spaces, 48 residential units, and 14 live work units. Lastly, future residential densities allowed on this property as a result of the next Housing Element cycle would incentivize property ownership to include additional residential units than previously proposed.				
419-041-02	194	2180 Harbor Blvd	FISHER REAL ESTATE PARTNERS (COSTA MESA) L P	C1	G	5	Harbor Mixed-Use	0.77	50				38	7	4	7	21	Existing aging strip mall with multiple tenants and large surface parking lot area. Site is adjacent to a major transportation corridor (Harbor Blvd).	11,827	41,947	28%	C
419-041-06	195	2180 Harbor Blvd	FISHER REAL ESTATE PARTNERS (COSTA MESA) L P	C1	G	5	Harbor Mixed-Use	2.50	50				125	23	13	25	63	99 cent store with large surface parking. Site is adjacent to a major transportation corridor (Harbor Blvd).	37,430	136,349	27%	C
418-101-05	197	1425 Baker St	1425 BAKER LLC	C1	G	2	Harbor Mixed-Use	1.90	60				114	21	12	22	59	Existing auto dealer with large surface parking.	24,369	103,666	24%	C
140-041-83	198	N/A	C J SEGERSTROM & SONS	PDC	CC	1	North Costa Mesa - HR	0.23	90	Vacant	C		0	0	0	0	0	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.	0	6,419	0%	EX

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418-101-03	199	1491 Baker St	PURCILLY GAY WHEELER TR	C1	G	2	Harbor Mixed-Use	1.27	60		B		74	14	8	14	39	Restaurant and barbershop. Site is anticipated to redevelop with adjacent parcels as shown in this table.	4,434	69,124	6%	C
424-202-01	200	745 W 19th St	PANGE MARC C REVOC TR	C1	G	4	19 West	0.63	50				30	5	3	6	15	Strip mall with surface parking lot adjacent to major transportation corridor (19th St.). Site has the potential to redevelop for mixed-use.	9,838	34,468	29%	C
410-481-05	201	3201 Park Center Dr	THE IRVINE COMPANY LLC	TC	CAC	2	North Costa Mesa - Pac Arts	6.27	90		H		186	18	9	18	141	Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.	81,187	483,505	17%	EX
410-491-07	202	601 Anton Blvd	THE IRVINE COMPANY LLC	TC	CAC	2	North Costa Mesa - Pac Arts	12.07	90		H		349	35	18	35	261	Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.	230,300	930,850	25%	EX
139-313-21	203	1590 Adams Ave	C J SEGERSTROM & SONS	C1	G	1	Harbor Mixed-Use	0.19	50		F		9	1	0	1	7	Existing Post Office site with lease expiring during the planning period. Property owner has indicated interest in redeveloping the site for residential uses.	247	10,216	2%	EX
139-313-30	204	1590 Adams Ave	C J SEGERSTROM & SONS	C1	G	1	Harbor Mixed-Use	2.40	50		F		120	22	13	24	60	Existing Post Office site with lease expiring during the planning period. Property owner has indicated interest in redeveloping the site for residential uses.	27,802	130,680	21%	EX

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410-051-46	205	3420 Bristol St	SOUTH COAST PLAZA	TC	CAC	2	North Costa Mesa	0.75	90		G		70	13	7	14	35	Existing office uses and surface parking lot. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	12,109	57,826	21%	EX
410-501-25	206	545 Anton Blvd	JKS-CMFV LLC	PDC	UCC	2	North Costa Mesa	0.74	90				66	12	7	13	34	Small commercial out parcel uses. Property owner has indicated interest in redeveloping the site for residential uses.	5,026	25,367	20%	EX
410-501-36	207	N/A	JKS-CMFV LLC	PDC	UCC	2	North Costa Mesa	1.82	90				164	31	18	32	84	Surface parking lot. Property owner has indicated interest in redeveloping the site for residential uses.	5,026	62,729	8%	EX
418-171-01	208	754 Saint Clair St	PURCILLY GAY WHEELER TR	C2	G	1	SoBECA	0.27	60		B		15	2	1	3	8	Existing learning center use. Site is anticipated to redevelop with adjacent parcels as shown in this table.	3,797	14,921	25%	A
140-041-81	196	3333 Susan St	THE HIVE CREATIVE OFFICE INC	PDI	IP	1	North Costa Mesa	4.00	90				432	68	39	72	252	Current Los Angeles Chargers' practice field facility. The Chargers new training facility will open in Spring 2024 in El Segundo CA. The City has discussed the potential future redevelopment of the football practice field for high-density residential uses with the property owner. The site is located within the North Costa Mesa Specific Plan which supports urban mixed development,	93,238	130,680	71%	EX

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																		including retail, industrial, business park, and residential uses. The site is directly adjacent to retail and offices spaces to the west, Medium Density Residential (townhomes) to the east, commercial to the south and a business center/post office to the north.				

RESOLUTION NO. PC-2025-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPT AMENDMENTS TO THE LAND USE ELEMENT OF THE GENERAL PLAN TO BRING THE CITY'S GENERAL PLAN INTO INTERNAL CONSISTENCY WITH THE ADOPTED HOUSING ELEMENT AND ASSOCIATED ENVIRONMENTAL DETERMINATION

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

WHEREAS, the City of Costa Mesa is processing a focused amendment to the Land Use Element of the City's General Plan (PCTY-25-0004) for internal consistency with the adopted Housing Element;

WHEREAS, under California law, every city must adopt a general plan, which must include specified mandatory elements, and may include additional optional elements, in furtherance of State policy to provide a comprehensive, long-term plan for the physical development and use of property within the City's jurisdiction;

WHEREAS, pursuant to Government Code Section 65350 et. seq., and Public Resources Code this Land Use Element Update constitutes a General Plan Amendment;

WHEREAS, pursuant to Government Code Section 65300.5, a General Plan Amendment to the Land Use Element is necessary to maintain internal consistency with the adopted Housing Element;

WHEREAS, the City's Sixth Cycle (2021-2029) Housing Element was adopted by the Costa Mesa City Council on February 1, 2022, through Resolution No. 2022-06 and amendments adopted on November 15, 2022, through Resolution No. 2022-67, and as revised as recently as March 1, 2023, to incorporate non-substantive changes as authorized by City Council;

WHEREAS, pursuant to Government Code Sections 65352 – 65352.5 the City mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and other entities listed;

WHEREAS, the public notice indicated that a public review draft of the Housing Element was available for public review and comment from August 17, 2021, and September 15, 2021;

WHEREAS, the Land Use Element amendments are necessary updates to the City's administrative record which should have been incorporated into the process with the adoption of the Housing Element;

WHEREAS, a duly noticed public hearing held by the Planning Commission on October 13, 2025, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15162, staff reviewed the previously adopted Mitigated Negative Declaration for the Sixth Cycle Housing Element and determined that a subsequent Environmental Impact Report (EIR) or a Negative Declaration (ND) is not required for the update to the City of Costa Mesa Land Use Element in that the circumstances to which the Housing Element was adopted have not changed, and no new information of substantial importance or new impacts have arisen since the prior environmental documents have been certified. The updates to the Land Use Element are for internal consistency with the Housing Element. The Mitigated Negative Declaration (MND) for the Housing Element was circulated for the 30-day public review and comment period from October 29, 2021, to November 29, 2021. On February 1, 2022, the Costa Mesa City Council adopted Resolution No. 2022-06, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) that analyzed the candidate housing sites on 352 acres for the Sixth Cycle (2021-2029) Housing Element. The MMRP requires mitigation for hazards and hazardous materials, biological resources, cultural resources, noise and tribal cultural resources. Standard conditions are also included within the MMRP and the housing opportunity sites must comply with the adopted MMRP. As such, additional environmental review is not required for the focused update of the Land Use Element.

WHEREAS, the CEQA environmental determination for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record the Planning Commission, in its independent judgment and after fully considering alternatives,

testimony and evidence presented at the public hearing hereby, RECOMMENDS APPROVAL of the General Plan Amendments to the Land Use Element of the City's General Plan incorporated herein as Exhibit A, with minor updates to proposed text to replace "reductions" with "modifications" in Figure LU-4 and Figure LU-6.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report, and compliance of all applicable federal, state, and local laws.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document 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 October, 2025.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

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

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2025-21 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on October 13, 2025, by the following votes:

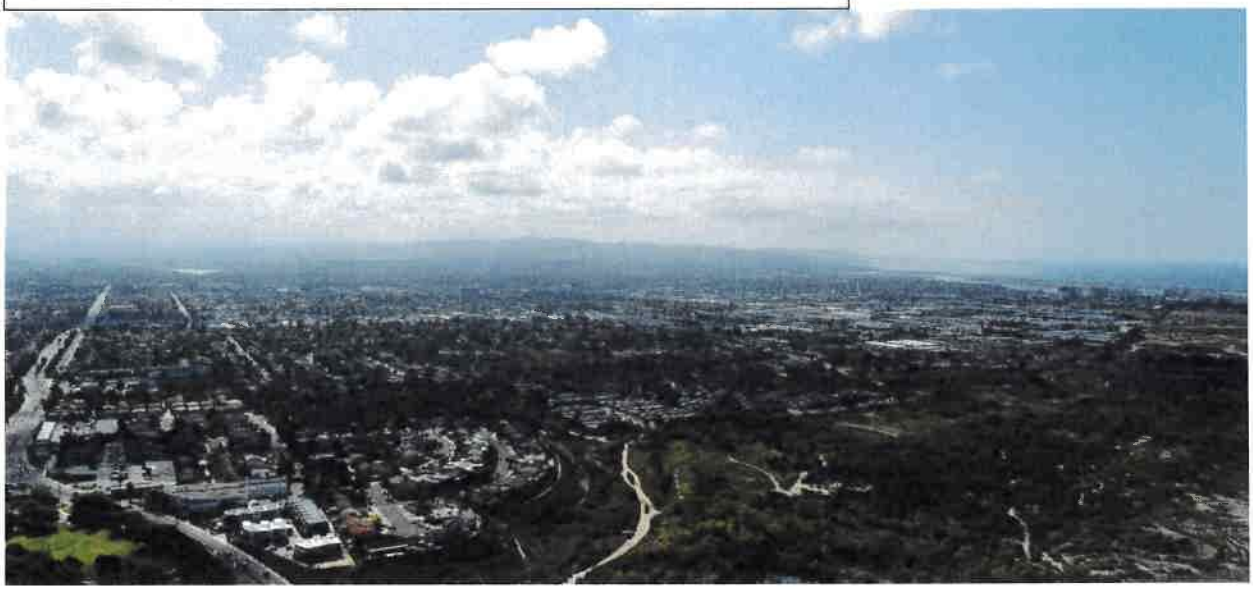
AYES: Harlan, Andrade, Klepack, Martinez, Rojas

NOES: Zich, Dickson

ABSENT: None

ABSTAIN: None

Carrie Tai, Secretary
Costa Mesa Planning Commission



Looking southeast over Costa Mesa's Westside District.

Chapter 2
Land Use Element

Introduction

The Land Use Element is the keystone element of the Costa Mesa General Plan. This Element unifies the other elements by providing an overall policy context for future physical change. Goals and policies define the community's desired balance among social, environmental, and economic considerations, while maintaining those characteristics of the community that reinforce quality neighborhoods and viable business districts.

As Costa Mesa implements this General Plan, the City aspires to keep Costa Mesa an eclectic community with welcoming public spaces; attractive, walkable residential neighborhoods; exceptional parks and community services; and, a diverse economy that meets the needs of local residents while also attracting investment from regional and international markets.

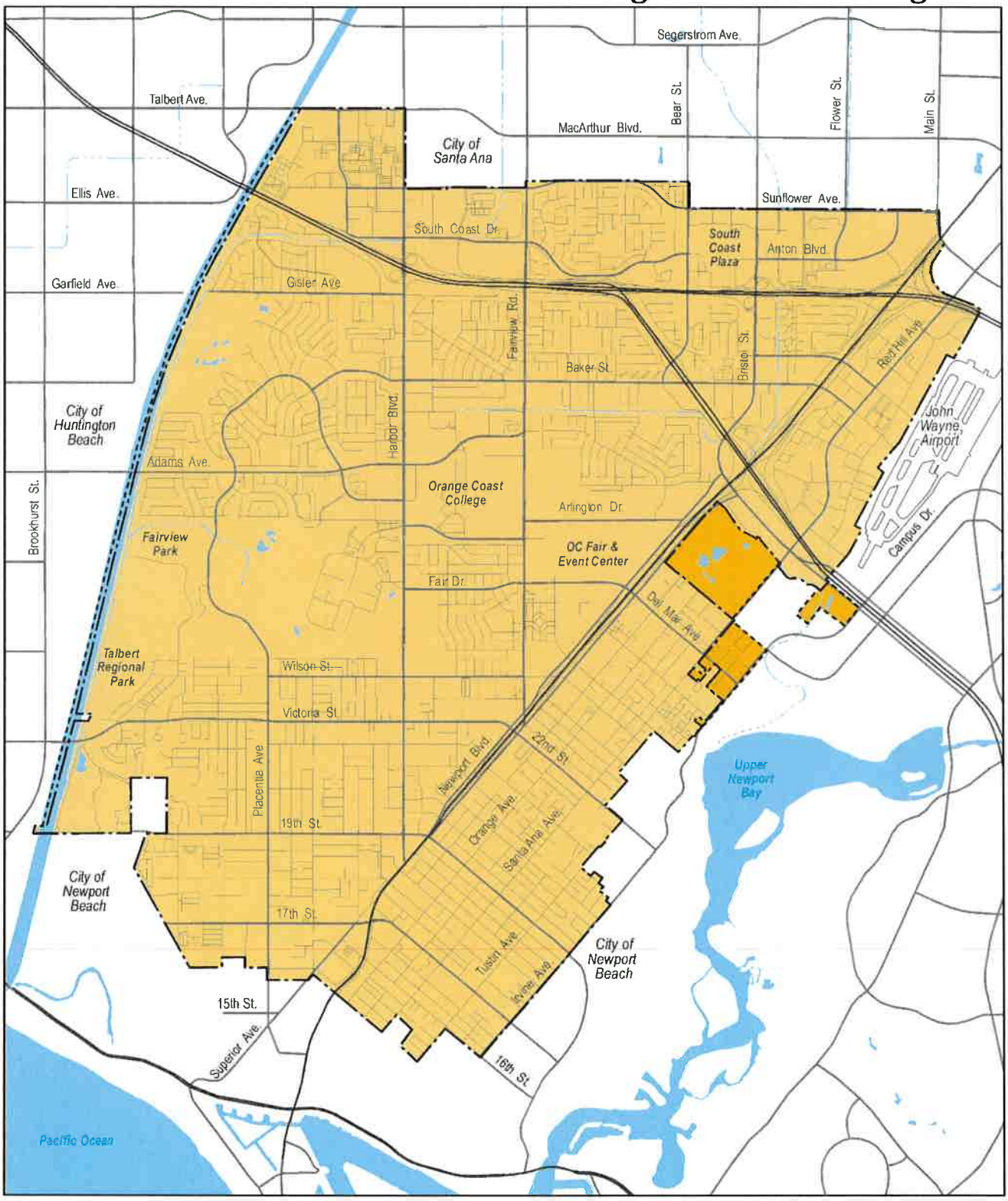
Purpose

The Land Use Element shapes new physical development in the City and its sphere of influence and provides strategies to preserve, protect, and enhance established neighborhoods and districts consistent with the community's vision. Through implementation of the Land Use Element, the City seeks to accomplish the following:

- Target new development opportunities at key locations while ensuring compatibility with established neighborhoods
- Increase homeownership opportunities in the City
- Establish and maintain an orderly pattern of development in the City
- Establish a land use classification system that implements land use policies
- Identify acceptable land uses and their general locations
- Promote consistency with standards for residential density and non-residential building intensity for existing and future development
- Accommodate a diversity of businesses to provide a solid tax base and ample employment opportunities, to attract visitor/tourist spending, and to hedge against periodic downturns in business sectors
- Provide open space, park areas, and public spaces where residents can enjoy passive and active recreational pursuits
- Ensure that new development is economically and environmentally sustainable

The Land Use Element serves as the long-range planning guide for development in the City by indicating the location and extent of development to be allowed, in conjunction with any future housing opportunities identified within a sites inventory of the Housing Element. More than any other element, the Land Use Element will have a major impact on the form and character of Costa Mesa over the next 20 years. The Land Use Element applies to all properties within the corporate City limits, as well as properties within Costa Mesa's sphere of influence, as established by the Orange County Local Agency Formation Commission (LAFCO). Together, these areas comprise the "planning area." Figure LU-1 illustrates the planning area boundaries in Chapter 1, Introduction.

Figure LU-1: Planning Area



City Boundaries

Costa Mesa City Boundary

Costa Mesa Sphere of Influence

Source: City of Costa Mesa, 2015.

0 1,000 2,000 4,000 6,000 8,000 Feet

Land Use Context-2015

The City has implemented strategic efforts over the years to provide a sustainable balance of residential, commercial, industrial, and public and institutional uses. Land use planning ensures that compatible and complementary uses are arranged in patterns that achieve efficiencies for projected growth, mobility, and commerce. This Land Use section describes the general location, type, and intensity of development throughout Costa Mesa in baseline year 2015.

Planning Context

Development History

Costa Mesa's incorporated city limits encompass approximately 10,143 acres, or approximately 15.8 square miles. The City lies on an elevated mesa landform less than one mile from the Pacific Ocean. The Spanish name *Costa Mesa* means coastal tableland. Like throughout much of Southern California, the earliest settlers were Native Americans who fished and farmed. Spanish land grants in the 1800s brought Europeans into the area, with additional growth facilitated by extension of the railroad and, later, discovery of oil. Until the 1950s, agriculture remained the most important economic component of Orange County, and Costa Mesa was home to thousands of acres of sweet potato, corn, tomato, and strawberry crops. Remnants of this agricultural heritage remains through 2015 on properties north of Interstate 405, amid the urban development of South Coast Plaza and the Segerstrom Center for the Arts.

During World War II, the U.S. military established a number of bases in Orange County, including the Santa Ana Army Air Base in Costa Mesa (now the Orange County Fairgrounds). In the years following World War II, the surge in population and demand for affordable housing soared as returning veterans with new families looked to buy homes. The accelerated demand for suburban homes resulted in the conversion of thousands of agricultural land to large single-family housing tracts. Today, single family homes remain the predominant use in Costa Mesa.

From the 1970s through 1990s, Costa Mesa experienced significant growth in retail and office development, with development of regional shopping malls and high-rise office buildings north of I-405. Investment in the industrial district south of West 19th Street included a substantial presence of surfing and similar action sports businesses, several of which have grown to be multi-million dollar international brands.

Established Land Uses (2015)

Costa Mesa is 99 percent built out, with the largest vacant parcels located in the North Costa Mesa area. The two largest available properties are; the 31-acre Segerstrom Home Ranch and the 33-acre Sakioka Lot 2 site: both are currently in agriculture production, as of 2015, and lie north of I-405. The *North Costa Mesa Specific Plan* regulates land uses on these properties.

Residential

As of 2015, approximately 46.2 percent of land in the planning area consisted of residential neighborhoods. Single-family neighborhoods cover approximately 30 percent of the land in the City. There are a greater number of multi-family units (28,413 units) than single-family units (14,210 units). Costa Mesa contains a number of distinct residential neighborhoods, including:

1) Eastside
2) Westside
3) Mesa Verde
4) College Park
5) North Costa Mesa/Mesa Del Mar/Halecrest Hall of Fame
6) Bristol/Paularino
7) South Coast/Wimbledon Village



Mesa Verde *residential neighborhood with a mixture of single-family and multi-family units, as well as parks and schools.*

Opportunity for new large-scale, single-family development is limited due to the built-out nature of the City's residential areas and limited acreage of vacant land. The accelerated demand for suburban homes experienced in the mid-1950s and 1960s resulted in the conversion of thousands of agricultural acres to large single-family housing tracts. Single-family residential construction primarily consists of infill development, particularly in Eastside and Westside Costa Mesa. From 2012 to 2016, new small lot subdivisions have been approved in multi-family zones in Eastside Costa Mesa. Medium- and High-Density Residential land uses account for 17 percent of the net acreage. Medium-Density Residential areas are distributed throughout the City. High-Density neighborhoods are clustered around Orange Coast College, along Mesa Verde Drive East, along Adams Avenue, around Vanguard University, in the northeast portion of the South Coast Metro area, in Downtown, and in the southeast portion of the City. In addition, the Housing Element identifies where future housing opportunities are appropriate throughout the City. These sites are identified in the sites inventory of the Housing Element.

Because many residential units were constructed prior to City incorporation, particularly on the Eastside, existing residential densities in the Medium- and High-Density land use designations may exceed the currently allowed number of dwelling units per acre.

Commercial Uses

Costa Mesa contains seven commercial corridors: 1) South Coast Corridor 2) Bristol Street Corridor, 3) Harbor Boulevard Corridor, 4) East 17th Street Corridor, 5) North Newport Boulevard Corridor, 6) South Newport Boulevard Corridor, and 7) West 19th Street Corridor. Established commercial land uses encompass 9.6 percent of the land area, or 770 acres.



Costa Mesa Downtown and The Triangle *consists of a mixture of neighborhood and community-serving commercial uses.*

South Coast Plaza, located along the Bristol Street Corridor, contains the largest single concentration of retail uses in the City and accounts for 30 percent of the commercial square footage; the adjacent Town Center area accounts for nearly 20 percent of the area planned for office space throughout the City.

The Harbor Boulevard commercial corridor accounts for almost one-third of the City's commercial land. Businesses along the boulevard account for 40 percent of the City's total retail sales, indicating that Harbor Boulevard's trade area is of a regional scale. The major factor for this is the concentration of auto dealerships on Harbor Boulevard.

The 92-acre East 17th Street commercial corridor contains a variety of commercial uses, including retail, service, and office. The area generally serves local residences and businesses.

Major retail centers other than South Coast Plaza include the CAMP, the LAB Anti-Mall, South Coast Collection (SOCO), Metro Pointe, and The Triangle. Each offers its own unique mix of shopping and dining experiences, as well as entertainment for the residents of Costa Mesa and Orange County at large.

Industrial Uses

Established industrial land uses encompass approximately 10.5 percent of land and are primarily concentrated in three major districts: The Westside District, the Airport Industrial/Business Park District, and the Harbor Gateway District.

The Westside District is the City's oldest industrial area; it covers approximately 312 acres and represents 82.5 percent of land area designated for Light Industrial. The remaining 17.5 percent of Light Industrial uses are located in areas along Baker Street. Light Industrial uses consist of small manufacturing and service industries, as well as larger industrial operations.

The Westside District contains several large manufacturing firms and a high percentage of smaller industrial operations, frequently in multi-tenant structures. The Southwest District is one of Costa Mesa's major employment centers, providing about one-fourth of all local manufacturing-related jobs.

The 390-acre Airport Industrial Area is a component of the much larger Irvine Business and Industrial Complex, which extends into the cities of Irvine and Tustin. This area is characterized by large parcels and wide landscaped building setbacks. Several firms have located their main or regional headquarters in the area and are often the single tenants in large structures.



The Airport Industrial/ Business Park District *includes a concentration of industrial, office, and commercial uses.*

Industrial space directly adjacent to John Wayne Airport provides opportunities to airport-related industries. Some of these properties include hangars with access to the runway.

The 323-acre Harbor Gateway District is an Industrial/Business Park located within the north part of Costa Mesa, northeast of I-405 and the Santa Ana River. This district is a part of a larger industrial area extending northward into the city of Santa Ana. The primary users of this industrial area are large single-tenant manufacturing firms and corporate offices. Included within this district is a 14.5-acre portion of the Home Ranch area property and the unique "lifestyle" South Coast Collection (SOCO) shopping center. SOCO includes over 300,000 square feet of design showrooms, creative studios, specialty retail and food stores,

a weekly farmers' market, and outdoor gathering spaces. The OC Mix, located in SOCO, is a marketplace for gourmet foods, coffee, wine, and over 30 owner-operated retail and specialty shops under one roof.

Public/Institutional, Golf Course, and Fairground Uses

The Public/Institutional designation applies to publicly and privately owned properties that provide recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public.

A major land acquisition by the State in 1950 was responsible for the public ownership of the Costa Mesa Golf Course and Country Club and Fairview Park. In 1950, 750 acres were acquired for a State institution. In 2015, the Fairview Developmental Center occupied 114 acres of the original 750-acre site. Acquisitions by the City and County have expanded this area to include the County's Talbert Regional Park adjacent to the Santa Ana River and the City's adjoining Canyon Park. See Table LU-1: *Public and Institutional Land Acquisitions*, for various public and institution uses government land acquisitions.

A total of 1,263.4 acres are designated Public/Institutional. When combined with the Costa Mesa Golf Course and Orange County Fair & Event Center, these uses constitute 25 percent of the planning area. This high percentage of land area designated for public and institutional use primarily reflects past and current use by various governmental agencies: The Santa Ana Army Air Base during World War II, the original 750-acre land acquisition by the State of California, and land acquisitions by the City and Orange County.



Orange Coast College, *founded in 1947, includes over 80 academic program areas and over 50 career and technical programs.*

The golf course designation includes the Mesa Verde and Santa Ana Country Clubs (both private) and the City-owned Costa Mesa Golf Course and Country Club. The Fairgrounds property includes the 150-acre Orange County Fair & Event Center, which is owned by the 32nd District Agricultural Association, a State special-purpose district in the Division of Fairs and Expositions of the California Department of Food and Agriculture formed in 1949. Its board is appointed by the Governor of California.

Table LU-1: Public and Institutional Land Acquisitions

Government Land Acquisition	Public and Institutional Uses
Santa Ana Army Air Base	Orange Coast College, Costa Mesa High School, Davis Middle School, Presidio Elementary School, TeWinkle Park, the National Guard Armory, Orange County Fairgrounds, Jack R. Hammett Sports Complex, Civic Center Park, City Hall, and Vanguard University
750-acre land (1950)	Costa Mesa Golf Course and Country Club and Fairview Park, Fairview Developmental Center (see Multi-Use Center designation)
City and County expansion	Talbert Regional Park and Canyon Park

Table LU-2: *Established Land Uses (2015),* summarizes the existing land uses in Costa Mesa that were surveyed in 2015, including number of acres, residential units, building square feet, hotel and motel rooms, and estimated employees.

Orange Coast College Vision 2020 Facilities Master Plan

Costa Mesa is home to Orange Coast College, which is one of three colleges in the Coast Community College District. Orange Coast College is located at 2701 Fairview Road in the central portion of Costa Mesa. The District has been involved in preparing the Orange Coast College Vision 2020 Facilities Master Plan, which involves construction of new academic, administrative, residential, and parking facilities on the campus. In November 2015, the Coast Community College District Board of Trustees approved the Final Orange Coast College Vision 2020 Facilities Master Plan Program EIR.

The proposed Master Plan involves following improvements:

- Renovation of two existing buildings, totaling approximately 54,000 assignable square feet (ASF) and demolition of approximately 200,900 ASF.
- A new planetarium and an 818-bed student housing project would be added to the campus; the proposed project would also involve improvements to the pedestrian circulation network in and around campus, and the enhancement of open-space areas through landscape and pedestrian plaza improvements.
- Reconfiguration of existing parking lots and vehicular entryways, and the addition of a parking structure in the Adams Avenue parking lot on campus.

Table LU-2: Established Land Uses (2015)

Land Use	Net Acres[1]	% of Acres	Residential Units	Population	Building Square Feet	Lodging Rooms	Employees
Single-Family	2,314	28.8	14,210	39,508	--	--	--
Multi-Family	1,402	17.4	28,413	71,032	--	--	100
Office	332	4.1	--		7,224,000	--	24,000
Commercial	770	9.6	--		11,403,000	--	23,400
Lodging: Motel/Hotel	60	0.8	--		--	Motel: 2,272 Hotel: 1,877	1,400
Industrial	841	10.5	--		13,087,000	--	27,300
Public Facilities/ Institutional	491	6.1	--		--	--	6,200[5]
Schools/Colleges	525	6.5	--		--	--	4,300
Golf	553	6.9	--		--	--	100
Parks/Recreation	592	7.4	--		--	--	--[2]
Agriculture	72	0.9	--		--	--	200
Other[4]	70	0.9	--		555,000	--	300
Vacant Lands	20	0.3	--		--	--	--
Total	**8,042**	**100.0%**	**42,623**	**110,540**	**32,269,000**	**4,149**	**87,300[3]**

Sources: City of Costa Mesa, Stantec, and MIG, 2015.

Note:

1. *Net acres includes all private property land areas for the entire Planning Area, excluding all public right-of-way.*
2. *Park employment is counted under Public Facilities*
3. *Employees is calculated using building square footage and employment generation rates by land use category. Center for Demographic Research, California State University, Fullerton identifies 87,097 jobs for 2015 based on 2014 projections.*
4. *Other land uses refers to religious institutions, utilities, railroad properties, and other classifications that are not classified under the existing land use categories.*
5. *Refer to the Multi-Use Center discussion for the Fairview Developmental Center site.*

Table LU-3: Land Use Designations (2015)

PGPA-24-02, Adopted August 5, 2025

Land Use Designations	Residential Density	Floor-Area Ratio	Acres Developed	Acres Undeveloped	Net Acres	% of Acres
Residential*						
Low-Density Residential	≤8 du/ac	N/A	2,087.4	0.8	2,088.2	25.9%
Medium-Density Residential	≤12 du/ac		858.1	1.1	859.1	10.7%
High-Density Residential[1,2]	≤20 du/ac		866.12	2.912	869.03	10.8%
Non-Residential*						
Commercial-Residential	≤17.4 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	47.9	0.0	47.9	0.6%
Neighborhood Commercial	≤20 du/ac	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	40.3	0.2	40.5	0.5%
General Commercial	≤20 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	599.82	8.5	608.32	7.5%
Commercial Center[3,]	≤20 du/ac	0.25/High Traffic 0.35/Moderate Traffic 0.45/Low Traffic 0.75/Very Low Traffic	117.18	0.3	117.48	1.5%
Urban Center Commercial[3]	20 to 80 du/ac	N/A[5]	59.74	66.6	126.34	1.6%
Cultural Arts Center[4]	Varies[4]	1.77[4]	57.3	0.0	57.3	0.7%
Regional Commercial	≤20 du/ac	0.652/0.89[4]	147.9	0.0	147.9	1.8%
Industrial Park	≤20 du/ac	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	630.13	2.4	632.53	7,9%
Light Industrial[6]	≤20 du/ac	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	374.2	4.0	378.1	4.7%
Public and Institutional	--	0.25	1,263.2	0.3	1,263.4	15.7
Golf Course	--	≤0.01	553.7	0.0	553.7	6.9%
Fairgrounds	--	≤0.10	150.0	0.0	150.0	1.9%
Multi-Use Center	15 to 25 du/ac	0.25	102.6	0.0	102.6	1.3%
Totals			**7,955.6**	**87.1**	**8,042.4**	**100%**

*Notes: * Residential density may exceed those identified within Table LU-3 to accommodate the density of sites identified as housing opportunity sites within the sites inventory of the Housing Element.*

1. *Within the Medium and High Density Residential designation, existing residential units legally built in excess of the dwelling units per acre standard may be rebuilt at the same higher density subject to other zoning code standards. The allowable density or number of units to be redeveloped would be limited to the 1990 General Plan density with a 25% incentive bonus for Medium-Density or a 50% incentive bonus for High Density or the existing number of units, whichever is less.*
2. *See High Density Residential text regarding areas in North Costa Mesa where the density allowance exceeds 20 units per acre. Site Specific Density of 20.4 du/acre approved for 1.86-acre 38 unit project at 1957 Newport Blvd. and 390 Ford Road.*
3. *See Commercial Center, Regional Commercial, and Urban Center Commercial text for site specific density and FAR.*
4. *See text for Mixed-Use Development and Cultural Arts Center provisions for additional discussion.*
5. *Varies, depends on development agreement for site.*

Jobs/Housing Relationship

The variety and distribution of land uses in Costa Mesa enable people to live near their jobs, to shop within a reasonable distance from their homes or work, to use the City's parks and recreational facilities, and to carry out other daily activities conveniently. Information from the 2010 Census indicates that 32 percent of residents work in the City. Fifty-one percent work within 20 minutes of their homes. The City recognizes the importance of providing both job and housing opportunities to reduce vehicle trips and overall, create a higher quality of life.

Table LU-4: *Housing, Population, and Employment*, presents historical data for Costa Mesa's population, number of housing units, and employment opportunities, and includes projections to the year 2040. The table is based upon OCP-2015 Projections and data from the U.S Census.

Table LU-4: Housing, Population, and Employment

Year	2000[1]	2010[2]	2015[3]	2020[3]	2040[4]
Housing	40,406	40,104	42,496	43,484	54,503
Population	108,724	109,960	111,276	113,900	116,400
Employment	88,294	88,416	87,097	89,600	93,200

Sources: 1. 2000 U.S. Census; 2. 2010 U.S. Census and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.; 3. Center for Demographic Research, California State University, Fullerton, 2014 and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.; 4. Center for Demographic Research, California State University, Fullerton, 2022 and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

Key Land Use Issues

Residential Neighborhood Compatibility

Early subdivisions in Costa Mesa established patterns that markedly affect the design of current developments. Prior to the City's incorporation, residential development—particularly in the Eastside and Westside neighborhoods—consisted of subdivisions with long, narrow lots. As residential development occurred, construction on these narrow, deep lots often took the form of subdivisions usually consisting of a row of detached or attached residential units on one side of the parcel and the driveway access for the residential units on the opposite side.

In 2013, the Small Lot Ordinance was adopted to promote affordable ownership housing by providing more flexible development standards and maintenance mechanisms for underutilized multi-family residential lots within the densities allowed by the General Plan. The Small Lot Ordinance allowed new homeownership opportunities in the form of detached single-family residential development on small lots with a maximum of 15 dwelling units.

Promotion of Home Ownership

According to the 2010 Census data, Costa Mesa's renter-occupied units consisted of 58 percent of the total occupied units, whereas owner-occupied units consisted of 42 percent of the total occupied units, a difference of nearly 16 percent. Most owner-occupied units consist of single-family homes and condominiums, and the majority of renter-occupied residences consist of apartments. The City strives to improve the balance of owner-occupied and renter-occupied units to create more stability in terms of property maintenance and residents' social investment in their neighborhoods and the community.

Revitalization of Commercial Districts

Although most of the issues experienced with small parcels and narrow, deep parcels are related to residential development, several commercial districts face similar constraints. While large retail developments like the Triangle have resulted from lot consolidation, smaller commercial lots along Newport Boulevard and 19th Street, for example, pose challenges for new businesses due to substandard parking facilities. Along the east side of Newport Boulevard, many small parcels retain the original residential structures that have been converted to commercial use. Additionally, along Newport Boulevard, north of 19th Street, commercial uses have more limited exposure and visibility due to the one-way traffic flow and wide separation from land uses to the west. Newport Boulevard's one-way traffic flow, diversity of ownership patterns, and eclectic mix of uses contribute to its lack of unity and identity, which in turn makes it difficult to attract new development proposals and/or businesses. The City will need to continue to monitor activity on Newport Boulevard, Harbor Boulevard, and other commercial districts with similar challenging circumstances to determine if additional adjustments to land use policy and zoning regulations are needed to incentivize reinvestment.

Live/Work Development in Industrial Areas

The Westside has long supported an intertwined mix of industrial, commercial, and residential uses. Industrial uses have predominated in this southwest corner of the City, including many that once supported the marine industry. In 2005, the City adopted a mixed-use overlay zones within the Westside and SoBECA Urban Plans. The Urban Plans do not promote any major intensification of land uses. The emphasis is on improving the Urban Plan area by providing visual enhancement and encouraging the development of live/work units or residential lots with the plan area, thereby revitalizing marginal properties and creating opportunities for home ownership. The objectives of the Urban Plans include:

- Encourage the construction of Live/Work Units that combine residential and nonresidential uses in the same unit without exceeding the development capacity of the General Plan transportation system.
- Attract more residents and merchants by allowing mixed-use development in the form of a live/work loft, which offers first-floor retail/office uses and upper story living spaces in the same unit.
- Encourage adaptive reuse of existing industrial or commercial structures, which would result in rehabilitated buildings with unique architecture and a wider array of complementary uses.
- Stimulate improvement in the Urban Plan area through well-designed and integrated urban residential development that is nontraditional in form and designed with flexible open floor plans and which complements the surrounding existing development.
- Meet demand for a new housing type to satisfy a diverse residential population comprised of artists, designers, craftspeople, professionals, and small-business entrepreneurs.
- Promote new type of urban housing that would be target-marketed to people seeking alternative housing choices in an industrial area. An urban loft would be an alternative to a traditional single-family residence, tract home, or small-lot subdivision.

Costa Mesa values the opportunities the Westside provides to support enterprising industry and entrepreneurs. Land use regulations need to be crafted in a way that furthers economic development and business support while allowing residential development in the right locations in the Westside.

Mixed-Use Districts

The Westside and South Bristol Entertainment and Cultural Arts (SoBECA) areas contain eclectic uses that have emerged organically. In other areas of Costa Mesa, including High Density Residential areas and the Harbor Mixed-Use Overlay District, the City encourages mixed-use urban environments that include purposeful combinations of entertainment, retail, office, hospitality, and residential uses. Mixed-use development creates a productive use of space that adds vitality to urban areas and conserves land resources by allowing for shared parking and public spaces.

Airport Considerations

Both the Federal Aviation Administration (FAA) and the Airport Land Use Commission for Orange County have concern for the safety of air navigation around John Wayne Airport. Under Part 77 of the Federal Aviation Regulations (FAR), the FAA requires notice of proposed construction in excess of certain heights which may affect the safety of aircraft operations. The authority of the FAA in these matters extends only as far as issuing a notice of hazard to air navigation; the FAA does not have jurisdiction to prohibit construction. The issuance of a hazard notice, however, may adversely affect the ability of a developer to obtain financing and insurance. The FAA standard that is of most concern in Costa Mesa is the horizontal surface around John Wayne Airport. This surface is 206 feet above mean sea level and extends nearly two miles from the airport.

The South Coast Plaza Town Center Master Plan (the area east of Bristol Street and north of the I-405) was approved subject to the condition that building height be limited to that specified by FAR Part 77 unless evidence is presented that the structure will not pose a hazard to air navigation nor interfere with instrument guidance systems. Evidence may be in the form of an FAA determination of no hazard. A number of Town Center structures and proposed mid-rise and high-rise residential buildings have received City approval although they encroach beyond the established horizontal surface elevation. In all cases obstruction lighting was required and, in some cases, minor adjustments to seldom-used flight patterns were necessitated, but the safety of aircraft operations in the airport vicinity has not been compromised.

The horizontal surface established by the FAA places restrictions on future development proposals similar in scale to the Town Center buildings. These developments will also be required to provide mitigation for potential hazards to air safety. The California Public Utilities Code provides for creation of countywide commissions to work towards achieving compatible land uses in the vicinity of airports. Commissions are required to formulate comprehensive land use plans which may include acceptable uses, height restrictions, and other building standards, such as noise insulation. The Airport Land Use Commission for Orange County (ALUC) has established a planning area surrounding John Wayne Airport which sets forth standards for acceptable land uses and provides for review of development plans for properties within its planning area. The Airport Environs Land Use Plan (AELUP), adopted by the Airport Land Use Commission, specifies acceptable uses proximate to the airport. These are defined as uses that will not subject people to adverse noise impacts, will not concentrate people in areas with high potential for aircraft accidents, and will not adversely affect navigable airspace or aircraft operations.

The AELUP for Heliports establishes regulations and restrictions for the siting of heliports and helipads/helistops. The purpose of the AELUP for Heliports is to protect the public from the adverse effects of aircraft noise by ensuring that heliports/helipads are sited in areas of compatible land use. A heliport is a small airport suitable only for use by helicopters, typically containing one or more helipads. A helipad or helistop is a designated area, including any buildings or facilities, intended to be used for the landing and takeoff of helicopters. Helipads/helistops may or may not be located within heliports.

Refueling and overnight maintenance of helicopters are permitted on heliports but prohibited on helipads/helistops.

The City will ensure that each applicant seeking a conditional use permit or similar approval for the construction or operation of a heliport or helistop complies fully with the State permit procedure provided by law and with all conditions of approval imposed or recommended by the FAA, by the Airport Land Use Commission for Orange County (ALUC), and by Caltrans/Division of Aeronautics. This requirement shall be in addition to all other City development requirements.

The City will also ensure that development proposals including the construction or alteration of a structure more than 200 feet above ground level, reference North American Vertical Datum 1988 (NAV88), must fully comply with procedures provided by Federal and State law, including with the referral requirements of the ALUC, and filing a Notice of Construction and Alteration (Form7460-I). This requirement shall be in addition to all other City development requirements.

Land Availability

As of 2015, of the 8,042 net acres in the City of Costa Mesa, only 87.1 acres—or 1.1 percent—were either vacant or support agricultural production. The agricultural uses are temporary, as the lands are entitled for development by the *North Costa Mesa Specific Plan*. Thus, new development will take the form of infill development, particularly on underutilized sites. The primary challenge for land use planning will be to determine the best use and development approach for remaining infill properties. A second challenge will be to guide re-use of aging commercial properties for long-term community and property owner benefit.

Sustainable Development Practices

Costa Mesa residents recognize the relationship between the use of resources to fuel a vibrant community (energy, water, air, and land) and unsustainable energy consumption can have long-term environmental consequences. Both the federal and State governments have established laws aimed at environmental protection and enhancement, and many of these regulations are being implemented through development practices that are far more sustainable than practices of a generation ago. The Orange County region historically has had an imbalance of land uses (availability of high paying jobs, but shortfall of affordable housing[1]) and roadway infrastructure primarily dedicated to the automobile.

These historical development patterns and practices have adversely affected Costa Mesa in terms of traffic congestion, high housing costs, increased air pollution, and disproportional impacts on the young, elderly, and disabled. While many laws require the City to adopt new ways of planning and conducting

[1] *The New Economy and Jobs/Housing Balance in Southern California. Southern California Association of Governments, April 2001.*

day-to-day operations—such as the Global Warming Solutions Act of 2006 (AB 32) and Executive Order S-3-05[2]—the City has broad latitude to establish local procedures and practices for addressing sustainability.

[2] The Global Warming Solutions Act of 2006 (AB 32) and Executive Order S-3-05 set a target to reduce California's greenhouse gas emissions to 1990 levels by year 2020 and by 80 percent below the 1990 levels by year 2050.

Land Use Plan

The Land Use Policy Map (Figure LU-3) presents a pictorial representation of the land use and development policies set forth in this element. The colored land use designations indicate the type and nature of development allowed on all properties within the City of Costa Mesa and its sphere of influence. The map shows 16 land use designations and six overlays that largely reflect long-established land use patterns and development intensities, with the overlays indicating where targeted efforts are planned to encourage reuse and revitalization. The City will use the land use designation descriptions and the trip budget limitations described below—together with the Land Use Element Goals, Objectives, and Policies—to evaluate proposed development and land use projects. General Plan users are advised to refer to all components when evaluating proposed development and improvement projects.

Density/Intensity and Trip Budgets

Density and intensity are quantitative measures used to describe how much development may occur on a property. The City will use both density/intensity and the trip budget metric to determine the carrying capacity of each individual property or group of properties.

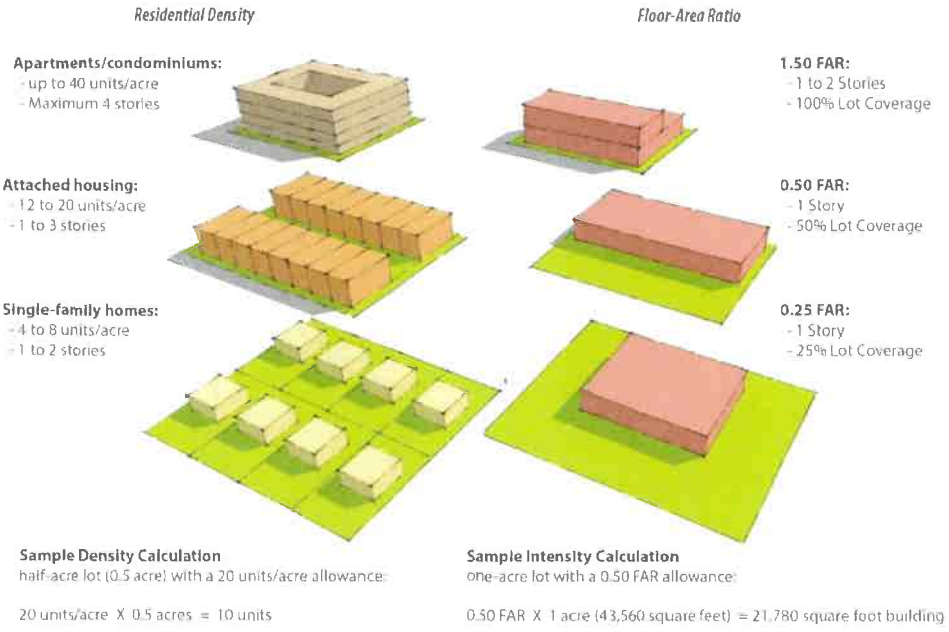
Density

The term *density* applies to residential uses and refers to the development and population capacity of residential land. Density is described in terms of dwelling units per acre of land (du/ac).

Floor-area Ratio

For nonresidential land use categories, the term *intensity* is used. Development intensity refers to the amount of development on a parcel of land or lot based on building characteristics such as building height, bulk, floor-area ratio, and/or percent of lot coverage. The development intensity standard used for most non-residential development is floor-area ratio (FAR), which is the ratio of the total gross floor area of all buildings on a lot to the total area of the lot. For example, a 21,780-square-foot building on a 43,560-square-foot lot (one acre) yields an FAR of 0.50. A 0.50 FAR allows a single-story building, which covers half the lot, or a two-story building with reduced lot coverage. Figure LU-2 illustrates an example of density and FAR.

Figure LU-2: Density and Floor-area Ratio



The determination of development density or intensity at which a proposed project can occur is a function of: 1) General Plan policies intended to maximize public safety, achieve high-quality site planning and design, retain significant natural resources, and ensure compatibility between uses; and 2) development standards contained in the Zoning Code, public works standards, and other regulations.

Trip Budgets

Building intensity can also be measured by the traffic impacts generated by a particular development. Because of the potential for significant traffic generation from major site developments, trip budgets are established to regulate development in terms of both building intensities and trip generation. Proposed development intensity with traffic generation allows the allocation of development based on current and planned roadway improvements and capacity.

The trip budget is expressed in terms of morning (A.M.) and afternoon (P.M.) peak-hour traffic volumes. The trip budget for each of the major land use designations is based upon the land use trip rates and FAR standard used in the Costa Mesa Traffic Model.

The allowable FAR and trip budget are applied on a project-planning rather than parcel-specific basis. This approach allows for consideration of multi-phased or multi-lot projects as a whole development rather than individual pieces of the whole. Graduated FAR standards divide nonresidential uses into four broad

categories based upon traffic generation characteristics, as shown in Table LU-5: *Nonresidential Maximum Floor-area Ratios*.

Trip Budget Transfers

The trip budgets established at the Traffic Analysis Zone (TAZ)[3] level in the Costa Mesa Traffic Model can be combined or transferred between TAZs in a specified area of the City and under certain conditions to account for large planned developments which contain multiple TAZs. Likewise, trips can be combined or transferred between individual parcels within single TAZs. Combinations and/or transfers shall only be allowed for projects which meet the following conditions:

- The combination and/or transfer of trips shall only be allowed in the area of the City that is north of I-405 and east of Harbor Boulevard, and shall be limited to parcels within a one-mile radius of each other.
- Trip budget transfers shall be evaluated in the review and approval of a planned development or master plan projects. Sufficient conditions of approval shall be applied to the master plan or development plan to ensure long-range control over subsequent phases of development.
- The combination and/or transfer of trips shall not result in any greater impacts on the surrounding circulation system than would occur if each Traffic Analysis Zone was developed independently.
- For the combination and/or transfer of trips between TAZs, such combination and/or transfer of trips shall not exceed the total trip budget of all parcels involved if each were developed independently according to the floor-area ratio and trip generation rates provided herein.
- The combination and/or transfer of trips shall not allow development intensities which result in abrupt changes in scale or intensity within the project or between the project and surrounding land uses.
- Approval of the master plan or development plan shall be conditioned to ensure compliance with the above criteria and to preclude future over-development on portions of the project or properties from which trips were transferred.
- Trip budget transfers shall be recorded against the properties.

[3] Traffic analysis zones (TAZs) are the basic geographic unit for inventorying demographic data and land use within a study area.

Table LU-5: Nonresidential Maximum Floor-Area Ratios

Land Use	Traffic Generation Characteristics			
	Very Low[4]	Low[3]	Moderate[2]	High[1]
Commercial Residential	NA	0.40	0.30	0.20
Neighborhood Commercial	0.75	0.35	0.25	0.15
General Commercial	0.75	0.40	0.30	0.20
Commercial Center	0.75	0.45	0.35	0.25
Regional Commercial[5]	--	--	0.652/0.89	--
Urban Center Commercial[5]	--	0.60	0.50	--
Multi-Use Center	0.25 for public/institutional uses			
Light Industry	0.75	0.35	0.25	0.15
Industrial Park	0.75	0.40	0.30	0.20
Public/Semi-Public	0.25 and 0.01 for golf courses			
Fairgrounds	0.10			

Notes:

1. *For commercial designations, high traffic uses generate more than 75 daily trip ends per 1,000 square feet of gross floor area. For industrial designations, high traffic uses generate more than 15 daily trip ends per 1,000 square feet of gross floor area.*
2. *For commercial designations, moderate traffic uses generate between 20 and 75 daily trip ends per 1,000 square feet of gross floor area. For industrial designations, moderate traffic uses generate between 8 and 15 daily trip ends per 1,000 square feet of gross floor area.*
3. *For commercial designations, low traffic uses generate between three and 20 daily trip ends per 1,000 square feet of gross floor area. For industrial designations, low traffic uses generate between three and eight daily trip ends per 1,000 square feet of gross floor area.*
4. *For commercial and industrial designations, very low traffic uses generate less than three daily trip ends per 1,000 square feet of gross floor area.*
5. *Maximum FAR standards in the Regional Commercial and Urban Center Commercial designations shall be further limited by the maximum A.M. peak hour and P.M. peak hour trip budget as established in the General Plan, North Costa Mesa Specific Plan and One Metro West Specific Plan, as applicable.*
6. *Site-specific FAR standards are separately established for the Home Ranch site, LA Times site and One Metro West Specific Plan.*
7. *This table does not specify FAR standards as allowed in mixed-use overlay zones.*
8. *The FAR standards related to trip generation may be modified to accommodate the residential site capacity, or density, of sites identified as housing opportunity sites within the sites inventory of the Housing Element, but still apply to a commercial component of a development project.*

Land Use Designations

The Land Use Policy Map (Figure LU-3) graphically represents General Plan goals and policies. The following land use designations correspond to the categories shown on the Land Use Policy Map. See Table 6: *Land Use Density and Intensity Summary*, for a summary of the land use residential densities and commercial intensities. The Land Use Element contains 16 land use designations and six overlays as follows.

Residential Designations

Costa Mesa's residential designations are divided into Low-Density, Medium-Density, and High-Density Residential.

Low-Density Residential

Low-Density Residential areas are intended to accommodate detached single-family residences. Other housing types include attached housing that provide a greater portion of recreation or open space than typically found in multi-family developments and clustered housing which affords the retention of significant open space. Low-Density Residential areas are intended to accommodate outdoor living activities (front yards and backyards) in open space adjacent to dwellings. To avoid land use conflicts, these areas should be located away from or protected from the more intense nonresidential areas and major travel corridors.

Table LU-6: Land Use Density and Intensity Summary

Land Use Designations	Maximum Density			Maximum Intensity	
	Maximum Units	Dwelling Units per Acre (du/ac)	Persons per Acre (p/ac)	Floor-Area Ratio (FAR)	Employees per Acre (e/ac)
Residential*					
Low-Density Residential	--	8 du/ac	26 p/ac	--	--
Medium-Density Residential	--	12 du/ac	38 p/ac	--	--
High-Density Residential[8,9]	--	20 du/ac	50 p/ac	--	--
Non-Residential or Multi-Use*					
Commercial-Residential	--	12 to 17.4 du/ac	40 p/ac	0.20 to 0.40 FAR	27 e/ac
Neighborhood Commercial	--	--	50 p/ac	0.15 to 0.75 FAR	27 e/ac
General Commercial	--	--	50 p/ac	0.20 to 0.75 FAR	27 e/ac
Commercial Center[3,4]	--	--	50 p/ac	0.25 to 0.75 FAR	27 e/ac
Urban Center Commercial[2]	660	20 du/ac 80 du/ac	50 to 210 p/ac	0.48 to 0.79 FAR	27 e/ac
Cultural Arts Center[2]	535	--	25 p/ac	1.77 FAR	275 e/ac
Regional Commercial[5,6]		--	50 p/ac	0.652 to 0.89 FAR	53 p/ac
Industrial Park	--	--	50 p/ac	0.20 to 0.75 FAR	58 e/ac
Light Industrial	--	--	50 p/ac	0.15 to 0.75 FAR	58 e/ac
Public and Institutional	--	--	--	0.25 FAR	44 e/ac
Golf Course	--	--	--	0.01 FAR	--
Fairgrounds	--	--	--	0.10 FAR	14 e/ac
Multi-Use Center[7]	582	6 du/ ac 40 du/ac	110 p/ac	0.25 FAR	4 to 15 e/ac
Overlays and Urban Plans*					
Residential Incentive Overlay	--	30 du/acre	82 p/acre	N/A	N/A
SoBECA Mixed-Use Overlay[1]	450	40 du/ac	110 p/ac	1.00/1.25 FAR	27 to 44 e/ac
Harbor Mixed-Use Overlay[1]		20 du/ac	55 p/ac	1.00/1.25 FAR	27 to 44 e/ac
Westside Urban Plans[1]	--	20 du/ac	55 p/ac	1.00/1.25 FAR	27 to 44 e/ac

*Notes: * The maximum density may exceed those identified within Table LU-6 to accommodate the density of sites identified within the sites inventory of the Housing Element. FAR may also be modified to realize the site capacity identified within the sites inventory.*

1. *Increase in FAR from 1.00 to 1.25 may be allowed for mixed-use plans exhibiting design excellence.*
2. *Refer to the North Costa Mesa Specific Plan for detailed density/intensity and trip budgets for specific sites.*
3. *The Home Ranch site has a site-specific FAR of 0.64 for office development; residential development is not permitted due to the site-specific FAR.*
4. *For the LA Times site, 0.54 FAR applies to commercial development and 0.64 applies to office development.*
5. *Residential development is not permitted due to the site-specific FARs.*
6. *South Coast Plaza, west of Bear Street has a 0.89 FAR and east of Bear Street has a 0.652 FAR.*
7. *Of the 582 units, 332 would be designated at 40 du/ac that may be allowed at the Shannon Mountain's site within the Fairview Development Center.*
8. *The 38-unit residential project at 1957 Newport Blvd. and 390 Ford Road has a Site Specific Density of 20.4 du/acre.*
9. *The One Metro West Specific Plan has a site-specific FAR of 2.22 and density of 80 dwelling units per acre. Refer to Specific Plan text for further information.*

Costa Mesa contains seven distinct residential neighborhoods: 1) Eastside, 2) Westside, 3) Mesa Verde, 4) College Park, 5) North Costa Mesa/Mesa Del Mar/Halecrest Hall of Fame, 6) Bristol/Paularino, and 7) South Coast/Wimbledon Village. These existing, stable single-family neighborhoods should be preserved and maintained. The establishment of attached or clustered housing through the planned development concept can be allowed in appropriate Low-Density Residential areas as a means to encourage the consolidation of parcels or to make more efficient use of larger parcels.

Nonresidential uses that complement and serve the surrounding residential neighborhood are also appropriate within this designation. These uses typically include schools, parks, religious institutions, libraries, and other public facilities.

Medium-Density Residential

The Medium-Density Residential designation is intended to support single-and multi-family developments with a density of up to 12 units to the acre. The 12 units to the acre standard can be exceeded for legal, nonconforming Medium-Density Residential lots between 6,000 and 7,260 square feet in size that existed as of March 16, 1992, or any sites identified as a housing opportunity site in the sites inventory of the Housing Element.

The 12 dwelling units per acre standard is exceeded by approximately 53 percent of the existing Medium-Density development. Existing nonconforming units that are voluntarily demolished may be rebuilt to the same existing density, subject to other standards of the zoning code and the following: The allowable density or number of units to be redeveloped is limited to the General Plan density plus a 25 percent density incentive bonus or the existing number of units, whichever is less. Because of the location and intensity of development, Medium-Density Residential areas are also appropriate for quasi-residential uses such as convalescent hospitals and private residential care. Schools, religious institutions, parks, libraries, and related public facilities are also appropriate.

Complementary commercial uses within this designation may be allowed in planned development projects, provided the commercial uses will have FARs that are the same as the Neighborhood Commercial land use designation.

High-Density Residential

Areas designated as High-Density Residential are intended for residential development with a density of up to 20 units to the acre with some exceptions, as described in this section, or any sites identified as a housing opportunity site in the sites inventory of the Housing Element. Density bonuses shall be granted by the City when a project is designed to provide housing for individuals and families with specialized requirements (e.g., senior citizens, disabled, very-low, low-income, and moderate income households with needs not sufficiently accommodated by conventional housing) or provide other facilities or land as required by State law. The City may also grant additional incentives or concessions pursuant to State law.

Sakioka Lot 2, a 41-acre parcel located in the Town Center area of the City adjacent to Anton Boulevard (Area 8 of the North Costa Mesa Specific Plan), is an identified opportunity site within the sites inventory of the Housing Element and its overall density limit is identified in the Housing Element.

The two-acre property at 580 Anton Boulevard in the Lakes Area (Area 5 of the North Costa Mesa Specific Plan) has a site-specific density of 125 units/acre. This equates to a maximum of 250 units on the site, with an approximate building height of 26 stories. Additionally, a resident-serving commercial/retail use component is permitted, provided that minimal traffic-generation characteristics of this retail component can be demonstrated in review and approval of a master plan. Additional development standards for this planned development are contained in the North Costa Mesa Specific Plan.

A three-acre property at 3350 Avenue of the Arts is located north of Anton Boulevard along the east side of Avenue of the Arts in The Lakes area (Area 5 of the North Costa Mesa Specific Plan). The following standards have been established: (1) A site-specific density of a maximum 44 units/acre for a mixed-use development comprised of a boutique hotel and high-rise residential building and (2) a maximum nonresidential mixed use FAR of 2.12, which includes the hotel use and ancillary commercial uses. However, subject to comparable traffic generation characteristics, the North Costa Mesa Specific Plan contains provisions allowing development flexibility related to the maximum overall development of dwelling units, hotel rooms, and resident-serving retail/commercial uses. Additional development standards for this planned development, including maximum allowable building height and mix of dwelling units and hotel rooms, are contained in the North Costa Mesa Specific Plan.

In 2014, a site-specific density of 58 units/acre and site-specific building height of five and six stories were established for a 4.17-acre site at 125 East Baker Street. The project featured a five-story, 240-unit apartment building and six-story parking structure.

In 2015, a 224-unit apartment building on a 4.15-acre property at 2277 Harbor Boulevard was approved. The approved project involved: (1) Change of the land use designation from General Commercial to High Density Residential; (2) site-specific base density of 40 du/acre with a development incentive for an additional 58 dwelling units, for an overall site-specific density of 54 du/acre; (3) site-specific building height for a five-level parking structure. Rezone R-14-04 from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density) was also approved. Based on a Settlement Agreement executed on June 21, 2018, the project was modified to maximum 200 units including nine very low-income units subject to a fifty-five year restrictive covenant.

In 2021, the City Council approved the One Metro West project which is a mixed-use development on a 15.23-acre property located at 1683 Sunflower Avenue. The approval included the following entitlements: general plan amendment (GP-20-01), rezone (R-20-01), specific plan (SP-20-01), master plan (PA-19-19), and Tentative Tract Map No. 19015 (T-19-01). The land use plan for One Metro West depicts the following: three multi-family residential structures with 1,057 multi-family residential units and associated amenities

including parking structures within a base building height of seven stories; one 25,000 square foot creative office building; 6,000 square feet of supporting special retail uses; a 1.5 acre open space; two off-site improvements that relate to the trail connection to the Santa Ana River Trail and improvements to the south side of Sunflower Avenue north of the South Coast Collection retail center.

In order to encourage the development of additional residential ownership opportunities in the Westside, the City Council designated an overlay area by adoption of the Mesa West Residential Ownership urban plan. For existing developments that exceed 20 dwelling units per acre, the Mesa West Residential Ownership urban plan may allow redevelopment of residential projects to existing densities, provided that certain development standards are met for encouraging ownership housing.

In the High-Density Residential designation, existing non-conforming developments that are voluntarily destroyed may be rebuilt to the original density subject to other standards of the zoning code and the following: The allowable density or number of units to be redeveloped would be limited to the General Plan density plus a 50 percent density incentive bonus or the existing number of units, whichever is less.

High-density areas should be located in proximity to transportation routes, especially those served by public transit, and also within convenient distances to shopping and employment centers. Although proximity to the above uses and transportation routes often results in a residential development being subject to adverse impacts, High-Density Residential development can be less susceptible to impacts than lower densities if visual and acoustical shielding techniques are incorporated into the project.

In addition to the above locational preferences, viable high density development is also dependent upon site characteristics. A site should be of appropriate size and dimension before the higher densities within this designation are allowed.

Because of their location and intensity of development, High-Density Residential areas are also appropriate for quasi-residential uses (e.g., convalescent hospitals). Schools, religious institutions, parks, libraries, and related public facilities are also appropriate.

Complementary commercial uses within this designation may be allowed in planned development projects, provided that the commercial uses will have FARs that are the same as the Neighborhood Commercial land use designation.

Mixed-use development projects are intended to provide additional housing opportunities in the City by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City (such as the Westside) without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West Urban Plan), or an adopted Specific Plan, and shall be identified on the Zoning Map by designating either the R2-HD and R-3 base zoning districts with the mixed-use overlay district, or by designating a site with "(SP)". The mix of uses can occur in either a

vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/ residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, this FAR includes both residential and nonresidential components, and the maximum number of stories is four. The FAR shall not exceed 1.25 FAR for a commercial component of a development project that is proposed in conjunction with a residential development project on a housing opportunity site identified within the sites inventory of the Housing Element. The FAR and height shall be modified to realize the residential site capacity, or density, for housing opportunity sites.

Major high-density neighborhoods are clustered around Orange Coast College, along Mesa Verde Drive East, between Adams and Harbor, around Vanguard University, in the northeast portion of the South Coast Metro area, in the Downtown Redevelopment area, and in the southeast portion of the City.

Commercial Designations

Seven commercial land use designations are established. These designations vary in location and intensity to accommodate the full range of commercial activity present and desired in Costa Mesa. Development intensity potential is measured using FAR in relation to the amount of traffic expected (see Table LU-7, *Commercial Floor-Area Ratio*). The density, FAR, height, and trip generation standards apply for commercial development projects but these standards may be modified to realize the residential site capacity, or density, for a residential development on a housing opportunity site identified within the sites inventory of the Housing Element.

Commercial-Residential

The Commercial-Residential designation is intended to be applied to a limited area on the eastside of Newport Boulevard between East 19th Street and Mesa Drive. It is the intent of this land use designation to allow a complementary

mix of commercial and residential zoning along Newport Boulevard. It is anticipated that individual parcels will be developed as either a commercial or residential use. A mix of both commercial and residential uses on one parcel should only be allowed as a Planned Development.

Residential development is encouraged, provided that certain development standards are met pursuant to the adopted Newport Boulevard Specific Plan. Residential density ranges from 12 units per acre to 17.4 units per acre, except where the Residential Overlay applies. It will be necessary to ensure adequate buffering between the residential development and non-residential uses.

Allowable floor area ratios are 0.20 for high-traffic-generating uses, 0.30 for moderate-traffic-generating uses, and 0.40 for low-traffic-generating uses, as shown on Table LU-7. Residential and nonresidential

uses may be integrated into a single development through the Planned Development process. Residential densities in planned development projects shall not exceed 17.4 units per acre pursuant to the development standards in the *Newport Boulevard Specific Plan*. Noncommercial uses would be subject to the same floor area standards as commercial uses in this designation.

Institutional uses are also appropriate in this designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary approval.

Table LU-7: Commercial Floor-Area Ratio

Land Use	Traffic FAR			
	Very Low	Low	Moderate	High
Commercial-Residential	--	0.40	0.30	0.20
Neighborhood Commercial [2]	0.75	0.35	0.25	0.15
General Commercial [2]	0.75	0.40	0.30	0.20
Commercial Center [1,2,3]	0.75	0.45	0.35	0.30
Regional Commercial	0.652/0.890 FAR Refer to Regional Commercial discussion			
Urban Center Commercial	0.50 FAR for Retail, 0.60 FAR for Office, 0.79 FAR for S.C. Metro Center. Refer to Urban Center Commercial discussion and the North Costa Mesa Specific Plan for additional discussion.			
Cultural Arts Center	1.77 FAR. Refer to Cultural Arts Center discussion and the North Costa Mesa Specific Plan for additional discussion.			

Notes:

1. *Refer to Commercial Center discussion for site-specific FARs on certain properties.*
2. *With application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to appropriate land use designation discussion.*
3. *Los Angeles Times Site has a 0.54 (commercial) to 0.64 (office) FAR.*

Neighborhood Commercial

The Neighborhood Commercial designation is intended to serve convenience shopping and service needs of local residents. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments, and support office uses. Restaurants, hotels, and motels may be appropriate if properly located, designed, and operated to avoid adverse impacts to surrounding uses. Since Neighborhood Commercial uses are intended to serve nearby residential neighborhoods, the uses permitted should be among the least intense of the commercial uses.

General Commercial

The General Commercial designation is intended to permit a wide range of commercial uses that serve both local and regional needs. These areas should have exposure and access to major transportation

routes since significant traffic can be generated. General Commercial areas should be insulated from the most sensitive land uses either through buffers of less-sensitive uses or on-site design features. The most intense commercial uses should be encouraged to locate on sites of adequate size to avoid compatibility issues with surrounding uses. Appropriate uses include those found in the Neighborhood Commercial designation, plus smaller retail stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments.

In areas designated General Commercial, development typically will result in combinations of one- and two-story commercial buildings. Buildings in excess of two stories may be permitted in select zoning areas via discretionary approval where the additional height would not impact surrounding uses.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects shall not exceed 20 dwelling units per acre. Noncommercial uses would be subject to the same FAR standards as commercial uses.

Institutional uses are also appropriate in the General Commercial designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary approval.

For a 4.4-acre site at 1626/1640 Newport Boulevard, a site-specific FAR of 0.40 and trip budget of 186 A.M. peak hour trips and 281 P.M. peak hour trips was established. These two standards allowed the development of medical office uses or similar moderate-traffic-generating uses, provided that the site-specific trip budget is not exceeded.

Commercial Center

The Commercial Center designation is intended for large areas with a concentration of diverse or intense commercial uses serving local and regional needs. Appropriate uses include a wide variety and scale of retail stores, professional offices, restaurants, hotels, and theaters. Intense service uses, such as automobile repair and service, should be discouraged.

Development within this designation is intended for a variety of intensities ranging from one- to four-story buildings. The allowable FARs are 0.25 for high-traffic-generating uses, 0.35 for moderate-traffic-generating uses, 0.45 for low-traffic-generating uses, and 0.75 for very-low-traffic-generating uses. Because of the large service area, direct access to major transportation corridors is essential.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, this FAR includes both residential and non-residential components, and the maximum number of stories is four.

Mixed-use development projects are intended to provide additional housing opportunities in the City (such as the Westside) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West Urban Plan and Harbor Boulevard Mixed-Use Overlay), or through an adopted Specific Plan and shall be identified on the Zoning Map by designating either the CL, C1, and/or C2 base zoning districts with the mixed-use overlay district, or by designating a site as "(SP)". The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. This height limit may be increased to realize the development potential for sites identified within housing opportunity sites inventory of the Housing Element. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities.

Institutional uses are also appropriate in this commercial designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses require discretionary approval.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects should not exceed 20 dwelling units per acre. The corresponding population density range is up to 50 persons per acre. A site-specific residential density of 40 du/ac was approved for 1901 Newport Boulevard. The corresponding density range for the project is 100 persons per acre.

A site-specific FAR of 0.70 and a site-specific density of 40 units/acre was established for the property located at 1901 Newport Boulevard, a 7.79-acre site located on the northwest corner of West 19th Street and Newport Boulevard. The General Plan amendment recognized the existing development intensity of the 1901 Newport Plaza commercial building (127,500 square feet) and allowed additional development of 145 multi-family units with a site-specific building height allowed for a five-level parking structure.

Segerstrom Home Ranch

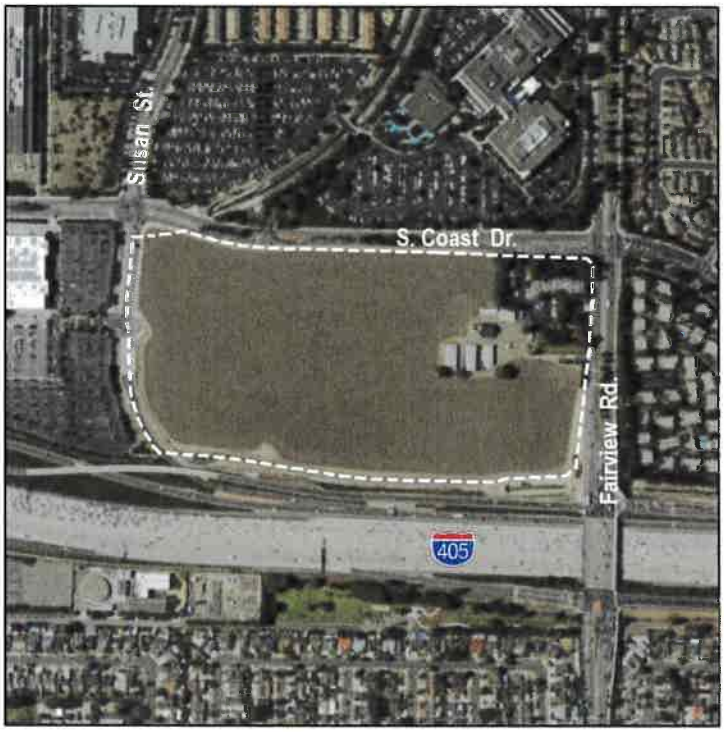
The Segerstrom Home Ranch is a 93.34-acre located at 3315 Fairview Road. It has a base land use designation of Commercial Center and is a part of the North Costa Mesa Specific Plan. In conjunction with approval of Home Ranch Alternative A, a site-specific FAR of 0.41 was established for the 17.2-acre IKEA site. (IKEA is a large retail/warehouse use.) This property is located at the southeast corner of South Coast Drive and Harbor Boulevard. A maximum allowable FAR of 0.40 for office uses was established for the 14.5-acre Industrial Park parcel located to the north of South Coast Drive.

In 2016, a specific-site FAR allowed a maximum of 0.64 FAR on the 44-acre subarea of Segerstrom Home Ranch located south of South Coast Drive. Maximum building height varies from two stories to five stories/75 feet within this subarea. The Planned Development Commercial zoning may allow mixed-use

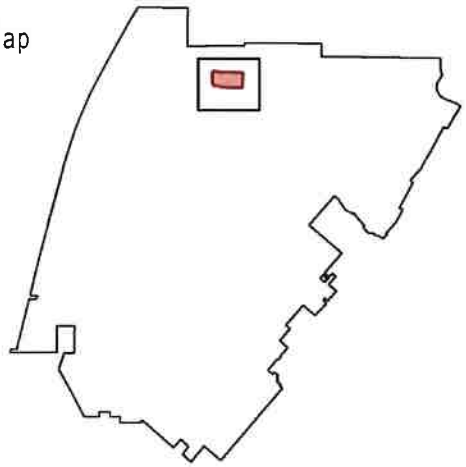
development (i.e., housing as a complementary use). The established trip budgets for this subarea of Home Ranch is 1,860 A.M. and 1,788 P.M. See Table LU-7 and Figure LU-4. However, the parcel is identified as a housing opportunity site within the sites inventory of the Housing Element, and the density, including the resulting total number of units, of the parcel may be increased to align with the residential site capacity and deviate from the trip budget.

The North Costa Mesa Specific Plan provides additional FAR, building height, and trip budget information for Segerstrom Home Ranch (Area 1).

Aerial



Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Commercial Center
- Urban Center Commercial
- Industrial Park
- Public/Institutional

General Plan



Baseline (2015)

Square Feet.....0

Total Area.....43.6 acres

Land Use Plan

Office Square feet.....1,200,000

FAR.....0.64 FAR*

* Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan, unless modifications are needed to accommodate the residential site capacity identified within the sites inventory of the Housing Element.

Figure LU-4: Segerstrom Home Ranch

Table LU-8: Segerstrom Home Ranch

Categories	Baseline (2015)	Segerstrom Home Ranch
Floor-Area Ratio (FAR)	N/A	0.64 Maximum trip budget for this subarea of Segerstrom Home Ranch is 1,860 A.M. and 1,788 P.M. Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan, unless needed to accommodate the residential site capacity identified within the sites inventory of the Housing Element.
Building Square Feet	N/A	1,200,000

Los Angeles Times Site

The Los Angeles Times Site is a 24-acre site located at 1375 West Sunflower Avenue, near the intersection of Harbor Boulevard and South Coast Drive. The intent is to create opportunities for either office or commercial retail development at a strategic location. Office development is allowed at a maximum 0.64 FAR (up to 655,000 square feet office). Commercial/retail development is allowed at a maximum FAR of 0.54 (up to 553,000 square feet). Maximum allowable building height is five stories/75 feet. Although the Planned Development Commercial zoning may allow mixed-use development (i.e., housing as a complementary use), housing is not permitted on this property due to its location. The maximum trip budget established for the Los Angeles Times site is 1,015 A.M. and 976 P.M. peak hour trips. See Table LU-9 and Figure LU-5.

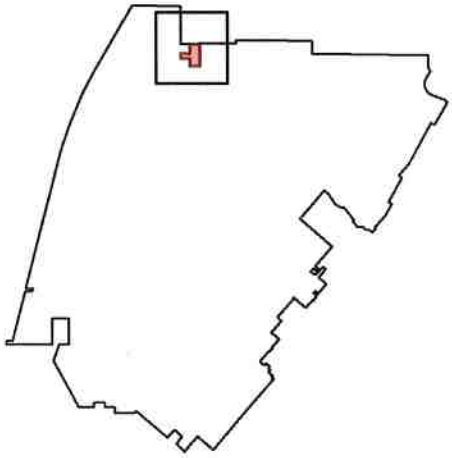
Table LU-9: Los Angeles Times Site

Categories	Baseline (2015)	Los Angeles Times Site
Floor-Area Ratio (FAR)	N/A	0.64 FAR for office development 0.54 FAR for commercial/retail Maximum trip budget is 1,015 A.M. and 976 P.M. Building intensity shall not exceed maximum allowable development set forth by the trip budget.
Building Square Feet	374,000	655,000 sf for office development 553,000 sf for commercial/retail

Aerial



Key Map



General Plan Designations

- Industrial Park
- General Commercial
- Commercial Center

General Plan



Baseline (2015)

Land Use .....Manufacturing, Private Open Space
Square Feet.....374,000 sq. ft.
Total Area.....23.5 acres

Land Use Recommendation

Land Use.....Office or Retail
FAR.....0.64 FAR for Office
FAR.....0.54 FAR for Retail
Square Feet.....553,000 to 655,000

* No residential use is permitted.

Figure LU-5:
Los Angeles Times Site

Regional Commercial

The Regional Commercial designation is intended to apply to large concentrated shopping centers of regional scale and importance. The intended uses within this designation include major department stores, specialty retail outlets, restaurants, offices, hotels, and other complementary uses.

Application of the Regional Commercial designation is limited to the existing South Coast Plaza sites. This includes the original 97-acre site between Bristol and Bear Street and the additional 18-acre site located west of Bear Street. This designation and locational criteria recognizes the evolution of South Coast Plaza as a regionally significant retail trade center served by major regional transportation facilities and services.

The Costa Mesa General Plan assigns a trip budget for the original South Coast Plaza site of 1,166 A.M. peak hour trips and 5,036 P.M. peak hour trips. The trip budget for the site west of Bear Street is 293 A.M. peak hour trips and 1,264 P.M. peak hour trips.

Complementary residential uses within this designation are allowed through the Planned Development process. The maximum allowable residential density shall be 20 dwelling units per acre, unless a site is identified as a housing opportunity site within the sites inventory of the Housing Element, then the density shall be allowed to increase to the density specified therein. The trip budget for South Coast Plaza is identified in Table LU-10, and in the North Costa Mesa Specific Plan.

Table LU-10: Trip Budget for Regional Commercial

Area	Maximum Square Footage	Floor Area Ratio	A.M. Peak Hour Trip Budget	P.M. Peak Hour Trip Budget
South Coast Plaza West of Bear Street	690,350	0.890	293	1,264
South Coast Plaza East of Bear Street	2,750,000	0.652	1,166	5,036
Metro Pointe	592,287	0.48	729	965

Urban Center Commercial

The Urban Center Commercial designation is intended to allow high-intensity mixed-use commercial development within a limited area. Developments within this designation can range from one- and two-story office and retail buildings to mid- and high-rise buildings of four to approximately 25 stories, provided the maximum building height set forth in the North Costa Mesa Specific Plan is not exceeded. Appropriate uses include offices, retail shops, restaurants, residential, and hotels.

For mixed-use projects that include separate or distinct components, the nonresidential FAR standard and the residential density standard shall apply to each of the respective components, not the entire project site. For mixed-use projects that do not include distinct elements or include mixed-use buildings, the

overall level of intensity shall be governed by the allowable nonresidential FAR and the maximum number of residential units identified in this designation for a specific project site. Developments shall also comply with the established trip budget standards and comply with the most restrictive standard.

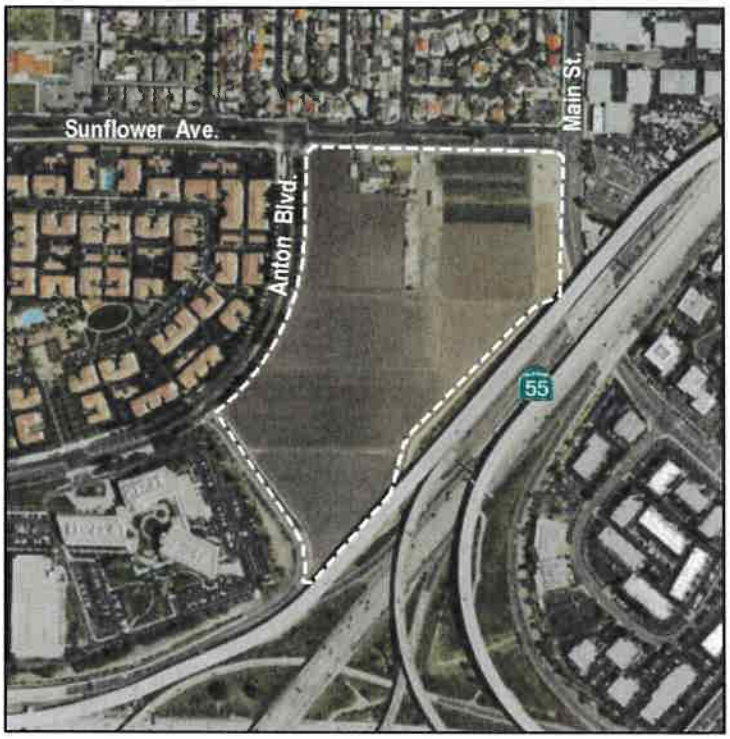
Complementary residential uses within this designation may be allowed through the Planned Development zone process. The maximum allowable residential density within this designation shall be 20 dwelling units per acre, unless otherwise specified in the North Costa Mesa Specific Plan, or a higher density is allowed on sites identified as a housing opportunity site in the sites inventory of the Housing Element.

The Urban Center Commercial designation includes the following major developments:

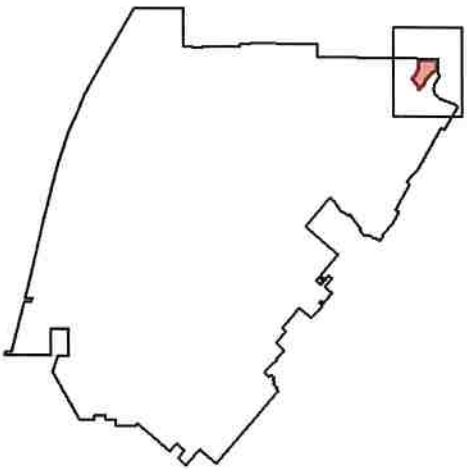
- Automobile Club of Southern California
- Metro Pointe
- South Coast Metro Center/Experian
- Sakioka Lot 2 (as of 2015, unbuilt)

All of these four properties had development agreements with the City of Costa Mesa that vested maximum development square footages, floor area ratios, trip budgets, and allowed uses. Provided in Table LU-11: *Urban Center Major Developments,* is a summary of the various land use standards that apply to these major developments. Please refer to the North Costa Mesa Specific Plan for additional information related to these properties. See Figure LU-6 for Sakioka Lot 2 land use plan.

Aerial



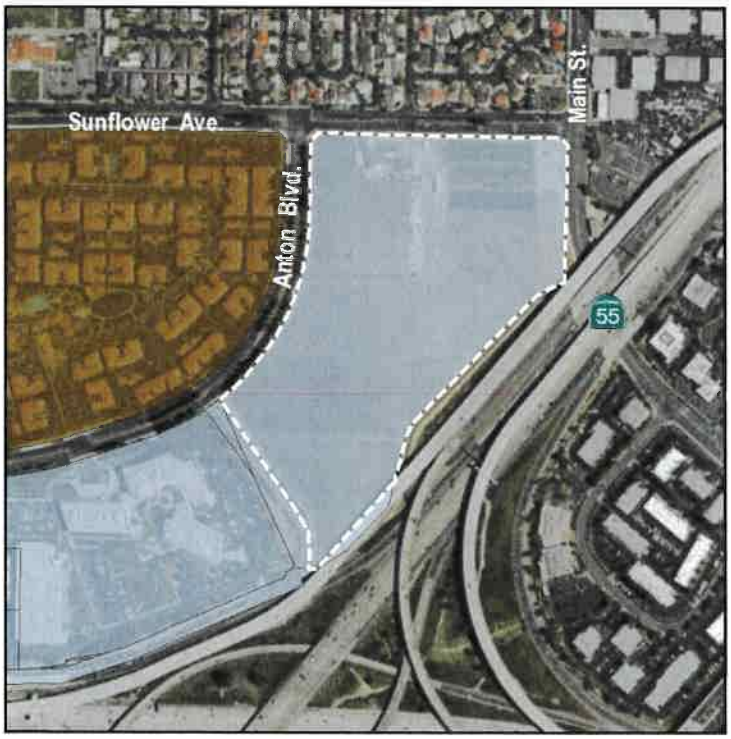
Key Map



General Plan Designations

High Density Residential (20 du/ac)
Urban Center Commercial

General Plan



Baseline (2015)

Square Feet.....0.0
Total Area.....33 acres

Land Use Plan

Residential Units..... 660 minimum
Density..... 28 or 90 DU/AC
FAR.....1.00 FAR*
Maximum Building Height.....8 stories

* Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan, unless modifications are needed to accommodate the site capacity identified within the sites inventory of the Housing Element.

LU-6:
Sakioka Lot 2

Table LU-11: Urban Center Major Developments

Area	Acres	Maximum		Peak Hour Vehicle Trip Budget		North Costa Mesa Specific Plan Applies
		Development Agreement Non-Residential Building Sq.Ft./FAR	Allowable Residential Units	A.M.	P.M.	
Automobile Club of Southern California[1]	43	967,000 sf 0.56 FAR	0	1,190[2]	1,576[2]	No
South Coast Metro Center/ Experian[1]	45	Residential Option: 1,335,386 sf 0.69 FAR Non-Residential Option: 1,546,180 sf 0.79 FAR	Residential Option: 484 units	Residential Option: 1,931[2] Non-Residential Option: 1,886[2]	Residential Option: 1,976[2] Non-Residential Option: 1,994[2]	Yes
Sakioka Lot 2[1]	33	Non-Residential: 863,000 sf 1.0 retail FAR 1.0 office FAR	Residential Option: 660 units	1,062[2]	1,407[2]	Yes

Notes:

1. *A development agreement specifies the maximum building square footage and floor area ratio, which is consistent with the North Costa Mesa Specific Plan and General Plan. However, the South Coast Metro Center/Experian plan area and Sakioka Lot 2 include sites identified as a housing opportunity site within the sites inventory of the Housing Element, and the FAR, residential units, trip generation, and heights may be modified to realize the site capacity identified within the sites inventory of the Housing Element.*
2. *Vehicle trips per hour*

Automobile Club of Southern California Processing Center

This 39.2-acre site consists of two parcels and is located on the southwest corner of Sunflower Avenue and Fairview Road. The primary site contains 29.5 acres and is located west of Fairview Road, between South Coast Drive and Sunflower Avenue. The second parcel contains approximately 9.7 acres and is located across the adjacent flood control channel to the west, just north of South Coast Drive. As of 2000, the site was developed with 717,000 square feet of office and support service uses. An additional 250,000 square feet of development is allowed pursuant to a development agreement for a total of 967,000 square feet; the resultant maximum FAR is 0.56. Future construction will be developed in phases during the 30-year term of the agreement.

Metro Pointe

Metro Pointe includes two office building sites located north of South Coast Drive at its intersection with Greenbrook Drive and approximately 28.5 acres of land located south of South Coast Drive along the San Diego Freeway. A development agreement approved in 1994 addresses the site south of South Coast Drive. The development agreement vests the property owner with the ability to construct 592,287 square feet of office and commercial uses with a resultant floor area ratio of 0.48. This property is also located in the North Costa Mesa Specific Plan area.

South Coast Metro Center/Experian

The 44.72-acre South Coast Metro Center/Experian sites are located south of Anton Boulevard and east of Avenue of the Arts. Upon completion, the site will include nearly 1,546,180 square feet of office and commercial development. A site-specific FAR of 0.79 was established for the combined South Coast Metro Center and Experian sites.

In 2006, a site-specific residential density increase for a 4.86-acre site portion of this development was approved as an optional development scenario for this property. The maximum density allowed is 100 units/acre with integrated ancillary retail uses. This equates to a maximum density of 100 units/acre, or a total of 484 high-rise units. The residential development option results in a corresponding decrease in the maximum allowable FAR and building square footages for non-residential buildings in order to be similar to the A.M. and P.M. trip budgets established for the South Coast Metro Center/Experian sites with strictly nonresidential development. In 2014, an alternative development option for 393 apartment units was approved. This scenario also results in decrease in trip budget. The North Costa Mesa Specific Plan provides further detail for these properties. Certain parcels within the South Coast Metro Center/Experian plan area include sites identified as a housing opportunity site within the sites inventory of the Housing Element. For these sites, the FAR, residential units, trip generation, and heights may be modified to realize the residential site capacity, or density, identified within the sites inventory of the Housing Element.

Sakioka Lot 2

The 33-acre Sakioka Lot 2 is located south and east of Anton Boulevard. This site is undeveloped except for farmhouses and farm operation facilities. Pursuant to a development agreement, the maximum

allowable building square footage is of 863,000 square feet. A maximum 1.0 FAR shall be applied for nonresidential development.

The maximum residential density shall be 28 dwelling units per acre for the residential component of a mixed-use development (see "Mixed-Use" discussion in the Specific Plan) or a maximum of 80 dwelling units per acre if an independent parcel is developed as residential community including affordable housing (see "Affordable Housing/Density Bonus discussion in the Specific Plan).

Future development on Sakioka Lot 2 is subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the both the North Costa Mesa Specific Plan and the General Plan. However, this site is identified as a housing opportunity site in the sites inventory of the Housing Element and the density, FAR, heights and trip budgets may be modified accordingly to achieve the site capacity identified within the sites inventory.

Cultural Arts Center

The Cultural Arts Center designation is applied to the 57.3 acres, including private streets, that comprise South Coast Plaza Town Center. This area is generally bounded by Sunflower Avenue to the north, Bristol Street to the west, Avenue of the Arts to the east, and the San Diego Freeway to the south. This designation is limited to this geographical area, and it is not intended to be applied to other locations in the City.

The Cultural Arts Center designation allows intensely developed mixed commercial and cultural uses within a limited area. The intended uses within this designation include mid- to high-rise offices, hotels, restaurants, retail, and cultural uses (theater, art museum or academy, etc.), as well as mid- to high-rise residential units in limited areas that are defined in the North Costa Mesa Specific Plan. It serves as the cultural center of the community and provides a focus to the arts-related uses, with the complement of nearby employment and shopping opportunities.

The overall allowable FAR standard for this designation is 1.77. Included in this FAR calculation is the land dedicated or reserved in 2000 for the Avenue of the Arts off-ramp and associated flood control channel improvements. The 1.77 FAR may be exceeded on individual parcels within South Coast Plaza Town Center, provided that over the entire 54-acre site the 1.77 FAR is not exceeded. Further delineation of the allocation within South Coast Plaza Town Center of the FAR and trip budget is provided in the North Costa Mesa Specific Plan.

In 2006, a high-rise residential development option for each of the three sub-areas in South Coast Plaza Town Center was approved. The maximum number of residential units allowed in the entire South Coast Plaza Town Center is 535 units. The high-rise residential development option is further detailed in the North Costa Mesa Specific Plan. As shown in Table LU-12, this scenario results in a corresponding decrease in the maximum allowable FAR and building square footages for non-residential buildings in order to maintain the A.M. and P.M. trip budgets established for the South Coast Plaza Town Center. The South

Coast Plaza Town Center plan area includes sites identified as a housing opportunity site within the sites inventory of the Housing Element, and the FAR, residential units, trip generation, and heights may be modified to realize the residential site capacity, or density, identified within the sites inventory of the Housing Element.

Table LU-12: Town Center Intensity*

	Maximum Allowable Nonresidential		Maximum Allowable High-Rise Residential Units	Peak Hour Trip Budget	
	FAR	Building Square Footage		A.M.	P.M.
Residential Option	1.70[1]	3,991,008 sf	535	5,123	6,632
Non-Residential Option	1.77[3,4]	4,161,813 sf	80	5,180	6,632

*Notes: * The FAR, residential units and trip budgets may be modified accordingly to realize the site capacity identified for the sites that are included as housing opportunity sites within the sites inventory of the Housing Element.*

1. *This maximum FAR may be increased to no more than 1.77 in direct relation to the decrease in the maximum number of high-rise residential units.*
2. *This maximum peak hour trip budget may be increased to no more than 5,180 A.M. peak hour trips in direct relation to the decrease in the maximum number of high-rise residential units.*
3. *This alternative includes the 80 high-rise residential units associated with the museum site in Segerstrom Center for the Arts; see North Costa Mesa Specific Plan.*
4. *This maximum FAR may not be increased if the 80-unit residential component is not constructed; see North Costa Mesa Specific Plan.*

Industrial Designations

Two industrial land use designations apply to over 1,000 acres. These designations accommodate a variety of industrial and compatible office uses, as well as limited and supportive commercial uses. Development intensity potential is measured using FAR in relation to the amount of traffic expected, as shown in Table LU-13: *Industrial Floor-Area Ratio*. The density, FAR, height, and trip generations may be modified accordingly to accommodate the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

Table LU-13: Industrial Floor-Area Ratio

Industrial Use[1]	Traffic FAR			
	Very Low	Low	Moderate	High
Light Industry	0.75	0.35	0.25	0.15
Industrial Park	0.75	0.40	0.30	0.20

Note:

1. *With an application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to Mixed-Use discussion and Table LU-15: Overlay and Urban Plan Residential Density.*

Light Industry

The Light Industry designation applies to areas intended for a variety of light and general industrial uses. Uses are limited to small manufacturing and service industries, as well as larger industrial operations that can demonstrate design features or restricted operations that limit disruptions to surrounding uses. Although the uses within Light Industry areas are intended to be less intense than those allowed in Industrial Parks, the frequent lack of a physical separation between Light Industry areas and residential development necessitates design features that limit disturbances between uses. Access to industrial areas should be provided in a manner that directs industrial traffic away from more sensitive uses.

Development within this designation would be characterized by a combination of one- and two-story buildings. Because of the location of Light Industry areas and their proximity to residential uses, taller buildings should be restricted to areas that will not disrupt the surrounding residential uses.

Certain commercial uses may be allowed, provided that the commercial use is determined to be complementary to the industrial area. Commercial recreational uses may also be appropriate under the same condition.

Institutional uses may also be appropriate, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary review.

Combinations of residential, institutional, and commercial uses may be allowed through the Planned Development process. FARs and population densities for commercial projects would be similar to the Neighborhood Commercial land use designation. Residential densities in Planned Development projects are not to exceed 20 dwelling units per acre.

Mixed-use development projects in overlay zones are intended to provide additional housing opportunities in the City (such as the Westside) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West and Mesa West Bluff Urban Plan) and will be identified on the Zoning Map by designating the MG base zoning district with the mixed-use

overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types will be identified in the applicable urban plans and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. Residential development may be allowed in conjunction with the mixed-use overlay district for Mesa West Bluff Urban Plan area at density that does not exceed 13 units per acre. The required Mesa West Bluff Urban Plan shall include development standards to ensure compatibility with surrounding land uses.

Industrial Park

The Industrial Park designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. Industrial parks are characterized by large parcels and landscaped setbacks that create a campus-like environment. Industrial parks must have proximity to freeways and other major transportation routes to provide the accessibility they require. An internal circulation system consisting of lesser highways is also necessary to accommodate the vehicle demands created.

Industrial parks have major physical separations from areas designated for other uses to maintain their distinctiveness and avoid potential land use incompatibilities.

Development within this designation would consist of one- and two-story buildings. Additional height may be permitted when compatible with adjacent development and provided uses are consistent with other constraints, such as height limits and use restrictions within John Wayne Airport influence area, as identified in the Safety Element. The Industrial Park portion of the Home Ranch site may include buildings up to five stories in height near the center of the development. The North Costa Mesa Specific Plan provides specific building height information for the Segerstrom Home Ranch (Area 1).

Commercial uses may be allowed, provided that the use is determined to be complementary to the industrial area. Commercial recreational uses may also be appropriate under the same condition. Institutional uses may also be appropriate, provided that land use compatibility and traffic issues have been addressed. Institutional uses will require discretionary approval.

Proposed industrial development must be analyzed for potential significant impacts to air quality, aesthetics, land use, and other environmental issues.

Combinations of residential, institutional, and commercial uses may be allowed through the Planned Development process. FARs and population densities for commercial projects would be similar to the Neighborhood Commercial land use designation. Residential densities in planned development projects shall not exceed 20 dwelling units per acre. However, sites identified as housing opportunity sites within the sites inventory of the Housing Element shall be allowed to develop a project at the specified density within the Housing Element.

Institutional and Open Space

Costa Mesa has thousands of acres of land set aside for public, semi-public, and open space type uses, all identified by one of these three land use designations: Public/Institutional, Golf Course, and Fairgrounds, and Multi-Use Center.

Public/Institutional

The Public/Institutional designation applies to both publicly and privately owned land that provides recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public. Since this designation includes many different types of land uses, the Land Use Plan is labeled to identify the individual uses.

Areas included in this designation are park sites, health care facilities, educational institutions, religious facilities, fairgrounds, and public facilities. Since many of the uses are recreational and open space in nature, levels of building intensity are minimal.

Golf Course

Three golf courses are located within the City's planning area. Two of these, the Costa Mesa Golf Course and Mesa Verde Country Club, lie within City limits. Santa Ana Country Club is in the unincorporated area east of Newport Boulevard. Because of the large area devoted to open space, the building intensity for this designation is 0.01 FAR.

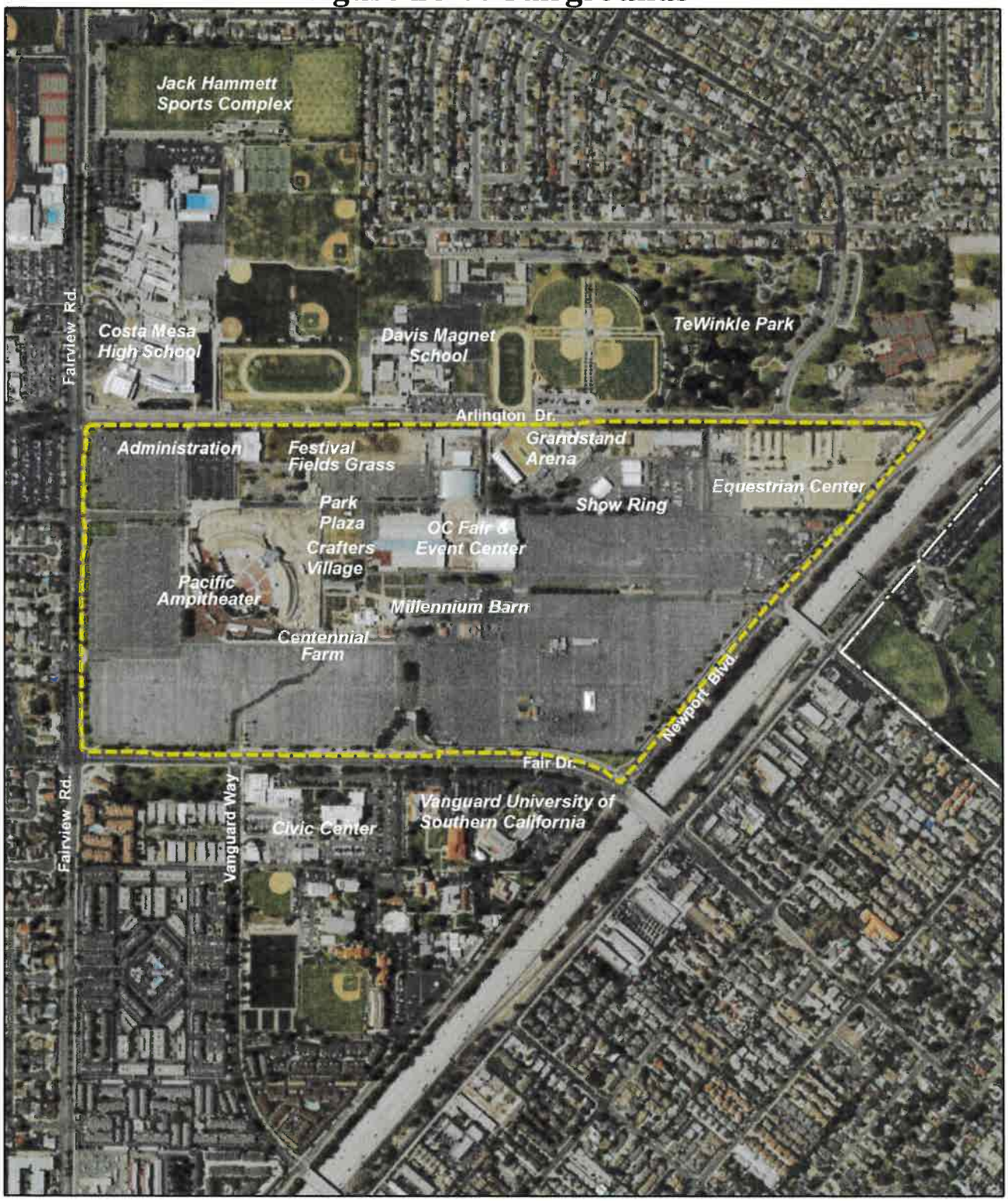
Fairgrounds

The Fairgrounds land use designation is applicable to only one property known as the Orange County Fair & Event Center (OCFEC) in the City of Costa Mesa. The Fairgrounds is a 150-acre site located at 88 Fair Drive. This designation is intended to:

- Ensure continued development of the property as an integrated complex that is composed of recreational, agriculture-related educational institutions, open space, farmland, equestrian, and commercial uses; and
- Promote the continued and sustained use of the property for the annual Orange County Fair in recognition of its value as a regionally significant resource in the City of Costa Mesa.

Home to the annual Orange County Fair since 1949, the site is bounded by Arlington Drive (north boundary), Fair Drive (south), Fairview Road (west), and Newport Boulevard (east). Regional access is primarily provided to the site by State Route 55 at the interchanges of Fair Drive/Del Mar Avenue and 22nd Street/Victoria Street. Access from Interstate 405, which is approximately one-mile north of the Fairgrounds, is provided via interchanges at Bristol Street, Fairview Road, and Harbor Boulevard. See Figure LU-7.

Figure LU-7: Fairgrounds



The site was formerly a portion of the Santa Ana Army Air Base, and in 1949 the California 32nd District Agricultural Association (DAA) acquired the property from the federal government. Since that time, the annual Orange County Fair has occurred at this location. Through the years the 32nd DAA has expanded the use of the property into a year-round exhibition, conference, equestrian, activity, and event center; these uses collectively the OCFEC.

The 32nd DAA Fair Board adopted the current OCFEC Master Plan in 2003. Given that the 32nd DAA is a State entity for administration of the Orange County Fair, Costa Mesa has limited land use and permitting authority over the property while it is controlled by the State.

In the future, if the State no longer controls the property, any proposed new development or change of use shall be subject to review for consistency with the City's General Plan and zoning regulations. The new property owner/operator may continue to operate the Fairgrounds as it existed at the time of sale as a legal nonconforming use and development. The property's legal nonconforming status will remain in effect until such time as the property owner submits and receives approval of a master plan by Costa Mesa.

The Fairgrounds site contains approximately 400,000 square feet of buildings, including:

- Pacific Amphitheater
- Arlington Theater
- Grandstand Arena
- Equestrian center
- Exhibit and administration buildings
- Concession and restaurant buildings
- Memorial Gardens
- Centennial Farms
- Livestock barns

The Fairgrounds designation recognizes the existing fairground and event center uses associated with this site. The General Plan traffic model does not take into account the trip generation from the annual OC Fair or weeknight/weekend special event uses (i.e., Orange County Marketplace) because peak vehicle trips to the site occur outside normal business timeframes. However, further development of the Fairgrounds will need to be balanced with the development capacity of the City's transportation system and with the protection of surrounding neighborhoods.

Permitted uses include ancillary office uses, exposition/conference uses, equestrian uses, agricultural/livestock activities, restaurants, temporary specialty retail sales (including vehicle sales), outdoor marketplace, emergency operational uses, and concerts/live entertainment uses. Complementary uses to the fairground and event center uses may include botanical gardens, animal

exhibits, museum, art/historical artifacts gallery, and performance art theaters that are supportive of the fairground uses.

Uses that are not supportive of fairground and event center uses are expressly prohibited. Prohibited uses include, but are not limited to, casinos/gambling venues, shopping centers, hotel/motels, residential uses, self-storage facilities, hospitals, and medical uses. In addition, exclusive use or dedicated athletic sports facilities and educational uses that are unrelated to the OCFEC are prohibited.

As a State-owned property, the Fairgrounds is not normally subject to the City's Noise Ordinance. However, pursuant to a 1990 Court Order (Case Nos. 42 07 28 and 55 65 08), exterior noise standards comparable to the City's noise regulations have been applied to the property. Noise sensitive uses include neighboring residences, Davis Intermediate School, and Costa Mesa High School. The court-ordered noise restrictions apply to the operation of the Pacific Amphitheater. Development within the Fairgrounds designation is intended for buildings ranging from one- to four-story structures. The maximum allowable FAR for this designation shall be 0.10.

Multi-Use Center

Fairview Developmental Center

On January 5, 1959, the Fairview Developmental Center opened as a State hospital originally occupying 750 acres. Fairview Developmental Center had an initial bed capacity of 2,622 and was intended to house some 4,125 residents. The population at the facilities peaked in 1967 and has been declining since. In 2015, the current population was 275 persons, and the downward trend is expected to continue due to the restructuring of the State of California's approach to providing institutionalized care for the developmentally disabled. The State has been focusing on residential care options (as opposed to institutional care) for these disabled individuals.

A large portion of the original land was transferred in 1979 to the City of Costa Mesa and now encompasses Fairview Park and the golf course. In 1985, the City granted a General Plan amendment and rezone of 54 acres of surplus land immediately to the north of the hospital facilities for high-density residential uses. In 1987 and 2005, other parcels were converted to residential uses. These areas are planned developments with one-story, single-family residences, a two-story, small-lot residential subdivision, and two-story apartment buildings (Harbor Village Apartments).

In February 2016, the State of California Department of Development Services initiated the process for closure of Fairview Developmental Center. In June 2022, the State Legislature through Senate Bill (SB) 188 approved Government Code Section 14670.31, which provides a framework for the reuse of the FDC property. The legislation codifies a partnership between the Department of General Services (DGS), the Department of Developmental Services (DDS), and the City of Costa Mesa, with defined roles for each entity. To support this effort, the State allocated $3.5 million in State funding to the City to develop a Specific Plan, conduct necessary studies, and manage a community-based planning process. The Legislature's intent for the redevelopment of the FDC site is to prioritize affordable housing to the greatest

extent feasible, including a minimum of 200 units of permanent supportive housing, open space, and housing for individuals with developmental disabilities, and a City created Specific Plan for the FDC site that implements the provisions of Government Code Section 14670.31.

Multi-use refers to the integration of a variety of land uses and intensities. This land use category includes uses which are low to moderate intensity and urban in character. The Multi-Use Center designation is applicable only to the Fairview Developmental Center property at 2501 Harbor Boulevard. The compatible zoning district is Institutional & Recreational - Multi-Use District (I&R-MLT). The allowable land uses are as follows:

- 0.25 FAR Institutional and Recreational uses
- 25 percent minimum requirement for park and open space purposes (approximately 25.6 acres)
- Minimum density of 60 dwelling units per acre and 2,300 dwelling units are identified for the site within the limitations described below

In anticipation of the future closure of the Fairview Development Center, this property is assigned a unique General Plan land use plan designation. The Multi-Use Center designation is comprised of a variety of residential, open space, and institutional uses.

These multi-uses are to be complementary to the Costa Mesa Golf Course and surrounding residential neighborhoods. The Housing Element identifies a minimum density to achieve a residential site capacity of 2,300 mixed-income residential units for the Fairview Developmental Center site. Additional housing units may be built, as long as they meet the density bonus provisions pursuant to State law (Government Code Section 65915- 65918). At least 25 percent of the site shall be dedicated to open space. A maximum 0.25 FAR for institutional/recreational uses would be allowed for undeveloped area not assigned to housing or permanent open space. See Table LU-14: *Multi-Use Center Designation.* Permitted uses include:

- Institutional uses, such as public and private recreational facilities, dedicated athletic fields, athletic complex, sports parks, community centers, and public facilities
- Hospital, medical, dental, physical therapy, in-patient care, psychiatric facilities, administrative offices and facilities for the developmentally disabled
- Residential uses, such single-family detached housing, apartments, condominiums, and townhouses
- Open space uses, such as active play fields, recreational areas, parkland, and botanical gardens

Uses that are industrial or commercial in nature are expressly prohibited. Prohibited uses include, but are not limited to, corporate office parks, casinos/gambling venues, shopping centers, concerts/entertainment venues, hotel/motels, exposition/conference uses, shopping center, and swap meets.

The maximum 0.25 FAR for institutional development within the Multi-Use Center designation is intended for buildings ranging from one- to four-story structures. Residential uses shall also be limited to a maximum height of four stories.

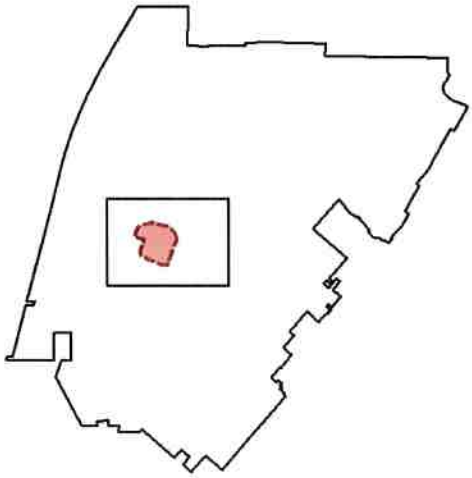
The Multi-Use Center General Plan land use designation (and corresponding Zoning District) will require a Master Plan for any future development project, whether or not the State retains the property or sells to a private entity. A Master Plan is required to be approved by the City Council if the property is owned by a non-State entity or if the State elects to participate in the City's planning process for Master Plan adoption.

The City will require the dedicated parkland component in order to activate a master plan for new development. The 25 percent open space requirement would apply and, therefore, future development would need to include a specific acreage of active park uses for sports fields or the master plan cannot be considered in conformance with this unique General Plan land use designation.

Aerial



Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Neighborhood Commercial
- Multi-Use Center
- Golf Course

General Plan: Land Use Designation



Baseline (2015)

Beds.....300

Total Area.....102.6 Acres

Land Use Plan

Land Use Designation	Multi-Use Center
Residential Units	2,300
Open Space Acres	Minimum 25.6 acres (25%)
Public/Institutional	0.25 FAR

Figure LU-8:
Multi-Use Center

Table LU-14: Multi-Use Center Designation

Categories	Multi-Use Center Designation
Density (DU/AC)	60 DU/AC
Total Units	2,300
Floor-Area Ratio (FAR)	0.25 Public Facilities/Institutional/ Recreational
Building Square Feet	N/A
Dedicated Open Space	25% - approximately 25.6 acres of Open Space
Trip Budget	Maximum trip budget for this area is 557 A.M. and 669 P.M. Building intensity shall not exceed maximum allowable development set forth by the trip budget, unless it is necessary to realize the residential site capacity identified for the site in the sites inventory of the Housing Element.

Land Use Overlays and Urban Plans

The City has adopted land use overlays that are intended to encourage reuse and revitalization of underutilized properties. The incentives provided expand land uses, provide development flexibility, stimulate economic growth, and create integrated areas complementary to the surrounding environs. Refer to Figure LU-9 for the location of the Overlay and Urban Plan boundaries. The density, FAR, height, and trip generations may be modified accordingly to accommodate the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

Mixed-Use Overlay Zone/Urban Plan Areas

Mixed-use development projects are intended to provide additional housing opportunities in the City by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan and shall be identified on the Zoning Map with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design.



Land Use Overlays

- Residential Incentive Overlay (30 du/ac)
- Harbor Mixed-Use Overlay (20 du/ac; 1.25 FAR)
- SoBECA Mixed-Use Overlay (40 du/ac)*

Urban Plans and Specific Plan

- 19 West Urban Plan
- Mesa West Bluffs Urban Plan
- Mesa West Residential
- One Metro West

Source: City of Costa Mesa, 2016.

Feet
0 1,000 2,000 4,000 6,000 8,000

General Plan Amendments:
GP 18-03, Adopted Nov. 13, 2018
GP 20-01, Adopted Jul. 20, 2021
PGPA-24-01, Adopted July 15, 2025

Housing types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units, where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, the FAR includes both residential and non-residential components. Table LU-15: *Overlay and Urban Plan Residential Density*, lists the appropriate land uses and the necessary base zoning district where mixed-use development is permitted.

Table LU-15: Overlay and Urban Plan Residential Density

Base Land Use Designations That Allows Mixed Use[3]	Residential Dwelling Units Per Acre (D/A) and Floor-Area Ratio (FAR)*			
	Overlays			Urban Plans
	Residential Incentive	Harbor Mixed-Use	SoBECA Mixed-Use[1]	Westside Urban Plans[2]
Commercial-Residential	30 du/acre	--	--	--
Neighborhood Commercial	--	--	--	1.00/[2] 1.25 FAR
General Commercial	30 du/acre	20 DU/A	40 D/A[1]	
Light Industry	--		40 D/A[1]	
Commercial Center	--	--	--	

Notes: * *The density, FAR, height, and trip generations may be modified accordingly to realize the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.*

1. *The SoBECA Overlay has a maximum capacity of 450 residential units over the entire district, with individual projects having a maximum density of 40 dwelling units per acre. However, sites identified as housing opportunity sites within the sites inventory of the Housing Element shall be allowed to develop the site according to the specified density therein.*
2. *Under the Westside Urban Plans, a maximum FAR of 1.0 is allowed for mixed-used projects that include a residential component. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. FAR calculations are based on the total site area (subarea) of the commercial component and does include the residential site area.*
3. *See Multi-Use Center discussion for density and FAR standards for the Fairview Developmental Center site.*

Residential Incentive Overlay

The Residential Incentive Overlay allows the maximum 30 du/acre unit residential density option at strategic locations along Harbor Boulevard and Newport Boulevard. The Residential Incentive Overlay expands development opportunities on commercial properties not developed to their full potential or supporting outdated buildings and underperforming uses.

Maximum building height is three stories, provided privacy concerns of adjacent established residential neighborhoods are adequately addressed through the setback of upper stories or other design approaches. Housing within the Residential Incentive Overlay is limited to a maximum density of 30 units per acre. See Table LU-16*: Residential Incentive Overlay* and Figures LU-10 and LU-11.

Table LU-16: Residential Incentive Overlay

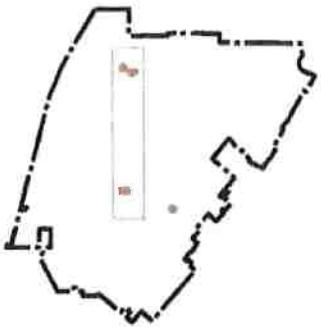
Categories		Baseline (2015)	Residential Incentive Overlay
Density (DU/AC)		N/A	30
Units	Harbor Boulevard	84	361
	Newport Boulevard	237	117
	Total Units	**321**	**478**

Aerial



General Plan: Overlay





Land Use Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Golf Course
- Public/Institutional

Baseline (2015)

Total Area.....9.45 acres
Residential Units.....0
Commercial Square Feet.....149,976

Land Use Plan

Density.....30 du/ac
Residential Units.....361 Max
Commercial Square Feet.....149,976 Max

Per settlement agreement executed on June 21, 2018, the project at 2277 Harbor Blvd. (APN. 422-163-31) shall not exceed 200 units including nine (9) very low-income units subject to a fifty-five (55)-year restrictive covenant.

REVISED Nov. 13, 2018:

General Plan Amendments:

* GP 18-03, Adopted Nov. 13, 2018

Figure LU-10: Residential Incentive Overlay: Harbor Boulevard

Aerial



General Plan: Overlay





Land Use Designations

- Low Density Residential (6 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Commercial-Residential (17 4 du/ac)
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Golf Course
- Fairgounds
- Public/Institutional

General Plan Amendments:
* GP 18-03, Adopted Nov. 13, 2018
* PGPA-24-01, Adopted July 15, 2025

Baseline (2015)

Total Area.....9.45 arces
Residential Units.....0
Commercial Square Feet.....43,208

Land Use Plan

Density	30 du/acre
Residential Units	117

Figure LU-11: Residential Incentive Overlay: Newport Boulevard

South Bristol Entertainment & Cultural Arts (SoBECA) Overlay and Urban Plan

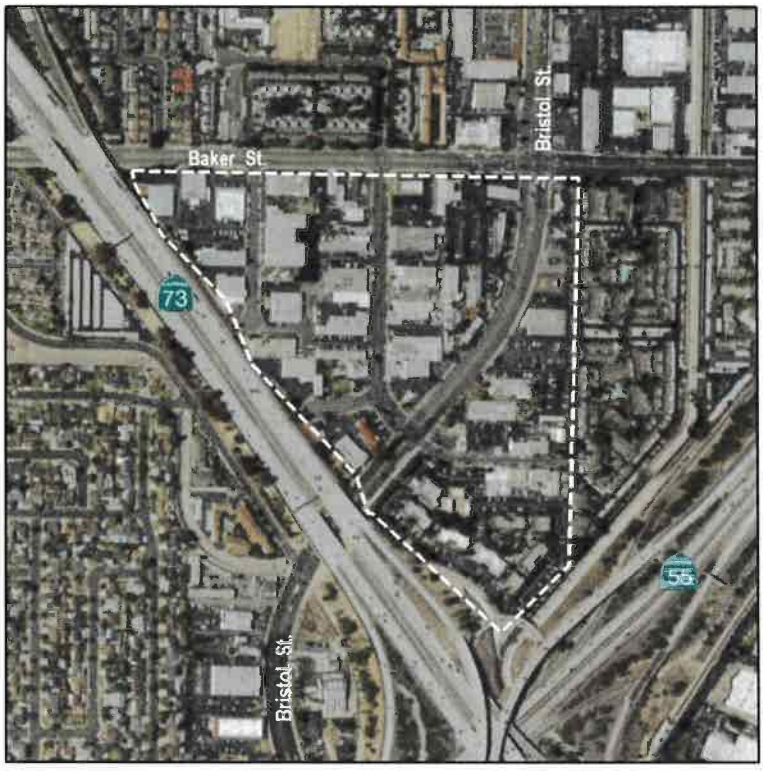
The SoBECA Overlay applies to properties within the *SoBECA Urban Plan* area. Allowed uses include a mix of housing and retail/service commercial businesses, light industrial uses, creative studios, retail campuses, and entertainment and restaurant uses that attract local residents and visitors. Permitted development approaches are mixed-use development that combines residential and commercial uses, as well as stand-alone commercial and residential uses. This designation emphasizes commercial uses and aims to expand the established innovative, eclectic, and unique uses that support homegrown and incubator-type businesses important to the local economy. The integration of innovative public spaces and "hangout" areas for special events are highly encouraged.

The maximum residential density within the SoBECA overlay is 40 units per acre. A maximum 1.25 FAR applies to mixed-use buildings that integrate residential and commercial uses. Stand-alone commercial or industrial buildings have a maximum 1.0 FAR. The maximum building height for all projects is four stories. The maximum number of residential units allowed within the entire SoBECA Urban Plan area is 450 units. See Table LU-17: *SoBECA Mixed-Use Overlay*. See also Figure LU-12: *SoBECA Mixed-Use Overlay*. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

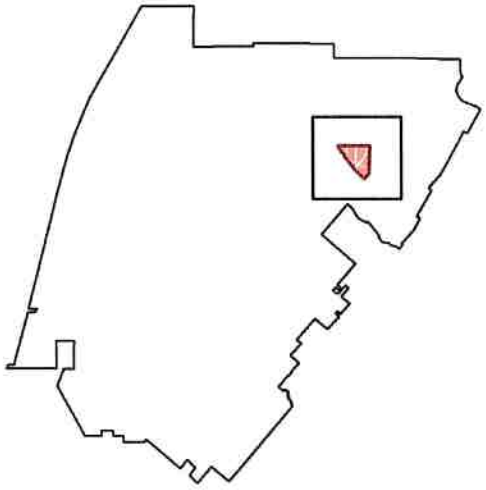
Table LU-17: SoBECA Mixed-Use Overlay

Categories	Baseline (2015)	SoBECA Mixed-Use Overlay
Density (DU/AC)	N/A	40 DU/AC Not to exceed 450 units for Overlay
Units	0	450
Floor-Area Ratio (FAR)	N/A	1.00 to 1.25
Building Square Feet	491,000	420,359

Aerial



Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Light Industrial
- Public/Institutional

General Plan: Overlay



SoBECA Overlay
Individual residential projects cannot exceed 40 dwelling units per acre, unless the site is a housing opportunity site, then the density may increase to align with the density identified within the sites inventory of the Housing Element.

Baseline (2015)
Units.....0
Square Feet.....491,000
Acres.....39.2 Acres

Land Use Plan
Units.....450 Maximum
Square Feet.....420,359
FAR.....1.00 to 1.25 FAR
Density.....40 DU/AC*

* Density may be increased to the densities identified for housing opportunity sites within the sites inventory of the Housing Element.

Figure LU-12: SoBECA Urban Plan

Harbor Mixed-Use Overlay

The Harbor Mixed-Use Overlay applies to select areas along Harbor Boulevard, between Wilson Street and 19th Street. The intent is to introduce a diverse mix of uses, with the objective of creating a much more integrated, walkable, and complementary balance of creative residential and retail spaces, neighborhood-serving retail and commercial services, and residential uses along the southern portion of Harbor Boulevard that intersects with 19th Street. The designation allows residential development at up to 20 dwelling units per acre. A maximum 1.25 FAR applies to projects that consist of both residential and commercial mixed uses; maximum building height is four stories. See Table LU-18: *Harbor Mixed-Use Overlay* and Figure LU-13. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for housing opportunity sites identified within the sites inventory of the Housing Element.

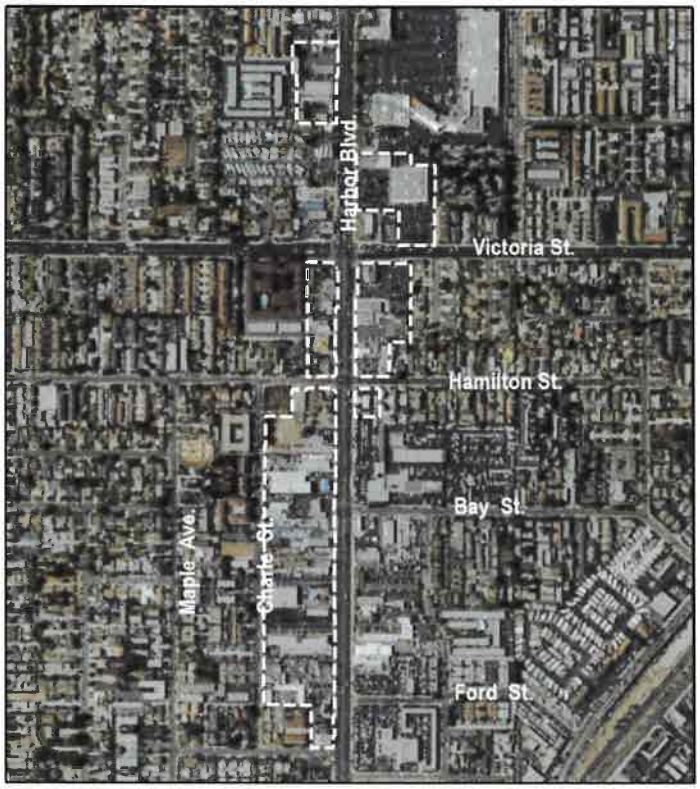
Table LU-18: Harbor Mixed-Use Overlay

Categories	Baseline (2015)	Harbor Mixed-Use Overlay
Density (DU/AC)	N/A	20 DU/AC
Units	13	491
Floor-Area Ratio (FAR)	N/A	1.00 to 1.25
Building Square Feet	337,300	321,000 of Commercial

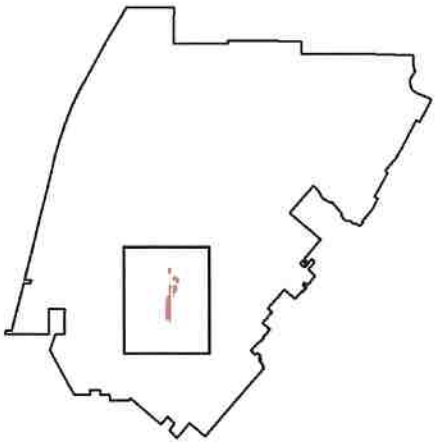
Westside Urban Plans

In April 2006, the City adopted three Westside urban plans that created overlay zones in designated areas of the Westside: The *19 West Urban Plan*, the *Mesa West Bluffs Urban Plan*, and the *Mesa West Residential Ownership Urban Plan*. Development proposed within the Westside Urban Plans requires approval of a Master Plan pursuant to the City of Costa Mesa Municipal Code. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for housing opportunity sites identified within the sites inventory of the Housing Element.

Aerial



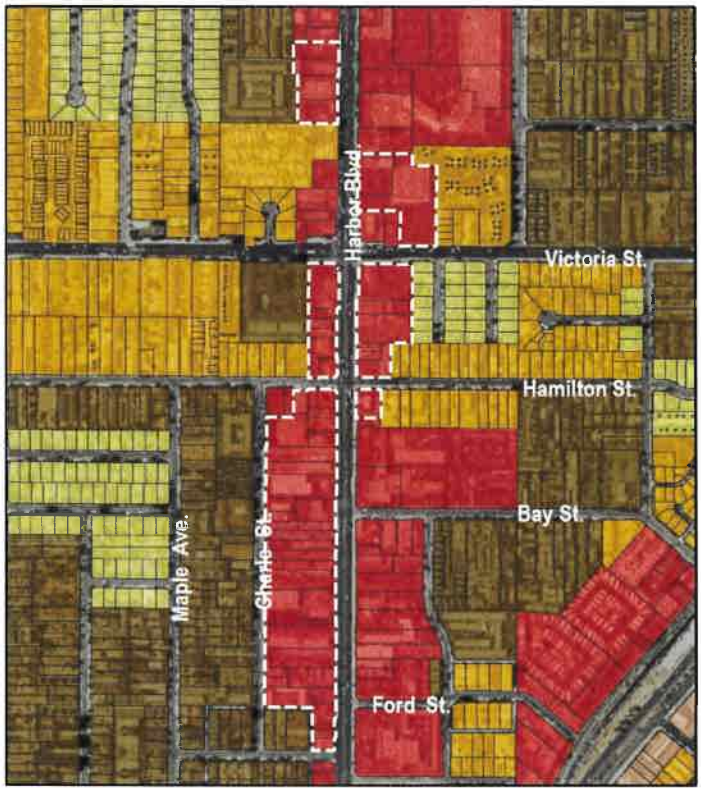
Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial

General Plan: Overlay



Harbor Mixed-Use Overlay *

General Plan land use overlay that allows a maximum residential density of 20 dwelling units per acre. Mixed-use projects that do not include residential components can be developed at a 1.00 FAR. Mixed-use projects with both residential and commerical components can be developed at 1.25 FAR.

Baseline (2015)

Residential Units	13
Commercial Square Feet	337,300
Total Area	24.6 acres

Land Use Plan *

Residential Units	491
Commercial Square Feet	321,000
Density	20 DU/AC
FAR	1.00 to 1.25 FAR

* The total residential units, density and FAR may be modified to realize the residential site capacity, or density, of the housing opportunity sites identified within the sites inventory of the Housing Element.

Figure LU-13: Harbor Mixed-Use Overlay

19 West Urban Plan

The *19 West Urban Plan* provides commercial and residential mixed-use opportunities primarily along West 19th Street and Harbor Boulevard, at a cluster of properties between Newport Boulevard and Superior Avenue, and at the south side of Victoria Street and Placentia Avenue. This mixed-use overlay zone (over the Commercial and Industrial base districts) is intended to promote commercial/residential mixed-use development, encourage adaptive reuse, stimulate private investments and improvements, promote new housing types, and meet housing demand. Development is subject to the trip budget established in the Zoning Code.

Mesa West Bluffs Urban Plan

The *Mesa West Bluffs Urban Plan* encompasses approximately 277 acres and was adopted to provide an overlay zone encouraging the development of live/work units or residential development, with the goal of revitalizing and providing new high-quality residences. The *Mesa West Bluffs Urban Plan* applies to industrial properties predominantly south of 18th Street, north of 16th Street, and along Placentia Avenue. The Urban Plan intends to stimulate live/work and residential development without exceeding the development capacity of the General Plan transportation system. With regard to industrial uses, established industrial uses may continue and expand. New residential development must recognize long-established industrial uses and be designed to minimize conflicts. New creative industrial workspace is permitted, provided that activities limit or confine noise, dust, and vibration impacts.

Mesa West Residential Ownership Urban Plan

The *Mesa West Residential Ownership Urban Plan* encompasses approximately 238 acres located between Victoria Street and 17th Street, west of SR-55. The objective of the *Mesa West Residential Ownership Urban Plan* is to promote economic viability in existing medium-density and high-density residential areas, encourage the conversion of existing rental apartments to residential common-interest development (i.e., condominiums, planned unit developments), and encourage new residential common-interest development to improve the balance between rental and ownership opportunities.

The *Mesa West Residential Ownership Urban Plan* provides flexible development regulations to create additional incentives for new development.

See Figure LU-14: *Westside Urban Plans*, for the location and boundaries for each Westside Urban Plan.

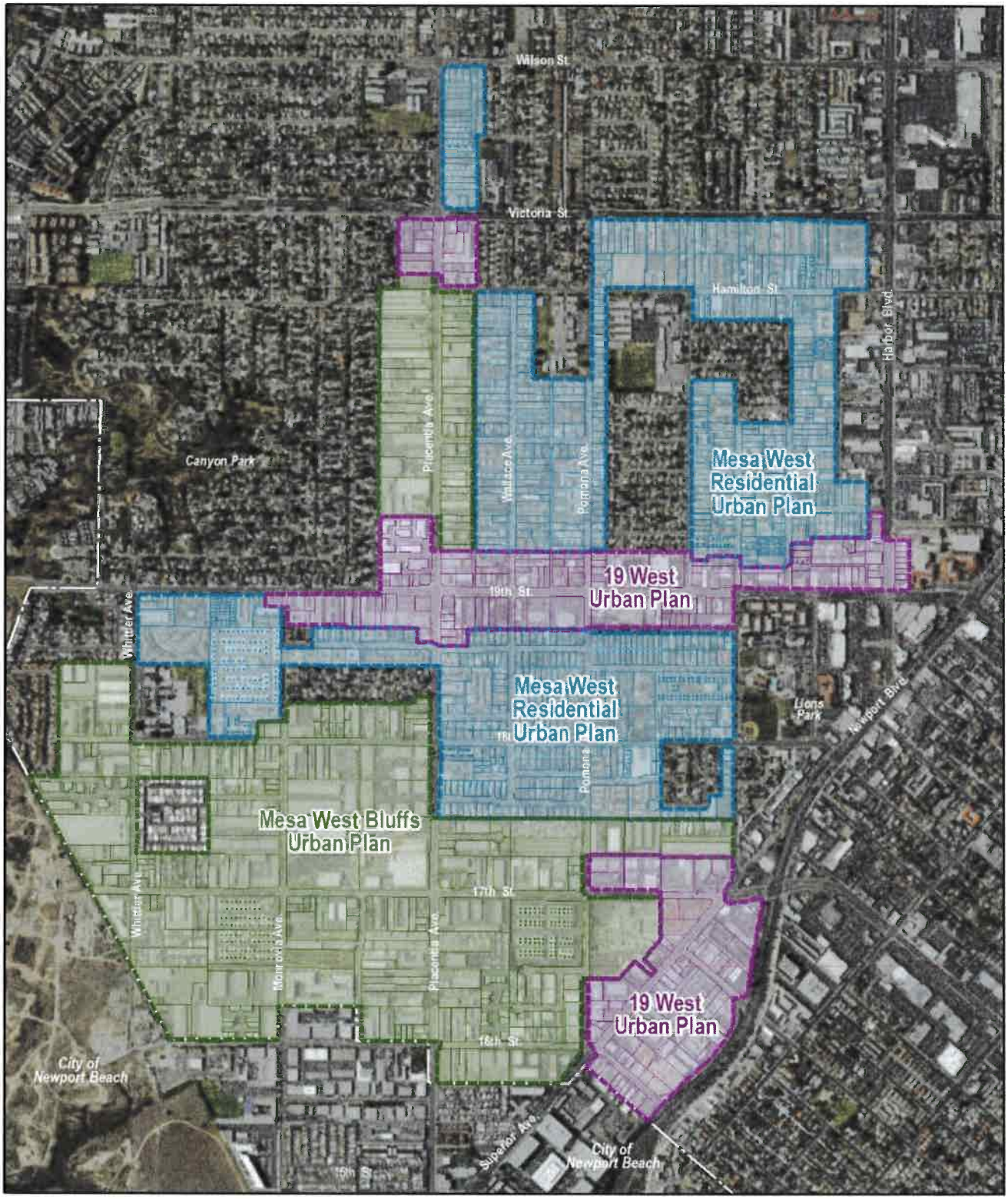


Figure LU-14: Westside Urban Plans

General Plan and Zoning Ordinance Consistency

The relationship between the General Plan land use designations and zoning districts is shown in Table LU-19: *General Plan and Zoning Consistency*. This table indicates how properties will be zoned to be consistent with the General Plan Land Use Plan. The Zoning Ordinance has the following Zoning Districts:

- Single-Family Residential (R1)
- Multiple-Family Residential, Medium Density (R2-MD)
- Multiple-Family Residential, High Density (R2-HD)
- Multiple-Family Residential (R3)
- Administrative and Professional (AP)
- Commercial Limited (CL)
- Local Business (C1)
- General Business (C2)
- Shopping Center (C1-S1)
- Town Center (TC)
- Off-Street Parking (P)
- Institutional and Recreational (I & R)
- Institutional and Recreational - School (I & R-S1)
- Institutional and Recreational - Multi-Use (I &R-MLT)
- General Industrial (MG)
- Industrial Park (MP)
- Planned Development Residential (PDR)
- Planned Development Commercial (PDC)
- Planned Development Industrial (PDI)
- Mixed-Use Overlay District (MU)
- Residential Incentive Overlay District (RI)

Table LU-19: General Plan and Zoning Consistency

Land Use Plan Designations	Consistent Zoning Classification
Low Density	R1, PDR-LD, I&R, I&R-S
Medium Density	R1, R2-MD, PDR-MD, I&R, I&R-S, MU
High Density	R2-MD, R2-HD, R3, PDR-HD, PDR-NCM, I&R, I&R-S, MU, RI
Commercial-Residential	AP, CL, C1, PDC, R2-MD, R2-HD, PDR-MD, PDR-HD, RI
Neighborhood Commercial	CL, C1, AP
General Commercial	CL, C1, C2, C1-S, PDC, AP, RI, MU
Commercial Center	C1, C2, C1-S, PDC, AP
Regional Commercial	PDC
Urban Center Commercial	PDC
Cultural Arts Center	TC
Multi-Use Center	I&R-MLT
Industrial Park	MG, PDI, CL
Light Industrial	MP, PDI, CL
Public and Institutional	I&R, I&R-S
Golf Course	I&R
Fairgrounds	I&R
Fairview	R2-MD, R2-HD, R3, I&R

Off-Street Parking (P) zoning classification is consistent with any land use plan designation, with the exception of Low Density.

Residential development shall be allowed, regardless of the underlying zoning or land use designations, for any housing opportunity site identified within the sites inventory of the Housing Element, including any densities identified therein.

Revised February 20, 2019
Consistent with Table LU-9
of 2002 General Plan

Housing and Employment Projections

Providing a land use arrangement that encourages a correlation of employment and housing opportunities is a local and regional responsibility. Providing sufficient commercial land to support residential development is primarily a local responsibility, although commercial uses serving regional needs are provided as well. Sufficient land must also be established to meet the recreational needs of the local community, although regional needs are often accommodated by land within individual cities. Table LU-20: *General Plan Land Use 2035*, identifies the projected future growth and implications of the Land Use Plan.

Table LU-20: General Plan Land Use 2035

Land Use Designations	Net Acres	Residential Dwelling Units		Non-Residential Square Feet	
		2015 Existing	2035 Future*	2015 Existing	2035 Future
Residential					
Single-Family[1]	2,088.2	14,210	14,811	--	--
Multi-Family[2]	1,720.2	28,413	37,291	--	--
Non-Residential					
Commercial-Residential	47.9	--	--	543,000	455,200
Neighborhood Commercial	40.5	--	--	338,000	472,100
General Commercial	616.3	--	2,254	7,065,300	8,556,100
Commercial Center	117.5	--	2,215	733,000	1,075,800
Urban Center Commercial	126.3	--	1,735	4,550,700	5,581,200
Cultural Arts Center	57.3	--	851	2,673,300	4,869,800
Regional Commercial	147.9	--	1,959	2,723,700	3,260,800
Industrial Park	632.6	--	3,626	8,684,500	9,895,000
Light Industrial	378.1	--	1,668	4,402,500	2,838,000
Public and Institutional	1,263.4	--	--	1,989,000	3,970,700
Golf Course	553.7	--	--	84,200	84,200
Fairgrounds	150.0	--	--	454,450	1,020,400
Multi-Use Center	102.6	--	2,300	--	279,000
Totals	**8,044.5**	**42,623**	**68,690**	**33,916,000**	**42,553,000**

Notes: * *The residential dwelling units added to the Land Use Designations for 2035 reflect the site capacity identified within the sites inventory of the Housing Element. The total unit counts are not intended to reflect a maximum build-out scenario.*

1. *Includes Low-Density Residential General Plan land use designation.*
2. *Includes Medium-Density, High-Density, and Commercial-Residential, Overlays General Plan land use designations.*

Goals, Objectives, and Policies

Maintaining and enhancing the great quality of life in Costa Mesa is the foundation of this General Plan. The City will look towards focusing future change within targeted growth areas. Some of these areas already have a mix of commercial, office, hotel, and residential uses, and are located along roadways that will be enhanced with "Complete Streets" features (see Circulation Element), improved landscaping, and expanded public spaces (such as parks and plazas). In turn, the City will also protect and enhance neighborhoods throughout Costa Mesa to ensure these largely residential areas continue to provide value to residents and the community as whole.

Foremost, attention will be given to protecting the character and quality of residential neighborhoods, including those features that distinguish an area, such as building scale, historical structures, well-maintained rental housing, mature vegetation, and attractive streetscapes.

Goal LU-1: A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs

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.***
Policy LU-1.1	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.
Policy LU-1.2	Balance economic gains from new development while preserving the character and densities of residential neighborhoods.
Policy LU-1.3	Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities.
Policy LU-1.4	Promote housing and employment opportunities within planned development areas to the extent feasible.
Policy LU-1.5	Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services.

Goal LU-2: Preserve and Protect Residential Neighborhoods

Objective LU-2A. ***Promote land use patterns and development that contribute to community and neighborhood identity.***

Policy LU-2.1 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.

Policy LU-2.2 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines, and encourage undergrounding of utilities in the public right-of-way for residential development consisting of five units or more, to the extent feasible and practical.

Policy LU-2.3 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 being consistent with the neighborhood character of the surrounding community.

Policy LU-2.4 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.

Policy LU-2.5 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common-interest developments consistent with the neighborhood character. This policy does not apply to small lot subdivisions.

Policy LU-2.6 Encourage increased private market investment in declining or deteriorating neighborhoods.

Policy LU-2.7 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.

Policy LU-2.8 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, unless otherwise approved by a General Plan amendment. (A four-story/five-level parking structure with roof deck parking on the fifth level is considered a four-story structure.) The height limitation may be increased further

to realize the residential site capacity, or density, of housing opportunity sites identified within the sites inventory of the Housing Element.

Policy LU-2.9 Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.

Policy LU-2.10 Promote lot consolidation of residential properties to the extent feasible and practical, including the creation of larger single-family residential lots that exceed the minimum 6,000-square-foot requirement in neighborhoods where the prevailing residential subdivision pattern features larger-sized residential lots.

Policy LU-2.11 Ensure adequate noise attenuation in urban design, such as walls for sound attenuation, development of landscaped greenbelts, provision of landscape berms, etc.

Goal LU-3: Development that Maintains Neighborhood Integrity and Character

Objective LU-3A. ***Establish policies, standards, and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods.***

Policy LU-3.1 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.

Policy LU-3.2 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.

Policy LU-3.3 Continue code enforcement as a high priority with regard to the regulation of property maintenance standards citywide.

Policy LU-3.4 Ensure that residential densities can be supported by the infrastructure and are compatible with existing residential neighborhoods in the surrounding area.

Policy LU-3.5 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.

Policy LU-3.6 Facilitate revitalization of aging commercial centers by working with property owners, developers, local businesses, and other community organizations to coordinate efforts.

Policy LU-3.7 Promote development/design flexibility that encourages older or poorly maintained high-density residential uses to be rehabilitated.

Policy LU-3.8 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods.

Policy LU-3.9 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.

Policy LU-3.10 Minimize effects of new development on the privacy and character of surrounding neighborhoods.

Policy LU-3.11 Promote small-lot residential development on long, narrow, single parcels or combined residential lots.

Policy LU-3.12 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development.

Policy LU-3.13 Prohibit construction of buildings which would present a hazard to air navigation, as determined by the Federal Aviation Administration (FAA).

Policy LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to federal and State law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development." Land Use Element (page LU-18) refers to the threshold stated above. It shall be amended to refer to Filing FAA Form 7460-1 Notice of Construction and Alteration, and not to Form 7480-1.

Policy LU-3.15 The City will ensure that development proposals, including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements.

Policy LU-3.16 The City shall refer certain projects to the Airport Land Use Commission for Orange County, as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the Airport Environs Land Use Plan for John Wayne Airport.

Policy LU 3.17 New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft.

Goal LU-4: New Development that Is Sensitive to Costa Mesa's Environmental Resources

Objective LU-4A. ***Encourage new development and redevelopment that protects and improves the quality of Costa Mesa's natural environment and resources.***

Policy LU-4.1 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the National Pollutant Discharge Elimination System Stormwater Permit during the planning, project review, and permitting processes.

Policy LU-4.2 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.

Policy LU-4.3 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota.

Policy LU-4.4 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies, and protect the integrity of the bluff crest.

Policy LU-4.5 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.

Policy LU-4.6 Incorporate the principles of sustainability into land use planning, infrastructure, and development processes to reduce greenhouse gas emissions consistent with State goals.

Goal LU-5: Adequate Community Services, Transportation System, and Infrastructure to Meet Growth

Objective LU-5A. ***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.***

Policy LU-5.1 Pursue annexation of certain areas within the City's Sphere of Influence to provide land use regulation and city services within its jurisdiction.

Policy LU-5.2 Strongly encourage protection and preservation of existing but underutilized school sites for future recreational, social, or educational uses.

Policy LU-5.3 As appropriate and timely, consider the establishment of development impact fee program(s) to fund additional fire and police personnel, library facilities, and related equipment to meet the demands of additional growth in the City.

Policy LU-5.4 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.

Policy LU.5.5 Ensure that new development pays its fair share of impact fees such as park fees and traffic impact fees. This can also include impact fees related to community services (police protection services and fire emergency response services) or library facilities, once adopted and applicable.

Policy LU-5.6 Promote development of revenue-generating land uses to help defray the costs of high quality public services.

Policy LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.

Policy LU-5.8 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications.

Policy LU-5.9 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.

Policy LU-5.10 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, unless the site is identified as a housing opportunity site within the sites inventory of the Housing Element, then the density and intensity may be modified to realize the residential site capacity, or density, identified therein. 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 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 nonresidential 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 nonresidential 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, and 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.

(d) Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council.

Policy LU-5.11 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.

Policy LU-5.12 Development plans shall include an overall buildout plan, which can demonstrate the ability of the circulation system to support the proposed level of development.

Policy LU-5.13 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area.

Goal LU-6: Economically Viable and Productive Land Uses that Increase the City's Tax Base

Objective LU-6A: ***Ensure the long-term productivity and viability of the community's economic base.***

Policy LU-6.1 Encourage a mix of land uses that maintain and improve the City's long-term fiscal health.

Policy LU-6.2 Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers.

Policy LU-6.3 Continue to prioritize commercial and industrial park use of properties north of I-405 and within the Airport Industrial District.

Policy LU-6.4 Support the continued presence of incubator businesses in the action sports industry and jobs-producing businesses in the Westside.

Policy LU-6.5 Encourage revitalization of existing, older commercial and industrial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units.

Policy LU-6.6 Continue to encourage and retain land uses that generate sustainable sales and property tax revenues, including regional commercial destinations and automobile dealerships.

Policy LU-6.7 Encourage new and retain existing businesses that provide local shopping and services.

Policy LU-6.8 Provide efficient and timely review of development proposals while maintaining quality customer service standards for the business, development, and residential community.

Policy LU-6.9 Support the retention and growth of Class A office tenants, including corporate headquarters for the action sports industry, biotech, and high technology companies within the City.

Objective LU-6B: ***Encourage and facilitate activities that expand the City's revenue base.***

Policy LU-6.10 Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base.

Policy LU-6.11 Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost.

Policy LU-6.12 Track retail trends and tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate business mix.

Policy LU-6.13 Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses.

Policy LU-6.14 Improve ease and accessibility to information to capture opportunities for businesses to establish in Costa Mesa and bring high-skill and professional jobs and new revenue sources into the community.

Policy LU-6.15 Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.

Policy LU-6.16 Examine options for the development of new infrastructure for new technologies and businesses that use those technologies.

Objective LU-6C: ***Retain and expand the City's diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique and prototype manufacturing, and industrial businesses.***

Policy LU-6.17 Engage in activities that promote Costa Mesa as a great place to live, work, and develop a business.

Policy LU-6.18 Continue to work with surrounding cities to strengthen regional economic development.

Policy LU-6.19 Provide flexibility and support for development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility along major corridors outside of significant commercial or industrial nodes.

Goal LU-7: A Sound Local Sustainable Economy that Attracts Investment, Creates Educational Opportunities, and Generates Employment Opportunities

Policy LU-7.1 Endeavor to create mixture of employment opportunities for all economic levels of residents and businesses.

Policy LU-7.2 Support linkages between local educational institutions and local industries and businesses. Foster training, collaboration with employers, and new innovative programs that increase job opportunities for residents and students attending school locally.

Policy LU-7.3 Foster and provide useful and efficient partnerships to implement economic opportunities with private, non-profit, or other public agencies.

Policy LU-7.4 Cultivate an entrepreneurial and academic environment that fosters innovation through non-traditional housing developments, flexible office spaces, experiential development, and ensuring the diversity of retail/service throughout the urban districts.

Policy LU-7.5 Support and provide flexibility for development projects and businesses which produce, care, and maintain material goods or fixed assets meant to support the production of market goods, especially for niche industries within the City of Costa Mesa.

Policy LU-7.6 Seek out opportunities to attract primary businesses within stable industries and support industries that already exist within the City.

Policy LU-7.7 Explore economic and employment opportunities to retain and strengthen the unique industry niches along Bristol and Paularino, in the Westside, on East 17th Street, and throughout North Costa Mesa.

Policy LU-7.8 Support the development of pedestrian plazas and gathering places, and institutional spaces, as well as the more efficient use of existing spaces, to support economic growth and branding of existing industries within the City.

Goal LU-8: Promote a range of multiple uses at the Fairview Developmental Center site

Policy LU-8.1 In anticipation of the potential closure or repurposing of the Fairview Development Center site, the City will work with appropriate State agencies or private entity (if the property is sold) to plan for a complementary mix of residential, institutional, public facilities, open spaces, and recreational uses within a campus setting.

Goal LU-9: Ensure that Fairgrounds uses are consistent with the General Plan designation

Policy LU-9.1 Discourage changes in the allowable uses specified in the Fairgrounds General Plan land use designation for the Orange County Fair & Event Center property. Ensure that amendments to this General Plan designation are approved by the electorate.

Goal LU-10: Promote the growth of tourism

Objective LU-10A: ***Promote structural improvements of visitor-oriented land uses.***

Policy LU-10.1 Engage with property owners, developers, and business owners to encourage the revitalization of the hotel/motels.

Policy LU-10.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include:

(a) Updating building mechanical, electrical, or plumbing to comply with current building standards

(b) Updating physical improvements to the site

(c) Adding hotel amenities to the site

(d) Updating or improving the landscaping on the site

(e) Updating or improving the façade of the building(s)

Objective LU-10B: ***Promote growth of visitor-oriented land uses.***

Policy LU-10.3 Motel and hotel land uses should be encouraged to be located near major transportation corridors and close to key tourist/visitor draws, other recreation venues, the airport, regional, and general local shopping centers.

Policy LU-10.4 Consider the interest of quality of stay for visitors when evaluating projects near visitor-oriented land uses by requiring on-site amenities and upscale guest services.

Objective LU-10C: ***Promote uses and events that make visitor-oriented business more economically viable.***

Policy LU-10.5 Celebrate and promote the arts, culture, and industries of Costa Mesa through special events, civic gatherings, and City marketing and tourism promotion efforts.

Policy LU-10.6 Promote the development of small-scale manufacturing uses or other uses that generate multiple secondary and tertiary markets that support business travel tourism-related uses.

Policy LU-10.7 Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County.

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 25-552 **Meeting Date:** 11/4/2025

TITLE:

AMENDMENT NO. 7 TO AGREEMENT NO. C-5-3612 BETWEEN ORANGE COUNTY TRANSPORTATION AUTHORITY AND THE CITY OF COSTA MESA FOR THE I-405 IMPROVEMENTS PROJECT

DEPARTMENT: **PUBLIC WORKS DEPARTMENT/ADMINISTRATION**

PRESENTED BY: **RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR**

CONTACT INFORMATION: **RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR, 714-754-5343**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve Amendment No. 7 to Agreement No. C-5-3612 between Orange County Transportation Authority (OCTA) and the City of Costa Mesa for the I-405 Improvements Project and authorize the Mayor and the City Clerk to execute the agreement.

2. Appropriate $1,989,000 in compensation towards Pavement Mitigation I-405 Project.

BACKGROUND:

OCTA and the City of Costa Mesa entered into Cooperative Agreement No. C-5-3612 in April 2016 for the I-405 Improvements project. The agreement identified roles and responsibilities of each agency for the implementation of the project. The City of Costa Mesa provided staff and consultant support to review project plans and assistance during the construction phase. OCTA's role was for the implementation of the project meeting City and State requirements as well as reimbursement to the City for all services and costs incurred during the project, and for pavement restoration work caused by project detours. Over the past few years, several amendments have been made to the original agreement to authorize minor increases in allowances for project reviews as well as time extensions.

ANALYSIS:

The I-405 Improvements Project was substantially completed and formally opened to the public on December 1, 2023. OCTA and the City have been engaged on reviewing various punch list items as well as formalizing maintenance agreements with the State of California Department of Transportation (Caltrans) for areas within Costa Mesa's portion of the project. City staff also reviewed pavement damages caused by I-405 project detours. The mitigation costs were updated based on most recent unit prices.

Amendment 7 (Attachment 1) authorizes an additional compensation of $1,989,000 to the City for Post Pavement Project Mitigation. This captures the pavement mitigation costs for various I-405 Project-related detours on Harbor Boulevard, Fairview Road and South Coast Drive that are outside the I-405 Project limits.

Staff requests that the City Council approve the subject amendment and authorize the Mayor and the City Clerk to execute the amendment. Staff also requests that the City Council appropriate $1,989,000 towards the Pavement Mitigation I-405 Project.

ALTERNATIVES:

The alternative to this Council action would be to not approve the amendment. This will result in potential loss of I-405 mitigation funding as well as delays to pavement mitigation work along various roadways. Staff does not recommend this action.

FISCAL REVIEW:

Upon approval from City Council, the City will receive $1,989,000 in compensation for pavement mitigation impacts along various I-405 Project detours. Funding will be appropriated towards the Pavement Mitigation I-405 Project in the Other Grants Fund (Fund 232).

LEGAL REVIEW:

The City Attorney's Office has reviewed this agenda report and the proposed amendment and approves them both as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This project works toward achieving the following City Council goals:

- Maintain and Enhance the City's Facilities, Equipment and Technology
- Strengthen the Public's Safety and Improve the Quality of Life

CONCLUSION:

Staff recommends the City Council:

1. Approve Amendment No. 7 to Agreement No. C-5-3612 between Orange County Transportation Authority (OCTA) and the City of Costa Mesa for the I-405 Improvements Project and authorize the Mayor and the City Clerk to execute the agreement.

2. Appropriate $1,989,000 in compensation towards the Pavement Mitigation I-405 Project.

AMENDMENT NO. 7 TO

AGREEMENT NO. C-5-3612

BETWEEN

ORANGE COUNTY TRANSPORTATION AUTHORITY

AND

CITY OF COSTA MESA

FOR

I-405 IMPROVEMENT PROJECT

THIS AMENDMENT NO. 7 is effective this _____ day of _____, 2025 ("Effective Date"), by and between the Orange County Transportation Authority, 550 South Main Street, P.O. Box 14184, Orange, California, a public entity of the State of California (hereinafter referred to as "AUTHORITY"), and the City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, a municipal corporation duly organized and existing under the constitution and laws of the State of California (hereinafter referred to as "CITY"), each individually known as "Party", and collectively known as "Parties".

WITNESSETH:

WHEREAS, by Agreement No C-5-3612 dated May 10, 2016 (Agreement), as last changed by Amendment No. 6 dated June 10, 2025, AUTHORITY and CITY entered into a cooperative agreement, in cooperation and partnership with the California Department of Transportation, herein referred to as "CALTRANS", for the specific terms, conditions, and funding responsibilities between the AUTHORITY and CITY for improvements defined as adding one general purpose lane from Euclid Street to Interstate 605 (I-605), plus adding an additional median lane which will be combined with the existing high-occupancy vehicle (HOV) lane and operated as dual express lanes in each direction of the Interstate 405 (I-405) from State Route 73 (SR-73) to I-605, replacing and/or widening structures, and other additional geometric and interchange improvements, including improvements to CITY-owned and operated streets, and traffic facilities hereafter referred to as CITY FACILITIES potentially impacted by this project, all of which are hereafter referred to as "PROJECT"; and

WHEREAS, construction of CITY FACILITIES is complete, inclusive of punchlist items, and CITY has accepted operation and maintenance of CITY FACILITIES for the PROJECT; and

WHEREAS, the three-year plant establishment period has commenced for all PROJECT landscaped areas within CITY jurisdiction; and

WHEREAS, AUTHORITY is committed to working with AUTHORITY's CONTRACTOR to achieve final acceptance of the PROJECT; and

WHEREAS, CITY is committed to execute the CITY's Freeway Maintenance Agreement and Electrical Cost Share Agreement with CALTRANS no later than October 1, 2025; and

WHEREAS, the Agreement considers a certain level of effort and negotiated dollar amount for CITY SERVICES as related to improvements to CITY FACILITIES, and as later modified by the Amendments; and

WHEREAS, AUTHORITY and CITY have agreed to amend this Agreement, in the amount of One Million Nine Hundred Eighty Nine Thousand Dollars ($1,989,000), to reimburse CITY for AUTHORITY's fair share of additional pavement impacts on PROJECT detour routes as identified in AUTHORITY's post-construction final pavement studies and other related PROJECT impacts to pavement, safety and appurtenant elements beyond the scope of the design-build contract scope of work; and

WHEREAS, AUTHORITY and CITY agree that the total amendment amount is in accordance with final negotiations between the AUTHORITY and CITY and represents final compensation to CITY for all PROJECT impacts.

WHEREAS, AUTHORITY and CITY agree that this Amendment No. 7 brings the total agreement amount to Three Million Two Hundred Ninety Five Thousand Three Hundred Eighty Dollars ($3,295,380); and

WHEREAS, CITY agrees to manage the staff and consultants to provide CITY SERVICES within the Maximum Obligation amount as amended herein; and

WHEREAS, the AUTHORITY's Board of Directors approved this Amendment No. 7 on the 8th day of September, 2025; and

WHEREAS, the CITY's Council approved this Amendment No. 7 on the _____day of _____, 2025.

NOW, THEREFORE, it is mutually understood and agreed by the AUTHORITY and CITY that the Agreement, is hereby amended in the following particulars only:

1. Amend **ARTICLE 3. RESPONSIBILITY OF AUTHORITY,** as follows:

a) Page 8 of 17, paragraph GG, as last changed by Amendment No. 3 dated February 20, 2023, to delete in its entirety and, in lieu thereof, insert:

"GG. To reimburse CITY for combined costs identified as "CITY SERVICES", and in accordance with Attachment A "REVISED SCHEDULE A, REIMBURSEMENT SCHEDULE FOR COMBINED CITY SERVICES, CITY OF COSTA MESA, AMENDMENT NO. 7."

b) Page 9 of 17, paragraph II, as last changed by Amendment No. 3 dated February 20, 2023, to delete in its entirety and, in lieu thereof, insert:

"II. AUTHORITY's reimbursement for CITY SERVICES shall not exceed the combined maximum amount shown on Schedule A "REVISED SCHEDULE A, REIMBURSEMENT SCHEDULE FOR COMBINED CITY SERVICES, CITY OF COSTA MESA, AMENDMENT NO. 7."

c) Page 9 of 17, to add the following new paragraphs as follows:

"LL. To reimburse CITY, in a lump sum amount of One Million Nine Hundred Eighty Nine Thousand Dollars ($1,989,000), for additional funds to cover the AUTHORITY's share of pavement impacts on the PROJECT's detour routes as identified in AUTHORITY's post construction final pavement studies, and in accordance with Amendment No. 1 to this Agreement dated June 20, 2019, and to cover other related PROJECT impacts to pavement, safety and appurtenant elements beyond the scope of the design-build contract scope of work."

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2. Amend **ARTICLE 4. RESPONSIBILITY OF CITY**, as follows:

a) Page 12 of 17, as last changed by Amendment No. 2 dated February 12, 2020, to add the following new paragraphs as follows:

"O. To submit invoices to AUTHORITY for one-time, lump sum payments upon execution of this Amendment to the Agreement."

"P. To execute the CITY's Freeway Maintenance Agreement and Electrical Cost Share Agreement with Caltrans no later than October 1, 2025."

3. Amend **ARTICLE 7. MAXIMUM OBLIGATION**, page 13 of 17, as last changed by Amendment No. 3 dated February 20, 2023, to delete in its entirety and, in lieu thereof, insert:

"Notwithstanding any provisions of the Agreement to the contrary, AUTHORITY and CITY mutually agree that AUTHORITY's maximum cumulative payment obligation hereunder shall be Three Million Two Hundred Ninety Five Thousand Three Hundred Eighty Dollars ($3,295,380.00), including, but not limited to, street pavement obligation for pavement mitigation, unless maximum obligation is modified by an amendment to this Agreement and agreed to by both Parties."

4. Amend Agreement's "SCHEDULE A, REIMBURSEMENT SCHEDULE FOR COMBINED CITY SERVICES CITY OF COSTA MESA Amendment No. 3", as amended, to delete SCHEDULE A in its entirety and, in lieu thereof, replace with the "REVISED SCHEDULE A, REIMBURSEMENT SCHEDULE FOR COMBINED CITY SERVICES, CITY OF COSTA MESA Amendment No. 7" attached to this Amendment.

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The balance of Agreement No. C-5-3612, as amended, remains unchanged.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment No. 7 to Agreement No. C-5-3612 to be executed as of the date of the last signature below.

CITY OF COSTA MESA

By: _____
John Stephens
Mayor

ATTEST:

By: _____
Brenda Green
City Clerk

APPROVAL RECOMMENDED

By: _____
Raja Sethuraman
Public Works Director

APPROVED AS TO FORM:

By: _____
Kimberly H. Barlow
City Attorney

ORANGE COUNTY TRANSPORTATION AUTHORITY

By: _____
Darrell E. Johnson
Chief Executive Officer

APPROVED AS TO FORM:

By: _____
James M. Donich
General Counsel

APPROVAL RECOMMENDED:

By: _____
James G. Beil
Executive Director, Capital Programs

Attachment:

Revised Schedule A –Reimbursement Schedule for Combined City Services, City of Costa Mesa

REVISED SCHEDULE A

REIMBURSEMENT SCHEDULE FOR COMBINED CITY SERVICES

CITY OF COSTA MESA

Item No.	*Reimbursement Description*	*Maximum Reimbursement Amount (1)*
1	Review and approval of plans, specifications, plans, and other pertinent engineering plans and reports, Traffic Management Plan (TMP) review and concurrence, and construction oversight inspection services related to CITY FACILITIES.	$425,400
2	Traffic engineering and detour inspection	$132,300
3	Police services (including overtime costs)	$86,700
4	Pavement mitigation	$661,980 *(2)*
5	Post project pavement mitigation	$1,989,000 *(3)*
	TOTAL MAXIMUM REIMBURSEMENT	**$3,295,380**

Notes:

(1) Revised Schedule A shows estimated reimbursement amounts for each CITY SERVICES item of work. During the term of this Agreement, the CITY may redistribute funds among items of work as needed; however, the total combined amount for CITY SERVICES shall not exceed the Total Maximum Reimbursement amount shown herein.

(2) This amount has been determined by AUTHORITY, and was reimbursed as a one-time, lump sum amount upon execution of Amendment No. 2 to the Agreement.

(3) This amount has been determined by AUTHORITY, and will be reimbursed as a one-time, lump sum amount upon execution of Amendment No. 7 to the Agreement.

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 25-550 **Meeting Date:** 11/4/2025

TITLE:

CONSIDERATION OF AN ORDINANCE TO REQUIRE STAFFING AT SELF-SERVICE CHECKOUT STATIONS

DEPARTMENT: **CITY MANAGER'S OFFICE**

PRESENTED BY: **JAY BARKMAN, GOVERNMENT AFFAIRS MANAGER**

CONTACT INFORMATION: **JAY BARKMAN, GOVERNMENT AFFAIRS MANAGER (714) 754-5347**

RECOMMENDATION:

Staff recommends the City Council receive presentation and provide direction to staff on further consideration of an ordinance.

BACKGROUND:

At the March 18, 2025, City Council Meeting, during public comment, a few speakers raised concerns about the theft and inadequate staffing levels involving self-checkout operations at grocery stores. Mayor Stephens and Mayor Pro Tem Chavez requested the City Manager agendize an item for City Council consideration, directing staff to provide research for potential development of an ordinance establishing staffing and operational standards for self-checkout operations at grocery retail stores. As part of the research and review, Mayor Stephens and Mayor Pro Tem Chavez requested that staff analyze the City of Long Beach's proposed ordinance related to the matter.

On August 12, 2025, the Long Beach City Council adopted an ordinance (Attachment 1) mandating staffing requirements and operational standards for self-checkout stations in grocery retail stores and retail drug establishments to proactively address retail theft and advance the preservation of public safety and welfare.

ANALYSIS:

In accordance with City Council Policy 300-6, proposals that are likely to involve a substantial commitment of staff time must be brought forward to the City Council for authorization. If a majority of the City Council supports the adoption of an ordinance mandating staffing and operational standards in grocery retail stores and retail drug establishments, staff will further explore operational standards in grocery stores, including the review of proposed and adopted regulations from other jurisdictions in the state and assess implementation and enforcement procedures, and prepare a draft ordinance for City Council consideration.

At the direction of the City Council, staff conducted a preliminary analysis of the City of Long Beach's ordinance and its implementation and enforcement procedures. Additionally, staff conducted a brief analysis of the impacts on supermarkets/grocery stores and retail pharmacies with self-checkout stations in the City, should the City Council elect to model an ordinance similar to the City of Long Beach's ordinance.

Long Beach Ordinance

The June 17, 2025, City of Long Beach City Council letter states that councilmembers initiated the ordinance after hearing from workers "who shared jarring personal experiences about the chronic understaffing over self-checkout stands" and cited frequent thefts, harassment, violence, and intimidation. According to the Long Beach Police Department the city experienced a 16% increase in petty theft crimes from 2023 to 2024.

The City of Long Beach established an interdepartmental team to research options and discuss with the California Grocers Association, who declined to meet. The interdepartmental team developed the ordinance requiring that for every three self-checkout stations provided, at least one employee must be assigned that "*shall have no other work responsibilities that would interfere with their ability to maintain direct visual inspection*" (ratio 1:3). The ordinance requires self-checkout stations be limited and advertised to allow no more than fifteen items.

Two categories of business are subject to the ordinance:

- Drug Retail Establishment: A retail store that sells a variety of prescription and nonprescription medicines and miscellaneous items, including drugs, pharmaceuticals, sundries, fresh produce, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, beverages, prepared foods, and other merchandise.

- Food Retail Establishment: A retail store that is either: (1) over fifteen thousand (15,000) square feet in size and sells primarily household foodstuff for offsite including fresh produce, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, beverages, baked foods and/or prepared foods (other household supplies or products are secondary to the primary purpose of food sales); or (2) over eighty-five thousand (85,000) square feet and with ten percent (10%) of their sales floor area dedicated to the sale of non-taxable merchandise including the sale of fresh produce, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, beverages, baked foods and/or prepared foods.

Enforcement of the Long Beach ordinance is provided through a "private right of action" filed by customers or employees with penalties of $100 for each violation and increasing an additional $100 for each day the violation is not resolved. Civil penalties are limited to $1,000 per employee per day, however a store may face claims from multiple employees starting at $100 and growing to $1,000 per employee. Customers may also file a claim, but the ordinance is unclear on the limit to penalties customers may receive. Both employees and customers may also be awarded attorney's fees and costs. The ordinance also prohibits stores from any retaliatory action against employees that file claims.

Impacts to Costa Mesa

A review of the City of Costa Mesa business license data identified a total of 40 "supermarket, grocery/retail stores" and five (5) retail pharmacies. The Long Beach ordinance only applies to food retail stores over 15,000 square feet therefore Costa Mesa staff focused on the 16 food retail stores in Costa Mesa over that threshold.

An in-person survey of these stores found that:

- CVS drug stores in Costa Mesa comply with staffing to station ratio, however, employees were not dedicated to monitoring self-checkout stations.
- Food retail stores with self-checkout stations exceed the 1:3 ratio and do not comply.

Drug Stores			
Store	**Street**	**Self-Checkout Stations**	**Employees**
CVS	2710 Harbor Blvd.	2	1
CVS	E 17th Street	2	1
CVS	Baker St.	2	1
CVS	Newport Blvd.	0	
Walgreens	1726 Superior Ave.	0	N/A

Food Retail			
Store	**Street**	**Self-Checkout Stations**	**Employees**
Northgate	2300 Harbor Blvd.	9	1
Vons	2701 Harbor Blvd.	8	1
Ralphs	380 E. 17th St.	5	1
Smart & Final	707 W 19th St.	5	1
Vons	E 17th Street	4	1
Sprouts	3030 Harbor Blvd.	4	1
Stater Brothers	1175 Baker	0	N/A
Stater Brothers	2180 Newport Blvd.	0	N/A
Sprouts	225 E. 17th Street	0	N/A
Trader Joes	640 W 17th Street	0	N/A
Mothers Market	1890 Newport Blvd.	0	N/A
Tokyo Central	2975 Harbor Blvd.	0	N/A
Wild Fork	495 E. 17th St.	0	N/A
Mitsuwa	665 Paularino Ave.	0	N/A

*Note: Two separate areas with only one (6 machines) open at time of visit.

As shown above, modeling the City of Long Beach ordinance in Costa Mesa will result in **all** retail food stores with self-checkout stations becoming incompliant with the 1:3 staffing ratio. Media reports suggest that grocery stores in Long Beach closed self-checkout stations to avoid penalties, and the Long Beach Chamber of Commerce has stated there is confusion around the square-footage thresholds in the ordinance.

Drug retail establishments, such as CVS stores in Costa Mesa, will need to ensure their employees are not assigned “other work duties.”

Lastly, in a review of retail theft data provided by the Costa Mesa Police Department for food retail stores listed in the above chart, there has been a decline in incidents of fraud, robbery, and theft from 2023 to 2025. Drug stores have experienced a decline in fraud incidents, but there has been a slight increase in thefts from 2023 to 2025 (Attachment 2).

ALTERNATIVES:

The City Council may choose to:

1. Receive and file the staff report.
2. Direct staff to further explore staffing and operational standards for grocery and pharmacy stores with self-checkout stations, work with the City Attorney’s Office on a draft ordinance to be presented for City Council consideration at a later date.

FISCAL REVIEW:

A full fiscal impact analysis can be conducted if City Council wishes to further explore the self-service checkout station ordinance.

LEGAL REVIEW:

The City Attorney’s Office has reviewed this report and approves it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council Goal:

- Strengthen the public’s safety and improve the quality of life.

CONCLUSION:

Staff analyzed the City of Long Beach’s ordinance, mandating staffing requirements and operational standards for self-checkout stations in grocery retail stores and retail drug establishments. The analysis revealed that modeling the City of Long Beach ordinance in Costa Mesa will result in **all** existing retail food stores with self-checkout stations being out of compliance with the 1:3 staffing ratio. Drug retail stores in Costa Mesa such as CVS will need to ensure their employees are not assigned “other work duties.”

Further, media reports on grocery stores in Long Beach describe self-checkout stations closed to avoid penalties, and the Long Beach Chamber of Commerce has stated there is confusion around the square-footage thresholds in the ordinance.

Staff recommends the City Council receive the presentation and provide direction on further consideration of an ordinance establishing staffing and operational standards for self-checkout operations in supermarkets/grocery stores and pharmacy retail establishments.

OFFICE OF THE CITY ATTORNEY
DAWN MCINTOSH, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802

ORDINANCE NO. ORD-25-0010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY ADDING CHAPTER 5.93, RELATING TO ESTABLISHING STAFFING REQUIREMENTS FOR SELF-SERVICE CHECKOUT STATIONS AT GROCERY AND DRUG STORES TO ADVANCE PUBLIC SAFETY AND PREVENT RETAIL THEFT

WHEREAS, the City of Long Beach has prioritized strategies and partnerships to help prevent grocery and drug retail theft and deter individuals responsible for it;

WHEREAS, in 2025, city leaders launched a series of community roundtables to bring together public safety officials, employees, and business stakeholders to identify solutions that help address the impacts of retail theft;

WHEREAS, on March 12, 2025, at a Retail Theft Roundtable hosted by Mayor Richardson, Councilmember Zendejas, and Councilmember Thrash-Ntuk, retail workers from grocery and drug retail establishments throughout Long Beach shared personal experiences about the chronic understaffing of self-checkout (SCO) stations operations in their stores, the frequency of theft that occurs through SCO stations, and the associated increases in harassment, violence, and intimidation they have encountered due to understaffing of SCO operations;

WHEREAS, on April 1, 2025, City Council requested the City Manager to evaluate options for establishing labor standards and requirements related to staffing SCO operations in grocery stores and drug stores, in an effort to address grocery and drug retail theft and advance public safety and welfare. The City Council letter and comments made by members of the public during the City Council meeting included first-hand testimony

detailing the existing public health and safety concerns resulting from the understaffing of SCO operations in grocery and drug stores;

WHEREAS, statistical data presented in the council letter identified a dramatic increase in theft in the State of California across its retail businesses, both in highly visible incidents such as “smash and grab” incidents, as well as subtler yet pervasive forms of shoplifting including thefts involving abuse or manipulation of self-checkout retail operations. For example, in 2022, California retail stores and small businesses lost nearly $9 billion as a result of theft. Based on surveys of California retail businesses that have introduced robust SCO systems, estimates indicate that SCO operations account for between twenty and twenty-five percent of those retailers' losses underscoring the high frequency at which retail theft occurs in such operations;

WHEREAS, the high frequency of theft incidents in SCO operations was shown to pose a threat to the public’s safety and undermine the community’s welfare and sense of security. Specifically, based on public testimony, incidents like these were shown to create hostile workplace conditions for employees, and unsafe shopping environments for customers; and

WHEREAS, the public meetings held by the Long Beach City Council on April 1, 2025, and June 17, 2025, solicited comments and testimony from a wide range of stakeholders, including representatives from the grocery and drug retail industry, as well as a large number of workers employed at local grocery and drug store establishments. This public testimony highlighted the need for regulation of SCO operations to better address the issue of retail theft in grocery and drug stores and the unsafe work environments for employees and customers associated with these operations. The statistical data around retail theft in California along with the testimony presented before the City Council affirmed the need and urgency to develop targeted public policy tools to disrupt and prevent retail theft in Long Beach grocery and drug store establishments.

NOW, THEREFORE, the City Council of the City of Long Beach ordains as follows:

OFFICE OF THE CITY ATTORNEY
DAWN MCINTOSH, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802

Section 1. The Long Beach Municipal Code is amended by adding Chapter 5.93 to read as follows:

CHAPTER 5.93

GROCERY AND DRUG STORE STAFFING STANDARDS FOR SELF-SERVICE CHECKOUT STATIONS

5.93.010 Purpose.

It is in the public's interest to require grocery and drug stores to adopt effective preventative measures that will address the impacts on public health and safety that retail theft creates within the context of self-service checkout operations where theft commonly occurs but remains largely unchecked and underreported. Regulating the staffing of self-service checkout operations will address the hostile and unsafe working conditions for employees, and unsafe shopping environments for customers.

5.93.020 Short Title.

This ordinance shall constitute the "Self-Service Checkout Staffing Requirements."

5.93.030 Definitions.

For the purpose of this Ordinance:

"City" means the City of Long Beach.

"Customer" means an individual who buys consumer goods from a Drug Retail Establishment or Food Retail Establishment.

"Drug Retail Establishment" means a retail store that sells a variety of prescription and nonprescription medicines and miscellaneous items, including drugs, pharmaceuticals, sundries, fresh produce, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, beverages, prepared foods, and other merchandise.

"Employee" means a worker employed directly by a hiring entity at a Drug Retail Establishment or Food Retail Establishment. Employee does not include managers, supervisors or confidential employees.

"Food Retail Establishment" means a retail store that is either: (1) over fifteen thousand (15,000) square feet in size and sells primarily household foodstuff for offsite including

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fresh produce, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, beverages, baked foods and/or prepared foods (other household supplies or products are secondary to the primary purpose of food sales); or (2) over eighty-five thousand (85,000) square feet and with ten percent (10%) of their sales floor area dedicated to the sale of non-taxable merchandise including the sale of fresh produce, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, beverages, baked foods and/or prepared foods.

"Non-Self-Service Checkout station" means a station that is not a Self-Service Checkout and at which an employee provides human assistance to a customer for scanning, bagging, and/or accepting payment for the customer's purchases.

"Self-Service Checkout" means the automated processes that enable customers to scan, bag, and pay for their purchases without human assistance, including but not limited to fixed self-checkout, scan-and-go self-checkout, or mobile self-checkout.

"Self-Service Checkout station" means a station at a fixed location within a Drug Retail Establishment or Food Retail Establishment at which a customer can engage in a Self-Service Checkout for the customer's purchases.

5.93.040 Self-Service Checkout requirement.

A. Drug Retail Establishments and Food Retail Establishments that provide Self-Service Checkout options shall provide at least one Non-Self-Service Checkout station staffed by an Employee that is available during the times that a Self-Service Checkout option is available to customers, and Drug Retail Establishments and Food Retail Establishments shall establish, implement, and advertise limits to Self-Service Checkout to purchases of no more than fifteen (15) items.

B. Drug Retail Establishments and Food Retail Establishments shall have an established workforce policy that prohibits customers from using a Self-Service Checkout station to purchase either of the following:

1. Items that require customers to provide a form of identification, including, but not limited to, alcohol and tobacco products.

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411 West Ocean Boulevard, 9th Floor
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2. Items subject to special theft-deterrent measures that are affixed to the item, including, but not limited to, electronic article surveillance, ink, or other tags, or items placed in locked cabinets, that require the intervention of an Employee to remove them before purchase.

C. Drug Retail Establishments and Food Retail Establishments shall notify the public of this Ordinance by prominently posting signage in a location accessible to customers, which includes either a link or QR code to the City of Long Beach website regarding this Ordinance, a summary of the public's rights under this Ordinance, and enforcement options available to the public.

D. Self-Service Checkout stations shall be located to enable observation and surveillance from both employees of Drug Retail Establishments and Food Retail Establishments and local law enforcement.

5.93.050 Self-Service Checkout staffing requirement.

A. Drug Retail Establishments and Food Retail Establishments that provide Self-Service Checkout options shall assign at least one (1) Employee to supervise the Self-Service Checkout operation at all times that Self-Service Checkout is in operation during business hours. The assigned Employee shall have no other work responsibilities that would interfere with their ability to maintain direct visual inspection and surveillance of the Self-Service Checkout operations.

B. In the event a Drug Retail Establishment or Food Retail Establishment operates two (2) or more Self-Service Checkout stations, the Drug Retail Establishment or Food Retail Establishment shall maintain a staffing ratio of at least one (1) Employee for every three (3) Self-Service Checkout Stations (1:3 ratio). The manner in which this standard is implemented may take into account operational and logistical feasibility.

5.93.060 Enforcement.

A. Any Customer or Employee of a Drug Retail Establishment or Food Retail Establishment may bring a private right of action in the Superior Court of the State

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Long Beach, CA 90802

of California against a Drug Retail Establishment or Food Retail Establishment for violating this Chapter and, upon prevailing, may be awarded:

1. A civil penalty for each violation of this Chapter of one hundred dollars ($100) for each employee of the Drug Retail Establishment or Food Retail Establishment. Each day the violation is not cured, the penalty shall increase an additional one hundred dollars ($100) per employee per day up to a limit of one thousand dollars ($1,000) per employee per day for each day in which the violation remains uncured.

2. Attorneys' fees and costs.

5.93.070 Retaliatory action prohibited.

No Drug Retail Establishment or Food Retail Establishment shall terminate, reduce in compensation, or otherwise discriminate against any Employee for seeking to enforce their rights under this Chapter by any lawful means, for participating in proceedings related to this Chapter, for opposing any practice proscribed by this Chapter, or for otherwise asserting rights under this Chapter.

5.93.080 Severability.

If any section, subsection, sentence, clause or phrase of this Ordinance or Chapter is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional, without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

Section 2. The City Clerk shall certify to the passage of this ordinance by the City Council of the City of Long Beach and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

I hereby certify that the foregoing Ordinance was adopted by the City Council of the

OFFICE OF THE CITY ATTORNEY
DAWN MCINTOSH, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802

City of Long Beach at its meeting of August 12, 2025 by the following vote:

Ayes: Councilmembers: Zendejas, Allen, Kerr, Saro, Uranga, Thrash-Ntuk, Ricks-Oddie.

Noes: Councilmembers: Duggan, Supernaw.

Absent: Councilmembers: None.

Recusal(s): Councilmembers: None.

City Clerk

Approved: 08/21/25

Mayor

OFFICE OF THE CITY ATTORNEY
DAWN MCINTOSH, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA) ss
COUNTY OF LOS ANGELES)
CITY OF LONG BEACH)

Yaelly Santana being duly sworn says: That I am employed in the Department of the City Clerk of the City of Long Beach; that on the 15th day of August 2025, I posted three true and correct copies of Ordinance No. ORD-25-0010 in three conspicuous places in the City of Long Beach, to wit: One of said copies in the lobby of City Hall in front of the Civic Chambers; one of said copies in the Billie Jean King Main Library; and one of said copies on the front counter of the City Clerk Department.

Yaelly

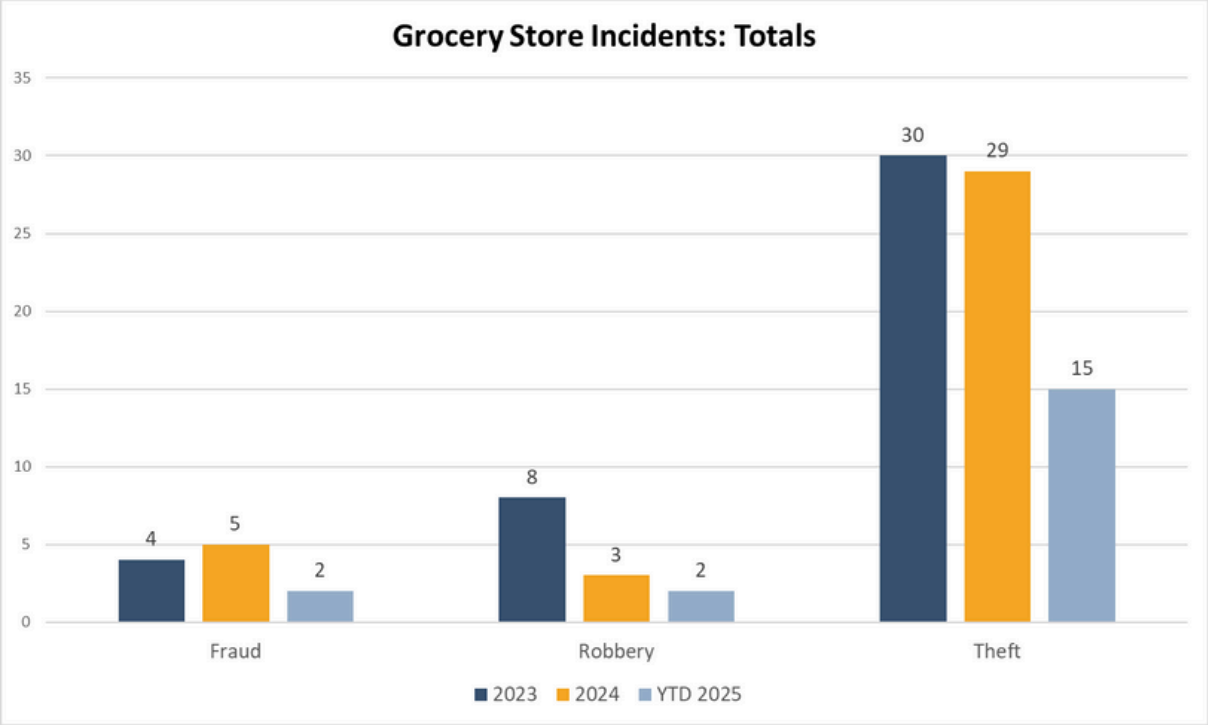
Subscribed and sworn to before me
This 15th day of August 2025.

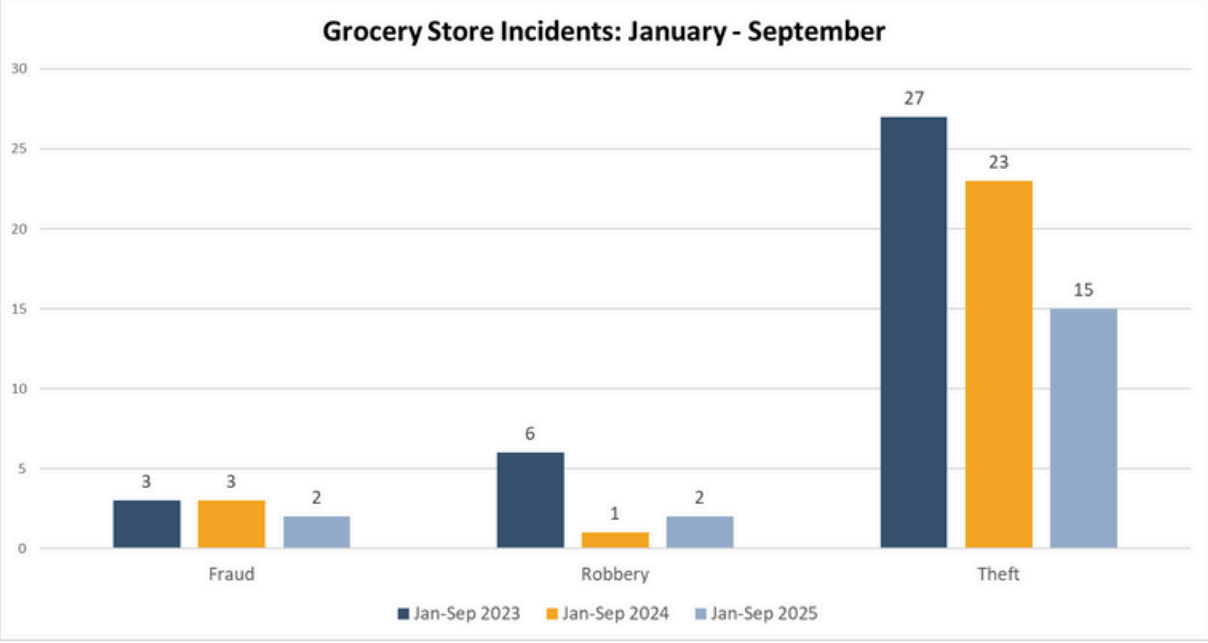
CITY CLERK

COSTA MESA POLICE DEPARTMENT

CRIME ANALYSIS UNIT

RETAIL THEFT AND FRAUD AT GROCERY AND DRUG STORES

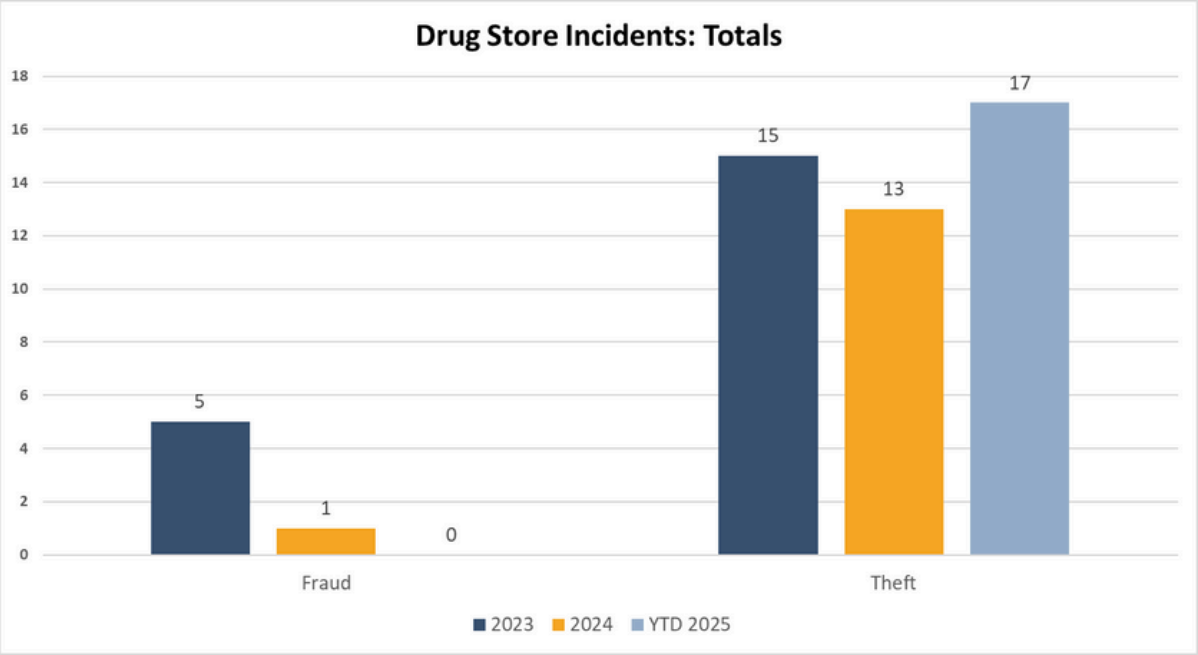


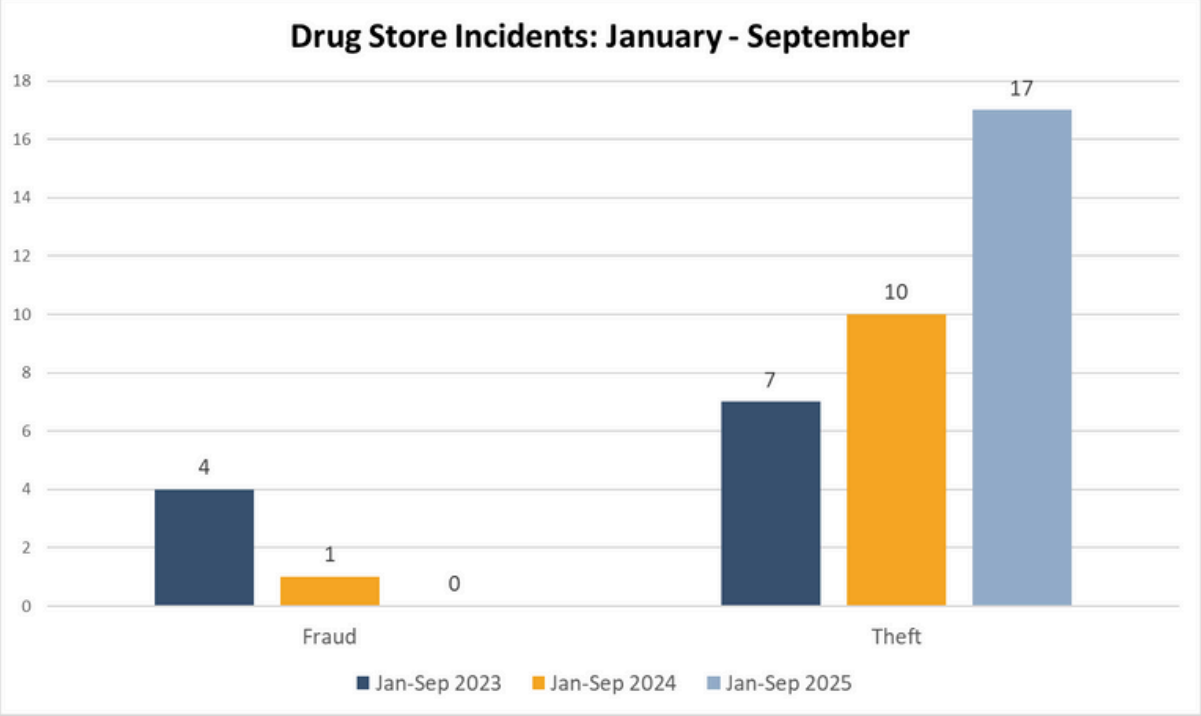


NOTE: YTD 2025 refers to Jan 1 2025 - Sept 30 2025.

In this report, fraud refers to the fraudulent use of a victim's card, using counterfeit currency, and a gift card scam where a subject will manipulate gift cards so that they can take the money when the gift card is activated. Theft refers to shoplifting, and other instances of theft where the store is the victim. Robbery refers to the taking of property through the use of force or fear.

RETAIL THEFT AND FRAUD AT GROCERY AND DRUG STORES





NOTE: YTD 2025 refers to Jan 1 2025 - Sept 30 2025.

In this report, fraud refers to the fraudulent use of a victim's card, using counterfeit currency, and a gift card scam where a subject will manipulate gift cards so that they can take the money when the gift card is activated. Theft refers to shoplifting, and other instances of theft where the store is the victim. Robbery refers to the taking of property through the use of force or fear.

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 25-532 **Meeting Date:** 11/4/2025

TITLE:

HOUSING ELEMENT REZONING (NEIGHBORHOODS WHERE WE ALL BELONG) PUBLIC ENGAGEMENT UPDATE

DEPARTMENT: **ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION**

PRESENTED BY: **ANNA MCGILL, PLANNING & SUSTAINABLE DEVELOPMENT MANAGER, MICHELLE HALLIGAN, SENIOR PLANNER**

CONTACT INFORMATION: **MICHELLE HALLIGAN, SENIOR PLANNER, (714) 754-5608**

RECOMMENDATION:

Staff recommends the City Council receive the presentation, provide feedback, and file this report.

Item #: 25-532 **Meeting Date: 11/04/2025**

TITLE: HOUSING ELEMENT REZONING (NEIGHBORHOODS WHERE WE ALL BELONG) PUBLIC ENGAGEMENT UPDATE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: ANNA MCGILL, PLANNING AND SUSTAINABLE DEVELOPMENT MANAGER MICHELLE HALLIGAN, SENIOR PLANNER

CONTACT INFORMATION: MICHELLE HALLIGAN, SENIOR PLANNER, (714) 754-5608

RECOMMENDATION:

Staff recommends the City Council receive the presentation, provide feedback, and file this report.

BACKGROUND:

The City's adopted Housing Element is a State-mandated strategic blueprint for addressing Costa Mesa's existing and projected housing needs through 2029. The Housing Element describes housing characteristics, establishes housing programs, and identifies Housing Element Opportunity Sites to meet a housing target called the Regional Housing Needs Assessment (RHNA). Costa Mesa's current Regional RHNA allocation is 11,760 units. The City must complete zoning and land use regulations described in the Housing Element, allowing approximately 17,200 units, due to needing a buffer beyond the RHNA, to adequately plan for the RHNA capacity and achieve Housing Element certification by the California Department of Housing and Community Development (HCD).

In November 2022, Costa Mesa voters approved Measure K, an ordinance to allow updates to land use plans that support housing in commercial and industrial corridors without a citywide vote. Costa Mesa's Housing Element Opportunity Sites, except for the Fairview Development Center (FDC) site owned by the State of California, are within the Measure K boundary. Costa Mesa Municipal Code 13-200.106(g), the ordinance implementing Measure K, requires city-sponsored land use plans on sites within the Measure K boundary, such as the Housing Element Opportunity Sites, to "include a public community visioning process (e.g., workshops, design charrettes, community surveys) prior to adoption or amendment by the City Council at any required public hearing."

In response to State-mandated housing regulations and in accordance with the City Council's goal to "diversify, stabilize and increase housing to reflect community needs," the City endeavors to implement the Housing Element. At its February 18, 2025, meeting, the City Council approved a Professional Services Agreement with Dudek for the Housing Element rezoning program, including a public community visioning process, and Environmental Impact Report. Since officially kicking off the

project in March 2025, the Consultant Team and City staff have been working diligently on several components, including public visioning and outreach. The following is a progress report specific to community visioning and outreach.

PROJECT PROGRESSION:

Public Outreach

Public outreach is an important component of the Housing Element implementation effort. The City is committed to conducting an inclusive, accessible, and transparent community engagement process that allows for meaningful public input. Feedback collected through various outreach methods will directly inform planning decisions and implementation strategies.

Given the number of concurrent public and private development efforts in the community, establishing a clear and recognizable project identity was an early priority. Staff recognized that terms such as "Housing Element implementation" or "Housing Element rezoning program" may not be easily understood by residents who are unfamiliar with community planning terminology. To promote broader public understanding and engagement, the Planning Division and City Manager's Office (in coordination with Dudek) collaborated to develop the project name "Neighborhoods Where We All Belong." This name was selected to reflect the City's intent to facilitate housing and neighborhood development to meet diverse local needs. It avoids technical language in order to be more approachable to a wider audience.

The City developed a custom logo to help identify Neighborhoods Where We All Belong, incorporating a housing roofline into the existing City of Costa Mesa logo. This visual element reinforces that the effort is City-initiated and focused on housing.

Image 1. Project logo



As shown in Image 2 on the following page, the City is employing a variety of outreach methods to ensure broad and equitable participation. Engagement activities are scheduled at different times of day, days of the week, and in multiple locations and formats to accommodate diverse schedules and preferences. Planned activities include public workshops, walking tours, pop-up events at local businesses and community events, focused stakeholder discussions, and formal public hearings and study sessions.

Image 2. Community Visioning Process



The public outreach strategy for the Housing Element implementation is organized into three general phases.

Round 1 focused on community visioning for the future of housing and neighborhoods in Costa Mesa. Outreach activities were designed to help identify what residents would like to see in new residential and mixed-use developments and how new development can be thoughtfully integrated into existing built-out areas. Feedback from this phase, along with state requirements, will inform the preparation of draft development regulations.

Rounds 2 and 3 will focus on sharing and refining draft plans and proposals with the community. These later phases are intended to ensure the draft regulations reflect community input as well as comply with state law. Round 2 outreach will begin in late January 2026. The project schedule, including phases of outreach, is provided in Image 3.

Image 3. Project Timeline



Between June and October 2025, the City, along with consultants from Dudek and subconsultant, Kearns & West, planned and executed several types of public outreach and visioning activities. The community visioning and outreach plan for Neighborhoods Where We All Belong was strategically designed to maximize opportunities for public participation. In addition to a variety of events and activities in English and Spanish, the community is also able to provide input throughout the process via email, an online comment form, and the project website.

Round 1 outreach was completed on October 11, 2025. Input from the Open House, workshops, surveys, and pop-ups is being evaluated to identify priorities, opportunities, areas of concern, and ideas to help further the City's goal of improving and increasing housing options for all Costa Mesans. A summary document of the outreach information and findings will be available to the City Council at the end of November and posted to the project website and emailed to the interest list.

Website

A project website, https://www.CostaMesaNeighborhoods.com, was established to provide online access to project information and news, outreach events, and online participation tools such as an online comment card and survey. The website is available in English and Spanish and is frequently updated as the project evolves. An example from the website is provided in Image 4 on the following page. By September 27, 2025, the project website had approximately 2,700 unique views.

The website hosted an online survey asking about priorities for good neighborhoods, priorities for designing multi-story housing, and a vision statement for future housing and new neighborhoods. The online survey received over 240 responses in two weeks. Additionally, dozens of members of the community took a written version of the survey at various pop-up events.

Image 4. Project Website



Open House and Workshops

The City officially kicked off public engagement for the Neighborhoods Where We All Belong effort at a community Open House at the Norma Hertzog Community Center on July 30, 2025. The Open House was the first in a series of public visioning and engagement events in the first "round" of outreach actions. Community members participated in a variety of interactive and informative activities.

Attendees watched a welcome video (available in on the City's YouTube channel in English via https://www.youtube.com/watch?v=r-rT-7xxL2U and Spanish via https://www.youtube.com/watch?v=18iCDXFXQZkm), reflected on the types of housing attendees lived in, reviewed educational boards—including maps of Housing Element and Measure K sites—enjoyed a photo booth, a prioritization exercise, and added ideas to a visioning board for future housing and neighborhoods.

The Open House was followed by three additional workshops, each designed to build on the information and ideas shared at the kickoff event while providing area-specific engagement opportunities. Based on participants that signed in, over 205 unique community members participated in the Open House and workshops. The Open House and workshops were conducted in both English and Spanish. Between

these four events, the City collected input in the form of 135 special locations on maps, over 400 priority dots related to neighborhood design, and 354 visioning comments on sticky notes.

Harbor Boulevard & Newport Boulevard Workshop

The Harbor Boulevard and Newport Boulevard Workshop took place on August 21, 2025 at City Hall. In addition to the prioritizing activity and written vision board, participants engaged with large maps of both corridors, placing pins and flags on areas they frequent. Participants identified uses or areas they regarded as special or of significance, spurring discussions on how housing could be integrated along these corridors and other Housing Element and Measure K areas nearby.

Westside Walking Tour & Workshop

The Westside Walking Tour & Workshop was held on August 23, 2025, at the Costa Mesa Senior Center. The event combined a workshop with a 1-mile walking tour, highlighting areas of infill development along West 19th Street and Placentia Avenue. Participants had the opportunity to observe long-established development and examples of more recent residential, live-work, and mixed-use projects. Discussions centered on how to better integrate future housing, address concerns about development pressures and mobility, and create housing opportunities that will appeal to Westside residents. A preview of the walking tour prepared by CMTV is available online (https://www.costamesaneighborhoods.com/round1-harbornewport-1).

North Costa Mesa & SoBECA Workshop

The North Costa Mesa & SoBECA (South Bristol Entertainment Cultural Arts) Workshop was held on September 10, 2025, at FLDWRK, a local coworking and event space. With several Housing Element Opportunity Sites identified in the North Mesa area for potential housing at 90 units per acre, participants explored topics such as building massing, height, ground floor design, and the balance of public vs. private open space. A recent 80-unit-per-acre project in North Mesa was used as a real-world example to inspire conversation about design preferences and neighborhood compatibility.

Pop-Ups

In addition to structured workshops, staff conducted Neighborhoods Where We All Belong pop-up events, which are informal and temporary activities designed to engage the community on the project and solicit public participation in a convenient setting. Locations are strategically chosen to reach residents in their daily routines, such as coffee shops and local events. As of October 11, 2025, twelve pop-up events were completed:

- Three citywide/community events (Concert in the Park, ARTventure, and the Hispanic Heritage Month Celebration);
- Five coffee shop pop-ups (602 Coffee & Acai, Coffee Nature, MoonGoat Coffee, MoonGoat Greenhouse, and Neat Coffee);
- One brewery pop-up (Salty Bear Brewing Co.); and
- Three local organization events (Costa Mesa Chamber of Commerce Rise and Shine, Fair Housing Foundation Costa Mesa Workshop, and Back to Save Our Youth Night).

Pop-ups at coffee shops initially included a brief 2-question questionnaire. After three pop-ups, staff recognized that many community members were open to responding to more substantial questions, so long as the activity remained brief. In response, a 4-question survey was developed for the pop-ups and for online engagement. Over 90 community members were engaged through the in-person pop-ups at coffee shops and a brewery. Dozens of additional community members were engaged through the other pop-up events.

Additionally, in August, staff discussed the project with parents at a bike training at Estancia High School and handed out event flyers during Back to School Night at Adams Elementary and Paularino Elementary, and a Love Costa Mesa event. Additional pop-ups will take place in early 2026, when draft design standards are available for review.

Focused Discussion Groups

To gather more comprehensive insights into local housing and neighborhood development issues, the City convened a series of focused discussion groups with representatives from local non-profit organizations, the faith-based community, higher education, local interest groups, and the development community. The groups were intentionally small scale, with 5 to 8 participants each, to ensure every individual had ample opportunity to contribute. These discussions are centered on their vision for housing in Costa Mesa, including how the City can best encourage and facilitate new housing and thriving neighborhoods. As of this report, three focused discussions have been held. The first meeting concentrated on the property owner/development community generally in North Costa Mesa and SoBECA areas, the second included organizations and builders active in the Westside area, and the third included a broader group of local organizations, higher education, non-profit and for-profit developers, and a community action group.

Raising Public Awareness

The City employed a range of outreach strategies to raise awareness about the Neighborhoods Where We All Belong effort and encourage community participation. In July 2025, the City issued a press release announcing the launch of the public outreach events and website. The release was distributed to over 10,000 email addresses and posted to both the City of Costa Mesa website and the Neighborhoods Where We All Belong project website. That same month, a postcard was mailed to more than 50,000 addresses in Costa Mesa. The postcard included information about the Open House and three workshops in English and Spanish, and a QR code linking to the project website.

Between July 18 and September 26, 2025, the project was promoted through nine issues of the City Hall Snapshot (the City Manager's Office weekly digital newsletter), which reaches approximately 12,000 subscribers. In addition, emails were periodically sent to subscribers of the Neighborhoods Where We All Belong interest list, which has grown to approximately 300 recipients.

To further increase awareness, the City leveraged social media platforms—sharing stories, posts, and reels across its official accounts. From late July through late September, these posts generated a combined reach of more than 228,600 viewers.

Additional advertising methods included:

- Maintaining and updating the project website
- Sharing the project welcome videos on the City's YouTube channel
- Posting and distributing flyers at community facilities
- Placing event signage outside Open House and workshop locations ahead of the event
- Emailing local non-profit organizations and faith-based communities
- Distributing flyers at events such as e-bike training sessions and back-to-school nights

This multifaceted approach has helped increase visibility of the initiative and encourage meaningful participation across Costa Mesa's diverse community.

NEXT STEPS:

The data collected at the Open House, workshops, pop-ups, focused discussions, and surveys is being analyzed to identify key findings to inform the upcoming draft regulations. Dudek is preparing a memorandum summarizing the data, key findings, and how the work may influence land use and design regulations to be posted on the website in progress. Early analysis of the input provided during the first round of outreach identified the following key themes of what Costa Mesans want in the future of housing and neighborhoods:

- Affordable housing options and a variety of development types;
- Multi-modal transportation options with improved walkability and safer streets;
- Open spaces and landscaped pathways within residential developments connecting to other uses;
- Public and private spaces for community gathering and culture;
- Eclectic character so Costa Mesa continues to feel unique from other cities; and
- Transparency to ensure the public has more technical information.

The planning for Round 2 of public outreach has already begun. Round 2 will give the public a chance to review and provide feedback on draft regulations. Given that there will be a tangible draft to react to, staff see this round of outreach as a good opportunity to seek input from local youth on housing for their future. Staff is exploring options for a hands-on outreach/career training with local youth. Based on feedback received at workshops and pop-ups, Round 2 will include an online survey that is available for several weeks and an online workshop in addition to in-person workshops, pop-ups, and focused discussions.

Outside of public outreach, the next major work efforts for Neighborhoods Where We All Belong in 2025 include, but are not limited to:

- Pursuant to the California Environmental Quality Act, preparing an Initial Study and Notice of Preparation for an Environmental Impact Report;
- Drafting Zoning Code amendments to comply with state law; and
- Drafting residential and mixed-use development zoning and objective design standards.

GENERAL PLAN CONFORMANCE:

The public outreach conducted is a component of implementing the Housing Element, an adopted chapter of the City's General Plan.

PUBLIC NOTICE:

There is no public notice requirement for the City Council Neighborhoods Where We All Belong public engagement update. However, the City provided the following informal notice:

- The date and time of the Neighborhoods Where We All Belong public engagement update was posted on the project website.
- Information about the update was emailed to the effort's interest list.

FISCAL REVIEW:

There is no fiscal impact with this action. Within the City's Housing Element Rezoning Program are statutory requirements and specific timelines. Funding for the next steps of the Housing Element Rezoning Program is available in the Housing Authority Fund (Fund 222). The project has a budget of $2.4 million, of which $2.26 million remains in the project balance at the time of the City Council hearing date.

CONCLUSION:

The City successfully engaged a broad audience in the first round of Neighborhoods Where We All Belong through a multitude of public outreach activities. Public engagement leads to better-informed decisions and empowers residents and other stakeholders to shape their communities. By meaningfully incorporating public input, the City will create regulations that reflect community needs, comply with state law, and lead to more positive outcomes. The City is preparing to utilize feedback from the community to inform the next steps of the project. In early 2026, the community will be invited to reconnect with this effort, review draft regulations, and continue this important work toward a future with more housing options for all Costa Mesans.