CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

Tuesday, March 17, 2026	**6:00 PM**	**City Council Chambers** **77 Fair Drive**

***Note: All agency memberships are reflected in the title "Council Member"**

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.

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

Los subtítulos están disponibles a través de la opción Zoom en inglés y español.

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.

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.

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:
Please click the link below to join the webinar:
https://us06web.zoom.us/j/86463896610?pwd=7drB9jlpJLRux8kUmZiEJbnkB5KIIC.1
Or sign into Zoom.com and “Join a Meeting”
Enter Webinar ID: 864 6389 6610/ Password: 041556
• 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:
Call: 1 669 900 6833 Enter Webinar ID: 864 6389 6610/ Password: 041556
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].

REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY

MARCH 17, 2026 – 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
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: 2026 Womens History Month

2. Presentation: Active Transportation Committee Annual Report

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 Buley
2. Council Member Gameros
3. Council Member Marr
4. Council Member Reynolds
5. Council Member Pettis
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** **26-132**

RECOMMENDATION:

City Council, Agency Board, and Housing Authority approve the reading by title only and waive full reading of Ordinances and Resolutions.

2. **READING FOLDER** **26-186**

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Jake Blackman (JBA Motors), Bryan Devora, Pierre Raymon Holt, Andrew Solarte, Eric Valles.

3. ADOPTION OF WARRANT RESOLUTION **26-158**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2750.

Attachments: 1. Summary Check Registration 2-19-2026
2. Summary Check Registration 2-20-2026

4. MINUTES **26-193**

RECOMMENDATION:

City Council approve the minutes of the regular meeting of March 3, 2026.

Attachments: 1. 03-03-2026 Draft Minutes

5. 2025 GENERAL PLAN ANNUAL PROGRESS REPORT **26-140**

RECOMMENDATION:

Staff recommends the City Council receive and file the 2025 Annual Progress Report (APR) and authorize staff to submit the annual report to the State Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI), formerly known as the Office of Planning and Research (OPR).

Attachments: Agenda Report
1. 9th Edition General Plan Annual Progress Report 2025
2. Appendix A

6. BRISTOL STREET TRAFFIC SIGNAL SYNCHRONIZATION PROJECT **26-157**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the Cooperative Agreement between the cities of Costa Mesa, Santa Ana, and Newport Beach for the Bristol Street Traffic Signal Synchronization Project; and

2. Authorize the City Manager and the City Clerk to execute the Cooperative Agreement (Attachment 1) and any future amendments to the agreement.

Attachments: 1. Cooperative Agreement
2. Resolution No. 2024-46

7. AMENDMENT TO INCREASE FUNDING TO THE CITY SIDEWALK AND GUTTER FLOW GRINDING SERVICES AGREEMENT **26-165**

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize the City Attorney to prepare the Second Amendment to the Maintenance Services Agreement (MSA) for citywide sidewalk grinding and gutter flow grinding with BPR, Incorporated, increasing compensation by $150,000 for an annual not to exceed amount of $300,000.

2. Authorize a ten percent (10%) contingency annually for emergency response, special events and other unforeseen costs; and approval for Consumer Price Index (CPI) escalation and de-escalation.

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

Attachments: 1. Amendment No. 1 to MSA with BPR

8. RESOLUTION AUTHORIZING STREET CLOSURES FOR THE 2026 ORANGE COUNTY MARATHON RUNNING FESTIVAL **26-166**

RECOMMENDATION:

Staff recommends the City Council:
Adopt Resolution No. 2026-xx, designating event routes for the 2026 Orange County (OC) Marathon Running Festival and approving the temporary street closures for May 2, 2026, and May 3, 2026, as requested for the 2026 OC Marathon Running Festival.

Attachments: 1. Resolution No. 2026-XX including exhibits
2. OC Marathon Full Route
3. OC Half Marathon Route
4. OC Marathon 5K Fun Run,Walk
5. OC Marathon Kids Run the OC
6. Special Event Resolution No. 04-38
7. OC Marathon Affected Streets List
8. OC Marathon - Major Intersections Affected
9. Proposed OC Marathon Operations Plan

9. **RESOLUTION 2026-XX APPROVING THE 2025-2026 STATEMENT OF INVESTMENT POLICY FOR THE CITY, AND DESIGNATING THE CITY TREASURER TO INVEST AND REINVEST IDLE MONIES OF THE CITY OF COSTA MESA IN ACCORDANCE WITH THE 2025-2026 STATEMENT OF INVESTMENT POLICY** 26-195

RECOMMENDATION:

Adopt Resolution 2026-XX (Attachment 1) approving the 2025-26 Costa Mesa Investment Policy (Attachment 2) and delegating the investment activities to the City Treasurer.

Attachments: 1. Resolution No. 2026-XX - Investment Policy
2. FY 2025-26 Costa Mesa Statement of Investment Policy - Clean
3. FY 2025-26 Costa Mesa Statement of Investment Policy - Track Changes

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. **CONTINUATION REQUEST OF AN INTRODUCTION AND FIRST READING BY TITLE ONLY OF AN ORDINANCE AMENDING CHAPTER III OF TITLE 15 OF THE COSTA MESA MUNICIPAL CODE RELATING TO DRAINAGE AND ADOPTION OF DEVELOPMENT IMPACT FEES FOR STORM DRAINAGE AND ADOPTION OF A CAPITAL IMPROVEMENT PLAN AS PART OF THE NEXUS STUDY AND COMPLETION OF THE STORM DRAIN SYSTEM MASTER PLAN (SDSMP) UPDATE** 26-192

RECOMMENDATION:

Staff recommends the City Council open the public hearing and continue the item to the April 7, 2026, City Council meeting.

2. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA REPEALING, REPLACING AND AMENDING TITLE 9 (LICENSES AND BUSINESS REGULATIONS) OF THE COSTA MESA MUNICIPAL CODE, CHAPTER II (REGULATION OF CERTAIN BUSINESSES), ARTICLE 24 (JUST CAUSE RESIDENTIAL TENANT PROTECTIONS)** **25-619**

RECOMMENDATION:

Introduce and give first reading to Ordinance No. 2026-xx repealing, replacing and amending Title 9 (Licenses and Business Regulations) of the Costa Mesa Municipal Code, Chapter II (Regulation of Certain Businesses), Article 24 (Just Cause Residential Tenant Protections).

Attachments: 1. Draft Tenant Protection Ordinance

3. ADOPTION OF A RESOLUTION TO AMEND THE SIXTH CYCLE HOUSING ELEMENT (2021-2026) OF THE CITY OF COSTA MESA'S GENERAL PLAN (PCTY-26-0001) IN CONJUNCTION WITH THE HOUSING ELEMENT SITES REZONING (PCTY-25-0008 AND PSPA-26-0001) AND FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT **26-170**

RECOMMENDATION:

The Planning Commission recommends the City Council adopt Resolution No. 2026-XX to adopt the amendments to the Housing Element of the City's General Plan to add two Housing Element Opportunity Sites and remove 17 Housing Element Opportunity Sites from Appendix B and the associated Environmental Quality Act environmental determination (Attachment 1).

Proposed sites to be added to the Housing Element Sites Inventory

HE Site	Address or APN	HE Site	Address or APN
209*	2000 Harbor Blvd.	210*	418-181-11 (address to be assigned)

* Proposed Housing Element Site Unique ID

Proposed sites to be removed from the Housing Element Sites Inventory

HE Site	Address or APN	HE Site	Address or APN	HE Site	Address or APN
96	610 W. 18th St.	140	685 Sunflower Ave.	195	2180 Harbor Blvd.
134	3390 Harbor Blvd.	141	3410 Bristol St.	198	APN: 140-041-83
136	3390 Harbor Blvd.	145	3333 Bristol St.	203	1590 Adams Ave.
137	3315 Fairview Rd.	146	APN: 412-491-11	204	1590 Adams Ave.
138	1201 S. Coast Dr.	147	3333 Bristol St.	205	3420 Bristol St.
139	3400 Bristol St.	194	2180 Harbor Blvd.		

Attachments: Agenda Report
1. Draft Resolution
2. Exhibit A to Draft Resolution
3. Appendix B Strikethrough
4. Request Letters
5. Updated Housing Element Sites Measure K Map
6. Sites added or removed
7. Planning Commission Resolution
8. Planning Commission Public Comments

4. **A ZONING CODE AMENDMENT TO REZONE SIXTH CYCLE (2021-2029) HOUSING ELEMENT SITES AND IMPLEMENT HOUSING ELEMENT PROGRAMS TO COMPLY WITH STATE Law, A CONFORMING CODE AMENDMENT TO TITLE 9 OF THE MUNICIPAL CODE, A RESOLUTION TO AMEND THE NORTH COSTA MESA SPECIFIC PLAN FOR CONSISTENCY WITH THE HOUSING ELEMENT SITES REZONING, AND DISCUSSION OF A RESOLUTION FOR THE FUTURE CONSIDERATION OF ADOPTION OF FEES ASSOCIATED WITH NEW PROCESSES - PCTY-25-0008 AND PSPA-26-0001** **26-174**

RECOMMENDATION:

Staff recommends the City Council find that the following actions are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a) (Senate Bill 131) and CEQA Guidelines Section 15061(b)(3); and

The Planning Commission recommends the City Council adopt Ordinance No. 2026-XX to amend Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to rezone Sixth Cycle (2021-2029) Housing Element sites and implement specific Housing Element programs, and find that the project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a) (Senate Bill 131) (Attachment 1); and

Staff recommends the City Council adopt Ordinance No. 2026-XX to amend Title 9 of the Costa Mesa Municipal Code (Licenses and Business Regulations) Article 23 for consistency with amendments to Chapter XVI of Title 13 (Planning, Zoning, and Development) (Attachment 3); and

The Planning Commission recommends the City Council adopt Resolution No. 2026-XX to amend the North Costa Mesa Specific Plan for consistency with the application of the Mixed-Use Overlay District on Housing Element sites and find that the project is statutorily exempt from the provisions of CEQA pursuant to Public Resources Code Section 21080.085(a) (SB 131) (Attachment 4); and

Staff recommends the City Council discuss and provide feedback on the draft Resolution No. 2026-XX establishing fees for new development review processes for housing projects, to be brought back to City Council for adoption on April 7, 2026 (Attachment 6).

Attachments: Agenda Report
1. Ordinance Title 13
2. Exhibits A and B to Attachment 1
3. Ordinance Title 9
4. Resolution North Costa Mesa Specific Plan
5. Exhibit A to North Costa Mesa Specific Plan
6. Draft Fee Resolution
7. Strikethrough Amendments
8. Housing Element Measure K Sites
9. Planning Commission Resolutions
10. Planning Commission Public Comments

OLD BUSINESS: NONE.

NEW BUSINESS:

1. **REQUEST FOR CITY COUNCIL DIRECTION REGARDING THE POTENTIAL IMPLEMENTATION OF A CITYWIDE RENTAL REGISTRY PROGRAM AND ESTABLISHMENT OF A NETWORK FOR RENTERS' SOLUTIONS** **26-168**

RECOMMENDATION:

Seeking City Council direction regarding the potential implementation of a Citywide rental registry program and establishing a Network for Renters' Solutions.

Attachments: 1. Rental Registry Financial Summary

2. **CITY OF COSTA MESA, COSTA MESA FINANCE AUTHORITY, AND COSTA MESA HOUSING AUTHORITY AUDITED FINANCIAL STATEMENTS, AND HOUSING SUCCESSOR ANNUAL REPORT FOR THE PERIOD ENDING JUNE 30, 2025** **25-623**

RECOMMENDATION:

1. Staff recommends the City Council receive and file the following reports for the fiscal year ended June 30, 2025:

    a. Annual Comprehensive Financial Report (ACFR) (Attachment 1).
    b. Air Quality Improvement Fund Compliance Report (Attachment 2).
    c. Audit Communication Letter (Attachment 3).
    d. Independent Accountant's Report on Agreed-Upon Procedures Applied to Appropriation Limit Worksheets (Attachment 4).

2. Staff recommends the City Council and Costa Mesa Financing Authority receive and file the Costa Mesa Financing Authority audited financial statements for the fiscal year ended June 30, 2025 (Attachment 5).

3. Staff recommends the City Council and Housing Authority receive and file the following reports for the fiscal year ended June 30, 2025:

    a. Independent Financial Audit of the Costa Mesa Housing Authority, including the Low and Moderate-Income Housing Asset Fund (Attachment 6); and
    b. The Fiscal Year 2024-25 Housing Successor Annual Report prepared under the California Health and Safety Code section 34176.1 as the housing successor and section 34328 as a housing authority (Attachment 7).

Attachments: 1. FY 24-25 ACFR
2. AQMD Compliance Report
3. Audit Communication
4. GANN Report
5. Financing Authority Financial Statements
6. Housing Authority Financial Statements
7. Successor Agency Annual Housing Report CMHA FY-24-25

3. PROFESSIONAL SERVICES AGREEMENT WITH PSOMAS FOR THE FAIRVIEW PARK WEST BLUFF RESTORATION PROJECT **26-159**

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Professional Services Agreement to PSOMAS to provide engineering design, environmental planning, cultural resource management, and related professional services for the Fairview Park West Bluff Restoration Project in an amount not to exceed $533,189 for a term of two (2) years from March 17, 2026 to March 16, 2028 with three (3) additional one-year renewal options.
2. Authorize a ten percent (10%) contingency in the amount of $53,319 for unforeseen costs.
3. Authorize the City Manager and the City Clerk to execute the Professional Services Agreement (Attachment 1) and future amendments to the agreement within City Council-authorized limits.

Attachments: 1. PSOMAS PSA

4. **APPROVE A TOTAL FUNDING COMMITMENT OF $1,500,000 OF HOME INVESTMENT PARTNERSHIP FUNDS TO JAMBOREE HOUSING CORPORATION FOR THE DEVELOPMENT OF THE COSTA MESA SENIOR PROJECT AND TO AMERICAN FAMILY HOUSING FOR AVON RIVER APARTMENTS LOCATED AT 1400 BRISTOL AVENUE IN COSTA MESA** **26-167**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the recommended allocation of $750,000 to Jamboree Housing Corporation for the development of the Costa Mesa Senior project from HOME Investment Partnerships Program funds (HOME) contingent upon the completion of a National Environmental Protection Act (NEPA) environmental review and HOME Subsidy Layering Review.
2. Approve the recommended allocation of $750,000 to American Family Housing towards the construction of the Avon River Apartments, contingent upon the completion of a NEPA environmental review and HOME Subsidy Layering Review.
3. Authorize the City Manager to execute funding commitment letters with Jamboree Housing Corporation and American Family Housing for $750,000 each in affordable housing funds for development of the above-mentioned projects.
4. Authorize revenue and expense appropriations, respectively, each in the amount of $750,000 (for a total of $1,500,000) for both above-mentioned projects.

Attachments: 1. Draft Commitment Letters

5. **JAMBOREE HOUSING CORPORATION'S REQUEST FOR ADDITIONAL FUNDS FOR THE DEVELOPMENT OF THE COSTA MESA SENIOR PROJECT** 26-181

RECOMMENDATION:

Staff recommends the City Council:

1. Provide direction on the amount and source of funding, if any, to provide to Jamboree Housing Corporation for the development of the Costa Mesa Senior Project.

2. Authorize the City Manager to execute a funding commitment letter with Jamboree Housing Corporation for an authorized by the City Council for the development of the Costa Mesa Senior Project.

3. Authorize revenue and expense appropriations, and allocate the funds approved by the City Council for the Costa Mesa Senior Project.

Attachments: 1. DRAFT Commitment Letter - Construction and Permanent Loan
2. Costa Mesa Proforma - 70 unit

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

ADJOURNMENT

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-132 **Meeting Date:** 3/17/2026

TITLE:

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

RECOMMENDATION:

City Council, Agency Board, and Housing Authority approve the reading by title only and waive full reading of Ordinances and Resolutions.

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-186 **Meeting Date:** 3/17/2026

TITLE:

READING FOLDER

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

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Jake Blackman (JBA Motors), Bryan Devora, Pierre Raymon Holt, Andrew Solarte, Eric Valles.

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-158 **Meeting Date:** 3/17/2026

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. 2750.

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. 26-04 “A” Off Cycle for $0.00 and No. 26-05 On Cycle for $4,096,890.69, and City operating expenses for $ 2,053,244.61.

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
021614	02/20/26	P	Anna Acosta-Reyes	0000030861		383.18
		Line Description:	CSMFO Conf-Palm Springs			
021615	02/20/26	P	Cathleen Serrano	0000030811		383.18
		Line Description:	CSMFO Conf-Palm Springs			
021616	02/20/26	P	Eloisa Peralta	0000026154		833.00
		Line Description:	Women Undercover -Las Vegas			
					TOTAL	**$1,599.36**

0. *

0. *

1,599.36 +
578,837.43 +
580,436.79 *

End of Report

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257649	02/20/26	P	Ardurra Group, Inc.	0000030147	59,722.23
		Line Description:	Fairview Rd Rehab-Dec 2025		
0257650	02/20/26	P	Bracken's Kitchen Inc	0000029468	37,967.34
		Line Description:	CMBS Meals 1/26-2/8/26 CMBS Meals 1/12-1/25		
0257651	02/20/26	P	JL Group, LLC	0000029884	46,224.25
		Line Description:	WORKPLACE INVESTIGATIONS		
0257652	02/20/26	P	Napa Auto & Truck Parts	0000012968	16,768.96
		Line Description:	Parts- January 26 Parts-January 26		
0257653	02/20/26	P	OCY Management LLC	0000031370	47,936.50
		Line Description:	Medical Tranportation Jan 26 Senior Mobility Jan 2026		
0257654	02/20/26	P	Pinnacle Petroleum, Inc	0000029315	27,306.95
		Line Description:	CY Unleaded Fuel Tanks 3&4		
0257655	02/20/26	P	RSI Systems Inc	0000026185	29,830.00
		Line Description:	KNOWBE4 PHISHER PLUS SUBSCRIPT KNOWBE4 SECURITY TRAINING SUBS		
0257656	02/20/26	P	Resource Environmental, Inc.	0000031667	48,450.00
		Line Description:	Retention Proj #25-13 Demolition Structures 778 Shal		
0257657	02/20/26	P	Theodore Robins Ford	0000004245	122,587.56

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Replacement Unit 769 Replacement for Unit 744			
0257658	02/20/26	P	3SI Security Systems Inc	0000025001		4,200.00
		Line Description:	Renewal of Annual Covert Track			
0257659	02/20/26	P	ABC Bus, Inc	0000030250		1,134.82
		Line Description:	536-Wash			
0257660	02/20/26	P	AFH Casa Paloma LP	0000031565		266.00
		Line Description:	Rental Assistance-A Christina			
0257661	02/20/26	P	AFH NCRC Beach Blvd LP	0000031697		652.00
		Line Description:	Rental Assistance-T Taylor			
0257662	02/20/26	P	AFH NCRC Beach Blvd LP	0000031697		353.00
		Line Description:	Rental Assistance-D Fisher			
0257663	02/20/26	P	ASSA ABLOY Entrance Systems US Inc	0000021745		2,074.80
		Line Description:	ADA Doors Maint			
0257664	02/20/26	P	AT & T	0000001107		3,610.59
		Line Description:	IT Computer Room DRC Alarm Cool Line for PD TeWinkle Park PD Emergency Line DID Trunk Line Outgoing Trunk Line Estancia Park Wakeham Park Smallwood Park			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	800 Mhz Radio Link			
0257665	02/20/26	P	All Traffic Solutions Inc	0000025936		3,250.00
		Line Description:	Software app to allow wireless			
0257666	02/20/26	P	Chandler Asset Management	0000022081		4,661.45
		Line Description:	Investment Advisory			
0257667	02/20/26	P	Christian Ochoa	0000031721		109.35
		Line Description:	Payroll Replacement #456150			
0257668	02/20/26	P	Community Controls	0000020782		1,300.00
		Line Description:	City Gate Svc/Maint			
0257669	02/20/26	P	Continental Interpreting Services Inc	0000024355		700.00
		Line Description:	City Council Mtng 1/20/26			
0257670	02/20/26	P	Costa Mesa Lock & Key	0000001817		326.98
		Line Description:	Locksmith Svc Lock & Key Svc			
0257671	02/20/26	P	County of Orange	0000003473		924.21
		Line Description:	OC Dump Waste Disposal			
0257672	02/20/26	P	Demetrius Mayhand	0000030111		105.00
		Line Description:	Basketball Referee 2/11/26			
0257673	02/20/26	P	Eagle Print Dynamics	0000026736		2,350.00
		Line Description:	CMBS Staff Uniforms			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0257674	02/20/26	P	Eco Luxury Detail	0000029442		6,050.00
		Line Description:	Removal & Install of Glass Fil			
0257675	02/20/26	P	Entrust Janitorial LLC	0000030309		1,025.00
		Line Description:	Janitorial Svcs @ 3190 Airport			
0257676	02/20/26	P	Eyep Solutions Inc	0000031465		8,057.93
		Line Description:	Traffic Signal CCTV Cameras			
0257677	02/20/26	P	Fast 5 Costa Mesa 6 LLC	0000024446		384.00
		Line Description:	City Car Washes-December PD Car Washes-December			
0257678	02/20/26	P	Ford Fleet Care	0000026262		13,163.49
		Line Description:	Repair-Jan 2026			
0257679	02/20/26	P	Galls LLC	0000002297		287.70
		Line Description:	Uniform-George Uniform-Barnes			
0257680	02/20/26	P	Harbor All Glass & Mirror Inc	0000002453		1,149.41
		Line Description:	City Hall Window Repair			
0257681	02/20/26	P	HdL Coren & Cone	0000007882		5,019.68
		Line Description:	Property Tax Jan-Mar 2026			
0257682	02/20/26	P	Intent Digital LLC	0000027621		3,925.00
		Line Description:	VOTELYNX			

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257683	02/20/26	P	Interwest Consulting Group Inc	0000021505	1,225.00
		Line Description:	Ketchum Lion Pk Proj-Dec 2025		
0257684	02/20/26	P	James Snordan	0000029974	105.00
		Line Description:	Basketball Referee-2/11/26		
0257685	02/20/26	P	Knorr Systems Inc	0000005036	2,465.32
		Line Description:	Chmicla Feed Pump-DRC		
0257686	02/20/26	P	LN Curtis & Sons	0000002983	1,961.92
		Line Description:	Firefighter Shirts & Pants WILDLAND PPE		
0257687	02/20/26	P	Langlois Fancy Frozen Foods	0000030651	292.31
		Line Description:	Jail Food Services		
0257688	02/20/26	P	Law Enforcement Targets Inc	0000002922	1,267.44
		Line Description:	Paper Targets & misc.items rel		
0257689	02/20/26	P	Los Angeles Times	0000003000	974.07
		Line Description:	Legal Publications		
0257690	02/20/26	P	MK Electric Inc	0000029674	1,501.00
		Line Description:	Jack Hammett Electrical Repair Bark Park Electrical Repairs		
0257691	02/20/26	P	Maintex Inc	0000014836	1,047.84
		Line Description:	Janitorial Trash Liners - Ware		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257692	02/20/26	P	Merrimac Energy Group	0000021566	14,339.26
		Line Description:	Fire Sta 3 Fuel Tank Rental FS#5 Diesel Fuel Tank 14 CY Diesel Fuel Tank #2 FS#2 Diesel Fuel Tank 11 FS#1 Diesel Fuel Tank 10		
0257693	02/20/26	P	Mesa Smog	0000020735	50.00
		Line Description:	340-Smog		
0257694	02/20/26	P	Musco Sports Lighting LLC	0000009418	475.00
		Line Description:	SUBSCRIPTION FOR FIELD LIGHTIN		
0257695	02/20/26	P	Myles Construction	0000012466	4,500.00
		Line Description:	Permit Refund EENC-25-0664 24-		
0257696	02/20/26	P	Nikkis Flags	0000003354	1,616.25
		Line Description:	Variety of Flags used Citywide		
0257697	02/20/26	P	Occu Med	0000003388	2,015.88
		Line Description:	Pre-employment Physical		
0257698	02/20/26	P	Pacific Medical Waste	0000029793	194.89
		Line Description:	Biohazard Disposal Jan 26		
0257699	02/20/26	P	Power Products Unlimited Inc	0000021904	2,931.91
		Line Description:	Replacement Batteries for Radi		

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0257700	02/20/26	P	Ryan Taylor	0000031720		322.32
		Line Description:	Payroll Replacement #456189			
0257701	02/20/26	P	Scott Fazekas & Associates Inc	0000003961		575.00
		Line Description:	Consulting Plan Check Srvs			
0257702	02/20/26	P	Sea Wind Properties LLC	0000031641		500.00
		Line Description:	Rental Assistance- D Brown			
0257703	02/20/26	P	Southern California Edison Company	0000004088		6,153.23
		Line Description:	3191 Red Hill 1/10-2/9/26 152 Baker 1/10-2/9/26 707 W 18th 1/8-2/5/26 711 W 18th 1/8-2/5/26 734 James 1/8-2/5/26 740 James 1/8-2/5/26 744 James 1/8-2/5/26 745 W 18th 1/8-2/5/26 2293 Canyon 1/8-2/5/26 980 Arlington C 1/10-2/9/26 980 Arlington A 1/10-2/9/26 1050 Arlington A 1/10-2/9/26 1071 Arlington 1/10-2/9/26 721 James C 1/8-2/5/26 1256 Adams 1/12-2/10/26 717&721 James 1/8-2/5/26 3190 Red Hill 1/10-2/9/26 2590 Placentia B 1/8-2/5/26 350 Bristol 1/10-2/9/26 BCC 1/8-2/5/26 Vet Hall 1/8-2/5/26 1587 Sunflower 1/9-2/8/26 3175 Airway 1/10-2/9/26 Arlington Ped X 1/10-2/9/26 Shalimar Park 1/9-2/8/26			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	360 Ogle 1/12-2/10/26 Prez Park 1/13-2/11/26 1350 S Coast 1/9-2/8/26 410 Merrimac A 1/12-2/10/26 410 Merrimac B 1/12-2/10/26			
0257705	02/20/26	P	Southern California Gas Company	0000004092		794.56
		Line Description:	3175 Airway 1/12-2/10/26			
0257706	02/20/26	P	Staples Advantage	0000024532		6,226.21
		Line Description:	Office Supplies-IT Office Supplies-PD Office Supplies-NHS Office Supplies-Fire Office Supplies-Transportation Office Supplies-Finance Office Supplies-Dev Srvs Office Supplies City Clerk Office Supplies-Maint Srvs Office Supplies-Public Srvs Office Supplies-HR Office Supplies-Parks			
0257707	02/20/26	P	State of California Dept of Justice	0000001534		931.00
		Line Description:	Livescan/Fingerprinting Servic			
0257708	02/20/26	P	Stephanie Cox	0000031700		150.00
		Line Description:	Mental Health STC Trng			
0257709	02/20/26	P	Super Seer Corporation	0000031630		680.80
		Line Description:	Helmet Officer J Torres			
0257710	02/20/26	P	The Solis Group	0000030649		2,713.00

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Citywide Prkwy Maint St Rehab Citywide Prkwy Maint St Rehab Citywide Prkwy Maint St Rehab			
0257711	02/20/26	P	Thomas J Broxtermann PhD	0000031054		1,350.00
		Line Description:	Jail Training Officer Trng			
0257712	02/20/26	P	US Bank	0000002228		6,718.28
		Line Description:	Payroll 26-03			
0257713	02/20/26	P	UniFirst Holdings Inc	0000030616		77.94
		Line Description:	CMBS Walk-offs Mats			
0257714	02/20/26	P	United Rentals (North America), Inc	0000010121		1,251.54
		Line Description:	Snoopy House			
0257715	02/20/26	P	Verified First LLC	0000027240		60.00
		Line Description:	Pre-Employment Credit Checks			
0257716	02/20/26	P	Verizon Wireless	0000008717		2,394.20
		Line Description:	WIRELESS PHONE 12/18-1/17/26			
0257717	02/20/26	P	Water One Industries, Inc	0000031042		324.00
		Line Description:	DDL-Water Quartlery Treatment			
0257718	02/20/26	P	West Coast Mobile Home Improvement	0000031014		8,155.00
		Line Description:	Rehab Grant-1750 Whittier Ave			
0257719	02/20/26	P	Zoll Medical Corporation	0000021290		623.06

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt

Line Description: AUTOPULSE AND DEFIBRILLATORS

TOTAL $578,837.43

End of Report

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257704	02/20/26	O	Southern California Edison Company *Line Description:* Overflow	0000004088	0.00
				TOTAL	**0.00**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
021617	02/20/26	P	US Bank	0000002228		125,316.57

Line Description: January 2026 Statement

TOTAL $125,316.57

125,316.57
68,352.90
19,668.65
1,256,338.24
3,131.46
0.00

$ 1,472,807.82

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
021618	02/27/26	P	Enterprise Rent A Car	0000002131		3,012.97
		Line Description:	Under Cover Car Rental Under Cover Car Rental			
021619	02/27/26	P	Kristofer Moore	0000025526		15.00
		Line Description:	CATO Trng			
021620	02/27/26	P	Monte Peters	0000022201		99.00
		Line Description:	CATO Trng			
021621	02/27/26	P	Morgan Cain	0000029624		250.00
		Line Description:	Paramedic License Recert			
021622	02/27/26	P	Priceless Pet Rescue	0000026000		40,000.00
		Line Description:	Shelter Adoption Feb 26			
021623	02/27/26	P	Raja Sethuraman	0000005084		138.00
		Line Description:	Conference Advance			
021624	02/27/26	P	Robert Rondinella	0000029998		250.00
		Line Description:	Paramedic License Recert			
021625	02/27/26	P	Shane Dean	0000029614		54.00
		Line Description:	CATO Trng			
021626	02/27/26	P	Steve Savage	0000010532		2,669.42
		Line Description:	Adv Disability Feb 2026			
021627	02/27/26	P	Costa Mesa Employees Association	0000006284		4,578.01

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Payroll Deduction 26-05			
021628	02/27/26	P	Costa Mesa Executive Club	0000006286		340.00
		Line Description:	Payroll Deduction 26-05			
021629	02/27/26	P	Costa Mesa Firefighters Association	0000001812		8,771.50
		Line Description:	Payroll Deduction 26-05			
021630	02/27/26	P	Costa Mesa Police Association	0000001819		7,860.00
		Line Description:	Payroll Deduction 26-05			
021631	02/27/26	P	Costa Mesa Police Management Assn	0000005082		315.00
		Line Description:	Payroll Deduction 26-05			
					TOTAL	**$68,352.90**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
021632	02/27/26	P	Alan F Kent	0000006393		2,174.79
		Line Description:	1% Supplemental Pay Mar 26			
021633	02/27/26	P	Beckee Cost	0000016309		946.08
		Line Description:	1% Supplemental Pay Mar 26			
021634	02/27/26	P	Chris Morris	0000007439		2,500.00
		Line Description:	Monthly LTD Payment Mar 26			
021635	02/27/26	P	Danny Hogue	0000006802		1,137.03
		Line Description:	1% Supplemental Pay Mar 26			
021636	02/27/26	P	Darlene Bell	0000005602		580.54
		Line Description:	1% Supplemental Pay Mar 26			
021637	02/27/26	P	David A Dye	0000002065		260.90
		Line Description:	1% Supplemental Pay Mar 26			
021638	02/27/26	P	Edward Dryzmala	0000006686		1,377.28
		Line Description:	1% Supplemental Pay Mar 26			
021639	02/27/26	P	Gale Tuso	0000017460		233.08
		Line Description:	1% Supplemental Pay Mar 26			
021640	02/27/26	P	Harlan Pauley	0000003569		232.12
		Line Description:	1% Supplemental Pay Mar 26			
021641	02/27/26	P	James M Miller	0000007440		2,500.00
		Line Description:	Monthly LTD Payment Mar 26			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
021642	02/27/26	P	Kathleen Zuorski	0000025225		504.52
		Line Description:	1% Supplemental Pay Mar 26			
021643	02/27/26	P	Linda Boylan	0000023340		57.98
		Line Description:	1% Supplemental Pay Mar 26			
021644	02/27/26	P	Matthew J Collett	0000001720		856.58
		Line Description:	1% Supplemental Pay Mar 26			
021645	02/27/26	P	Paul A Cappuccilli	0000007705		1,214.50
		Line Description:	1% Supplemental Pay Mar 26			
021646	02/27/26	P	Phil Dickens	0000005801		511.76
		Line Description:	1% Supplemental Pay Mar 26			
021647	02/27/26	P	Richard J Johnson	0000005620		1,255.66
		Line Description:	1% Supplemental Pay Mar 26			
021648	02/27/26	P	Thomas J Lazar	0000002925		1,703.25
		Line Description:	1% Supplemental Pay Mar 26			
021649	02/27/26	P	William H Bechtel	0000001224		1,622.58
		Line Description:	1% Supplemental Pay Mar 26			
					TOTAL	**$19,668.65**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257720	02/27/26	P	Admin Sure Inc	0000021568	17,653.00
		Line Description:	Wkrs Comp Admin Fee-Mar 2026		
0257721	02/27/26	P	Anaheim Lawnmower Shop & Welding LLC	0000031705	19,270.30
		Line Description:	Sales Tax (7.75%) Lawnmower-Fairview Pk		
0257722	02/27/26	P	California Street Lighting	0000031228	43,850.00
		Line Description:	Light Fixture Installation		
0257723	02/27/26	P	CentralSquare Technologies LLC	0000028721	36,075.00
		Line Description:	SERVER RE-HOST PUBLIC SAFETY P SERVER RE-HOST PUBLIC SAFETY T		
0257724	02/27/26	P	Circuit Transit Inc	0000031174	124,526.83
		Line Description:	Transit Operation-Oct 2025 Transit Operation-Nov 2025 Transit Operation-Dec 2025		
0257725	02/27/26	P	Elegant Construction Inc.	0000031633	137,398.02
		Line Description:	Ketchum-Libol #25-07/#700139 Retention Proj #25-07/#700139		
0257726	02/27/26	P	Endemic Environmental Services Inc	0000021277	30,761.04
		Line Description:	FVP Wetland Maint 1/16-1/31/26 Habitat Assessment		
0257727	02/27/26	P	Euna Solutions Inc	0000031690	25,235.00
		Line Description:	Software Subscription - Grant Software Subscriptoin - Grant		

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0257728	02/27/26	P	Executive Facilities Services Inc	0000029510		53,830.77
		Line Description:	Janitorial Services - PD Janitorial Services - BCC Janitorial Services - Fairview Janitorial Services - All Othe Janitorial Services - DRC Janitorial Services - NHCC Janitorial Services - FS1-6 Janitorial Services - Sr Cntr Janitorial Services - Bridge S Janitorial Services - City Hal Janitorial Services - Corp Yar Janitorial Services - PD Commu Janitorial Services - PD Wareh Janitorial Services - Police S			
0257729	02/27/26	P	GameTime	0000009097		208,994.26
		Line Description:	Playground Equipment Parts Playground Equipment Parts			
0257730	02/27/26	P	Global Equipment Company	0000002349		21,532.43
		Line Description:	Drinking Fountains			
0257731	02/27/26	P	JP Morgan Equipment Finance	0000029582		162,496.96
		Line Description:	Heavy Duty Ladder w/ Pump			
0257732	02/27/26	P	Johnson Controls Fire Protection LP	0000026089		29,839.00
		Line Description:	Svc-Sr Cntr Jan-Dec 2026 Maint Svs-CH Jan-Dec 2026 Maint Svc-FS #3 Jan-Dec 202 Maint Svc-CMBS Jan-Dec 202 Maint Svc-FS #5 Jan-Dec 202 Maint Svc-NHCC Jan-Dec 202			

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Maint Svc-FS #6 Jan-Dec 2026 Maint Svc-FS #6 Jan-Dec 202 Maint Svc-Comm Jan-Dec 2026 Maint Svc-DRC Jan-Dec 2026			
0257733	02/27/26	P	Newport Mesa Unified School District	0000003339		23,988.80
		Line Description:	Developer Fee-Jan 2026			
0257734	02/27/26	P	Onyx Paving Company Inc	0000031101		39,832.21
		Line Description:	Citywide Prky Maint 24-03 Retention 24-03/210300			
0257735	02/27/26	P	West Coast Arborists Inc	0000004498		15,825.00
		Line Description:	Tree Maint Srvs 1/16-1/31 Tree Maint 1/16-1/31/26			
0257736	02/27/26	P	Wittman Enterprises LLC	0000026639		15,870.00
		Line Description:	Jan 2026 Services			
0257737	02/27/26	P	ARC	0000022726		179.30
		Line Description:	Basketball Banners			
0257738	02/27/26	P	Advanced Problem Solving LLC	0000030254		7,326.00
		Line Description:	Fire Training & Credential Sys			
0257739	02/27/26	P	Agriserve Pest Control Inc	0000025268		1,260.00
		Line Description:	Plant Healthcare Services Plant Healthcare Services Plant Healthcare Services Plant Healthcare Services Plant Healthcare Services Plant Healthcare Services			

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
		Line Description:	Plant Healthcare Services Plant Healthcare Services		
0257740	02/27/26	P	Alans Lawnmower & Garden Center Inc	0000019220	470.21
		Line Description:	Credit Sthil Schain Pruning Tools/Equipment		
0257741	02/27/26	P	All American Asphalt	0000000971	539.86
		Line Description:	Asphalt Asphalt Asphalt		
0257742	02/27/26	P	Atkinson Andelson Loya Ruud & Romo	0000027289	5,985.01
		Line Description:	General Legal-Jan 2026 Litigation-Jan 2026		
0257743	02/27/26	P	Beau Hossler	0000029714	105.00
		Line Description:	Basketball Referee 2/18/26		
0257744	02/27/26	P	Bound Tree Medical LLC	0000011695	7,737.53
		Line Description:	EMS Supplies EMS Supplies EMS Supplies EMS Supplies EMS Supplies		
0257745	02/27/26	P	BrightView Landscape Services Inc	0000026055	6,517.67
		Line Description:	Drinking Fountain Installation		
0257746	02/27/26	P	Bureau Veritas North America Inc	0000016616	716.93
		Line Description:	Fire Plan Review		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257747	02/27/26	P	CAPIO	0000005954	300.00
		Line Description:	Mbrshp Renewal		
0257748	02/27/26	P	CPS HR Consulting	0000001791	781.88
		Line Description:	Test Rental Services		
0257749	02/27/26	P	CSG Consultants Inc	0000001887	11,153.79
		Line Description:	Fire Plan Review-Jan 2026 Bldng Plan Check-Jan 2026		
0257750	02/27/26	P	California Forensic Phlebotomy Inc	0000001500	4,631.00
		Line Description:	Blood Draw Svc-Jan 2026		
0257751	02/27/26	P	Canon Financial Services Inc	0000023241	5,591.08
		Line Description:	Copier Lease-Jan 2026 Copier Maint-Dec 2025		
0257752	02/27/26	P	Catherine Warren	0000030790	300.00
		Line Description:	Honorarium for Utility Box Art		
0257753	02/27/26	P	Cintas Corporation #640	0000023262	348.08
		Line Description:	CMBS Cleaning Supply-Jan 26		
0257754	02/27/26	P	Cintas First Aid and Safety	0000031629	1,671.33
		Line Description:	First Aid Kits & Supplies-CH FIRST AID KIT REFILLS-CH FIRST AID KIT REFILLS-PD FIRST AID KIT REFILLS-PD		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257755	02/27/26	P	CityGreen Consulting, LLC	0000030471	4,455.00
		Line Description:	Consulting Svc-Jan 2026		
0257756	02/27/26	P	CoreLogic Information Solutions Inc	0000004774	1.12
		Line Description:	Property Related Data & Report		
0257757	02/27/26	P	Cost Recovery Systems Inc	0000007287	12,750.00
		Line Description:	State Mandate Claim Prep Svc		
0257758	02/27/26	P	Costa Mesa Auto Glass	0000010001	685.50
		Line Description:	Glass Replacement/Tinting-#744		
0257759	02/27/26	P	Costa Mesa Lock & Key	0000001817	1,113.50
		Line Description:	Remove Stuck Key Lock & Key Svc Service Call		
0257760	02/27/26	P	County of Orange	0000003486	4,408.32
		Line Description:	Teletype Srv Sep 25 Teletype Srv Sept 25 AFIS January 2026		
0257761	02/27/26	P	County of Orange Health Care Agency	0000003488	1,095.00
		Line Description:	CUPA Anniversary City Hall CUPA Anniversary Corp Yard		
0257762	02/27/26	P	Daniels Tire Service	0000001922	2,083.48
		Line Description:	Warehouse Stock Credit Warehoust Stock Warehouse Stock		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257763	02/27/26	P	Dudek	0000011416	14,797.50
		Line Description:	Climate Action 11/22-12/26/25		
0257764	02/27/26	P	EPD Solutions	0000024516	2,222.50
		Line Description:	396 21st Proj-1/25/26		
0257765	02/27/26	P	Emily Neely	0000031724	300.00
		Line Description:	Honorarium for Utility Box Art		
0257766	02/27/26	P	Employment Development Department	0000001543	877.81
		Line Description:	Gate Repair		
0257767	02/27/26	P	Entenmann Rovin Company	0000002130	1,333.39
		Line Description:	Flat Badges		
0257768	02/27/26	P	FailSafe Testing LLC	0000030417	4,125.00
		Line Description:	AERIAL INSPECTION & TESTING		
0257769	02/27/26	P	Fast 5 Costa Mesa 6 LLC	0000024446	456.00
		Line Description:	City Car Wash-Jan 2026 PD Car Washes-Jan 26		
0257770	02/27/26	P	First Choice Service	0000023961	1,555.88
		Line Description:	Coffee & Water Svc-1/2/26 Coffee & Water Svc-1/29/26		
0257771	02/27/26	P	Galls LLC	0000002297	9,268.74
		Line Description:	Safety Vest-Smith Safety Vest-Gutierrez Safety Vest-Bissell		

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Uniforms-Saguilan Uniform-Gonzalez Uniform-Dearden Safety Vest-Taylor Safety Vest-Leonardo Uniform-Smith Credit Safety Vest-Smith Credit Uniform-Nunez Uniform-Nunez Credit Uniform-Wadkins Uniform-Wadkins Uniform-Pallo Credit Uniform-Pallo Uniform-Pallo Credit Uniform-Andersen Uniform-Andersen Unform-Durbin Credit Uniform-Durbin Credit Uniform-Durbin			
0257773	02/27/26	P	Grafix Systems	0000031016		2,855.13
		Line Description:	Graphics-Unit #713 Graphics-Unit #648 Graphics-Unit #694			
0257774	02/27/26	P	Grainger	0000002393		1,875.97
		Line Description:	Hardware Hardware Hardware Ratchet Kit Credit Returned Toilet Toilet			
0257775	02/27/26	P	Haaker Equipment Company	0000002433		726.90
		Line Description:	PVG Valve Cable Kit			

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257776	02/27/26	P	Hirsch Pipe & Supply Company Inc	0000026475	11.18
		Line Description:	Plumbing Supplies		
0257777	02/27/26	P	Hoag Executive Health	0000030617	5,245.00
		Line Description:	Wellness Exam-Jan 2026		
0257778	02/27/26	P	Hoskins Equipment LLC	0000029705	465.57
		Line Description:	Repair of the manlift at DRC		
0257779	02/27/26	P	ID Card Group	0000017945	1,247.75
		Line Description:	ID Card Equipment		
0257780	02/27/26	P	Interinsurance Exchange of the Auto Club	0000000479	1,855.32
		Line Description:	Damage Settlement DOL-1/6/26		
0257781	02/27/26	P	JFK Transportation Co., Inc.	0000030141	3,708.00
		Line Description:	Transportation Svc 12/30/25 Transportation Svc 12/24/25 Transportation Svc 12/23/25 Transportation Svc 12/31/25 Transportation Svc 2/19/26 Transportation Svc 2/18/26		
0257782	02/27/26	P	James Snordan	0000029974	140.00
		Line Description:	Basketball Referee-2/23/26 Basketball Referee-2/9/26		
0257783	02/27/26	P	Jaynes Brothers Construction Inc	0000031479	950.00
		Line Description:	New Shade Structure		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257784	02/27/26	P	Joe Mar Polygraph	0000030910	1,250.00
		Line Description:	Polygraph Exam Pre Emply		
0257785	02/27/26	P	Kimberly Duran	0000031725	300.00
		Line Description:	Honorarium for Utility Box Art		
0257786	02/27/26	P	Kingsley Aarons	0000031723	300.00
		Line Description:	Honorarium for Utility Box Art		
0257787	02/27/26	P	LC Action Police Supply	0000005638	10,955.00
		Line Description:	FIREARMS & ACCESSORIES		
0257788	02/27/26	P	LN Curtis & Sons	0000002983	459.72
		Line Description:	WILDLAND PPE		
0257789	02/27/26	P	Land IQ, LLC	0000031448	2,243.25
		Line Description:	Support Srvs FVP Mesa Jan 26		
0257790	02/27/26	P	Law Enforcement Targets Inc	0000002922	3,709.47
		Line Description:	Paper Targets & misc.items rel		
0257791	02/27/26	P	Los Angeles Times	0000003000	1,772.56
		Line Description:	Legal Noticing		
0257792	02/27/26	P	Lyons Security Service Inc	0000027168	527.63
		Line Description:	Council Security January 26		

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0257793	02/27/26	P	Mike Raahauges Shooting Enterprises	0000006853		115.99
		Line Description:	Range Fees SWAT Jan 26			
0257794	02/27/26	P	Monument Row	0000030907		160.00
		Line Description:	Reconstruction Professional RO			
0257795	02/27/26	P	Mouse Graphics	0000001170		1,510.30
		Line Description:	Vinyl Wrap Utility Box Art Pro			
0257796	02/27/26	P	Nationwide	0000027351		1,273.00
		Line Description:	K9 Annual Medical Insurance Ar			
0257797	02/27/26	P	Nex Tech Systems Inc	0000020700		384.77
		Line Description:	Repairs to Non-Operational Tra			
0257798	02/27/26	P	Nicole Pete	0000031722		300.00
		Line Description:	Honorarium for Utility Box Art			
0257799	02/27/26	P	Office Depot	0000003394		7,471.65
		Line Description:	Credit-Police			
			Office Supplies-Police Traffic			
			Office Supplies-Police Records			
			Office Supplies-CEO Comms Mark			
			Office Supplies-Senior Center			
			Office Supplies-City Council			
			Office Supplies-Engineering			
			Office Supplies-City Clerk			
			Office Depot-City Manager			
			Office Supplies-Telecom			
			Office Supplies-Finance			
			Office Supplies-Police			
			Office Supplies-Fire			

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257800	02/27/26	P	Post Alarm Systems Inc	0000026907	82.44
		Line Description:	CMBS Fire Alarm Monitoring-Mar		
0257801	02/27/26	P	Priority Landscape Services LLC	0000026592	7,936.00
		Line Description:	FVP Landscape Maint Jan 26 Citywide Young Tree Care		
0257802	02/27/26	P	Proforce Law Enforcement	0000015742	2,436.01
		Line Description:	BHP Omega Elite Gas Mask Pouch		
0257803	02/27/26	P	Prudential Overall Supply	0000025480	317.12
		Line Description:	Towel Svc-Jan 2026		
0257804	02/27/26	P	Quartzy, Inc	0000030181	1,192.00
		Line Description:	Yearly Subscription for Supply		
0257805	02/27/26	P	Quinn Company	0000023844	1,914.57
		Line Description:	116-PM 2 Annual Service		
0257806	02/27/26	P	RPW Services Inc	0000012440	1,440.00
		Line Description:	Citywide Weed Control		
0257807	02/27/26	P	SASE Company LLC	0000031665	7,273.13
		Line Description:	Bull Bacuum accessory for the		
0257808	02/27/26	P	Scott Fazekas & Associates Inc	0000003961	805.00
		Line Description:	Consulting Plan Check		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257809	02/27/26	P	Sharpline Solutions Inc	0000025805	9,945.85
		Line Description:	Thermoplastic Bars Engineering Impact Recovery Posts Admin Ma		
0257810	02/27/26	P	Sims Orange Welding Supply Inc	0000004030	112.79
		Line Description:	Late Fee Shop-Welding Supplies		
0257811	02/27/26	P	SiteOne Landscape Supply LLC	0000024133	609.43
		Line Description:	Volleyball Nets		
0257812	02/27/26	P	Someone Cares Soup Kitchen	0000012010	300.00
		Line Description:	Honorarium for Utility Box Art		
0257813	02/27/26	P	Terrell Thorogood	0000030424	175.00
		Line Description:	Basketball Referee-2/23/26 Basketball Referee 2/18/26		
0257814	02/27/26	P	The Code Group Inc	0000025073	7,420.00
		Line Description:	Consulting Staffing Services		
0257815	02/27/26	P	The Home Depot	0000002560	10,786.62
		Line Description:	Tools Response/Control General Supplies Bldg Maint Hardware Supplies Bldg Maint Hardware Supplies Park Maint Maint Equipment Street Maint Plumbing Supplies Bldg Maint Tools Signs/Markings Tools Equip Maint Tools Park Maint Tools Bldg Maint		

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	General Supplies Street Maint General Supplies Graffiti Abat			
0257816	02/27/26	P	Triton Technology Solutions Inc	0000021687		5,000.00
		Line Description:	Q2 Contract Payment			
0257817	02/27/26	P	Turnout Maintenance Company LLC	0000020182		641.00
		Line Description:	Fire Apparel Cleaned Fire Apparel			
0257818	02/27/26	P	Twist & Shout	0000023633		840.00
		Line Description:	Sprinkg Bark Bash 3/21/26 3 ho			
0257819	02/27/26	P	UC Irvine Langson OCMA	0000031694		10,000.00
		Line Description:	WORKSHOP SUPPORT AT OCMA			
0257820	02/27/26	P	UniFirst Holdings Inc	0000030616		77.94
		Line Description:	CMBS Walk Off Mats			
0257821	02/27/26	P	Verizon Wireless	0000008717		244.13
		Line Description:	WIRELESS PHONE 1/18-2/17/26			
0257822	02/27/26	P	Vortex Industries Inc	0000004437		989.32
		Line Description:	FS 3-Service Call			
0257823	02/27/26	P	WLC Architects Inc	0000023955		7,312.50
		Line Description:	FS#2 Reconstruction Arch&Eng D			
0257824	02/27/26	P	Washington Santa Ana Housing Partners LP	0000031652		356.00

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
		Line Description:	Rental Assistance-R Miller			
0257825	02/27/26	P	Waterline Technologies Inc	0000014520		604.94
		Line Description:	DRC-Pool Treatment			
0257826	02/27/26	P	West Coast Fence Co	0000021495		17.19
		Line Description:	Gate Repair			
0257827	02/27/26	P	Wex Bank	0000014258		1,573.07
		Line Description:	Fuel 1/7-2/6/26			
					TOTAL	**$1,256,338.24**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID		Payment Amt
0257828	02/27/26	P	Pamela Lilly	0000025324		750.00
		Line Description:	Payroll Deduction 26-05			
0257829	02/27/26	P	State of California	0000001546		419.46
		Line Description:	Payroll Deduction 26-05			
0257830	02/27/26	P	State of California	0000001546		1,962.00
		Line Description:	Payroll Deduction 26-05			
					TOTAL	**$3,131.46**

End of Report

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0257772	02/27/26	O	Galls LLC	0000002297	0.00
			Line Description: Overflow		
				TOTAL	**0.00**

End of Report

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-193 **Meeting Date:** 3/17/2026

TITLE:

MINUTES

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

RECOMMENDATION:

City Council approve the minutes of the regular meeting of March 3, 2026.

REGULAR CITY COUNCIL AND HOUSING AUTHORITY
MARCH 3, 2026 - 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, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Absent: Council Member Pettis.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

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

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

3. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
   Pursuant to California Government Code Section 54956.8
   APN: 424-211-01; Property: 695 W. 19th Street, Costa Mesa, CA 92627
   Agency Negotiators: Cecilia Gallardo-Daly, City Manager
   Negotiating Parties: Jamboree Housing
   Under Negotiation: Price and Terms of Payment

4. **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**
   Pursuant to California Government Code Section 54956.9 (d)(1)
   Name of Case: Juan David Veramancini and Rodrigo Torresmarini vs. County of Orange; City of Costa Mesa, et al.
   United States District Court, Central District of California, Case No. 8:22-cv-01501-FWS (JDEx)

City Council recessed at 4:02 p.m. for Closed Session.

Closed Session adjourned at 5:49 p.m.

CALL TO ORDER - The Regular City Council and Housing Authority meeting was called to order by Mayor Stephens at 6:02 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 Mayor Stephens.

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

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action.

PRESENTATIONS:

Mr. Inloes, Economic Development Administrator, presented the New Active Development Map.

Mr. Crecelius, Chair of the Fairview Park Steering Committee, presented the Fairview Park Steering Committee Annual Report.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Roberto Herrera, Resilience Orange County, spoke in support of a rental registry program.

Juano Trejo, Promotor in Orange County, spoke in support of a rental registry program.

Christian Lopez, Resilience Orange County, spoke in support of a rental registry program.

Yolanda Padilla spoke in support of a rental registry program.

Brooke Grey requested an update on an audit of the Flock cameras, spoke in support of a rental registry program and updating the Tenant Protection Ordinance.

Joseph Hrubovcak requested assistance on issues he is having with Code Enforcement and the City Prosecutor.

Min Park, Mr. Hrubovcak caretaker, spoke on behalf of Mr. Hrubovcak and requested assistance on issues he is having with Code Enforcement and the City Prosecutor.

Speaker, Costa Mesa, requested an update on the audit of the Flock cameras, and changing the data retention policy from 1 year to 30 days maximum, and to turn off access to ALPR data to any agency other than the Costa Mesa Police Department.

Carmen Ramirez, Costa Mesa, spoke in support of a rental registry program.

Speaker, Costa Mesa, spoke in support of a rental registry program.

Speaker, spoke against ICE and in support of a rental registry program.

Speaker, spoke on a complaint against the Police Department.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Buley spoke on the Active Development Map, attendance at the Costa Mesa Little League opening day, and requested staff to research a tax on sober living homes.

Council Member Gameros reported that an audit is regularly completed on the Flock camera program, spoke on the system security and there have been no security breaches since the cameras have been put in place.

Council Member Marr spoke on addressing the rental registry program and Tenant Protect Ordinance at the March 17th City Council meeting.

Council Member Reynolds requested an update on the Joseph Hrubovcak case, spoke on safety on Newport Blvd. and meeting with Caltrans staff and state representatives, spoke on attending the Neighborhoods Where We All Belong event, spoke on a rental registry program, spoke on the Flock cameras, requested data retention information and to share the information with the public, and spoke on a Costa Mesa Mutual Aid training on March 11th.

Mayor Pro Tem Chavez thanked the Mexican Consulate General for speaking to residents who live in District 4 on knowing their rights, noted those needing food assistance may go to the Someone Cares Soup Kitchen and the Meals on Wheels program at the Senior Center.

Mayor Stephens spoke on attending the Little League opening day, requested staff to research a screen in the council chambers that shows both English and Spanish transcriptions, and spoke on adjourning the meeting in remembrance of Shirley Foster.

REPORT – CITY MANAGER – Ms. Gallardo-Daly reported on the City is recruiting volunteers for various committees and spoke on the new legislative platform page on the city website.

REPORT – CITY ATTORNEY – NONE.

CONSENT CALENDAR

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Marr
MOTION: Approve the Consent Calendar.
The motion carried by the following roll call vote:
Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: None.
Absent: Council Member Pettis.
Abstain: None.
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: Abby Escobar Corona, Harry Nicholas Frenchank, Eric Little, Patricia Martinez, Jose Robels.

3. ADOPTION OF WARRANT RESOLUTION

ACTION:
City Council approved Warrant Resolution No. 2749.

4. MINUTES

ACTION:
City Council approved the minutes of the regular meeting of February 17, 2026.

5. APPROVAL OF PERPETUAL NON-EXCLUSIVE EASEMENTS TO MESA WATER DISTRICT FOR THE RECONSTRUCTION OF FIRE STATION NO. 2

ACTION:
1. Approve the two (2) perpetual non-exclusive easements to Mesa Water District within Fire Station No. 2.

2. Authorize the Public Works Director to execute the Grants of Easements on behalf of the City.

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

PUBLIC HEARINGS: NONE.
(Pursuant to Resolution No. 05-55, Public Hearings begin at 7:00 p.m.)

OLD BUSINESS: NONE.

DRAFT

NEW BUSINESS:

1. TRAFFIC IMPACT FEE PROGRAM UPDATE

Presentation by Mr. Martin, Transportation Services Manager and Mr. Nikoui, Senior Engineer.

Public Comments:

David Martinez spoke on considering SB 358.

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 Marr, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: None.
Absent: Council Member Pettis.
Abstain: None.
Motion carried: 6-0

ACTION:

1. City Council awarded a Professional Services Agreement (PSA) to Kimley-Horn and Associates, Inc. for professional engineering services for the update of the City's Traffic Impact Fee Program for a period of three (3) years with the option for a one-year renewal period in an amount not to exceed $149,740, in final form as approved by the City Attorney.

2. Authorized a ten percent (10%) contingency in the amount of $14,974 for any unforeseen costs that may be required by the project.

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

4. Authorized appropriation of $164,714 from the Measure M2 Fairshare Fund 416 fund balance.

2. 2026 LEGISLATIVE UPDATE

Presentation by Mr. Barkman, Government Affair Manager and Ms. Arcidiacono, Townsend Public Affairs.

Public Comments:

David Martinez spoke in support of SB 1167 regarding e-bike definitions and AB 2284 requiring CHP to publish a list of noncompliant e-bikes.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez
MOTION: Adopt the proposed legislative update and receive and file the report.

Council Member Reynolds spoke on supporting SB 1167 and AB 2284 pertaining to e-bikes and also requested the City send a letter to Assembly Member Freidman providing feedback on the success of AB 43 pertaining to the changing of speed limits.

Mayor Stephens amended the motion to include sending a letter to Assembly Member Freidman providing feedback on the success of AB 43 pertaining to the changing of speed limits and amended the motion to support the two e-bike bills SB 1167 regarding e-bike definitions and AB 2284 requiring CHP to publish a list of noncompliant e-bikes.

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

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez
MOTION: Adopt the proposed legislative update including support for SB 1167 and AB 2284, and direct staff to send a letter to Assembly Member Friedman on the success of AB 43.
The motion carried by the following roll call vote:
Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: None.
Absent: Council Member Pettis.
Abstain: None.
Motion carried: 6-0

ACTION:
City Council adopted the proposed legislative update including support for SB 1167 and AB 2284, received and filed the report, and directed staff to send a letter to Assembly Member Friedman on the success of AB 43.

3. MEMORANDUM OF UNDERSTANDING WITH THE CITY OF IRVINE FOR USE OF BEDS AT THE COSTA MESA BRIDGE SHELTER

Presentation by Mr. Robbins, Neighborhood Improvement Manager.

Public Comments: None.

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

ACTION:

1. City Council approved the Memorandum of Understanding with the City of Irvine for access to beds, as available, at the Costa Mesa Bridge Shelter.

2. Authorized the City Manager and City Clerk to execute all agreements and any amendments to the agreement as needed.

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

ADJOURNMENT – Mayor Stephens adjourned the meeting at 8:23 p.m. in honor and memory of Shirley Foster.

DRAFT

Minutes adopted on this 17th day of March, 2026.

_____
John Stephens, Mayor

ATTEST:

_____
Brenda Green, City Clerk

DRAFT

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-140 **Meeting Date:** 3/17/2026

TITLE:

2025 GENERAL PLAN ANNUAL PROGRESS REPORT

DEPARTMENT: **ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION**

PRESENTED BY: **CAITLYN CURLEY, ASSISTANT PLANNER**

CONTACT INFORMATION: **CAITLYN CURLEY, ASSISTANT PLANNER, 714-754-5692**

RECOMMENDATION:

Staff recommends the City Council receive and file the 2025 Annual Progress Report (APR) and authorize staff to submit the annual report to the State Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI), formerly known as the Office of Planning and Research (OPR).

Item #: 26-140 **Meeting Date: 03/17/2026**

TITLE: 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: CAITLYN CURLEY, ASSISTANT PLANNER

CONTACT INFORMATION: CAITLYN CURLEY, ASSISTANT PLANNER, 714-754-5692

RECOMMENDATION:

Staff recommends the City Council receive and file the 2025 Annual Progress Report (APR) and authorize staff to submit the annual report to the State Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI), formerly known as the Office of Planning and Research (OPR).

ENVIRONMENTAL CONSIDERATIONS:

The General Plan Annual Progress Report (APR) is a reporting document and does not create or alter policy. The action being considered by the City Council is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" under Section 15378(b)(5) of CEQA Guidelines. The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment. This informational item provides a means to monitor the implementation of the General Plan during the 12-month reporting period.

BACKGROUND:

Government Code Section 65400 mandates that each planning agency (local jurisdictions) submit an annual report on the status of their General Plan and progress in its implementation for each calendar year. State law requires that the local legislative body review the Annual Progress Report (APR) prior to submittal to the California Office of Land Use and Climate Innovation (LCI), (previously known as the Office of Planning and Research) and the Department of Housing and Community Development (HCD). The APR helps inform LCI of local planning activities. The Housing Element APR is a component of the General Plan APR required to be submitted directly to HCD on HCD-required tables, tracks the amount of housing units produced in the City, and includes activities and accomplishments from the calendar year. The General Plan APR (including the Housing Element APR) is due to both agencies on April 1st of each year.

Timely submission of the APR to HCD fulfills statutory requirements to report certain housing information, including the local agency's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing. Additionally, the APR gives LCI the opportunity to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies.

ANALYSIS:

The General Plan APR provides an overview of what was implemented during calendar year 2025 (January 1, 2025 – December 31, 2025). Topics addressed in this report include the following:

- Introduction
- Purpose of the General Plan
- Status of the Adopted Elements
- Costa Mesa General Plan History and Background
- Progress in the General Plan's Implementation
- Plans, Projects and Accomplishments
- Additional Information and Activities

The Housing Element APR is included as Appendix A to the General Plan APR (Attachment 1). As required by state law, it includes pertinent information on housing production in the city for the past year, including housing development applications deemed complete; new housing construction entitlements, permits, and completed housing units; Regional Housing Needs Allocation (RHNA) progress; Housing Element Program implementation status; and other housing data and HCD reporting requirements as applicable during the 2025 calendar year.

Some highlights from the 2025 reporting period relating to General Plan implementation include:

Land Use Element

- Ordinance No. 2025-07 was adopted by City Council on October 11, 2025, for Zoning Code Amendments pertaining to minor technical updates for wall standards, screening requirements, counseling uses and other minor technical updates.
- On December 8, 2025, the Planning Commission recommended City Council approval for Zoning Code Amendments to allow ministerial approval of two-unit small lot ordinance projects. City Council introduced the Ordinance on January 20, 2026, and adopted the ordinance on February 3, 2026.
- Continued to support small businesses through the Costa Mesa Business Assistance Collaborative (BAC) by hosting approximately 12 BAC collaboration meetings, supporting partner events, and directing opportunities to partner organizations.
- On November 4, 2025, the City Council adopted Resolution No. 2025-45 amending the Land Use Element for General Plan consistency with the Housing Element.
- Additional Land Use Element amendments were processed for private development projects to accommodate the development of 182 residential housing units.

Circulation Element

- Implementation of a Residential Permit Parking Program throughout 2025 on Joann Street between Placentia Avenue and Federal Avenue and on Federal Avenue between Joann Street and Darrell Street to mitigate parking impacts on the neighborhood. In 2025, 1,136 households were enrolled in the program, with a total of 1,717 permits issued.
- Citywide street improvements including new striping, markings, and signage and new bicycle facilities that adhere to the City's adopted Active Transportation Plan (ATP).
- Implementation of Safe Routes to School Action Plan throughout 2025. Two public workshops were held to raise awareness for the plan, and 23 walk audits were conducted by Newport Mesa Unified School District staff.

Growth Management Element

- Orange County Council of Governments (OCCOG) Membership. OCCOG coordinates land use and growth management policies with jurisdictions in the region.
- Collection of Traffic Impact Fees for new uses and developments that will create a greater number of trips than the previous use or development on the property.

Housing Element

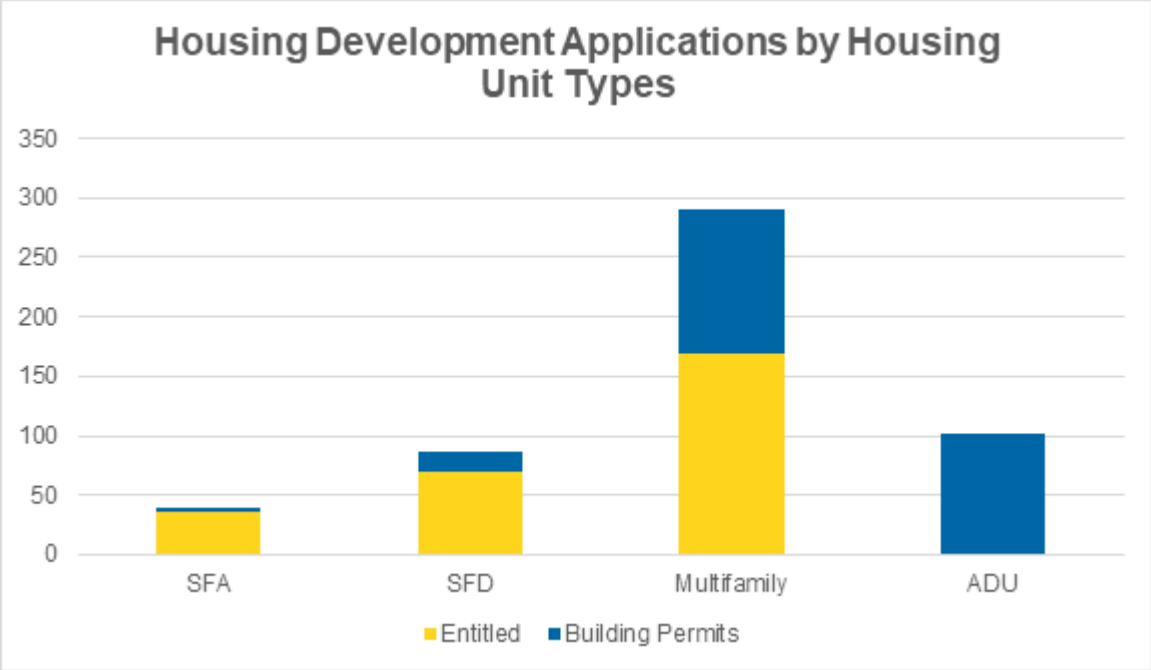
HCD utilizes a template to collect information on how local jurisdictions meet their Regional Housing Needs Allocation (RHNA) obligations and schedule of implementation actions. The HCD template includes a residential housing development tracking tool that shows progress from entitlements (planning projects requiring a discretionary action), through building permit issuance and certificate of occupancy (i.e., built) for each housing unit in a calendar year. While the HCD template tracks all stages of the housing application, planning application through construction, the City can only count housing units toward its RHNA at building permit issuance. Costa Mesa's 2025 Housing Element APR is included as Attachment 1, Appendix A, and details the City's continual progress towards meeting its 6th Cycle (2021-2029) Housing Element RHNA and provides an update on the implementation of the Housing Element programs. schedule of implementation actions.

Housing Development Applications

In 2025, the City's Planning Division reviewed 134 housing development applications for a total of 519 housing units. Of those applications, 10 were processed by the Planning Division through the City's discretionary application process for 274 housing units. The remaining 124 applications were issued as building permits (processed by the Building Division) for a total of 245 housing units approved by the Planning Division for building permit issuance.

Additionally, housing entitlement applications were received in 2025 totaling 346 housing units. Of these, building permits were issued for 230 of the housing units. A breakdown of the specific housing unit types is further detailed in Figure 1. Some of these notable housing development projects are located at 3150 Bear St, 220 Victoria St, the Costa Mesa Senior Center (695 W 19th St), 960 W 16th St, and a Single Room Occupancy conversion at the Mesa Motel (2205 Harbor Blvd). Of these projects, two applications at 3150 Bear St and 695 W 19th St requested and received approval for State density bonus incentives and/or waivers.

Figure 1: 2025 Housing Development Applications by Housing Unit Types



SFA = Single-Family Attached; SFD = Single-Family Detached; ADU = Accessory Dwelling Unit

Table 1 includes the housing development application information for the total entitled housing units (planning application approved) and building permits issued for 2025, broken down by affordability category.

Table 1: Application for Housing Units by Affordability Category (2025)

Affordability Category	Entitled	Building Permits Issued
Very Low	87	136
Low	35	33
Moderate	0	27
Above Moderate	224	34
Total	**346**[1]	**230**

[1] *Some of the entitled units were reported in a prior APR cycle.*

Building Permits

Tables 2 and 3, and Figure 2 summarize the building permits issued for housing projects and housing units that completed construction in 2025. Table 2 and Figure 2 break down the units by housing type, while Table 3 provides additional detail of these units by income category. This year, the City modified its method for determining ADU affordability levels for permits to better understand how ADUs are being used as a housing tool and to comply with guidance released by HCD in January 2025. For these permits, the City collects ADU application affordability data through TESSA as part of the building permit application. This data collected supports the City's implementation of Housing Program 3M, which mandates the development of a program to track ADU development and affordability.

Table 2: Permitted and Constructed Housing Units by Housing Category (2025)		
Housing Category	**Building Permits Issued**	**Units Constructed**
Single Family – Attached (SFA)	6	0
Single Family – Detached (SFD)	13	11
Accessory Dwelling Units (ADUs)[1]	89	73
Multi-Family	122	0
Total	**230**	**84**

Figure 22: Permitted and Constructed Housing Units by Housing Category

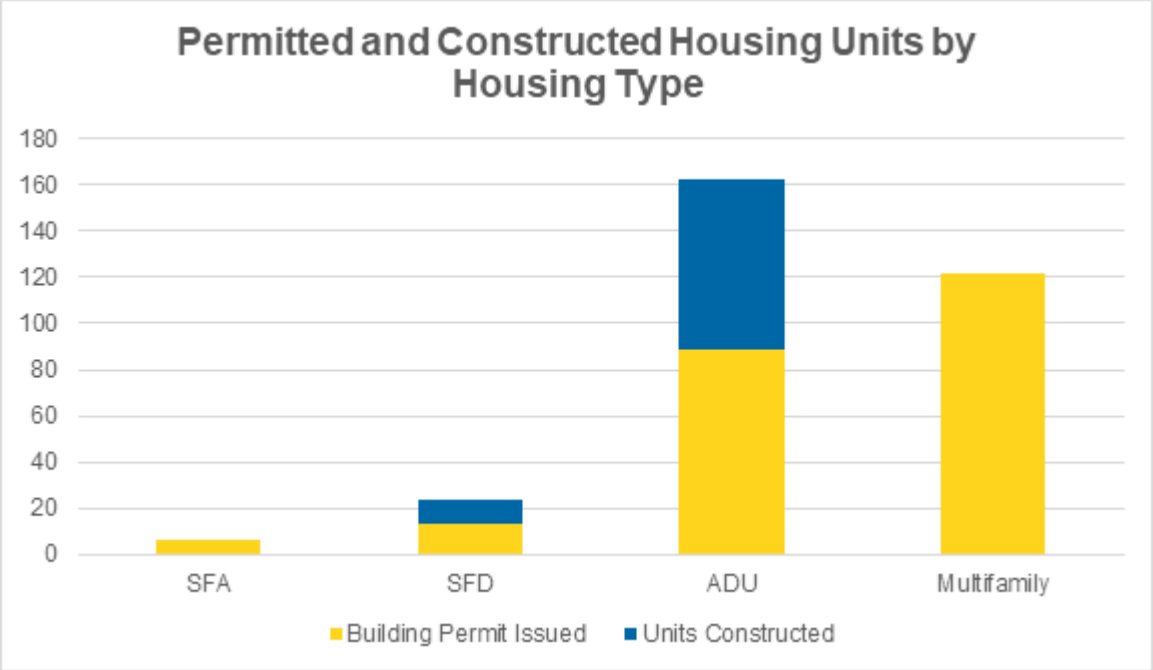


Table 3: Permitted and Constructed Housing Units by Affordability Category (2025)		
Affordability Category	**Building Permit Issued**	**Units Constructed**
Very Low	136	22
Low	33	35
Moderate	27	14
Above Moderate	334	13
Total	**230**	**84**

RHNA Progress

As indicated above, the City can only count a housing unit toward its RHNA once a building permit has been issued. As of December 31, 2025, the City has issued building permits for a total of 643 housing units that contribute towards meeting the 6th Cycle (2021-2029) Housing Element RHNA. These include 274 very low-income (including 40 extremely low-income) units, 195 low-income units, 79 moderate-income units, and 95 market rate, or above moderate units. Table 4 shows the City's RHNA progress for the 6th Cycle.

Table 4: Total Building Permits Issued in 6th Cycle (June 2021 – December 2029)				
Income Category	**RHNA Allocation**	**June 2021 – December 2024**	**2025**	**Total RHNA Progress**
Very Low Income	2,919 units	138 units	136 units	274 units
Low Income	1,794 units	162 units	33 units	195 units
Moderate Income	2,088 units	52 units	27 units	79 units
Above Moderate Income	4,959 units	61 units	34 units	95 units
Total	**11,760 units**	**413 units**	**230 units**	**643 units**

6th Cycle Housing Element Programs Implementation

The City's Housing Element includes 47 implementation action programs that have various completion timeframes during the 6th Cycle planning period. While some of these programs have been/are being addressed independently as ongoing implementation items, approximately half of the programs will be addressed as part of the City's "Neighborhoods Where We All Belong" (NWWAB) project. The scope of this effort includes comprehensively rezoning the Housing Element sites, exploring rezoning additional sites approved by the local voter initiative, Measure K and zoning code updates focused on implementing housing element programs and compliance with state law. Recently, the City has streamlined the rezone of Housing Element sites to address compliance items identified by HCD in a letter addressed to the City in August 2025, to pursue certification of the Housing Element. Significant project milestones took place in 2025 related to the NWWAB effort, including but not limited to:

- Selection of the consultant team;
- Hosted a community open house, three neighborhood-specific workshops, a walking tour, three focus group discussions, 12 pop-up outreach events, and an online survey from July through October 2025;
- Analyzed existing conditions, General Plan, adopted urban plans, specific plans, design guidelines, development standards, and planning application processing procedures;
- Began preparing the proposed approach to the rezoning effort and draft development standards, which were presented to the Planning Commission on December 8, 2025;
- Preparing the project description, including proposed buildout to study, Notice of Preparation, and Initial Study, which were published November 17, 2025;
- Held Planning Commission study session on December 8, 2025 to discuss bifurcation of the NWWAB effort, with the Housing Element sites rezoning be streamlined under Senate Bill SB 131 in early 2026;
- Hosting the environmental scoping meeting on December 10, 2025;
- Issued a Notice of Preparation and completed the IS/NOP public comment period, which ended on December 19, 2025;
- Initiated tribal consultations; and
- Initiated the creation of the draft Environmental Impact Report and technical studies.

In addition to the NWWAB effort, staff applied for the Regional Early Action Planning (REAP) 2.0 grant funds from the Southern California Association of Governments (SCAG) through OCCOG to further address and implement Housing Element Program actions beyond the NWWAB project scope. In partnership with the City, OCCOG has prepared the project scope of work, released the Request for Proposals (RFP), assisted staff in review and selection of a consultant and entered into an

agreement with the City for commencement of work. At the time of writing this report, staff were awaiting confirmation from OCCOG to schedule the kickoff meeting for the project. Additional details regarding the City's progress towards completing the Housing Element Programs is summarized in Table D of Appendix A of the General Plan Annual Progress Report (Attachment 1). Other program actions include, and are not limited to:

- Continued progress on the Fairview Developmental Center (FDC) Specific Plan, including:
  - Held City Council and Planning Commission study sessions;
  - Received direction for environmental study purposes with a preferred land use plan;
  - Kicked off the environmental review with a Notice of Preparation and a public scoping meeting held on November 17th, 2025;
  - Began drafting the specific plan document and environmental impact report; and
  - Anticipated release of the FDC Specific Plan for public review and schedule workshops for community input in Spring 2026.
- Partnered with affordable housing developers and assisted with funding for eligible "Homekey" affordable housing projects for the adaptive reuse of two existing City hotels located at 2274 Newport Boulevard and 1400 Bristol Street
- Continued to operate the Bridge Shelter for persons experiencing homelessness and the street outreach team continues to conduct outreach.
- Continued to implement a tenant protection program.

Conservation Element

- Continued to progress on the development of a Climate Action and Adaptation Plan. The CAAP assesses the impact of climate change in Costa Mesa and identifies the highest priority and most feasible solutions to meeting the State's goal of carbon neutrality by 2045.
- Continued to operate the Green Business Program, which helps businesses operate sustainably and receive public recognition for their efforts. In 2025, three businesses were added to the Green Business Program, including IKEA, a national furniture retailer.
- The City conducted activities to further restoration and improvement efforts at Fairview Park, including consulting with State officials regarding wetland maintenance permitting, presenting the Fairview Park Master Plan Update to City Council, continuing the post-planting restoration project, and consulting with biologists and State experts to prepare plans and wildlife protection measures for activities at Fairview Park.

Noise Element

- The City continued to enforce Chapter XIII of Title 13 (Noise Control), which establishes permitted noise levels at various times of the day as well as hours for construction activity, to mitigate noise impacts to residential properties within the City.

Safety Element

- Update of the Safety Element of the General Plan to ensure consistency with the most recent Local Hazard Mitigation Plan (LHMP), the California Office of Emergency Services (Cal OES) Guidelines, and updated hazard mapping by State and Federal agencies is in process.
- Construction was completed on Fire Station No. 4 Training Tower and Site Improvement

Project to modernize and upgrade its fire training capabilities. The project replaced a 1966-era training tower that no longer met safety, structural, or operational standards. The project established a state-of-the-art regional training center.
- Development of emergency management resources including a webpage on the City website and Emergency Preparedness Guide in order to share preparedness information with the community.
- Annual Fire Inspections pursuant to SB 1205 including inspections at public and private schools, hotels, motels, lodging establishments and apartment buildings.

Community Design Element

- The City processed 20 entitlements for residential, commercial and industrial developments for compatibility with the surrounding neighborhoods and for design quality. The residential developments were also evaluated for consistency with the Residential Design Guidelines.
- The City issued 380 permits for new residential construction and remodels that were evaluated for compliance with the City's Residential Design Guidelines.

Open Space and Recreation Element

- Expansions and park improvements of Shalimar Park and Ketchum-Libolt Park
- Improvements to TeWinkle Lake System
- Youth and Teen Recreation Programs including after school and summer programs, youth sports, and preschool programs.
- Senior Recreation Programs including Meals on Wheels and the Senior Center's Mobility program.
- Continued Development of the Fairview Park Master Plan, which was presented to City Council several times in 2025, with the most recent update taking place at the December 2, 2025, City Council meeting.

Historical and Cultural Resources Element

- Purchased a plaque for Leroy Anderson House which was presented to the homeowners on January 14, 2026. The structure is locally significant because it reflects the transitional period of early residential development in Costa Mesa and was also the long-term residence of Leroy P. Anderson, a prominent local attorney.

These accomplishments reflect Costa Mesa's continued commitment to fulfilling its General Plan goals while addressing community needs and state mandates. A complete breakdown of 2025 accomplishments are detailed in the Annual General Plan Progress Report. Appendix A specifically addresses housing-related activities and the state required reporting RHNA progress and goals.

ALTERNATIVES:

The General Plan APR highlights the City's progress towards implementation of its General Plan. The City Council may modify the report to include additional actions that showcase its commitment.

FISCAL REVIEW:

This is an informational report and there are no fiscal impacts associated with the approval of the recommended actions.

LEGAL REVIEW:

The City Attorney's Office has reviewed this agenda report and the attached 2025 General Plan APR and were approved 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.
- Diversify, stabilize, and increase housing to reflect community needs.
- Advance environmental sustainability and climate resiliency.

CONCLUSION:

As required by the Government Code, the 2025 General Plan APR is required to be prepared and submitted to the State annually and provides a status of the City's progress toward implementing its General Plan. Following City Council approval, the 2025 General Plan APR (including the Housing Element APR) will be submitted to the appropriate State agencies.

2026 ANNUAL REPORT

Costa Mesa

AN ANNUAL REPORT OF THE COSTA MESA 2015-2035 GENERAL PLAN

PAGE INTENTIONALLY LEFT BLANK

Table of Contents

I. Introduction 3
II. Purpose of the General Plan 3
III. Status of the Adopted Elements 3
IV. Costa Mesa General Plan History and Background 4
V. Progress in the General Plan's Implementation 5
1. Land Use Element 6
2. Circulation Element 8
3. Growth Management Element 10
4. Housing Element 10
5. Conservation Element 16
6. Noise Element 17
7. Safety Element 18
8. Community Design Element 20
9. Open Space and Recreation Element 20
10. Historical and Cultural Resources Element 22
VI. Planning Projects and RHNA Progress 23
1. Planning Projects 23
2. Progress in meeting the City's Share of Regional Housing Needs (RHNA) 25
VII. Additional Information and Activities 26
1. Active Transportation Committee 27
2. Animal Services Committee 27
3. Arts Commission 28
4. Fairview Park Steering Committee 28
5. Finance and Pension Advisory Committee 29
6. Housing and Public Service Grants Committee 30
7. Mobile Home Park Advisory Committee 30
8. Parks and Community Services Commission 31
9. Planning Commission 31
10. Traffic Impact Fee AD HOC Committee 31
11. Orange County Council of Governments 32
12. California Sober Living and Recovery Task Force 32
VIII. Conclusion 32
Appendix A - 6th Cycle Housing Element Annual Progress Report Form 2025 33

Date to City Council: March 17, 2026

I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400. Guidance for preparation of the report is provided by the Governor's Office of Land Use and Climate Innovation (LCI). The report discusses what was implemented during the 12-month reporting period (January 1, 2025 – December 31, 2025) and provides a means to determine if changes are needed in the plan or its implementation programs. The document is scheduled for review and approval by the City Council on March 17, 2026. It will be submitted to LCI and the Department of Housing and Community Development (HCD) on or before April 1, 2026.

II. Purpose of the General Plan

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, resource preservation and utilization, air and water quality, noise, safety issues and other related physical, social, and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to serving as a basis for local decision making, the General Plan establishes a clear set of development rules for citizens, developers, decision makers, neighboring cities, and counties, and provides the community with an opportunity to participate in the planning and decision-making process.

III. Status of the Adopted Elements

State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space with Recreation being optional. The elements may be combined or renamed, but basic requirements must be included. Costa Mesa's adopted 2015-2035 General Plan combines Open Space and Recreation into one element but also includes three additional optional elements that are of particular local significance, including: Growth Management, Community Design, and Historical and Cultural Resources Elements. The General Plan goals and policies are consistent with state law and follow LCI Guidelines. However, the City is in the process of amending specific elements to align with State law and LCI guidelines as described later in this report.

State law does not provide a mandatory minimum timeframe for revisions of elements, except for the Housing and Safety elements. State requirements for housing elements are more detailed and specific than for the other general plan elements, and housing elements are updated every eight years according to a schedule set by the State. A jurisdiction's safety element is updated concurrently with or after the adoption of a housing element update. Other elements may be updated less frequently and typically have a 20-year horizon.

IV. Costa Mesa General Plan History and Background

On June 29, 1953, the City of Costa Mesa was incorporated as a general law city led by a City Council-Manager form of government. The City of Costa Mesa originally consisted of an area of 3.5 square miles and general population of 16,840. The City's current estimated population is 108,354 persons, and it consists of an overall land area of 16.8 square miles (US Census 2023).

The City adopted its first General Plan in 1957 and its second General Plan in 1970. The General Plan was comprehensively amended in 1981 and again in 1992. On January 22, 2002, the City Council adopted the Costa Mesa 2000 General Plan. The 2000 General Plan recognized the community's diverse evolution of residential neighborhoods, its regional commercial influence, and its recreational amenities.

The City completed its most recent comprehensive General Plan update (2015-2035 General Plan) that was approved on June 21, 2016 (Resolution No. 2016-50). Many of the policies were carried over from the 2000 General Plan and new policies were added in compliance with the latest State mandates and in accordance with the economic growth of the City. This report includes the 2025 annual review of the implementation of the City's General Plan for City Council review and approval as required by State law. The General Plan is available online at the following City webpage: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/general-plan/2015-2035-general-plan

Table 1 provides a brief summary of eleven General Plan Amendments that were approved since adoption of the 2015-2035 General Plan. Of these, five amendments were for housing development projects and two focused on active transportation and pedestrian mobility.

Table 1: General Plan Amendments Since 2015-2035 General Plan Adoption

Adoption Date	General Plan Element	Description
10/17/2016	Land Use	Rezone at 2850 East Mesa Verde Dr. from general Commercial to Low Density Residential for a private 11-unit single family residential development. (Resolution No. 2016-78)
6/5/2018	Circulation Element	Revision to the Roadway Typical Cross Sections and Conceptual Bicycle Master Plan figures and updated policies to support and implement the City's Active Transportation Plan. (Resolution No. 2018-35)
10/2/2018	Land Use Element	Amended the General Plan land use designation of a 1.86-acre site located at 1957 Newport Blvd. and 390 Ford Rd. from General Commercial to High Density Residential, with a site-specific density of 20.4 du/acre. (Resolution No. 2018-69)

11/13/2018	Land Use Element	Review and revised the maximum density allowed in and locations of the Residential Incentive Overlays. (Resolution No. 2018-80)
6/15/2021	Land Use Element	Amended the General Plan land use designation of the 15.23-acre site located at 1683 Sunflower Avenue from Industrial Park to High Density Residential with a site-specific density of 80 dwelling units per acre and maximum 1,057 units. (Resolution No. 2021-55)
2/1/2022	Housing Element	6th Cycle Housing Element was adopted by City Council on November 15, 2022. The March 1, 2023, includes minor technical changes to comply with State Law. In May 2023, HCD has determined that the City Housing Element meets the statutory requirements of State Housing Law. The Housing Element provides an in-depth analysis of the City's population, economic, and housing stock characteristics as well as a comprehensive evaluation of programs and regulations related to housing. Through this evaluation and analysis, the City identifies priority goals, polices, and programs that directly address the housing needs of the City's current and future residents. (Resolution No. 2022-06)
11/15/2022	Housing Element	Revisions to the 2021-2029 6th Cycle Housing Element to meet California Department of Housing and Community Development requirements. (Resolution No. 2022-67)
5/7/2024	Circulation Element	Incorporates the City's Pedestrian Master Plan by reference and revised and include new policies to ensure future projects will consider and include street design elements to enhance pedestrian mobility. (Resolution No. 2024-18)
7/15/2025	Land Use	Private 40-unit residential common interest development community (duplexes and 4 single family residences) at 220 Victoria Street. (Resolution No. 2025-30)
9/2/2025	Land Use	Private 142 unit residential for-sale development (126 stacked flats and 20 SFR) including open space at 3150 Bear Street. (Resolution No. 2025-36)
11/4/2025	Land Use	Land Use Element update for consistency with the City Council adopted Housing Element. (Resolution No. 2025-45)

V. Progress in the General Plan's Implementation

The General Plan APR follows the most recent guidance published by LCI, dated January 30, 2024. As shown through various City actions and approved projects that are summarized throughout the General Plan APR, the City's General Plan remains an effective guide for orderly community growth and development, preservation and conservation of open space and natural resources, and efficient expenditure of public

funds. Note that to implement the 6th Cycle Housing Element and, specifically, to accommodate the City's RHNA allocation, future General Plan updates will be necessary to ensure that the City's General Plan will remain internally consistent and remain an effective guiding document for orderly growth. This report includes the following elements:

1. Land Use Element

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
- Increase homeownership opportunities
- Establish and maintain an orderly pattern of development
- Establish a land use classification system
- Identify acceptable land uses and their general locations
- Promote consistency with standards for residential density and non-residential building intensity
- Accommodate a diversity of businesses
- Provide open space, park areas, and public spaces
- Ensure that new development is economically and environmentally sustainable

Land Use Element Implementation (2025)
Zoning Code Amendment Pertaining to Minor Technical Updates The Code Amendment established minor technical updates to the Zoning Code to facilitate housing production and remove barriers to businesses operating in the City. The updates included codifying the City's SB9 regulations and updating accessory dwelling unit provisions to align with State law, codifying the City's wall and fence standards, updating the distribution data used for calculating parking demand in mixed use developments, among other changes. The City Council adopted Ordinance No. 2025-07 and these amendments became effective on November 13, 2025. https://costamesa.legistar.com/View.ashx?M=F&ID=14765688&GUID=EB261462-ABBC-4577-B60C-024DE1007D59
Zoning Code Amendment to Allow Ministerial Approval of Two-Unit Small Lot Ordinance Projects A proposed ordinance to allow ministerial approval of two-unit small lot development was brought before the Planning Commission on December 8, 2025. The Planning Commission recommended City Council adoption of the draft ordinance. The ordinance was adopted by City Council on February 3, 2026.

https://costamesa.legistar.com/View.ashx?M=F&ID=15009266&GUID=5E4E5917-BCFA-4F54-B032-25C7FA3C5015

Continued to Support Small Businesses through the Costa Mesa Business Assistance Collaborative (BAC)

The City continued to provide support to businesses in Costa Mesa through the Award-Winning Costa Mesa BAC. The City coordinated with key partners including, the Costa Mesa Chamber of Commerce, Travel Costa Mesa, South Coast Metro Alliance, SBDC, and the OC Fair, by hosting approximately 12 BAC collaboration meetings, supporting partner events, and directing opportunities to partner organizations. The City supported the publication of hundreds of Business Insight market-analysis reports by applicants and stakeholders and maintained a current Business Directory. Twelve business tours were conducted and dozens of businesses were guided through the permitting process. In collaboration with the City, BAC launched a redesigned Costa Mesa Business Assistance Collaborative email program with a refined mission, branding, and content strategy and delivered 10 Biz Boost newsletters to over 10,000 City businesses and stakeholders with a 49% viewing rate. The City managed, updated, and monitored the Costa Mesa BAC website, ensuring the website provided current resources, data, and program information.

https://costamesabac.com/

Building Permit Processing

The City issued 2,575 building permits, including three permits for new commercial and industrial buildings, 380 permits for new residential construction and remodels, including accessory dwelling units, 231 tenant improvement permits, and 510 insta-permits, among other projects. The Building Division also conducted 26,171 inspections, including 1,165 final building inspections.

Business License Processing

The City issued 6,086 business licenses in 2026. These licenses include restaurants, retail shops, offices and other types of businesses.

Notable Business Activity

The City processed entitlements, building permits and/or business licenses for several major businesses, including expansions at the Anduril complex and Bone Adventure, a new Trader Joe's, Gelson's, Veterinary Emergency Group, Goodwill, multiple gyms/wellness centers, and several new restaurants including Harper BBQ, Salty Horse, Sweet Green, and Moongoat Greenhouse.

2. Circulation Element

The Circulation Element establishes policies governing the system of roadways, intersections, bike paths, pedestrian ways, and other components of the circulation system, which collectively provide for the movement of persons and goods throughout Costa Mesa. Most significantly, the element:

- Applies "Complete Streets" strategies
- Defines active transportation improvements
- Coordinates land use planning and transportation improvements
- Identifies linkages and connectivity

Circulation Element Implementation (2025)
Adams Avenue and Pinecreek Drive Intersection Project The project provides multi-modal intersection improvements at the intersection of Adams Avenue and Pinecreek Drive that encourage bicycling and improve mobility per the City's approved Active Transportation Plan (ATP). The improvements at the intersection will include the removal of existing right turn slip lanes, slurry seal improvements, new bicycle facilities, bicycle and pedestrian ramps, green bike boxes, new signalized crosswalk, new pavement striping and markings consisting of green thermoplastic conflict zones, and high visibility crosswalks. The project will relocate the existing bus stop to the far side of the intersection and install new street lighting along the south side of Adams Avenue within the project's limits. In addition, the project includes extensive traffic signal modifications that include new signal poles, relocation of the signal cabinet outside of the sidewalk, Accessible Pedestrian Signals (APS), yellow retroreflective border backplates, Leading Pedestrian Intervals (LPIs), and video detection capable of detecting motorists and bicyclists. https://costamesa.legistar.com/View.ashx?M=F&ID=12668006&GUID=8A886085-C851-444A-A03A-0E3B823E175D
Implementation of a Residential Permit Parking Program The City adopted Resolution No. 2024-24, approving the implementation of a Resident Permit Parking (RPP) on Joann Street between Placentia Avenue and Federal Avenue and on Federal Avenue between Joann Street and Darrell Street, and authorizing the Transportation Services Manager to extend the restriction within a 1,000-foot radius as needed, based on a qualifying petition from affected residents and Council-adopted guidelines. In 2025, 1,136 households were enrolled in the program, with a total of 1,717 permits issued. https://costamesa.legistar.com/LegislationDetail.aspx?ID=6517260&GUID=67C0E258-0C1F-4CF2-9842-FE7AE1728A26

Participation in Clean Mobility Options (CMO) Pilot Program and OCTA Project Grant for Community Based Transit

The CMO Voucher Pilot Program is a statewide initiative that provides voucher-based funding for zero-emission carsharing, carpooling/vanpooling, innovative transit services, and on-demand ride services in California's historically underserved communities. The CMO program goals are as follows:

- Increase clean mobility options for low-income and disadvantaged communities.
- Provide community-driven mobility solutions throughout the State.
- Improve access to clean mobility options that are safe, reliable, convenient, and affordable.
- Reduce greenhouse gas emissions and criteria pollutants.

The CMO Voucher Program served 27,000 passengers with three vehicles in 2025.

https://costamesa.legistar.com/View.ashx?M=F&ID=14838738&GUID=464116B9-96D1-4B3D-8A82-81DD38DD0F68

Citywide Street Improvements

This project is an annual Capital Improvement Program (CIP) to rehabilitate the City's existing streets and roadways. When appropriate, new striping, markings, and signage are implemented, including new bicycle facilities that adhere to the City's adopted Active Transportation Plan (ATP). Roadway rehabilitation may consist of grind and overlay, or slurry seal, based on the condition of the street per the City's approved Pavement Management Plan (PMP). The City's efforts in continually maintaining its street infrastructure have helped maintain a Pavement Condition Index (PCI) of nearly 85, the third highest for Orange County cities with populations of over 100,000.

https://costamesa.legistar.com/View.ashx?M=F&ID=14072592&GUID=A762F272-7E66-452C-9FFA-AB381104CFCF

Implementation of Safe Routes to School Action Plan

In January 2023, the City was awarded a U.S Department of Transportation (USDOT) Safe Streets and Roads for All (SS4A) grant for the development of a Safe Routes to School Action Plan. The project scope of services is intended to develop a comprehensive Safe Routes to School Action plan. The City awarded the project to Kimley Horn, and their product will include project management; assessment of existing conditions; stakeholder engagement, including the development and execution of a web-based tool and outreach workshop(s) in both Spanish and English; and production of a final Safe Routes to School Action Plan that contains individual school profiles and 30% conceptual design plans for projects to increase safety around each of the City's 19 public school campuses. In 2025, two public workshops were held to raise

awareness for the plan, and 23 walk audits were conducted by Newport Mesa Unified School District staff.

https://costamesa.legistar.com/View.ashx?M=F&ID=13687044&GUID=5789702F-A6D5-438C-B5D3-CA10AEB3E7FF

3. Growth Management Element

Orange County voters approved Measure M in 1990 which included a requirement for cities to adopt Growth management Elements to illustrate how they would regulate growth consistent with Measure M plans for mobility improvements. With the sunset of Measure M in 2011, Measure M2 took its place, authorizing continuance of the program through 2041. While Measure M2 no longer requires cities to maintain Growth Management Elements, Costa Mesa provides this element to accomplish the following:

- Exhibit commitment to balance physical growth
- Identify goals on how to account for continual growth
- Participate in on-going county-wide efforts addressing regional traffic issues and sensible growth

Growth Management Element Implementation (2025)
OCCOG Membership The City is a member of the Orange County Council of Governments and regularly attends meetings to coordinate land use policies with other jurisdictions in the region. www.occog.com
Data Collection and Distribution The City collects and maintains a database of housing data, which is submitted to the Department of Finance annually and the Center for Demographic Research biannually. The City also notifies the County of Orange of issued and finaled permits monthly.
Traffic Impact Fees The City collects traffic impact fees for new uses and developments that will create a greater number of trips than the previous use or development on the property.

4. Housing Element

The purpose of the Housing Element is to identify a high-level strategy and blueprint for addressing the City's existing and projected housing needs over the eight-year planning cycle. It contains a detailed work program of the City's housing goals, policies, quantified objectives, and actions or programs for the preservation, improvement, and development of housing for a sustainable future.

Housing Element Implementation (2025)

Annual Action Plan Funding Priorities for Community Development Block Grant (CDBG) and Home Investment Partnerships Grant

Costa Mesa received $1.3 million in Federal funding that is used for various activities that assist low- and moderate-income Costa Mesa residents. Funding from these grant sources are being used for the following City activities:

- Capital Improvement: Westside Street Improvements
- Public Safety: Fund a portion of City's Community Outreach Worker and public services grant for community-based non-profit organizations
- Housing Rehabilitation Program Administration: Fund staff and other direct costs associated with administering the City's HOME-funded housing rehabilitation program.
- Community Improvement/Code Enforcement: support work of two full-time and one- part time City Community Improvement Officers that work exclusively in eligible low- and moderate- income Census Track Block Groups.
- Administration: CDBG Program Administration and Fair Housing Foundation

https://costamesa.legistar.com/View.ashx?M=F&ID=14216243&GUID=58FDB388-AD4E-46F9-B169-E4CDF93245F3

Zoning Code Amendment Updating Accessory Dwelling Unit (ADU) Regulations

The Code Amendment amended the City's ADU regulations including updating referenced government code sections, clarifying the number of ADUs and size of ADUs, removing regulatory requirements for Junior ADUs, and modifying and clarifying various ADU/JADU development standards. These changes were made to comply with Government Code changes enacted by the State legislature and to respond to HCD's Ordinance review letter.

https://costamesa.legistar.com/View.ashx?M=F&ID=13986419&GUID=70D7B42F-324A-40B5-B30F-CC43708D193C

Neighborhoods Where We All Belong (NWWAB)

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 continues to implement the Housing Element. On February 18, 2025, the City Council approved a Professional Services Agreement for the Housing Element rezoning program. Since officially kicking off the project in March 2025, the City and consultant team have been working diligently on several work efforts to rezone Housing Element sites and obtain Housing Element certification, update the Zoning Code to comply with new State Housing Laws, establish new objective design standards, streamline permitting for new housing development, identify additional opportunities for

residential development, comply with the California Environmental Quality Act, and engage the community in the visioning process. The City has named this multifaceted effort "Neighborhoods Where We All Belong" to reflect the City's intent to facilitate housing and neighborhood development to meet diverse local needs. The City has completed the following specific actions to implement the NWWAB effort:

- Selection of a consultant team
- Hosted a community open house, three neighborhood-specific workshops, a walking tour, three focus group discussions, 12 pop-up outreach events, and an online survey from July through October 2025
- Created and hosted an online website to engage and inform the public: https://www.costamesaneighborhoods.com/news
- Analyzed existing conditions, General Plan, adopted urban plans, specific plans, design guidelines, development standards, and planning application processing procedures.
- Began preparing the proposed approach to the rezoning effort and draft development standards, which were presented to the Planning Commission December 8, 2025.
- https://costamesa.legistar.com/View.ashx?M=A&ID=1362828&GUID=CF005267-C76D-4A9D-AC8C-A3CCF4734E50
- Preparing the project description, including prosed buildout to study, Notice of Preparation, and Initial Study, which were published November 17, 2025.
- https://www.costamesaca.gov/home/showpublisheddocument/61658/638989864729700000
- Hosting the environmental scoping meeting on December 10, 2025.
- Issued a Notice of Preparation and completed the IS/NOP public comment period, which ended on December 19, 2025.
- https://www.costamesaca.gov/home/showpublisheddocument/61658/638989864729700000
- Initiated tribal consultations with two tribes.
- Initiated the creation of the draft Environmental Impact Report and technical studies.
- https://www.costamesaneighborhoods.com/

Fairview Developmental Center

The City is leading the effort to rezone the Fairview Developmental Center to allow for housing development. The Housing Element envisioned 2,300 units on this site, with 40% of the units affordable to low- and very low-income households. The City has progressed its efforts to prepare a Specific Plan, General Plan Amendment and Environmental Impact Report to guide the reuse of the Fairview Developmental Center (FDC). In 2025, several City Council and Planning Commission study sessions and public hearings were held to create a preferred land use plan for the FDC Specific Plan and environmental study purposes. Following these hearings, staff issued a Notice of Preparation and held a public scoping meeting on November 17, 2025. Preparation of

the specific plan and environmental impact report also began in 2025. The specific plan is expected to be adopted in 2026.

fdcplan.com

Mesa Motel SRO Conversion

The Planning Commission approved the Conditional Use Permit at the former Mesa Motel at 2205 Harbor Blvd (Resolution No. PC-2025-06) on April 28, 2025. The project converts an existing motel into a single room occupancy development which includes 47 units. All units, except for the mangers unit will be deed restricted to very low-income individuals in perpetuity at the applicant's request. The project is located on a Housing Element Opportunity Site.

https://costamesa.legistar.com/View.ashx?M=F&ID=14113206&GUID=7CFA0815-3D04-47DF-92D9-31B7FF7F51E9

Housing at the Costa Mesa Senior Center

The City Council approved the Master Plan, Tentative Tract Map, Density Bonus, Ground Lease and Development Agreement at a portion of the Costa Mesa Senior Center at 695 West 19th St (Resolution No. 2025-04) on March 18, 2025. The project includes a 93,972 square-foot (including the first-floor parking area), four-story building with 70 residential units designed over a podium garage. Thirty-five of the proposed housing units must be occupied by low-income (60% to 79% of area median income) senior households for independent living. Thirty-four units are proposed as permanent supportive housing units occupied by very-low income (30% to 59% of the area median income) senior households. One unit will be un-restricted and occupied by an on-site resident manager. The property is located on a Housing Opportunity Site.

https://costamesa.legistar.com/View.ashx?M=F&ID=14113206&GUID=7CFA0815-3D04-47DF-92D9-31B7FF7F51E9

Housing Production

In 2025, the City entitled 346 residential units. Additionally, permits were issued for 230 residential units, and construction was completed for 84 residential units. The permitted units include 136 very low-income, 33 low-income, 27 moderate-income and 34 above moderate-income units.

Homekey Project at 2274 Newport Blvd

The Motel 6 property located at 2274 Newport Blvd involves the acquisition and two-phase adaptive reuse of an 87-unit motel (including an on-site manager's unit) into affordable and permanent supportive housing. All motel rooms will be converted to 300-square-foot studio apartments with new kitchenettes, countertops, flooring, paint,

fixtures, appliances, and furniture. Additional common areas for residents include a new outdoor patio, smoking area, dog run, and community garden to encourage social interaction among residents. This project, also referred to as Mesa Vista Apartments, will be developed in two phases. Phase I is complete and the building permits for Phase II were issued in March 2025 and construction is underway. Phase I included the on-site manager's unit, and 40 permanent supportive housing units, of which, six are set aside for extremely low-income households while 34 are reserved for low-income households. Phase II includes the conversion of the remaining 46 housing units available to households earning up to 50% (very low-income) of the Area Median Income.

https://www.costamesaca.gov/trending/project-homekey

Homekey Project at 1400 Bristol St

A Homekey Project has been approved at the former Travelodge Inn at 1400 Bristol Street. American Family Housing, Inc. and the County of Orange have secured a $29.0 million dollar grant to acquire the site and convert existing rooms into 76 income/deed-restricted and two manager's units. A building permit was issued, and construction began in 2025. For this project, the City Council approved a $1.5 million ARPA funded grant and a $2.5 million Low- and Moderate-Income Housing Fund loan to help bridge the remaining funding gap.

https://www.costamesaca.gov/trending/project-homekey

Preapproved Accessory Dwelling Unit (ADUs)

In January 2025, the City initiated a preapproved ADU program. The City is currently reviewing thirteen designs for inclusion in the program. The City has a dedicated webpage to assist property owners in the ADU permitting process. The webpage includes a development standard table and FAQ document. It will be updated as needed to highlight grant funding opportunities, when available.

https://www.costamesaca.gov/government/departments-and-divisions/economic-anddevelopment-services/planning/accessory-dwelling-units-adu

Tenant Protection Program Fair Housing

The City approved a Tenant Protection Program that progresses the City's Fair Housing goals adopted in the City's Housing Element. The City's Tenant Protection Program includes adoption of Urgency Ordinance No. 2023-04 amending various section of Costa Mesa Municipal Code, allocation of funds to support the program and create three full time staff positions to implement, monitor and enforce the Ordinance, and conduct outreach to landlords. Since adoption of the urgency Ordinance, staff has made specific changes to the City's permitting process to require an applicant for a building permit to inform staff when a tenant eviction will occur. When staff is notified

of a potential eviction, staff evaluates the building permit scope of work to determine the appropriate tenant protection process. A similar process is also included when staff is notified by a tenant who is being evicted. Implementation of the program is ongoing and for this planning period the City received no-fault eviction notices affecting ten households. Of those affected:

- Eight evictions notices were authorized resulting in the lawful eviction of the household. Each one of these households was contacted by a City Outreach Worker to offer voluntary assistance during the eviction process.
- Two eviction notices were denied resulting in the eviction being reversed. These households were allowed to remain in their homes.

https://www.costamesaca.gov/trending/tenant-protections

Bridges Homeless Shelter and Street Outreach Team

In 2025, the City Outreach Team contacted and offered services to over 2,600 unsheltered individuals and responded to over 2,000 calls for assistance through the Network for Homeless Solutions Hotline. Further, the Bridge Shelter assisted a total of 238 individuals with emergency shelter services. Combined, Outreach and Bridge Shelter staff assisted 64 individuals with securing permanent housing and ending their homelessness. The City continues to administer the $4.2 million Behavioral Health Bridge Housing (BHBH) grant in partnership with the OC Health Care Agency to serve people experiencing homelessness who are diagnosed with Serious Mental Illness and/or Substance Use Disorder.

https://www.costamesaca.gov/trending/costa-mesa-bridge-shelter

REAP 2.0 Grant

In October 2025, the City applied for REAP 2.0 grant program funds to further Housing Element Programs, bring the City into compliance with State law, and further promote and streamline housing production. A consultant was selected from the OCCOG bench in January 2026, with the project kick-ff beginning in 2026, and is expected to be completed in summer of 2026. Specifically, the REAP 2.0 grant is anticipated to be used to address the following Housing Element Programs:

- Affordable Housing Development (Program 2B): Provide recommendations for development incentives for affordable housing projects that meet objective evaluation criteria.
- Environmental Justice Policies (Program 2G): Review the City's SB 535 community for underutilized sites, review the General Plan, and provide recommendations to amend portions of the General Plan to identify existing and incorporate new environmental justice policies within the General Plan, in accordance with SB 1000.
- State Density Bonus Ordinance (Program 2I): Review the City's existing ordinance and provide recommendations to comply with State Density Bonus Law.

- Explore Potential Future Housing Opportunities on Church Sites (Program 3K): Analyze faith-based organization sites in Costa Mesa to identify opportunities for infill housing, develop a streamlined process for reviewing and approving housing on faith-based organization properties.
- Accessory Dwelling Unit (ADU) Ordinance Updates (Program 3E): Review the City's ADU ordinance and recommend any updates required to comply with State law and encourage and facilitate new housing development.

5. Conservation Element

The purpose of the Conservation Element is to preserve, protect, and replenish the limited natural resources in the City, including water, open space, and sensitive habitats. In addition, this element addresses the management of energy resources and opportunities to integrate sustainability considerations into City policies. This element establishes a policy framework that:

- Identifies areas in Costa Mesa with substantial natural resources
- Provides for programs aimed at resource conservation

Conservation Element Implementation (2025)

Initiation of the development of a citywide Climate Action and Adaptation Plan (CAAP)

The City continued to progress on the development of a Climate Action and Adaptation Plan. The CAAP assesses the impact of climate change in Costa Mesa and identifies the highest priority and most feasible solutions to meeting the State's goal of carbon neutrality by 2045. The City's CAAP will include an inventory of greenhouse gas (GHG) emissions; clear GHG emission reduction targets; goals, strategies, and actions to enable the City to achieve or exceed GHG reduction goals; a vulnerability assessment to understand climate-related impacts; climate adaptation and resilience strategies; and means of reporting and monitoring the effectiveness of the plan. The CAAP is expected to be adopted in 2026.

https://costamesa.legistar.com/View.ashx?M=F&ID=13367898&GUID=C2B58ABA-C759-4947-A125-7637198D0E1F

Continued to Operate the Green Business Program and Certify Three Green Businesses

The Green Business Program helps businesses operate sustainably and receive public recognition for their efforts. These businesses implement practices that reduce energy and water consumption, prevent pollution, divert waste from landfills and assist staff in creating a cleaner healthier environment for their employees. In 2025, three businesses were added to the Green Business Program, including IKEA, a national furniture retailer.

https://www.costamesaca.gov/business/green-business-program

Fairview Park Improvements and Restoration

The City conducted the following activities to further restoration and improvement efforts at Fairview Park:

- The City continued to consult with State wildlife officials regarding wetlands maintenance permitting and performed wildlife monitoring while performing required maintenance activities.
- Staff prepared and presented to the City Council the Fairview Park Master Plan Update, including updated biological resource reports, restoration opportunities assessment, trail mapping, and sensitive resource protection measures and gathered extensive community feedback while carrying out community outreach activities and workshops for the project.
- 2025 was the 3rd year of the post-planting restoration effort for the Fairview Park Vernal Pools 5, 6, and 7 and Associated Watershed Restoration Project in Fairview Park. Performed ongoing vegetation maintenance, monitoring, and reporting to the United States Fish and Wildlife Service (USFWS) in fulfillment of the approved restoration plan.
- The restoration plan was initiated for the implementation of the Fairview Park Mesa Restoration Coastal Sage Scrub and Flower Fields Restoration, beginning a multi-year project to restore and enhance a 15-acre area of Coastal Sage Scrub and Flower Fields habitat on the Fairview Park Mesa.
- The City consulted with qualified biologists, as well as representatives from the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) in the preparation of plans and wildlife protection measures for City projects and applicable activities in Fairview Park.

https://www.costamesaca.gov/community/fairview-park

Community Based Events

The City hosted multiple monthly community-based restoration activities to expand public education and participation in local restoration efforts and facilitated community stewardship and public participation for the City's conservation efforts by hosting volunteer restoration activities including native planting and invasive species removal activities.

https://www.costamesaca.gov/community/fairview-park/volunteer-opportunities

6. Noise Element

The purpose of the Noise Element is to identify noise sources in Costa Mesa and define strategies for reducing the negative impact of noise on the community. The Noise Element

identifies baseline and projected noise levels so that this information can guide future land use decisions in a manner that limit noises and its effect on the community.

Noise Element Implementation (2025)
Entitlement Findings and Conditions of Approval The City processed 21 conditional and minor conditional use permits which were reviewed for noise impacts to surrounding properties. https://ecode360.com/42616720
Noise Ordinance The City continued to enforce Chapter XIII of Title 13 (Noise Control), which establishes permitted noise levels at various times of the day as well as hours for construction activity, to mitigate noise impacts to residential properties within the City. https://ecode360.com/42619123

7. Safety Element

The Safety Element identifies and evaluates public health and safety hazards, and provides measures that can reduce unreasonable risks and minimize potential losses in the event of natural or human-caused disasters. The Safety Element addresses emergency preparedness and coordinated response, police and fire protection, and emergency services by:

- Reviewing the regulatory framework that guides public safety planning efforts
- Highlighting key findings and recommendations based on assessed conditions
- Establishing goals with respect to public safety and welfare
- Defining the policies and implementing actions to address public safety issues
- Identifying lead responsibilities for each implementation action

Safety Element Implementation (2025)
Initiation of updates to the Safety Element of the General Plan The Safety Element's purpose is to protect the community from risks associated with natural and human-made hazards such as earthquakes, wildfires, flooding, hazardous materials, and emergency preparedness. State law requires that jurisdictions periodically update their Safety Element to ensure consistency with the most recent Local Hazard Mitigation Plan (LHMP), the California Office of Emergency Services (Cal OES) Guidelines, and updated hazard mapping by State and Federal agencies. The City adopted its LHMP in 2023, and the Safety Element is in the process of being updated to incorporate LHMP policies and findings, update map figures for fire hazards to correspond with State issued maps in 2025, flood hazards, and any other maps that

may have been updated since the Safety Element adoption in 2016. In addition, environmental justice policies may be incorporated to comply with SB 1000 and the City's Housing Element program 2G. The Planning Commission held a study session regarding the Safety Element update on September 8, 2025. The City anticipates adoption of an updated Safety Element in 2026.

https://costamesa.legistar.com/View.ashx?M=F&ID=14754468&GUID=569000F3-E886-44E3-BDD9-47ED50C7A063

Fire Station No. 4 Training Tower and Site Improvement Project

Construction was completed on the Fire Station No. 4 Training Facility Project, which was a critical infrastructure initiative led by the City of Costa Mesa to modernize and upgrade its fire training capabilities. The project replaces a 1966-era training tower that no longer meets safety, structural, or operational standards. The project established a state-of-the-art regional training center.

https://costamesa.legistar.com/View.ashx?M=A&ID=1181950&GUID=A3FD427C-1410-4DFC-B803-09262B6873CE

Conceptual Design of Fire Station No. 2 Reconstruction Project

The Fire Station No. 2 Reconstruction Project includes implementation of temporary living and operational quarters for firefighters during construction. Complete demolition of existing station built in 1966 and construction of a new Fire Station to LEED Gold standards.

https://costamesa.legistar.com/LegislationDetail.aspx?ID=6891889&GUID=F43B59B9-6CD1-4256-81CD-A0F1C7E2FA7F

Annual Fire Inspections pursuant to SB 1205

Inspect public and private schools, hotels, motels, lodging establishments and apartment buildings SB 1205 requires fire departments to perform annual inspections pursuant to Sections 13146.2 and 13146.3 and to report annually to their administrating authority on compliance therewith.

https://costamesa.legistar.com/View.ashx?M=F&ID=14253387&GUID=A55AEC57-6D16-42D1-9B72-302190F5853F

Development of Emergency Management Resources

Developed an Office of Emergency Management webpage on the City website and Emergency Preparedness Guide in order to share preparedness information with the community.

https://www.costamesaca.gov/government/departments-and-divisions/the-office-of-emergency-management/emergency-preparedness

8. Community Design Element

The Community Design Element promotes quality design for every aspect of a community, such as buildings, structures, paths, corridors, districts, nodes, landmarks, natural features, and significant landscaping. It ensures each development in the private or public realm enhances the sense of place for the City, district, and the site itself. The goals, objectives, and policies in this element aim to express the City's parameters for quality design and development. While this element does not dictate specific design guidelines, it does provide policies to ensure projects meet the community's expectations for quality design and development.

Community Design Element Implementation (2025)
Evaluation of Project Design The City processed 20 entitlements for residential, commercial and industrial developments for compatibility with the surrounding neighborhoods and for design quality. The residential developments were also evaluated for consistency with the Residential Design Guidelines. https://ecode360.com/42616720
Residential Design Guidelines The City issued 380 permits for new residential construction and remodels that were evaluated for compliance with the City's Residential Design Guidelines. https://www.costamesaca.gov/home/showpublisheddocument/13567/636742375432370000

9. Open Space and Recreation Element

The purpose of the Open Space and Recreation Element is to sustain the network of open space and recreation resources for today's residents and future generations. The goals, policies, and objectives contained in this element aim to protect, maintain, and enhance open spaces for all purposes and to meet recreation needs. This also describes how Costa Mesa can promote the City's identity as a "City of the Arts".

Open Space and Recreation Element Implementation (2025)
Expansion of Shalimar Park

Community Works Design Group finalized the design of improvements and expansion of Shalimar Park.

https://costamesa.legistar.com/View.ashx?M=F&ID=13209942&GUID=E1350A78-12C7-407F-82BC-A8E058D98814

Expansion of Ketchum-Libolt Park

Architerra Design Group, Inc. finalized the design of improvements and expansion of Ketchum-Libolt Park.

https://costamesa.legistar.com/View.ashx?M=F&ID=13053572&GUID=0313235B-251D-4257-A7EB-8065BF653BAC

Improvements to TeWinkle Lake System

PACE finalized the design of improvements to the TeWinkle Lake System.

https://costamesa.legistar.com/View.ashx?M=F&ID=12288663&GUID=353C878A-A8D4-4529-9C68-BB8360368FBE

Lions Park Café Remodel

Johnson Favaro finalized the design for the remodel of the Lions Park Café and construction began for the improvements.

https://costamesa.legistar.com/View.ashx?M=F&ID=12419769&GUID=4E210071-49AD-461D-A6CB-C3D87D878F25

Youth and Teen Recreation Programs

The City provided the following youth and teen programs:

- Sports, Art, and Music Camp, known as SMART Camp, is a free summer camp for children entering 4th through 8th that provides free breakfast, lunch, and instruction from Newport Mesa Unified School District teachers and coaches. The program is a joint venture between the NMUSD and the City of Costa Mesa and the 2025 camp had 792 enrollments.
- The City of Costa Mesa's Downtown Aquatic Center operates year-round and provides youth swimming lessons three seasons out of the year. In addition to providing approximately 300 swimming lessons to the public, Costa Mesa entered into a MOU with the NMUSD to provide free swimming lessons in the spring and summer seasons directly to Title 1 students at College Park, Whittier, Killybrooke, and Victoria elementary schools. The Ben Carlson foundation provided free swimsuits to all participants and NMUSD provided free transportation. A total of 109 students from the four schools were served.

- The City of Costa Mesa works with the Newport Mesa Unified School District through a joint use agreement to maximize use of 52 athletic fields within the City. In 2025, 7,789 kids utilized those fields through 25 different athletic organizations. An additional 14 adult athletic organizations representing 691 adults utilized 15 athletic fields.
- The Costa Mesa Teen Program operates two after school teen centers, holds four seasonal events, holds Friday night excursions, and a summer camp. 111 teens were registered for the teen centers, 226 teens attended the events, the excursions had 140 registrants, and 24 to 26 teenagers attended each week of summer camp.
- Costa Mesa hosts a free youth sports program titled Be Fit! Five sports are offered throughout the year. 111 kids participated in the basketball league, 74 in the cheer leader program, 124 in the volleyball league, 108 in the summer running club, and 60 kids participated in the pickleball league.
- The City of Costa Mesa offers a year-round preschool program for children ages 3 to 5 years called LEAP, which stands for Learn, Explore, and Play. The program had between 26 to 36 children enrolled every month of the school year and 44 children enrolled every month during the summer season.
- Costa Mesa runs a series of day camps that operate during all NMUSD breaks to keep kids busy with making friends and memories while school is out. In 2025, Camp Costa Mesa has 1,042 enrollments.
- The City operates an after-school program called ROCKS that stands for Recreation On Campus for Kids. The program operates directly on nine elementary school sites during the school year and two locations during the summer. A total of 1,896 unique children utilized the service in 2025.

https://www.costamesaca.gov/government/departments-and-divisions/parks-and-community-services/programs/youth-and-teen-programs

Senior Recreation Programs

The City provided the following senior programs:

- The Costa Mesa Senior Center partners with OC Meals on Wheels and Second Harvest Food Bank to provide nutritional services to senior citizens in Costa Mesa. In 2025, 15,035 hot meals were served to senior citizens and Meals on Wheels delivered another 20,721 through the Home Delivered Meals program that operates out of the senior center. Second Harvest Food Bank provides a variety of grocery items that are distributed every other Friday at the senior center. A total of 4,510 people utilized the service in 2025.
- In 2025, the Costa Mesa Senior Center's Senior Mobility program was awarded an Enhanced Mobility for Seniors and people with Disabilities (EMSD) grant to sustain its significant ridership levels through 2026. The grant funded 13,698 rides in 2025.

https://www.costamesaca.gov/community/costa-mesa-senior-center

10. Historical and Cultural Resources Element

Costa Mesa's historical and cultural resources provide an important connection to the past, while shaping the community's identity and direction for the future. To foster this connection, the Historical and Cultural Resources Element provides the regulatory framework for identifying, maintaining, and restoring the City's historical and cultural resources. Furthermore, the element ensures that these resources are preserved to satisfy the following objectives:

- To safeguard the City's heritage
- To encourage public knowledge, understanding, and appreciation of the City's past
- To foster civic and neighborhood pride and a sense of identity
- To preserve diverse and harmonious architectural styles and design preferences
- To enhance property values, and to increase economic and financial benefits for the City and its inhabitants
- To protect and enhance the City's attractions for tourists and visitors

Historical and Cultural Resources Element Implementation (2025)
Leroy Anderson House In 2024, the Leroy Anderson House was placed on the City's Local Historic Register and received a Mills Act tax benefit. The structure is locally significant because it reflects the transitional period of early residential development during which the former farming community of Harper evolved from an agricultural area to the more densely developed town of Costa Mesa, and is one of the earliest residences constructed in the Newport Heights Tract during that period. The house was also the long-term residence of Leroy P. Anderson, a prominent local attorney who was instrumental in the early development of Costa Mesa. The historic plaque was purchased in 2025 for the Leroy Anderson House located at 208 Magnolia Ave, which was presented to the property owners in early 2026.
Local Register of Historic Places The City did not receive any applications for the Local Register of Historic Places in 2025.

VI. Planning Projects and RHNA Progress

1. Planning Projects

The Development Services Department processed a variety of long range and current planning projects during 2025, including, but not limited to, ordinance and general plan amendments, conditional and minor conditional use permits, and design and development reviews.

In 2025, the City reviewed 56 planning projects and approved 65 projects. These projects include approvals at the staff, director, Zoning Administrator, Planning Commission and City Council levels. Additionally, the City Council approved two City Projects, a technical

code cleanup and an amendment to the Land Use Element to conform with the Housing Element.

The City approved planning applications (entitled) for 346 housing units and issued building permits for a total of 230 housing units, including 136 very low-income units, 33 low-income units, 27 moderate-income units, and 34 market rate (above moderate) units. A few of these housing development projects are located at 3150 Bear St, 220 Victoria St, the Costa Mesa Senior Center (695 W 19th St), 960 W 16th St, and a Single Room Occupancy conversion at the Mesa Motel (2205 Harbor Blvd). Of these projects, two applications requested and received approval for State density bonus incentives and/or waivers at 3150 Bear St and 695 W 19th St. The City approved two planning projects in 2025 that utilized density bonus law at 3150 Bear St and 695 W 19th St.

Economic and Development Services – 2025 Private Development Activities		
	Application Received	**Entitled (Planning)**
Staff Review		
Gate Permit	2	3
Landscape Plan Check	1	1
Outdoor Dining Application	1	2
Preapplication Review	1	2
Subtotal	*5*	*8*
Director Review		
Development Review	4	4
Minor Modification	11	12
Reasonable Accommodation	2	1
Subtotal	*17*	*17*
Zoning Administrator Review		
Antenna Plan Check	2	0
Minor Conditional Use Permit	11	12
Minor Design Review	1	0
Planned Signing Program	2	3
Public Convivence of Necessity	0	1
Subtotal	*16*	*16*
Planning Commission Review		
Appeal	1	1
Conditional Use Permit	7	9
Design Review	2	2
Master Plan	1	2
Tentative Parcel Map	3	4
Subtotal	*14*	*18*
City Council Review		

Appeal	2	2
General Plan Amendment	2	2
City Project	N/A	2
Subtotal	*4*	*6*
Grand Total	***56***	***65***

2. Progress in meeting the City's Share of Regional Housing Needs (RHNA)

Government Code Section 65400(a)(2)(B) provides: "The Housing Element portion of the Annual Progress Report … shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development …" The tables provided in Appendix A demonstrates the progress made in meeting the City's share of regional housing needs. HCD requires a report format that consists of Excel spreadsheets. Therefore, Appendix A also addresses the progress in meeting housing goals and objectives specified in the Housing Element. A summary of the City's 2025 housing production is provided below.

In 2025, the City's Planning Division reviewed 134 housing development applications for a total of 519 housing units. Of those applications, 10 were processed by the Planning Division through the City's discretionary application process for 274 housing units. The remaining 124 applications were approved as building permits (processed by the Building Division) for a total of 245 housing units.

Entitled (Planning) Housing Units by Category (2025)

Housing Category	Entitled (Planning) Units
Single Family – Attached	36
Single Family – Detached	71
Multi-Family	239
Total	**346**

Permitted (Building) Housing Units by Category (2025)

Housing Category	Approved Units
Single Family – Attached	6
Single Family – Detached	13
Accessory Dwelling Units (ADUs)	89
Multi-Family	122
Total	**230**

Constructed Housing Units by Category (2025)

Housing Category	Constructed Units
Single Family – Attached	0
Single Family – Detached	11
Accessory Dwelling Units (ADUs)	73
Multi-Family	0
Total	**84**

Entitled (Planning) Housing Units by Affordability (2025)	
Housing Category	**Entitled Units**
Very Low – Deed Restricted	87
Very Low – Non Deed Restricted	0
Low – Deed Restricted	0
Low – Non Deed Restricted	35
Moderate – Deed Restricted	0
Moderate – Non Deed Restricted	0
Above Moderate	224
Total	**346**

Permitted (Building) Housing Units by Affordability (2025)	
Housing Category	**Approved Units**
Very Low – Deed Restricted	122
Very Low – Non Deed Restricted	14
Low – Deed Restricted	0
Low – Non Deed Restricted	33
Moderate – Deed Restricted	0
Moderate – Non Deed Restricted	27
Above Moderate	34
Total	**230**

Constructed Housing Units by Affordability (2025)	
Housing Category	**Constructed Units**
Very Low – Deed Restricted	0
Very Low – Non Deed Restricted	22
Low – Deed Restricted	0
Low – Non Deed Restricted	35
Moderate – Deed Restricted	0
Moderate – Non Deed Restricted	14
Above Moderate	13
Total	**84**

Total Building Permits Issued in 6th Cycle (June 2021 – December 2029)				
Income Category	**RHNA Allocation**	**June 2021 – December 2024**	**2025**	**Total RHNA Progress**
Very Low Income	2,919 units	138 units	136 units	274 units
Low Income	1,794 units	162 units	33 units	195 units
Moderate Income	2,088 units	52 units	27 units	79 units
Above Moderate Income	4,959 units	61 units	34 units	95 units
Total	**11,760 units**	**413 units**	**230 units**	**643 units**

VII. Additional Information and Activities

1. Active Transportation Committee

The Active Transportation Committee helps plan and implement a robust Active Transportation network for the City by improving bicycle and pedestrian connectivity throughout the City. The Committee meets monthly and consists of nine members.

The mission of this committee is to:

- Focus on the review and update of the City's Master Plan of Bikeways and improvements to be made to bikeways in the City; and
- Evaluate the bikeability and walkability of our City in order to make recommendations for improvement to the City Council

Notable actions of the Active Transportation Committee in 2025 are:

- Promoted an Active Transportation culture within the community including representation of Active Transportation Programs at community events such as Walk/Bike to School Day, Earth Day, and bicycle safety education events.
- Provided guidance on City projects and programs related to active transportation including monthly meetings to discuss Active Transportation issues within the community and participation in community scoping meetings such as for the Fairview Road Transportation Improvements Project (Adams to Fair Drive), and the Safe Routes to School Action Plan.
- Support in the grant writing and project recognition process including providing letters of support for various grant pursuits including Safe Streets and Roads for All and Orange County Complete Streets Program and for various awards and recognition including Pinecreek Intersection Improvements Project and League of American Bicyclists – Bicycle Friendly Communities

2. Animal Services Committee

The purpose of the Animal Services Committee (ASC) is to provide advice and recommendations to the City Council on animal services issues and to promote pet licensing, assist with planning and execution of animal-related events (e.g., Barktoberfest). In addition, the Animal Services Committee works to maintain, educate, enrich, and promote animal services programs and resources throughout the City, and to monitor the animal care and control function of the City (e.g., live release rates, adoption, veterinary care, fostering, pet licensing) and advise the City Council of any issues that should be addressed. The Committee meets every other month and consists of seven members.

The goals of the Committee are to:

- Promote pet licensing within the City
- Assist with planning of animal related events
- Explore and provide recommendations to improve animal services

Notable actions of the Animal Services Committee in 2025 are:

- Began the implementation of a Residential Beekeeping permit that was approved by City Council at the end of 2024 and implemented in the City in January 2025.
- Began the implementation of a Trap Neuter Return program for community cats.
- Assisted Animal Services staff in the creation of a draft ordinance which would allow community cats to be free roaming as well as the allowance of local animal advocates to practice TNR within City Limits for Costa Mesa cats. At this time, the draft ordinance is pending submission/review by City Council.

3. Arts Commission

In March 16, 2021, City Council approved the creation of the Arts & Culture Master Plan. In this Master Plan, one of the subsection goals was to establish a City Arts Commission. The Commission meets monthly and consists of seven members.

The general objectives of the Arts Commission are to:

- Ensure that the City of Costa Mesa is a place where creativity can flourish.
- Create a place where imagination, inspiration and innovation are held in high regard, where Arts Education is essential to all and a place where Arts and Culture can promote civic pride and enrich the daily lives of the Costa Mesa community.

Notable actions of the Arts Commission in 2025 are:

- Approved new Arts Grant Guidelines and introduced a new discounted use of city parks and community facilities for grantees, aimed at reducing event production costs and increasing artist participation.
- Initiated Arts & Culture Master Plan Update, marking a key early step toward aligning future cultural initiatives with community needs.
- Approved nomination for new Poet Laureate, Danielle Hanson. Daniel Hanson will serve for a two-year period (2025-2027).

4. Fairview Park Steering Committee

The purpose of the Fairview Park Steering Committee is to provide advice to the City Council regarding the items listed below. The Committee meets every other month and consists of seven members.

- The implementation of the Fairview Park Master Plan
- The impacts of Measure AA on Capital Improvement Program projects, maintenance and activities
- Present on annual report to the City Council describing the progress that has been made on implementation of the Fairview Park Master Plan and its accompanying Measure AA

- Recommend approval of grant applications, partnerships and volunteer activities for the maintenance and implementation of the Fairview Park Master Plan
- Develop a comprehensive Interpretive, Guide and Regulatory Sign program that addresses cultural and biological resources as well as its history.

Notable actions of the Fairview Park Steering Committee in 2025 are:

- Developed and approved recommendations for the Fairview Park Master Plan Update.
- Played a central role in reviewing and approving recommendations that formed the foundation of the Draft Fairview Park Master Plan Update. In 2024 and 2025, the committee examined findings from technical studies and provided guidance that shaped the framework of the updated Master Plan. These recommendations were later forwarded through the Parks and Community Services Commission and to the City Council in 2025.
- Advanced the Draft Fairview Park Master Plan Update to Public Review.
- Worked to develop and distribute of the Draft Fairview Park Master Plan Update for public review in October 2025. The draft reflects enhanced environmental, cultural, and recreational resources planning and represents years of research and community engagement.
- Provided oversight and feedback on Capital Improvement Projects in Fairview Park.

5. Finance and Pension Advisory Committee

City Council approved merging the Finance Advisory Committee and the Pension Oversight Committee and name the merged committee The Finance and Pension Advisory Committee. Four members have pension knowledge and five members are individuals that have backgrounds that include experience in securities trading, financial planning, banking, auditing, accounting or a closely related and relevant field. All members are residents or individuals that conduct business within the City. The Committee meets monthly and consists of nine members.

The Criteria and Scope of the Finance and Pension Advisory Committee are:

- Provide advice to the City Council regarding events and issues which may affect the financial status of the City.
- Review short- and long-range financial planning and funding.
- Review the City's financial documents and statements.
- Serve as the review panel during the selection of the City's auditor.
- Make recommendations to the City Council regarding amendments to financial and budgetary policies and processes.
- Review and make recommendations regarding City support or opposition to proposed state or federal legislation which impacts the City's finances.
- Meet at least quarterly to review the City's investment portfolio to ensure compliance with the approved investment policy.

- Annually review the City's investment policy and recommend changes to the City Council.
- Evaluate annual and long-term pension and financial impacts from changes in CalPERS contribution rates and/or actuarial schedule changes.
- Evaluate alternative, sustainable retirement benefit solutions.
- Review existing and tentative labor contracts as they relate to pension and compensation packages, including any impact to the Unfunded Pension Liability.
- Review alternative financing methods potentially available to the City for the Unfunded Pension Liability.
- Review retiree medical programs and costs.
- Perform such other duties or studies as may be directed by City Council.

Notable actions of the Finance and Pension Advisory Committee in 2025 are:

- Prepared and proposed new fees for City Council review and approval, including a Credit Card Processing Fee and a Technology Enhancement Fee.
- Continued facilitating the implementation of the new Enterprise Resource Planning system, which will streamline Finance Department operations in the City and improve customer service.

6. Housing and Public Service Grants Committee

The Housing and Public Services Grants Committee works to promote community understanding of the community development process and activities funded by the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) program. On March 5, 2025, the Housing and Public Services Grants Committee provided funding recommendations to the City Council, as a part of the Annual Action Plan, for eight nonprofit organizations that provide services to low-income households for the FY 2025-26 funding cycle. On September 17, 2025, the Housing and Public Services Grants Committee reviewed the Consolidated Annual Performance and Evaluation Report (CAPER) for the program activities related to the FY 2024-25 funding and recommended submittal to HUD.

7. Mobile Home Park Advisory Committee

The goal the Mobile Home Park Advisory Committee is to help improve the quality of life in mobile home parks and to review matters concerning mobile home parks in the City of Costa Mesa through healthy communication with park owners, mobile home owners, and the City Council. The committee is comprised of nine members: three Costa Mesa mobile home park owners (or their representative), four mobile home park residents and two independent citizens at-large with no affiliation or relationship with mobile home parks. The Committee meets on a quarterly basis and held three meetings in 2025, which led to information improvements being included on the City’s webpage relating to programs available to mobile home park residents that meet eligibility criteria, such as the City’s Residential Rehabilitation Program.

8. Parks and Community Services Commission

The Parks and Community Services Commission consists of seven members appointed by City Council. The Commission advises and makes recommendations to City Council on matters pertinent to public parks, recreation programs, equipment, facilities and improvements in operation and administration for the benefit of the residents of the City. The Commission meets monthly and consists of seven members.

The Roles and Responsibilities of the Parks and Community Services Commission are:

- Advises City Council on matters pertaining to Parks, Arts, and Community Services planning.
- Review the annual budgets for the maintenance of facilities and City programs.
- Provides recommendations on projects as it relates to Parks, Arts, and Community Services.
- Other duties as the Council, may from time to time, decide.

Notable actions of the Parks and Community Services Commission in 2025 are:

- Created Capital Improvement Project Values and Principles Guidelines for use during the upcoming CIP review.
- Provided recommendations regarding the Fairview Park Master Plan Update for City Council Review.
- Approved six memorial donations includes benches and trees at City parks.
- Approved the conceptual designs for Brentwood Park and Skate Park expansions.

9. Planning Commission

The Planning Commission functions as an advisory body to the City Council on issues related to the long-term growth and development of the community. The commission holds public hearings and provides recommendations to the council on requests for general plan amendments, rezones, specific plans, environmental impact reports and amendments to the City's Zoning Ordinance.

The Planning Commission is a seven-member board appointed by the City Council that has the authority to take final action on a variety of planning applications, including conditional use permits, variances, planned development projects, and tentative tract and parcel maps. Appeals of the Planning Commission's decisions are considered by the City Council. The Planning Commission meets twice a month, and reviewed 22 projects in 2025.

10. Traffic Impact Fee AD HOC Committee

The Traffic Impact Fee AD HOC Committee assists staff to develop and review the City's traffic impact fees.

11. Orange County Council of Governments

The City is a member of the Orange County Council of Governments (OCCOG). OCCOG serves as Orange County's sub-regional planning organization with the Southern California Association of Governments (SCAG), our Metropolitan Planning Organization (MPO), who lead the development of Orange County's regional planning documents and coordinate data collection for regional purposes that facilitate items such as the RHNA process so our county can compete for state and federal funding. OCCOG representatives on the SCAG Board make sure Orange County's voice is heard when regional policy-making takes place. OCCOG is a voluntary joint-powers agency that provides a vehicle for member agencies to engage cooperatively on matters important to the county as a whole. OCCOG conducts studies and projects designed to improve and coordinate common governmental responsibilities across the county. Meetings are held on a monthly basis.

12. California Sober Living and Recovery Task Force

The City is a member of the California Sober Living and Recovery Task Force. The Sober Living and Recovery Task Force's mission is to combine expert education and research, public input, and bi-partisan regional ideas and initiatives to determine critical pathways forward for possible short and long-term policy solutions that help those in recovery, as well as community members and neighborhoods that have been impacted. This task force meets on a quarterly basis.

VIII. Conclusion

The Costa Mesa 2015-2035 General Plan serves as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and efficient expenditure of public funds. The General Plan is the City's land use constitution and guiding vision. Updating and maintenance of the General Plan is a continuous process. The City of Costa Mesa implements the General Plan's vision on a day-to-day basis in its many development, policy, planning, and housing projects and strives to include the public in the decision-making process. Any updates to the General Plan will correspond with LCI guidance on the topic and amendment process.

As illustrated, completed City projects such as, but not limited to, adopted ordinances, zoning code updates, and completed street and park improvements are in conformance with the General Plan's goals, objectives, and policies for each respective element. Furthermore, significant progress on various public works projects or private developments are also in compliance with the 2015-2035 General Plan. The City's legislative bodies have used the 2015-2035 General Plan as the primary source of long-range planning and policy direction. All future development and activities will be consistent with these goals and policies that will continue to guide growth and preserve the quality of life within the community.

Appendix A - 6th Cycle Housing Element Annual Progress Report Form 2025

Jurisdiction	Costa Mesa	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	122
	Non-Deed Restricted	14
Low	Deed Restricted	0
	Non-Deed Restricted	33
Moderate	Deed Restricted	0
	Non-Deed Restricted	27
Above Moderate		34
Total Units		**230**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	36	6	0
Single-family Detached	71	13	11
2 to 4 units per structure	0	0	0
5+ units per structure	239	122	0
Accessory Dwelling Unit	0	89	73
Mobile/Manufactured Home	0	0	0
Total	**346**	**230**	**84**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	108	230
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	134
Number of Proposed Units in All Applications Received:	519
Total Housing Units Approved:	479
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	124	245
Discretionary	10	274

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	142
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	47
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Costa Mesa
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5										6	7	8	9	10	11		12	13	14
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Date Application Submitted (see instructions)**	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low-Income Deed Restricted**	**Extremely Low-Income Non Deed Restricted**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low-Income Deed Restricted**	**Low-Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total PROPOSED Units by Project**	**Total APPROVED Units by project**	**Total DISAPPROVED Units by Project**	**Please select state streamlining provision/s the application was submitted pursuant to.**	**Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table I.2**	**Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?**	**Were incentives or concessions requested pursuant to Government Code section 65915 approved?**	**Please indicate the status of the application.**	**Is the project considered a ministerial project or discretionary project?**	**Notes+**
Summary Row: Start Data Entry Below								0	0	0	3	175	28	0	20	0	36	257	519	479	0						
	141-631-24	3146 Bray Ln, Unit B		BBRA-25-0007	ADU	R	1/9/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	139-455-20	2837 Europa Dr, Unit B		BBRA-25-0009	ADU	R	1/10/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	419-181-19	381 Hamilton St, Unit B101		BBRA-25-0019	ADU	R	1/16/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	418-211-01	555 W Paularino Ave, Unit O102		BBSF-25-0002	ADU	R	1/21/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	418-211-01	555 W Paularino Ave, Unit O101		BBSF-25-0001	ADU	R	1/21/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	425-202-10	241 Ogle St, Unit A		BBSF-25-0003	SFD	O	1/26/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	425-202-10	241 Ogle St, Unit B		BBRA-25-0028	ADU	R	1/26/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	425-202-10	241 Ogle St, Unit C		BBSF-25-0004	SFD	O	1/26/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	422-182-05	2235 Meyer Pl, Unit B		BBSF-25-0005	ADU	R	2/4/2025						1					1	1		NONE	No	No	No	Withdrawn	Ministerial	
	426-121-32	2148 Rural Pl		BBSF-25-0007	ADU	R	2/6/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	422-192-13	2205 Miner St, Unit B		BBRA-25-0035	ADU	R	2/7/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	439-281-49	2417 Elden Ave, Unit H		BBSF-25-0008	ADU	R	2/18/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	439-281-49	2417 Elden Ave, Unit I		BBSF-25-0009	ADU	R	2/18/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	426-053-15	2274 Newport Blvd		BBCA-25-0028	5+	R	2/18/2025					46						46	46		NONE	No	No	No	Approved	Ministerial	Homekey
	117-322-09	440 Cabrillo St		BBSF-25-0010	SFD	O	2/20/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	141-373-36	389 Princeton Dr, Unit B		BBRA-25-0046	ADU	R	2/21/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	141-627-04	2782 Mendoza Dr, Unit B		BBSF-25-0011	ADU	R	2/23/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	422-372-32	2273 Pomona Ave, Unit C		BBRA-25-0048	ADU	R	2/26/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	424-171-11	1837 Wallace Ave, Unit A110		BBRA-25-0050	ADU	R	2/27/2025						1					1			NONE	No	No	No	Pending	Ministerial	
	422-481-31	969 Grove Pl, Unit B		BBSF-25-0012	ADU	R	2/27/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	426-032-60	1959 Orange Ave, Unit B		BBSF-25-0013	ADU	R	3/4/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	117-341-15	470 Flower St, Unit B		BBSF-25-0014	ADU	R	3/5/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	422-051-05	1018 W Wilson St		BBSF-25-0017	SFD	O	3/6/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	422-051-05	1022 W Wilson St, Unit B		BBSF-25-0016	ADU	R	3/6/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	422-051-05	1018 Wilson St, Unit A		BBSF-25-0018	ADU	R	3/6/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	422-051-05	1022 Wilson St		BBSF-25-0015	SFD	O	3/6/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	422-473-16	1034 Linden Pl, Unit B		BBRA-25-0070	ADU	R	3/20/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	422-364-07	2264 Federal Ave, Unit B		BBRA-25-0073	ADU	R	3/24/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	117-293-18	363 Flower St, Unit B		BBSF-25-0025	ADU	R	3/25/2025										1	1			NONE	No	No	No	Withdrawn	Ministerial	
	424-202-07	716 Center St, Unit B		BBRA-25-0078	ADU	R	3/27/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	424-202-07	716 Center St, Unit C		BBSF-25-0026	ADU	R	3/27/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	141-652-51	3112 Mckinley Way, Unit B		BBRA-25-0082	ADU	R	3/31/2025						1					1			NONE	No	No	No	Pending	Ministerial	
	422-132-19	604 W Bay St, Unit B		BBRA-25-0085	ADU	R	4/1/2025						1					1			NONE	No	No	No	Withdrawn	Ministerial	
	422-132-19	604 W Bay St, Unit C		BBSF-25-0027	ADU	R	4/1/2025										1	1			NONE	No	No	No	Withdrawn	Ministerial	
	141-033-28	3057 Killybrooke Ln		BBSF-25-0028	ADU	R	4/2/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	425-211-20	314 E 16Th St, Unit D		BBSF-25-0032	ADU	R	4/7/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	425-211-20	314 E 16Th St, Unit C		BBSF-25-0031	ADU	R	4/7/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	425-211-20	314 E 16Th St, Unit A		BBSF-25-0029	SFA	R	4/7/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	425-211-20	314 E 16Th St, Unit B		BBSF-25-0030	SFA	R	4/7/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	439-202-06	266 Santo Tomas Ave, Unit 3		BBRA-25-0097	ADU	R	4/8/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	425-013-19	317 Rochester St, Unit B		BBSF-25-0033	ADU	R	4/10/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	439-192-12	2552 Westminster Ave		BBSF-25-0034	SFD	O	4/10/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	426-031-28	152 19Th St		BBRA-25-0106	ADU	R	4/18/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	141-664-30	988 Valencia St, Unit 6		BBSF-25-0037	ADU	R	4/18/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	141-664-30	988 Valencia St, Unit 5		BBSF-25-0036	ADU	R	4/18/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	139-041-15	1849 Kentucky Pl		BBSF-25-0038	SFD	O	4/30/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	412-106-10	3258 Turlock Dr, Unit B		BBRA-25-0114	ADU	R	5/1/2025						1					1			NONE	No	No	No	Pending	Ministerial	
	425-162-20	255 Knox St		BBSF-25-0040	ADU	R	5/6/2025										1	1			NONE	No	No	No	Pending	Ministerial	
	141-603-10	1130 Austin St, Unit B		BBRA-25-0119	ADU	R	5/6/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	425-415-20	169 18Th St		BBRA-25-0122	ADU	R	5/8/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	425-143-18	418 Ogle Cir, Unit B		BBRA-25-0127	ADU	R	5/13/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	426-144-11	243 22Nd St, Unit B		BBRA-25-0129	ADU	R	5/13/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	426-291-02	1918 Santa Ana Ave		BBSF-25-0041	SFD	O	5/14/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	117-293-18	363 Flower St, Unit B		BBSF-25-0042	ADU	R	5/19/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	422-494-11	2034 President Pl, Unit B		BBSF-25-0043	ADU	R	5/20/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	422-372-03	787 Joann St		BBSF-25-0044	ADU	R	5/20/2025						1					1			NONE	No	No	No	Pending	Ministerial	
	426-131-15	2133 Orange Ave, Unit 2		BBSF-25-0045	ADU	R	5/20/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	139-185-06	1652 Corsica Pl, Unit B		BBSF-25-0046	ADU	R	5/22/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	141-665-27	994 El Camino Dr, Unit 5		BBRA-25-0148	ADU	R	5/30/2025						1					2			NONE	No	No	No	Pending	Ministerial	
	141-665-27	994 El Camino Dr, Unit 6		BBSF-25-0047	ADU	R	5/30/2025						1					2			NONE	No	No	No	Pending	Ministerial	
	422-232-13	656 Ross St, Unit B		BBSF-25-0048	ADU	R	6/4/2025										1	1			NONE	No	No	No	Pending	Ministerial	
	141-512-28	786 W Paularino Ave, Unit B		BBRA-25-0150	ADU	R	6/4/2025						1					1			NONE	No	No	No	Pending	Ministerial	
	425-414-12	185 Rochester St		BBSF-25-0049	SFD	O	6/11/2025											1			NONE	No	No	No	Pending	Ministerial	
	425-161-02	258 E 15Th St, Unit 1		BBSF-25-0050	SFA	R	6/12/2025											1			NONE	No	No	No	Pending	Ministerial	
	425-161-02	258 E 15Th St, Unit 2		BBSF-25-0051	SFA	R	6/12/2025											1			NONE	No	No	No	Pending	Ministerial	
	139-223-05	2969 Bimini Pl, Unit B		BBRA-25-0168	ADU	R	6/13/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	422-372-13	780 W Wilson St, Unit B208		BBMF-25-0004	ADU	R	6/16/2025										1	1			NONE	No	No	No	Pending	Ministerial	
	422-372-13	780 W Wilson St, Unit B107		BBMF-25-0002	ADU	R	6/16/2025										1	1			NONE	No	No	No	Pending	Ministerial	
	422-372-13	780 W Wilson St, Unit B105		BBMF-25-0001	ADU	R	6/16/2025										1	1			NONE	No	No	No	Pending	Ministerial	
	422-372-13	780 W Wilson St, Unit B206		BBMF-25-0003	ADU	R	6/16/2025										1	1			NONE	No	No	No	Pending	Ministerial	
	426-032-54	1989 Orange Ave		BBRA-25-0172	ADU	R	6/17/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	422-182-05	2235 Meyer Pl, Unit B		BBRA-25-0173	ADU	R	6/18/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	425-414-12	187 Rochester St		BBSF-25-0053	SFD	O	7/8/2025											1			NONE	No	No	No	Pending	Ministerial	
	419-032-04	383 W Wilson St, Unit 13		BBRA-25-0183	ADU	R	7/10/2025						1					1			NONE	No	No	No	Pending	Ministerial	
	419-032-04	383 W Wilson St, Unit 16		BBRA-25-0186	ADU	R	7/10/2025						1					1			NONE	No	No	No	Pending	Ministerial	
	419-032-04	383 W Wilson St, Unit 14		BBRA-25-0184	ADU	R	7/10/2025						1					1			NONE	No	No	No	Pending	Ministerial	
	419-032-04	383 W Wilson St, Unit 15		BBRA-25-0185	ADU	R	7/10/2025						1					1			NONE	No	No	No	Pending	Ministerial	
	419-032-04	383 W Wilson St, Unit 17		BBRA-25-0187	ADU	R	7/10/2025						1					1			NONE	No	No	No	Pending	Ministerial	
	422-041-11	2190 Pacific Ave, Unit B		BBSF-25-0054	ADU	R	7/13/2025				1							1	1		NONE	No	No	No	Approved	Ministerial	
	419-172-36	362 Hamilton St, Unit B		BBSF-25-0055	ADU	R	7/15/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	139-322-04	1690 Minorca Pl		BBSF-25-0056	SFD	O	7/17/2025											1	1		NONE	No	No	No	Approved	Ministerial	
	439-221-48	186 Del Mar Ave, Unit B		BBRA-25-0198	ADU	R	7/24/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	439-221-48	186 Del Mar Ave, Unit C		BBRA-25-0199	ADU	R	7/24/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	

	117-372-14	485 18Th St		BBSF-25-0057	SFD	O	8/3/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	424-263-18	1798 Kenwood Pl, Unit C		BBRA-25-0208	ADU	R	8/4/2025									1		1	1		NONE	No	No	No	Approved	Ministerial	
	425-462-31	1765 Santa Ana Ave, Unit N104		BBRA-25-0211	ADU	R	8/7/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	425-462-31	1765 Santa Ana Ave, Unit N105		BBRA-25-0212	ADU	R	8/7/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	425-462-31	1765 Santa Ana Ave, Unit P99		BBRA-25-0213	ADU	R	8/7/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	425-462-31	1765 Santa Ana Ave, Unit P100		BBRA-25-0214	ADU	R	8/7/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	426-272-19	220 Costa Mesa St, Unit B104		BBSF-25-0058	ADU	R	8/11/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	426-272-19	220 Costa Mesa St, Unit B105		BBSF-25-0059	ADU	R	8/11/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	426-272-19	220 Costa Mesa St, Unit A103		BBRA-25-0215	ADU	R	8/11/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	422-512-12	1933 Federal Ave, Unit B		BBSF-25-0060	ADU	R	8/12/2025				1							1			NONE	No	No	No	Pending	Ministerial	
	439-192-13	2558 Westminster Ave		BBSF-25-0061	SFD	O	8/19/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	139-473-08	1956 Killdeer Cir		BBSF-25-0062	ADU	R	8/21/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	425-414-13	183 Rochester St, Unit B		BBSF-25-0063	ADU	R	8/21/2025										1	1			NONE	No	No	No	Approved	Ministerial	
	422-281-19	758 W 20Th St, Unit B105		BBSF-25-0066	ADU	R	8/26/2025									1		1	1		NONE	No	No	No	Approved	Ministerial	
	422-281-19	758 W 20Th St, Unit B107		BBSF-25-0065	ADU	R	8/26/2025									1		1	1		NONE	No	No	No	Approved	Ministerial	
	422-281-19	758 W 20Th St, Unit B109		BBSF-25-0064	ADU	R	8/26/2025									1		1	1		NONE	No	No	No	Approved	Ministerial	
	439-312-11	1400 Bristol St		BBCA-25-0173	5+	R	8/28/2025				76							76	76		NONE	No	No	No	Approved	Ministerial	Homekey, rented at 35% AMI
	426-084-05	267 23Rd St		BBSF-25-0067	SFD	O	9/3/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	422-193-10	2208 Miner St		BBRA-25-0243	ADU	R	9/5/2025									1		1			NONE	No	No	No	Pending	Ministerial	
	422-401-12	2210 Raleigh Ave, Unit B		BBSF-25-0069	ADU	R	9/10/2025									1		1	1		NONE	No	No	No	Approved	Ministerial	
	422-372-14	776 W Wilson St, Unit H		BBSF-25-0073	ADU	R	9/15/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	422-372-14	776 W Wilson St, Unit G		BBSF-25-0072	ADU	R	9/15/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	422-372-14	776 W Wilson St, Unit F		BBSF-25-0071	ADU	R	9/15/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	422-372-14	776 W Wilson St, Unit E		BBSF-25-0070	ADU	R	9/15/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	426-161-01	2102 Santa Ana Ave, Unit E		BBSF-25-0074	ADU	R	9/23/2025								1			1	1		NONE	No	No	No	Approved	Ministerial	
	141-652-24	1007 Concord St		BBRA-25-0261	ADU	R	9/25/2025										1	1			NONE	No	No	No	Pending	Ministerial	
	119-092-23	219 Santa Isabel Ave		BBSF-25-0075	ADU	R	10/2/2025										1	1			NONE	No	No	No	Approved	Ministerial	
	426-032-09	186 Costa Mesa St, Unit B		BBSF-25-0076	ADU	R	10/3/2025										1	1	1		NONE	No	No	No	Approved	Ministerial	
	418-143-01	1412 Shamrock Ln, Unit B		BBSF-25-0077	ADU	R	10/6/2025									1		1	1		NONE	No	No	No	Approved	Ministerial	
	422-182-14	2187 Meyer Pl, Unit B		BBSF-25-0078	ADU	R	10/8/2025										1	1			NONE	No	No	No	Pending	Ministerial	
	418-041-18	599 Grand Haven Cir		BBSF-25-0079	ADU	R	10/14/2025									1		1			NONE	No	No	No	Pending	Ministerial	
	426-221-14	317 Robin Hood Ln, Unit B		BBSF-25-0080	ADU	R	10/16/2025				1							1	1		NONE	No	No	No	Approved	Ministerial	
	139-322-12	2859 Serang Pl		BBSF-25-0081	SFD	O	10/17/2025										1	1			NONE	No	No	No	Pending	Ministerial	
	424-241-15	1818 Viola Pl, Unit B		BBSF-25-0082	ADU	R	10/20/2025										1	1			NONE	No	No	No	Approved	Ministerial	
	426-031-13	1911 Orange Ave, Unit C		BBSF-25-0084	ADU	R	12/11/2025									1		1			NONE	No	No	No	Pending	Ministerial	
	422-132-19	604 W Bay St, Unit B		BBSF-25-0085	ADU	R	12/12/2025									1		1	1		NONE	No	No	No	Approved	Ministerial	
	422-132-19	604 W Bay St, Unit C		BBRA-25-0347	ADU	R	12/12/2025						1					1	1		NONE	No	No	No	Approved	Ministerial	
	426-283-14	290 Walnut St		BBSF-25-0086	ADU	R	12/17/2025									1		1	1		NONE	No	No	No	Pending	Ministerial	
	424-391-11	960 W 16th St		PMAP-24-0004	SFD	O	1/13/2025										38	38	38		NONE	No	No	No	Approved	Discretionary	
	426-153-10	2197 Santa Ana Ave		PTPM-24-0002	SFD	O	1/21/2025										0	0	0		SB 9 (2021) - Residential Lot Split	No	No	No	Approved	Ministerial	SB9 subdivision only, no additional units proposed at this time.
	422-193-24	2205 Harbor Blvd		PCUP-23-0003	5+	R	3/20/2025				46						1	47	47		NONE	No	No	No	Approved	Discretionary	
	422-521-21	910 Dogwood St		PTPM-24-0005	SFD	O	3/20/2025										0	0	0		SB 9 (2021) - Residential Lot Split	No	No	No	Approved	Ministerial	SB9 subdivision only, no additional units proposed at this time.
	419-111-19	220 Victoria St		PGPA-24-0001	SFA	O	3/31/2025										36	36	36		NONE	No	No	No	Approved	Discretionary	
	419-111-19	220 Victoria St		PGPA-24-0001	SFD	O	3/31/2025										4	4	4		NONE	No	No	No	Approved	Discretionary	
	426-064-01	2280 Elden Ave		PDES-24-0013	SFD	O	5/1/2025										2	2	2		NONE	No	No	No	Approved	Discretionary	
	117-291-28	378 E 18th St		PM-23-04	SFD	O	5/5/2025										2	2	2		SB 9 (2021) - Residential Lot Split	No	No	No	Approved	Ministerial	
	119-332-08	2308 Santa Ana Ave		PA-23-14	SFD	O	6/13/2025										2	2	2		NONE	No	No	No	Approved	Discretionary	
	422-221-06	2074 Pomona Ave		PDVR-24-0015	SFD	O	7/7/2025										2	2	2		NONE	No	No	No	Approved	Discretionary	
	141-521-48	3150 Bear St		PGPA-24-0002	SFD	O	7/22/2025										20	20	20		NONE	No	Yes	Yes	Approved	Discretionary	
	141-521-48	3150 Bear St		PGPA-24-0002	5+	O	7/22/2025				7						115	122	122		NONE	No	Yes	Yes	Approved	Discretionary	
	425-331-20	203 Palmer St		PMDR-25-0001	SFD	O	10/9/2025										1	1	1		NONE	No	No	No	Approved	Discretionary	
	424-211-01	695 W 19th St		PMAP-24-0001	5+	R	10/24/2024				34		35				1	70	70		NONE	No	No	No	Approved	Discretionary	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier														Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
												11	12	13	14	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Acutely Low Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*	
			0	0	0	0	22	0	35	0	14	13		84						30								
424-391-11	960 W 16th St													0	NONE	No												
424-211-01	695 W 19th St													0	NONE	No	Other	DB		99				0.0%	3	Development Standards Modification	Yes	The applicant did not disclose funding sources. 100% Affordable Senior Living Development at the City owned Senior Center
422-193-24	2205 Harbor Blvd													0	NONE	No	Other	Other		1000								The applicant did not disclose funding sources.
117-291-28	378 E 18th St													0	SB 9 (2021) - Residential Lot Split	No					2	Demolished	R					
426-064-01	2280 Elden Ave													0	NONE	No					2	Demolished	R					
419-111-19	220 Victoria St													0	NONE	No												
419-111-19	220 Victoria St													0	NONE	No												
119-332-08	2308 Santa Ana Ave													0	NONE	No					1	Demolished	O					
422-221-06	2074 Pomona Ave													0	NONE	No					1	Demolished	O					
141-521-48	3150 Bear St													0	NONE	No		DB		55				20.0%	6	Development Standards Modification	Yes	
141-521-48	3150 Bear St													0	NONE	No		DB		55				20.0%	6	Development Standards Modification	Yes	
425-331-20	203 Palmer St													0	NONE	No					1	Demolished	O					
419-172-32	2113 Thurin St, Unit B													0	NONE	No			SCAG ADU Affordability Analysis & Project Specifics									
422-353-14	899 Darrell St													0	NONE	No			SCAG ADU Affordability Analysis & Project Specifics									
422-142-30	1948 Meyer Pl, Unit A102													0	NONE	No			Survey									
418-081-11	959 W Paularino Ave, Unit B													0	NONE	No			SCAG ADU Affordability Analysis & Project Specifics									
439-213-12	214 Fairway Pl													0	NONE	No					1	Demolished	O					
141-631-24	3146 Bray Ln, Unit B													0	NONE	No			Questionnaire									
426-262-08	1993 Church St, Unit 107													0	NONE	No			Survey									
419-181-19	381 Hamilton St, Unit B101													0	NONE	No			Questionnaire									
139-455-20	2837 Europa Dr, Unit B													0	NONE	No			Questionnaire									
422-201-02	2195 Maple St, Unit B201													0	NONE	No			Survey									
422-201-02	2195 Maple St, Unit B101													0	NONE	No			Survey									
425-202-10	241 Ogle St, Unit A													0	NONE	No					1	Demolished	O					
425-202-10	241 Ogle St, Unit B													0	NONE	No			Questionnaire									
425-202-10	241 Ogle St, Unit C													0	NONE	No												
117-322-09	440 Cabrillo St													0	NONE	No					1	Demolished	O					
422-192-13	2205 Miner St, Unit B													0	NONE	No			Questionnaire									
426-032-60	1959 Orange Ave, Unit B													0	NONE	No			Questionnaire									
419-172-40	376 Hamilton St													0	NONE	No					1	Demolished	O					
419-172-40	376 Hamilton St, Unit B103													0	NONE	No			SCAG ADU Affordability Analysis & Project Specifics									
419-172-40	376 Hamilton St, Unit B101													0	NONE	No			SCAG ADU Affordability Analysis & Project Specifics									
419-172-39	374 Hamilton St, Unit B101													0	NONE	No			SCAG ADU Affordability Analysis & Project Specifics									
419-172-39	374 Hamilton St													0	NONE	No					1	Demolished	O					
419-172-39	374 Hamilton St, Unit B103													0	NONE	No			SCAG ADU Affordability Analysis & Project Specifics									
422-372-32	2273 Pomona Ave, Unit C													0	NONE	No			Questionnaire									
426-121-32	2148 Rural Pl													0	NONE	No			Questionnaire									
418-211-01	555 W Paularino Ave, Unit O102													0	NONE	No			Questionnaire									
418-211-01	555 W Paularino Ave, Unit O101													0	NONE	No			Questionnaire									
426-053-15	2274 Newport Blvd													0	NONE	No	HKEY	Other		55								
141-665-13	1040 El Camino Dr													0	NONE	No			SCAG ADU Affordability Analysis & Project Specifics									
422-364-07	2264 Federal Ave, Unit B													0	NONE	No			Questionnaire									
424-202-07	716 Center St, Unit B													0	NONE	No			Questionnaire									
424-202-07	716 Center St, Unit C													0	NONE	No			Questionnaire									
422-473-16	1034 Linden Pl, Unit B													0	NONE	No			Questionnaire									
439-202-06	266 Santo Tomas Ave, Unit 3													0	NONE	No			Questionnaire									
117-341-15	470 Flower St, Unit B													0	NONE	No			Questionnaire									
141-664-30	988 Valencia St, Unit 6													0	NONE	No			Questionnaire									
141-664-30	988 Valencia St, Unit 5													0	NONE	No			Questionnaire									
425-013-19	317 Rochester St, Unit B													0	NONE	No			Questionnaire									
141-627-04	2782 Mendoza Dr, Unit B													0	NONE	No			Questionnaire									
139-041-15	1849 Kentucky Pl													0	NONE	No					1	Demolished	O					
422-481-31	969 Grove Pl, Unit B													0	NONE	No			Questionnaire									
422-051-05	1018 W Wilson St													0	NONE	No					1	Demolished	O					
422-051-05	1022 W Wilson St, Unit B													0	NONE	No			Questionnaire									
422-051-05	1022 Wilson St													0	NONE	No												
422-051-05	1018 Wilson St, Unit A													0	NONE	No			Questionnaire									
117-293-18	363 Flower St, Unit B													0	NONE	No			Questionnaire									
426-291-02	1918 Santa Ana Ave													0	NONE	No					1	Demolished	O					
426-032-54	1989 Orange Ave													0	NONE	No			Questionnaire									
426-031-28	152 19th St													0	NONE	No			Questionnaire									
426-144-11	243 22Nd St, Unit B													0	NONE	No			Questionnaire									
422-182-05	2235 Meyer Pl, Unit B													0	NONE	No			Questionnaire									
426-052-03	111 Cecil Pl, Unit C													0	NONE	No			Survey									
426-052-03	111 Cecil Pl, Unit D													0	NONE	No			Survey									
139-223-05	2969 Bimini Pl, Unit B													0	NONE	No			Questionnaire									
422-452-10	2099 Continental Ave, Unit B													0	NONE	No			Survey									
425-211-20	314 E 16th St, Unit D													0	NONE	No			Questionnaire									
425-211-20	314 E 16th St, Unit C													0	NONE	No			Questionnaire									
425-211-20	314 E 16th St, Unit A													0	NONE	No					1	Demolished	O					
425-211-20	314 E 16th St, Unit B													0	NONE	No												
141-603-10	1130 Austin St, Unit B													0	NONE	No			Questionnaire									
439-281-49	2417 Elden Ave, Unit H													0	NONE	No			Questionnaire									
439-281-49	2417 Elden Ave, Unit I													0	NONE	No			Questionnaire									
422-041-11	2190 Pacific Ave, Unit B													0	NONE	No			Questionnaire									
425-415-20	169 18th St													0	NONE	No			Questionnaire									
139-322-04	1690 Minorca Pl													0	NONE	No					1	Demolished	O					

141-682-02	2765 Mendoza Dr, Unit B													0	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
422-494-11	2034 President Pl, Unit B													0	NONE	No			Questionnaire												
139-185-06	1652 Corsica Pl, Unit B													0	NONE	No			Questionnaire												
117-372-14	485 18th St													0	NONE	No					1	Demolished	O								
141-373-36	389 Princeton Dr, Unit B													0	NONE	No			Questionnaire												
424-263-18	1798 Kenwood Pl, Unit C													0	NONE	No			Questionnaire												
439-312-11	1400 Bristol St													0	NONE	No	HKEY			55											
419-172-36	362 Hamilton St, Unit B													0	NONE	No			Questionnaire												
141-665-26	988 El Camino Dr, Unit B106													0	NONE	No			Questionnaire												
425-414-13	183 Rochester St, Unit B													0	NONE	No			Questionnaire												
141-665-26	988 El Camino Dr, Unit A105													0	NONE	No			Questionnaire												
426-272-19	220 Costa Mesa St, Unit B104													0	NONE	No			Questionnaire												
426-272-19	220 Costa Mesa St, Unit B105													0	NONE	No			Questionnaire												
426-272-19	220 Costa Mesa St, Unit A103													0	NONE	No			Questionnaire												
422-281-19	758 W 20th St, Unit B105													0	NONE	No			Questionnaire												
422-281-19	758 W 20th St, Unit B107													0	NONE	No			Questionnaire												
422-281-19	758 W 20th St, Unit B109													0	NONE	No			Questionnaire												
139-473-08	1956 Killdeer Cir													0	NONE	No			Questionnaire												
422-401-12	2210 Raleigh Ave, Unit B													0	NONE	No			Questionnaire												
422-372-14	776 W Wilson St, Unit H													0	NONE	No			Questionnaire												
422-372-14	776 W Wilson St, Unit G													0	NONE	No			Questionnaire												
422-372-14	776 W Wilson St, Unit F													0	NONE	No			Questionnaire												
422-372-14	776 W Wilson St, Unit E													0	NONE	No			Questionnaire												
141-033-28	3057 Killybrooke Ln													0	NONE	No			Questionnaire												
119-092-23	219 Santa Isabel Ave													0	NONE	No			Questionnaire												
426-161-01	2102 Santa Ana Ave, Unit E													0	NONE	No			Questionnaire												
426-084-05	267 23rd St													0	NONE	No					1	Demolished	O								
439-192-12	2552 Westminster Ave													0	NONE	No					1	Demolished	O								
418-143-01	1412 Shamrock Ln, Unit B													0	NONE	No			Questionnaire												
439-192-13	2558 Westminster Ave													0	NONE	No					1	Demolished	O								
425-143-18	418 Ogle Cir, Unit B													0	NONE	No			Questionnaire												
426-221-14	317 Robin Hood Ln, Unit B													0	NONE	No			Questionnaire												
426-032-09	186 Costa Mesa St, Unit B													0	NONE	No			Questionnaire												
426-131-15	2133 Orange Ave, Unit 2													0	NONE	No			Questionnaire												
425-462-31	1765 Santa Ana Ave, Unit N104													0	NONE	No			Questionnaire												
425-462-31	1765 Santa Ana Ave, Unit N105													0	NONE	No			Questionnaire												
425-462-31	1765 Santa Ana Ave, Unit P99													0	NONE	No			Questionnaire												
425-462-31	1765 Santa Ana Ave, Unit P100													0	NONE	No			Questionnaire												
439-221-48	186 Del Mar Ave, Unit B													0	NONE	No			Questionnaire												
439-221-48	186 Del Mar Ave, Unit C													0	NONE	No			Questionnaire												
422-132-19	604 Bay St													0	NONE	No			Questionnaire												
422-132-19	604 Bay St													0	NONE	No			Questionnaire												
424-241-15	1818 Viola Pl, Unit B													0	NONE	No			Questionnaire												
425-164-11	1589 Santa Ana Ave, Unit B										1		1/14/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
139-154-15	3097 Molokai Pl, Unit B										1		1/15/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
412-183-38	929 Dahlia Ave, Unit B						1						1/16/2025	1	NONE	No			Survey												
424-204-09	707 Center St						1						1/16/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
424-202-12	738 Center St, Unit C								1				1/30/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
139-223-32	2957 Andros St						1						2/4/2025	1	NONE	No			Survey												
425-321-06	321 Ramona Pl										1		2/5/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
139-064-08	3249 Nebraska Ln						1						2/6/2025	1	NONE	No			Survey												
418-033-16	526 Pierpont Dr, Unit B								1				2/18/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
426-131-08	165 Merrill Pl											1	2/20/2025	1	NONE	No					1	Demolished	O								
426-053-04	131 Albert Pl										1		2/21/2025	1	NONE	No			Survey												
412-371-46	1030 Secretariat Cir, Unit B								1				2/24/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
426-215-03	259 21St St								1				2/26/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
419-071-10	331 Avocado St, Unit I								1				2/27/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
419-071-10	331 Avocado St, Unit G								1				2/27/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
141-664-31	994 Valencia St, Unit 108						1						3/25/2025	1	NONE	No			Survey												
141-664-31	994 Valencia St, Unit 101						1						3/25/2025	1	NONE	No			Survey												
424-202-12	738 Center St, Unit A								1				3/31/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
141-424-28	2513 Fordham Dr, Unit B						1						4/3/2025	1	NONE	No			Survey												
426-291-06	331 Costa Mesa St								1				4/4/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
422-502-02	854 Oak St, Unit B								1				4/15/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
426-252-39	482 E 20Th St								1				4/17/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
117-211-06	276 E 18Th St, Unit B						1						4/22/2025	1	NONE	No			Survey												
422-512-05	1969 Federal Ave						1						4/23/2025	1	NONE	No			Survey												
141-141-07	1184 Dorset Ln										1		4/29/2025	1	NONE	No			Survey												
422-371-22	754 Joann St, Unit C100								1				5/2/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
426-084-18	270 Albert Pl, Unit B										1		5/6/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
425-152-11	1637 Irvine Ave, Unit K								1				5/15/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
425-152-11	1637 Irvine Ave, Unit J								1				5/15/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
426-273-13	243 E 20Th St, Unit D								1				6/3/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
426-273-13	243 E 20Th St, Unit E								1				6/3/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
117-213-09	278 Broadway, Unit A											1	6/11/2025	1	SB 9 (2021) - Residential Lot Split	No					1	Demolished	O								
117-213-09	278 Broadway, Unit B											1	6/11/2025	1	SB 9 (2021) - Residential Lot Split	No															
426-151-34	2147 Iris Pl								1				6/11/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
422-462-07	2116 Wallace Ave, Unit B								1				6/16/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
141-546-09	840 St Clair St, Unit B						1						6/24/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
141-552-04	948 Serra Way, Unit B						1						6/24/2025	1	NONE	No			Survey												
117-342-21	498 Broadway, Unit B										1		6/26/2025	1	NONE	No			Survey												
424-263-25	1769 Anaheim Ave, Unit C						1						6/30/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
419-054-10	2263 Rutgers Dr, Unit B								1				6/30/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
426-121-32	2148 Rural Pl										1		7/1/2025	1	NONE	No			Survey												
426-132-06	165 Tulip Ln								1				7/1/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
117-342-17	481 Flower St, Unit B											1	7/1/2025	1	NONE	No			Survey												
426-322-07	482 Costa Mesa St											1	7/2/2025	1	NONE	No					1	Demolished	O								

117-372-19	459 E 18Th St, Unit B								1				7/7/2025	1	NONE	No			Survey												
426-324-15	478 Esther St, Unit B										1		7/7/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
141-373-22	2533 Greenbriar Ln						1						7/9/2025	1	NONE	No			Survey												
426-041-09	316 22nd St											1	7/10/2025	1	SB 9 (2021) - Residential Lot Split	No					1	Demolished	O							
426-041-09	318 22nd St											1	7/10/2025	1	SB 9 (2021) - Residential Lot Split	No														
141-022-15	1336 Garlingford St										1		7/10/2025	1	NONE	No			Survey												
426-271-21	212 E 19Th St										1		7/21/2025	1	NONE	No			Survey												
439-202-06	266 Santo Tomas Ave, Unit 3						1						7/21/2025	1	NONE	No			Survey												
426-271-21	212 E 19Th St, Unit B										1		7/22/2025	1	NONE	No			Survey												
422-494-48	913 20Th St											1	7/30/2025	1	NONE	No			Survey												
422-252-18	2016 Wallace Ave, Unit H						1						7/31/2025	1	NONE	No			Survey												
425-221-08	287 E 16Th Pl, Unit 9						1						8/6/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
425-221-08	287 E 16Th Pl, Unit 10						1						8/6/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
422-041-41	1104 Victoria St, Unit D								1				8/19/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
422-031-13	1115 Valley Cir, Unit B								1				8/20/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
422-251-02	2035 Pomona Ave, Unit 103						1						8/21/2025	1	NONE	No			Survey												
426-262-08	1993 Church St								1				8/28/2025	1	NONE	No			Survey												
426-281-16	268 E 19Th St											1	9/3/2025	1	NONE	No					1	Demolished	O							
424-181-20	806 Towne St, Unit B						1						9/8/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
422-451-11	2103 Monrovia Ave, Unit B								1				9/8/2025	1	NONE	No			Survey												
426-032-54	1989 Orange Ave								1				9/11/2025	1	NONE	No			Questionnaire												
422-494-34	2033 National Ave											1	9/11/2025	1	NONE	No					1	Demolished	O							
426-262-08	1993 Church St								1				9/18/2025	1	NONE	No			Survey												
422-142-30	1948 Meyer Pl, Unit A102						1						9/22/2025	1	NONE	No			Survey												
425-311-65	1592 Redlands Pl											1	9/24/2025	1	NONE	No					2	Demolished	R							
424-521-09	1789 Nantucket Pl								1				9/25/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
422-452-10	2099 Continental Ave, Unit B								1				9/25/2025	1	NONE	No			Survey												
141-542-10	840 Sonora Rd						1						10/8/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
422-152-01	695 Joann St, Unit C								1				10/8/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
426-304-07	379 E 20Th St										1		10/22/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
422-432-29	840 Governor St						1						10/30/2025	1	NONE	No			Survey												
426-141-41	2134 Orange Ave, Unit C120								1				11/3/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
419-021-31	2078 Thurin St, Unit D4								1				11/24/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
419-021-31	2078 Thurin St, Unit B3								1				11/24/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
425-311-69	1594 Redlands Pl											1	12/4/2025	1	NONE	No															
422-403-09	2161 Raleigh Ave, Unit B								1				12/8/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
117-332-29	458 E 18Th St, Unit B								1				12/10/2025	1	NONE	No			Survey												
426-282-07	275 Walnut St											1	12/12/2025	1	NONE	No					1	Demolished	O							
422-372-32	2273 Pomona Ave, Unit C										1		12/22/2025	1	NONE	No			Survey												
139-294-25	2900 Redwood Ave								1				12/23/2025	1	NONE	No			SCAG ADU Affordability Analysis & Project Specifics												
														0				

Jurisdiction	Costa Mesa	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremeley Low	Deed Restricted	-	-	-	40	-	-	-	-	-	-	-	40	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	2,919	-	-	40	-	-	122	-	-	-	-	**274**	**2,645**
	Non-Deed Restricted		3	-	24	7	24	14	-	-	-	-		
Low	Deed Restricted	1,794	-	-	-	-	-	-	-	-	-	-	**195**	**1,599**
	Non-Deed Restricted		12	7	37	61	45	33	-	-	-	-		
Moderate	Deed Restricted	2,088	-	-	-	-	-	-	-	-	-	-	**79**	**2,009**
	Non-Deed Restricted		8	1	10	13	20	27	-	-	-	-		
Above Moderate		4,959	6	6	5	10	34	34	-	-	-	-	**95**	**4,864**
Total RHNA		**11,760**												
Total Units			**29**	**14**	**156**	**91**	**123**	**230**	**-**	**-**	**-**	**-**	**643**	**11,117**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Costa Mesa	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Costa Mesa	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Owner-Occupied Housing Rehabilitation	• Provide informational materials on the Owner-Occupied Housing Rehabilitation program. • Encourage the participation of seniors, veterans, and disabled residents in this program. • Evaluate the effectiveness of this program and, if necessary, modify program characteristics.	Annually market information and evaluate the program's effectiveness. Any program modifications to be made by December 2023	6th Cycle	Continuous	Costa Mesa advertises the Residential Rehabilitation Grant and Loan program on social media, the City website and flyers at City Hall. Flyers are also provided to property managers of mobile home parks. The City reviewed the policies and procedures of the Single Family Rehabilitation Grant and Loan Program. Policy changes were made to the income requirements that restricted senior residents from qualifying for the loan program. During the reporting period, the City did not award any grant or loan funds to single family residences. There were two applications that were received for residents residing in a single-family home but we were unable to move forward with one application and the other application was withdrawn by the resident.	Other	1	https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/residential-rehabilitation-programs
Mobile Home Rehabilitation	• Provide financial assistance as long as funding from HOME funds remains available. • Market information on funding as available.	Annually market assistance available and grant funding on a case-by-case basis	6th Cycle	Continuous	Information regarding HOME Grant funds for mobile home rehabilitation are made available online. A total of six households received funding assistance for mobile home repairs. Four households receiving assistance are extremely low-income (30% AMI) and two are very low-income (50% AMI) households. Some repairs that were completed during the reporting period included health and safety repairs to maintain habitability and to correct citations issued by the park management of the mobile home parks. Roof replacements, pest treatment services to remediate infestations, damaged steps and landings to improve safe access, window replacement for energy efficiency and weather resistance, furnace repairs or replacement for adequate heat source, and replacement of water heaters.	Units	6	https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/residential-rehabilitation-programs
Monitoring and Preservation of At-Risk Housing Units	• Regularly monitor deed-restricted units that have the potential of converting to market-rate during the planning period. • Work with the property owners of Casa Bella on potential extensions past the current 2025 agreement. • Comply with noticing requirements and coordinate with qualified entities to preserve at-risk units.	Coordinate with property owners of at-risk units through the end of financial agreements. Annually market tenant education information and available assistance.	6th Cycle	Completed	The City has 1,144 total housing units with affordability covenants. Of these units, 75 very-low income are located at 1844 Park Avenue (Casa Bella Apartments) and were identified as at-risk of converting to market rate during the 2021-2029 Housing Element planning period. The City has reached out to the property management company (Moss Management Services, Inc.) and confirmed that they hold an agreement with the United States Department of Housing and Urban Development (HUD), which renews every five-years, and mandates restricting the units under an affordability covenant for the life of the project. As these units are no longer at risk of converting to market rate, this Housing Element program is considered complete.	Units	75	https://www.ochcd.org/sites/hcd/files/2026-01/OC%20Affrd%20Hsing%20List%20Revised%2012.2025.pdf
Inclusionary Housing Ordinance	Adopt an inclusionary housing ordinance.	To be completed by December 2023.	6th Cycle	Completed	The Planning Commission recommended approval of an inclusionary housing ordinance on December 8th, 2023. The City Council held public hearings on early 2024 and approved the first reading of the Ordinance on April 2, 2024. A second reading and final adoption of the Ordinance was given by the City Council at their August 6, 2024 meeting and the ordinance became effective on September 6, 2024. City Council allocated $2.5 million to an affordable housing trust fund. City staff are currently monitoring the effectiveness of the ordinance. In addition, the City Council directed staff to return in two years to review the Ordinance for recommendations and potential modifications for fees.	Other	1	https://costamesa.legistar.com/View.ashx?M=F&ID=13203306&GUID=DF86573C-0C0C-4F60-A777-038EE197442D
Affordable Housing Development	• Pursue State and regional funding for affordable housing development. • Pursue local partnerships and annually meet with affordable housing organizations to encourage the development of housing affordable to all segments of the population. • Establish development incentives (i.e. deferment of fees, priority processing, modified development standards, etc.) for affordable housing projects that meet objective evaluation criteria similar to the process for density bonus concessions. • Develop clear instructional materials for achieving incentives and make them publicly available on the City's website.	Establish incentives and instructional materials by December 2023. Pursue funding and partnership annually. Meet with organizations annually.	6th Cycle	Continuous	The City continues evaluate programs and incentives to encourage the development of Affordable Housing, including recently creating materials to implement our affordable housing ordinance, which are now available to applicants. Incentives and materials will continue to be developed throughout the rezone program and as state legislation provides additional incentives. The City continues to pursue funding and partnerships with affordable housing builders. In 2025, the City issued permits for two Homekey projects totaling 124 units. The City Council also approved entitlements for a 70 unit, 100% affordable senior living development located at the Costa Mesa Senior Center.	Units	194	Homekey Projects: https://www.costamesaca.gov/trending/project-homekey Senior Living Development: https://costamesa.legistar.com/View.ashx?M=F&ID=13929676&GUID=540AA231-FDEF-4472-BB62-41DB8FBF1E55

Supportive Services for Persons with Special Needs	• Provide information regarding the City's Annual Action Plan findings regarding special needs groups and the availability and allocation of CDBG funds on the City's website. • Outreach to local organizations working with special needs populations to receive feedback and provide information on the availability of funding.	Annually outreach to local organizations and provide information online regarding the Annual Action Plan findings regarding special needs populations and availability and allocation of CDBG funds.	6th Cycle	Continuous	Costa Mesa Housing and Community Development staff conduct outreach to nonprofit organizations who are eligible to receive federal CDBG funds when the new public services grant application cycle commences. Applications for the fiscal year funding cycle's open in January every calendar year and remain open for a period of at least 30 days. The City's Housing and Public Services Grants Committee review the applications and make funding recommendations to the City Council. Funding is awarded to qualified applicants who meet the consolidated plans identified goals and objectives. Costa Mesa City Council adopted the 2025-2029 consolidated plan on May 20, 2025, which inlcuded funding activities for the FY 2025-2026 Annual Action Plan.	Meetings	3	Housing Resources: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development May 20, 2025 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=14216243&GUID=58FDB388-AD4E-46F9-B169-E4CDF93245F3
Facilitate Development of Senior Housing Options	• Identify potential opportunities for Senior Housing developments within Costa Mesa, including working with developers who specialize in the development of Senior Housing. • Pursue opportunities for senior housing on the Senior Center parcel identified as part of the candidate housing site analysis and/or other sites within the City.	Annually meet with senior housing developers to receive feedback, market housing sites adequate for the development of senior housing and pursue other opportunities for senior housing development.	6th Cycle	Continuous	Costa Mesa has identified the Costa Mesa Senior Center as a potential senior housing opportunity site; the City has approved entitlements for Jamboree Housing to develop the senior housing project application for a 70 unit senior housing development at the site with a portion of the housing units dedicated as supportive housing. The application was reviewed by the Planning Commission and they provided their recomendation for the City Council to approve the project at their December 9, 2024 hearing. It was considered and approved by the City Council at their March 18, 2025 hearing. Jamboree Housing is currently working on financing the project development.	Meetings	2	Planning Commission: https://costamesa.legistar.com/View.ashx?M=F&ID=13604511&GUID=84DF0470-E93A-481B-B18A-748A898C533A City Council: https://costamesa.legistar.com/View.ashx?M=F&ID=13929676&GUID=540AA231-FDEF-4472-BB62-41DB8FBF1E55
Encourage Development of Housing Options for Large-Family Households	• Promote and work with applicants who propose for-rent residential projects to encourage 4-bedroom units as part of proposed developments. • Review development standards to determine if any pose an impediment to the development of larger units. If it is found that certain standards present an impediment, the City will adopt amendments to the Zoning Code to alleviate those impediments.	Review development standards for larger units and, if necessary, amend the Zoning Code by Winter 2025. Annually meet with housing developers to encourage the development of larger units.	6th Cycle	In Progress	City staff prepared an ordinance amendment to permit 2-unit fee simple developments in multi-family zones under the City's small lot ordinance program. The ordinance was considered by Planning Commision on December 8, 2025, and the Commission reccomended approval to City Council. The ordinance is expected to be adoted by City Council in early 2026. The City will further review the development standards for large units and recommend amendments as part of the rezone program, which was initiated in spring 2025 and expected to be completed in winter 2026.	Other	2	Planning Commission (new ordinance): https://costamesa.legistar.com/View.ashx?M=F&ID=15009266&GUID=5E4E5917-BCFA-4F54-B032-25C7FA3C5015 Rezone effort: https://www.costamesaneighborhoods.com/
Persons with Physical and Developmental Disabilities	• Take actions to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate through the implementation of Title 24, as well as reviewing and amending its procedures to comply with State law. • Review procedures and, as necessary, provide more flexibility in housing accommodations for persons with physical and developmental disabilities. • City will proactively reach out to developers and other agencies annually to take steps to improve and develop	Review procedures to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate, and, if necessary, amend the Zoning Code by Winter 2025	6th Cycle	Continuous	The City of Costa Mesa's Building Division reviews development projects for consistency with accessibility requirements when thresholds are met and improvements need to be installed. In addition, the City has a process in place for reasonable accommodations to be requested. In 2025, two reasonable accommodation requests were made and approved by the City. In addition, the City has prepared draft code amendments to the reasonable accommodation procedures in Chapter IX, Article 15 and anticipates adoption in 2026. The Planning Commission is scheduled to make recommendation on the amendments at their February 9, 2026 meeting.	Other	2	Two requests for reasonable accommodations were approved.
Safety Element Update and adoption of Environmental Justice Policies	• Revise and amend the current Safety Element. • Amend portions of the General Plan to include environmental justice policies in compliance with SB 1000.	To be completed by December 2023.	6th Cycle	In Progress	Safety Element Update - City has a working draft that incorporates refences to Local Hazardous Mitigation Plan (SB 379) as well as to address other applicable State laws including - SB 1035, AB 747, SB 99. As part of this process, City is also evaluating other General Plan Elements to address SB 1000. A Planning Commission study session for the Safety Element was held on September 8, 2025. These updates will run in tandem with the City's Climate Action and Adaption Plan (CAAP), expected to be complete by summer 2026. Additionally, the City secured REAP 2.0 grant funds which will in part be used to create environmental justice policies. These policies are expected to be complete by summer 2026.	Other	3	Safety Element: https://costamesa.legistar.com/View.ashx?M=F&ID=14754468&GUID=569000F3-E886-44E3-BDD9-47ED50C7A063 CAAP: https://costamesa.legistar.com/View.ashx?M=F&ID=13367898&GUID=C2B58ABA-C759-4947-A125-7637198D0E1F
Farmworker Housing	Amend the current Zoning Code to meet requirement set forth in the California Health and Safety Code Sections 17021.5 and 17021.6.	To be completed by December 2023.	6th Cycle	In Progress	As part of the Neighborhoods Where We All Belong rezone program, municipal code amendments have been drafted to add an "employee housing" definition to also include farmworkers. The City's Land Use Matrix is proposed to be amendmend to allow this type of housing as a use by-right in single-family zones. The Planning Commission held a study session on January 23, 2026 and will make recommendations to the City Council on February 9, 2026. It is anticipated to go to the City Council for adopation on March 17, 2026. In the meantime, the City will process any proposed farmworker housing by-right in single-family zones pursuant to State Law.	Other	1	https://www.costamesaneighborhoods.com/
Promote State Density Bonus Incentives	Evaluate and update the Density Bonus Ordinance to comply with State Density Bonus Law.	To be completed by December 2024.	6th Cycle	In Progress	Costa Mesa continues to process State Density Bonus Law requests for complaince with state law. In 2025, the City approved two projects which included a request for Density Bonus as part of their scope. In addition, the City published a Density Bonus handout to the planning application webpage on the City's website. The City received notification of REAP 2.0 grant funds being awarded in January 2026 and the consultant is providing staffing support under the grant to review and provide recommendations to the City regarding updating the adopted density bonus regulations for compliance with state law.	Other	3	Rezone Program: https://www.costamesaneighborhoods.com/ Planning Application Webpage: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/planning-application-entitlement-submittal-handouts 3150 Bear St (Density Bonus Project): https://costamesa.legistar.com/View.ashx?M=F&ID=14733271&GUID=65093273-1C2A-4E5A-94EA-26B3FCAFF3B5 695 W 19th St (Density Bonus Project: https://costamesa.legistar.com/View.ashx?M=F&ID=14113206&GUID=7CFA0815-3D04-47DF-92D9-31B7FF7F51E9

Transitional and Supportive Housing	• Amend the Zoning Code to include transitional and permanent supportive housing within the City's land use matrix in compliance with Senate Bill 2 and Government Code Section 65651 • Monitor the inventory of sites appropriate to accommodate transitional and supportive housing. • Proactively engage relevant organizations to meet the needs of persons experiencing homelessness and extremely low-income residents.	To be completed by December 2024.	6th Cycle	In Progress	As part of the Neighborhoods Where We All Belong rezone program, municipal code amendments have been drafted to add a "low barrier navigation center" definition, amend the "transitional housing," and "supportive housing" definition. The City's Land Use Matrix is proposed to be amendmend to allow this type of housing as a use by-right in single-family zones. The Planning Commission held a study session on January 23, 2026 and will make recommendations to the City Council on February 9, 2026. It is anticipated to go to the City Council for adopation on March 17, 2026.	Other	1	NWWAB: https://www.costamesaneighborhoods.com/ January 23, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15132135&GUID=AC1785CD-2E5F-4133-9EF5-D2604B35D76D February 9, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE
Planning Application Fees	Review planning application fees, with a special focus on the density bonus fee, and update the fee(s) to avoid creating a constraint to the development of affordable housing.	To be completed by December 2024.	6th Cycle	In Progress	City staff are looking at modifying application fees for certain development projects, while also reviewing the City's application process and determining if certain project types can go through a ministerial process, in-lieu of being processed through a discretionary application. Thus, saving time and money for development projects. This is being accomplished by code amendments that were introduced to City Council on January 23, 2026 for the small lot ordinance requests for two-unit developments in the multi-family zones with City Council adoption February 3, 2026. Additionally, as part of the municipal code amendments going before the Planning Commission on February 9, 2026, for recommendation to City Council, new application procedures are proposed for by-right housing development projects on housing opportunity sites. It is anticipated to go to the City Council for adopation on March 17, 2026. Citys staff will continue to review planning application fees to determine if they are creating a constraint or barrier to the development of affordable housing.	Other	1	January 23, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15075829&GUID=62C60D6E-5A81-4589-ACD7-9FDFCDFE8BC9 February 9, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE
Development of Housing for Extremely Low and Lower-Income Households	• Subsidize up to 100 percent of the City's application processing fees for qualifying developments where all units are affordable to 80 percent AMI or lower, as funding is available. • Annually promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with land development applications regarding development opportunities and incentives. • Proactively reach out to developers at least once annually to identify and promote development opportunities. • Adopt priority processing and streamlined review for developments with units affordable to lower income households. • Support funding development applications throughout the planning period for projects proposing units affordable to lower income households.	As funding is available, promote the program and outreach; adopt priority processing and other incentives by December 2024.	6th Cycle	In Progress	City continues to evaluate processing, funding resources, incentive, and fees associated with the development of Housing for extremely low and lower- income households and will make updates as part of the rezone program, which was initiated in spring 2025 and expected to be completed in winter 2026.	Other	1	https://www.costamesaneighborhoods.com/
Parking Standards for Residential Developments	Review and revise the Zoning Code's requirements for residential off-street parking for multi-family projects to facilitate the development of multi-family housing, and specifically affordable housing.	Review by December 2024; revise Code by Winter 2025.	6th Cycle	In Progress	program, municipal code amendments have been drafted to modify the City's residential parking standards for single-family and multi-family projects. Code amendments are included for single-family parking in connection with AB 1308 that became effective on January 1, 2025 to eliminate the City's requirement to expand covered parking in the event a bedroom addition is proposed to an existing single-family home. The amendments to the multi-family projects include the removal of open tenant parking space requirements, and reducing the minimum off-street guest parking requirements. The Planning Commission held a study session for these code amendmens on January 23, 2026 and will make recommendations to the City Council on February 9, 2026. It is anticipated to go to the City Council for	Other	2	January 23, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15132135&GUID=AC1785CD-2E5F-4133-9EF5-D2604B35D76D February 9, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE
Reasonable Accommodation	• Review and revise the Reasonable Accommodation procedure to promote access to housing for persons with disabilities, address potential constraints and establish potential objective standards, and provide guidance and amend as necessary to promote greater certainty on how approval findings will be implemented. • Meet with local organizations and developers to promote access to housing for persons with disabilities and address potential constraints.	Review and revise Code by December 2024. Annually review and, if necessary, revise the reasonable accommodations procedures. Annually meet with local organizations and housing developers to promote access to housing for persons with disabilities and address potential constraints.	6th Cycle	In Progress	City staff have drafted amendments to the City's reasonable accommodations provisions which are scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adopation on March 17, 2026.	Other	1	https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE
Definition of Single Housekeeping Unit	Review and revise the definition of "single housekeeping unit" within the zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together.	Review and revise Code by December 2024.	6th Cycle	In Progress	City staff have drafted amendments to the City's single-housekeeping unit definition which is scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adopation on March 17, 2026. The proposed definition is similar to other communities in Orange County.	Other	1	https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE

Group Homes	Review and revise the City's zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses.	Review and revise Code by Winter 2024.	6th Cycle	In Progress	City staff have drafted amendments to the City's group home provisions which is scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adopation on March 17, 2026. The amendments promote greater objectivity and approval certainty similar to other residential uses of the same zoning district. The draft revisions provide additional clarity and note that special use permit provisions are required when there is an operator, removal of parking requirements that were inconsistent with other similar uses and providing a courtesy notice to owners and tenants within 100 feet, rather than 500 feet.	Other	1	https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE
Adequate Sites	• Maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers. • Monitor its status of meeting the Regional Housing Needs Allocation (RHNA) annually and ensure that the City has adequate sites available to accommodate its RHNA. If the City's inventory of adequate sites falls below its remaining RHNA, the City will take actions to identify additional capacity to accommodate the shortfall. • Promote the development of housing, live/work, and mixed-use development on the sites identified within the inventory through actions such as: - Make information on candidate housing sites readily available through a database available to the public. - Priority processing for candidate housing sites which provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites. - If funding becomes available, the City shall subsidize up to 100 percent of the City's application processing fees for qualifying developments that provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites.	Publish candidate housing sites on the City website by December 2023. Provide priority processing for candidate housing sites that meet the outlined requirements throughout the planning period. Market available funding, as available, for projects on candidate housing sites that meet outlined requirements	6th Cycle	Completed	The City's list of housing opportunity sites identified under the 2021-2029 Housing Element are available on the City's website. The City has approved housing development projects on 2 of 97 Housing Opportunity Sites. As development projects are processed on housing opportunity sites, the City continues to make the required findings while monitoring the City's site capacity for "No Net Loss." The City still has sufficient site capacity during the reporting period. These projects include a senior living development at 695 19th St and a Single Room Occupancy motel conversion at 2205 Harbor Blvd. The City is also working on launching an interactive map that shows development activities in the City which is anticipated to include information for the locations of the housing opportunity sites that ties directly into the City Land Management Software, TESSA.	Other	1	Housing Element Opportunity Sites: https://www.costamesaca.gov/home/showpublisheddocument/52838/638133551015970000 Single Room Occupancy motel conversion: https://costamesa.legistar.com/View.ashx?M=F&ID=14113206&GUID=7CFA0815-3D04-47DF-92D9-31B7FF7F51E9 Senior Living Development: https://costamesa.legistar.com/View.ashx?M=F&ID=13929676&GUID=540AA231-FDEF-4472-BB62-41DB8FBF1E55
Fairview Development Center – State Property	• Partner with the State to pursue compatible development on the Fairview Development Center site. • Complete rezoning at Fairview Developmental Center within three years of an agreement with the State of California. Development at the site will be subject to the City's Inclusionary Housing Ordinance or equivalent affordability requirements and will be subject to development process incentives such as expedited processing including a dedicated staff project manager to promote future projects within the Fairview Developmental Center property to include affordable housing. • If building permits/entitlements are not issued by mid-2027, the City will identify additional alternative sites within the City that can accommodate a potential shortfall in housing sites to accommodate the remaining RHNA within 180 days of determination of a shortfall of adequate sites as required by SB 166 (No Net Loss). • The City will coordinate land use and zoning efforts concurrent with the city-wide rezoning efforts to implement the housing element. Fairview Developmental Center will go through an RFP process within the next three years to plan to for the development of up to 2,300 residential	Negotiate agreement to develop housing at the Fairview Developmental Center site by Winter 2025, or as modified by the State. If unsuccessful, identify additional sites to accommodate shortfall.	6th Cycle	In Progress	The City began the process to develop a specific plan and associated environmental documents for the re-use of the Fairview Development site as affordable and market rate housing (at least 2,300 units) in 2022 when the City and State entered into an agreement and received grant funds. In 2025, the State extended the contract term to end on December 31, 2026. The City retained the professional services of Placeworks and initiated the Fairview Developmental Center (FDC) Specific Plan project in 2023. The current phase of the project generally includes the preparation of a specific plan and associated environmental review for the re-use of the site with a range of affordable and market rate housing. Technical studies have been completed and the City continues to hold bi-weekly coordination meetings with the State Department of General Services (DGS) and Department of Development Services (DDS). Staff and Placeworks have coordinated and hosted 18 community outreach events on the visioning and land use framework, as well as land use concepts, mobility, and urban design in 2023 and 2024. City Council provided a recommendation on the preferred plan for environmental study purposes for the Specific Plan on October 21, 2025. Following the hearing, staff issued a Notice of Preparation and held a scoping meeting on November 17th, 2025. Staff and Placeworks have begun the preparation of the specific plan and environmental review. More information on this process can be found on the project webpage.	Other	1	October 21, 2025 City Council: https://costamesa.legistar.com/View.ashx?M=F&ID=14861511&GUID=AD281F34-380F-4DFA-855D-F06C1E0CAF0E Project website: https://fdcplan.com/

Update the North Costa Mesa Specific Plan	Complete the required zoning code/Specific Plan amendments to update the North Costa Mesa Specific Plan based on the sites analysis to permit residential development at an allowable density of up to 90 dwelling units per acre. The City will update standards which apply to the entirety of the specific plan area, including the 16 sites totaling approximately 70.75 acres that are identified within the sites inventory list. 6,435 units identified within the North Costa Mesa Specific Plan across all income levels are identified to meet the City's shortfall in units. As noted in the program, development capacity is determined by density so effectively there are no total unit caps within the North Costa Mesa Specific Plan. Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h & i)	To be completed by Winter 2025.	6th Cycle	In Progress	City staff have drafted amendments to the North Costa Mesa Specific Plan to rezone the housing opportunity sites as a part of the NWWAB project. These amendments were presented to the Planning Commission at a study session on January 26, 2026, and are scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adopation on March 17, 2026. Further amendments are anticipated in 2026 to accommodate additional rezoning as a part of the NWWAB project for the voter approved Measure K sites.	Other	1	January 23, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15132135&GUID=AC1785CD-2E5F-4133-9EF5-D2604B35D76D February 9, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE
Update the City's Urban Plans and Overlays	• Complete the required zoning code amendments to update the existing Urban Plans and Overlays based on the candidate housing sites analysis to permit residential development at the identified allowable densities: - 19 West Urban Plan (50 du/ac). - SoBECA Urban Plan (60 du/ac). - Mesa West Bluff Urban Plan (40 du/ac). - Harbor Mixed-Use Overlay (50 du/ac). • Remove the Mesa West Residential Ownership Overlay. • Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h & i)	To be completed by Winter 2025.	6th Cycle	In Progress	The City and consultant team for NWWAB began evaluating the City's Urban Plans and Overlays as part of the rezone program, which was initiated in spring 2025 and is expected to be completed in 2026. The City utlimately intends to retire the urban plans and extend a mixed-use overlay over the properties that are located in the urban plan boundaries that are also Measure K sites. For properties that are not Measure K sites, but have an urban plan associated with, the provisions that are allowed under the urban plan will be codified into the City's municipal code so that a right currently available to those properties is not removed.	Other	1	https://www.costamesaneighborhoods.com/
Promote the Development of Accessory Dwelling Units (ADUs)	• Review and revise the City's ADU ordinance as necessary to comply with State law. • Coordinating with the County on implementation of a permit-ready ADU program. • Post a user-friendly FAQ on the City's website to assist the public. • Offer permitting fee waivers, as funding is available. • Creating an expedited plan check review process to ease the process for homeowners. • Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners. • Engaging with residential development applicants regarding ADU opportunities that may not have been considered	Program components analyzed within by December 2023, with implementation by December 2024. Review and revise the ADU ordinance within one year.	6th Cycle	In Progress	City Council updated ADU provisions to be consistent with State Housing Laws for ADUs on April 1, 2025 (Ordinance No. 2025-05). An informational Table is available on the City's webpage, which will continue to be updated, as necessary. Additionally, the City initiated a preappvred ADU program in January of 2025. The City began reviews of ten ADU designs in 2025; however, applicants have not resubmitted to continue through the pre-approval process. Additionally, reviewing the ADU ordinance and updated in law with state law has been included in the REAP 2,0 scope of work, which is anticipated to be complete by summer 2026.	Other	2	April 1, 2025 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=13986419&GUID=70D7B42F-324A-40B5-B30F-CC43708D193C ADU Informational Table: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/accessory-dwelling-units-adu. Preapprved ADU Information: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/accessory-dwelling-units-adu/pre-engineered-adus
Motel Conversions, Efficiency Units, and Co-living Housing Types	• Establish definitions of co-living and efficiency housing options within the Costa Mesa Zoning Code • Develop informational materials which outline the City's process for permitting efficiency unit and co-living housing types and distribute them to interested members of the development community. • Explore opportunities to implement motel conversions through Project Homekey. • Comply with State and Federal laws related to displacement and relocation of long-term residents when considering motel conversion opportunities.	To be completed by December 2024.	6th Cycle	In Progress	City staff have drafted amendments to add a new definition "efficiency unit" and "single room occupancy unit" to the Zoning Codes definitions section. These amendments were presented to the Planning Commission at a study session on January 26, 2026, and are scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adopation on March 17, 2026. Additionally, the CIty issued permits for two Project Homekey sites that totaled 126 units and approved a conditional use permit for a single room occupancy project that included 47 units.	Units	173	Single room Occupancy project: https://costamesa.legistar.com/View.ashx?M=F&ID=14113206&GUID=7CFA0815-3D04-47DF-92D9-31B7FF7F51E9 Rezone program: https://www.costamesaneighborhoods.com/
Address City-wide Vote Requirement in Relation to Housing Element Compliance	Minimize the constraint of a city-wide vote requirement on creation of housing including affordable housing through the modification of existing City overlays, urban plan areas, and specific plans to rezone candidate housing sites that can accommodate affordable housing and a variety of mixed use/ housing options near jobs and transit. By 2025, initiate a ballot measure, or other alternative option, to provide City Council greater discretion in approving affordable housing and mixed use/housing options in appropriate locations	To be completed by Winter 2025.	6th Cycle	In Progress	In November of 2022, the Costa Mesa Voters approved amendment to CMMC (Measure K) to revitalize key commercial and industrial corridors to allow for housing opportunities as described in the Housing Element. The voter approved initiative provided flexibility for City Council to authorize amendments to applicable documents affecting the Measure K sites without the need to receive public voter approval provided that robust community engagement take place. The NWWAB effort includes further updates to the City's Zoning Code and urban plans to accommodate housing on these sites as part of the rezone program, which was initiated in spring 2025 and is expected to be completed in winter 2026.	Other	2	Measure K: https://www.costamesaca.gov/trending/measure-k Rezone program: https://www.costamesaneighborhoods.com/

Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the Airport Industrial Area	• Evaluate the potential to add an overlay to an area in the airport industrial area which would permit residential development. • Complete a market analysis to determine the potential factors involved with permitting residential uses in the airport industrial area.	To be completed by Winter 2025.	6th Cycle	In Progress	City will evaluate the potential of establishing an land use overlay in the airport industrial area to allow for residential usesas part of the rezone program, which was initiated in spring 2025 and expected to be completed in winter 2026.	Other	1	https://www.costamesaneighborhoods.com/
Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the 17th Street Corridor Area	• Evaluate the potential to add an overlay to an area in the 17th Street corridor area which would permit residential development. • Complete a market analysis to determine the potential factors involved with permitting residential uses in the 17th Street corridor area.	To be completed by Winter 2025.	6th Cycle	In Progress	City will evaluate the potential of establishing an land use overlay to permits residential units in the 17th Street corridor area as part of the rezone program, which was initiated in spring 2025 and expected to be completed in winter 2026.	Other	1	https://www.costamesaneighborhoods.com/
Analyze the Potential of Modifying the Newport Boulevard Specific Plan to Promote Residential Uses along Newport Boulevard	Evaluate potential modifications to the Newport Boulevard Specific Plan that would promote quality residential development.	To be completed by Winter 2025.	6th Cycle	In Progress	City will evaluate the potential of modifying the Newport Boulevard Specific Plan to promote residential uses along Newport Boulevard as part of the NWWAB rezone program, which was initiated in spring 2025 and expected to be completed in winter 2026.	Other	1	https://www.costamesaneighborhoods.com/
Explore Potential Future Housing Opportunities on Church Sites	• Collaborate with members of the faith-based community to discuss housing and the unique opportunities and challenges faced by faith-based organizations when considering creating housing opportunities on church properties with the potential for wrap around services. • Develop materials outlining the development process and make them available on the City's website.	Develop online materials on the development process by December 2023 and update, as necessary.	6th Cycle	In Progress	City will evaluate the potential of future housing opportunities on church sites as part of the NWWAB rezone program, which was initiated in spring 2025 and expected to be completed in summer 2026.	Other	1	https://www.costamesaneighborhoods.com/
Annual Progress Reports	Annually complete the required housing status reporting through the City's Annual Progress Report.	Annually complete and submit an Annual Progress Report to HCD.	6th Cycle	Continuous	City staff complete and submit an Annual Progress Report to HCD and LCI annually prior to the April 1 reporting deadline.	Other	1	https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/general-plan/annual-progress-reports
ADU and JADU Monitoring Program	• Create a monitoring program to track ADU and JADU development and affordability levels throughout the planning period. • Conduct a review of ADU development and affordability every two years and make adjustments to accommodate a potential shortfall if determined necessary (i.e. additional incentives for ADU development or identification of adequate sites to meet the City's identified unaccommodated need).	Monitoring program created by Winter 2025. Reviews conducted every two years throughout the planning period, and potential adjustments made within six months.	6th Cycle	Continuous	City staff currently monitor ADU development and launched a new land management system (LMS) - TESSA in August of 2023 that improves monitoring of all land use development. The City uses TESSA to monitor the affordability levels throughout the planning period, and make adjustment as necessary. This year, the City modified its method for determining ADU affordability levels for permits to better understand how ADUs are being used as a housing tool and to comply with guidance released by HCD in January 2025. For these permits, the City collects ADU application affordability data through TESSA as part of the building permit application.	Other	2	https://permits.costamesaca.gov/energov_prod/selfservice#/home
Candidate Sites Used in Previous Housing Elements	Place a housing overlay zone over all nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning periods that permits by right housing development for projects that meet the requirements of State housing law (Gov Code Section 65583.2(c).	To be completed by Winter 2025.	6th Cycle	In Progress	City staff have drafted amendments to the Mixed Use Overlay District to rezone the housing opportunity sites as a part of the NWWAB project, which includes by-right approvals. These amendments were presented to the Planning COmmission at a study session on January 26, 2026, and are scheduled to be reviewed by the Planning Commission on February 9, 2026 for recommendation to the City Council. It is anticipated to go to the City Council for adopation on March 17, 2026. Further amendments are anticipated in 2026 to accommodate additional rezoning as a part of the NWWAB project for the voter approved	Other	1	https://www.costamesaneighborhoods.com/
Water and Sewer Resources	Submit the General Plan amendment and rezone sites to local water and sewer providers for their review and consideration when reviewing new residential projects.	To be completed by July 2023.	6th Cycle	Continuous	City coordinates with the Water and Sewer providers as part of the development review process for all planning applications including new residential projects; This is an ongoing process.	Other	1	Mesa Water District: https://www.mesawater.org/ Costa Mesa Sanitary District: https://www.cmsdca.gov/
Federal/State Housing Programs	• Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects using Federal and State housing programs/grants. • Continue to partner with the OC Housing Finance Trust to identify potential funding sources.	Annually market available Federal and State housing programs and grants. Meet with qualified interested parties annually to provide technical assistance. Partner with the OC Housing Finance Trust throughout the planning period to identify additional potential funding sources.	6th Cycle	Continuous	City will continue to market available Federal and State Housing Programs and grants on its Housing and Community Development website.	Other	1	https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/housing-and-community-resources
Lot Consolidation	• Promote consolidation of residential properties to the development community and property owners to facilitate and promote the development of housing on smaller sites. • Maintain information on the lot consolidation process and fees online and at City Hall. • Continue to provide streamlined measures to facilitate consolidation and establish a menu of incentives by 2025 • Evaluate the effectiveness of streamlining measures by midpoint and make adjustments within 6 months.	To be completed by December 2023, outreach and promote lot consolidation to the development community/property owners, and publish and maintain updated information on the City's lot consolidation processes and fees online and at City Hall.	6th Cycle	In Progress	City will evaluate the potential of lot consolidations as part of the rezone program, which was initiated in spring 2025 and expected to be completed in winter 2026.	Other	1	https://www.costamesaneighborhoods.com/

Development of Large Sites	• Evaluate the development status of the five identified large candidate sites within three years of the applicable zoning amendments being completed. If the sites show no indication of development progress including the assumed density and affordability, the City will review current RHNA progress and identify additional candidate sites within one-year if necessary. • Continue outreach to property owners through annual meetings. Provide technical assistance, incentives, and strategies as appropriate to facilitate the development of affordable housing, including parceling at appropriate sizes or other tools. • Promote development of large sites at the densities and affordability levels identified within the housing element. • Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the initial development phases and when applications come into the City for the	Direct outreach to property owners two times per year throughout the planning period. Review of development progress and potential identification of additional candidate housing sites following the schedule within the objectives.	6th Cycle	Continuous	The Planning Division keeps a record of properties where the property owners have expressed interest in housing development. Staff provides initial comments and discuss development review process with potential developers. City staff met with developers throughout 2025 to discuss housing opportunities on several sites throughout the City and are in active discussions for sites that are not currently identified as a housing opportunity site but ownership has expressed interest in being included as a site. Additionally, an owner of one of the large sites has been participating in community engagement process and is following the City's NWWAB project. The property owners have also informed staff that they are following the public hearings for housing element site rezoning that went before the Planning Commission for a study Session on January 26, 2026 and the Planning Commission hearing for recommendation to City Council on February 9, 2026. It is anticipated to go to the City Council for adopation on March 17, 2026. City will continue to reach out to property owners of candidate sites as part of the rezoning program and track status of implementation after completion of the rezoning program. The City will evaluate development status of five large, identified candidate sites and explore ways to promote development of these sites and/or subdivision into multiple parcels for future development by winter 2026.	Other	2	https://www.costamesaneighborhoods.com/
Review and Revise Findings	Review all approval findings for Conditional Use Permits, Design Review, and Master Plans and revise findings which are capable of being interpreted broadly, with the goal of improving housing cost, supply, timing of approvals, and approval certainty.	To be completed by December 2023.	6th Cycle	In Progress	As part of the overall NWWAB project, the City will review CMMC Findings Section for listed applications and update or consolidate findings as necessary to ensure they are clear and objective. Draft amendments were presented at a Planning Commission study session on January 26, 2026, and Planning Commisison will make recommendations to City Council on February 9, 2026. It is anticipated to go to the City Council for adopation on March 17, 2026. These amendments include the removal of Design Review Findings subsection, and reduction to number of findings for Master Plan projects from three to one. Further amendments to the findings may be necessary with the Measure K site rezoning process. If amendments are determined to be necessary, then those amendments are anticipated to take place by winter 2026.	Other	1	https://www.costamesaneighborhoods.com/
Fair Housing	Achieve the Metrics outlined in Table outlined in Program 4A: Fair Housing to address factors as contributing to fair housing issues in Costa Mesa.	Annually outreach to local organizations and lower income communities to discuss fair housing issues and promote actions to mitigate local contributing factors. Promote available funds, ownership information, and details on affordable housing units on the City's webpage by Winter 2025.	6th Cycle	In Progress	"I. Housing Mobility A. Address Housing Discrimination 1. * Housing Information and Resources are posted on the City's Economic and Development Services - Housing and Community Development webpage at: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development * City continues to renew contract with Fair Housing Foundation (FHF) to provide Fair Housing counseling services to the City of Costa Mesa. The FHF held two workshops in Costa Mesa in 2025. The workshops are open for all residents of Orange County to attend and are not limited to Costa Mesa residents or owners. Likewise, all of the FHF workshops held in Orange County are open and available to all residents. * City HCD staff continue to collaborate with Orange County Housing Authority (OCHA) to implement the Housing Choice Voucher Program and attend quarterly OCHA Housing Advisory Committee Meetings. Link to County of Orange - Affordable Housing Rental Housing List is posted online 2. City's Network for Homeless Solutions (NHS) continued to assist and advocate for voucher program participants as part of their day to day operations. in 2025 assisted 238 individuals. 3. City will work on identifying and adopt programs to improve accessibility - See more information provided in the reasonable accommodation program for status. 4. City continue to work with non-profit and other jurisdiction to advocate for affordable housing development. - The City of Costa Mesa is working with People for Housing who is partnering with other Orange County cities, United Way and the 2-1-1 OC platform through the OC Affordable Housing Access Platform	Other	4	Housing Resources: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development Affordable Rental Housing: https://www.ochcd.org/sites/hcd/files/2026-01/OC%20Affrd%20Hsing%20List%20Revised%2012.2025.pdf Fair Housing: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/housing-and-community-resources/fair-housing
Rental Housing Assistance	• Participate in the Orange County Housing Authority's Housing Choice Vouchers program to provide rent subsidies to very low-income households provided funding is available. • Evaluate and offer rental housing assistance programs based on the availability of funding.	Promote OCHA Housing Choice Voucher information and rental housing assistance programs, as available, on the City's website.	6th Cycle	Continuous	City promotes the Rental Assistance Program on the following website: https://www.costamesaca.gov/trending/rental-assistance-asistencia-de-alquiler and various housing programs on its Housing and Community Development Website: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development.	Other	2	Rental Assistance Program: https://www.costamesaca.gov/trending/rental-assistance-asistencia-de-alquiler Housing and Community Development: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development

Ownership Housing Assistance	• Evaluate and adopt ownership housing assistance programs, such as a First-Time Home Buyer Program, based on the availability of funding. • Provide informational materials, online and at City Hall, on potential paths to home ownership and on assistance and resources available for first-time home buyers.	Annually evaluate and, as funding is available, offer ownership housing assistance programs. Promote informational materials online and at City hall on potential paths to home ownership and on assistance and resources available by Winter 2025.	6th Cycle	In Progress	The City Council directed staff to prepare a first-time homebuyer program and set aside $2.5 million in funds to help launch the program. City staff explored the opportunity but the high housing costs in Costa Mesa would provide assistance to a limited number of households. City staff are exploring additional options, such as down payment assistance for affordable for-sale homes, or similar opportunity. Other alternatives that staff are exploring include creative financing structures to leverage grant funding opportunities.	Other	1	https://www.costamesaca.gov/government/departments-and-divisions/city-manager-s-office/network-for-homeless-solutions/housing-resources
Fair Housing Assistance	Continue to contract with the Fair Housing Foundation and promote available services on the City's webpage.	Contract with the Fair Housing Foundation throughout the planning period and promote updated information on available services online by Winter 2025.	6th Cycle	Completed	City continues to renew contract with Fair Housing Foundation (FHF) to provide Fair Housing counseling services to the City of Costa Mesa. Contact information for FHF is available on the City's website and events put on by the FHF are shared through various avenues such as the City's weekly snapshot newsletter, social media, and placing flyers at City Hall, etc.	Other	1	https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/housing-and-community-resources/fair-housing
Low Barrier Navigation Centers	Update the Zoning Code to permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of state law.	To be completed by December 2024.	6th Cycle	In Progress	As part of the Neighborhoods Where We All Belong rezone program, municipal code amendments have been drafted to add a "low barrier navigation center" definition, amend the "transitional housing," and "supportive housing" definition. The City's Land Use Matrix is proposed to be amendmend to allow this type of housing as a use by-right in single-family zones. The Planning Commission held a study session on January 23, 2026 and will make recommendations to the City Council on February 9, 2026. It is anticipated to go to the City Council for adopation on March 17, 2026.	Other	1	January 23, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15132135&GUID=AC1785CD-2E5F-4133-9EF5-D2604B35D76D February 9, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE
Homeless Shelter	• Continue to operate and maintain the Bridge Shelter throughout the planning period. • Promote information on services and assistance available to residents online on the City's website.	Annually review and, if necessary, revise services and assistance programs available based on funding availability. Annually meet with homeless services providers to respond to the needs of persons experiencing homelessness and identify potential opportunities.	6th Cycle	Continuous	The City continues to operate the Bridge Shelter which acts as a triage between homelessness and housing. The 70-bed Bridge Shelter provides interim housing coupled with wrap-around services to support guests on their journey to securing a permanent housing option. The City of Costa Mesa partners with the local non-profit, Mercy House, to operate the Bridge Shelter and coordinate the provision of guest services. On December 2, 2025, City staff presented a request to City Council for the City of Newport Beach to reduce their bed capacity at the shelter from 25 beds to 20 to align with their capacity usage and their costs for the beds. In 2025, Costa Mesa assisted 238 persons experiencing homelessness at the Bridge Shelter. The City will continue the Shelter operations and seek resources to expand services to support assistance programs. The City maintains the "Network for Homeless Solutions" webpage which includes information on services and the Bridge Shelter.	Persons	238	Bridge Shelter Webpage: https://www.costamesaca.gov/government/departments-and-divisions/city-manager-s-office/network-for-homeless-solutions/costa-mesa-bridge-shelter December 2, 2025 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=14993033&GUID=4BCF5A8F-B722-477A-A3F7-474788F75BAE
Assembly Bill 139	Review and update, as necessary, the Zoning Code to comply with parking requirements of AB 139 for emergency shelters.	To be completed by Winter 2025.	6th Cycle	In Progress	As part of the overall NWWAB project, that was initiated in early 2025, draft amendments were presented at a Planning Commission study session on January 26, 2026, and Planning Commisison will make recommendations to City Council on February 9, 2026. It is anticipated to go to the City Council for adopation on March 17, 2026. These amendments include the reduction to the parking standards for Emergency Shelters consistent with State law.	Other	1	January 23, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15132135&GUID=AC1785CD-2E5F-4133-9EF5-D2604B35D76D February 9, 2026 Staff Report: https://costamesa.legistar.com/View.ashx?M=F&ID=15171243&GUID=A761E2F4-9D4E-4E12-9F84-196A1E7043AE
Housing Education and Outreach Program	Develop an outreach program providing educational materials about the purpose and benefits of affordable housing options in the City.	Develop program by December 2023 and distribute materials by December 2024.	6th Cycle	Continuous	City will develop a program providing education materials about the purpose and benefits of affordable housing options. Some of the materials are already available in relation to applicable state legislation such as SB330 and SB35 and as part of the implementation of the City's Affordable Housing Ordinance. The City will continue to develop educational materails and post them on the City's website, available for applicants and the public, as policies and incentives are refined as part of the City's rezone program.	Other	1	https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development
Partnerships with Local Organizations and Community Groups	Partner with local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources.	Initiate program by December 2024.	6th Cycle	Continuous	The City has already and continues to reach out to local community-based organizations, stakeholders and groups top rovide supportive resources and programs to futher identify specific needs of the community and connect community members with appropriate resources. The City sees this as a program that will continue to live through the housing element period as the City continues to provide information to the public and relevant stakeholders. The City of Costa Mesa is working with People for Housing who is partnering with other Orange County cities, United Way and the 2-1-1 OC platform through the OC Affordable Housing Access Platform (AHAP) Steering Committee. The committee meets on a monthly basis and is working on launching a countywide accessible platform to connect income qualifying families with affordable housing throughout the County. Costa Mesa is piloting the lease-up process with the platform for the Mesa Vista project, which includes 46 non-permanent supportive housing units for seniors.	Other	1	https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/housing-and-community-resources

Jurisdiction	Costa Mesa	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Costa Mesa	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity	4	2		6					
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income	4	2		6					

Jurisdiction	Costa Mesa	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (2 to 4,5+)	**Tenure R=Renter**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Moderate Income Units Converted from Above Moderate**	**Date Converted**	**Notes**
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Costa Mesa	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Costa Mesa	**NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Costa Mesa	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:

Cells in grey

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**
Summary Row: Start Data Entry Below												

Jurisdiction	Costa Mesa	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Costa Mesa	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L
Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Costa Mesa	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 690,611.42	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	$165,520.00	$161,023.33	Completed	Other	Used funds along with SB2 Grant funding sources to identify potential housing sites and stratgies, evaluate current housing element documents, develop a housing plan, create a community outreach plan and conduct workshops, outreach meetings, study sessions and public hearings.
Inclusionary Housing Ordinance	$145,000.00	$144,646.37	Completed	None	Used funds to meet with staff and stakeholders, conduct staff analyses, create a technical study for in-lieu fees, hold public hearings for the adoption of the ordinance and develop an affordable housing agreement template and staff review process.
General Plan Amendment and Zoning Actions necessary to implement the Housing Element	$206,248.00	$9,733.12	Completed	None	Used funds to draft the Request for Proposals for a consultant, review submittals, hold interviews and select a consultant for City Coucil contract approval in February, 2025.
TESSA Online Permitting System	$138,870.92	$138,870.92	In Progress	None	Staff are working with HCD staff on a rescope of the LEAP grant to use some the remaining grant
Parking Demand Study	$34,972.50	$34,972.50	In Progress	None	Staff are working with HCD staff on a rescope of the LEAP grant to use some the remaining grant amount towards a Parking Demand and Trends Analysis for for-sale and for-rent multifamily housing within the City of Costa Mesa. This study was used to inform the parking requirements brought to the City Council on March 17, 2026 for adoption.
					* Note: Amount awarded and reimbursed requested is still being worked out with HCD through a rescope and request for reimbursement submittal.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	87
	Non-Deed Restricted	0
Low	Deed Restricted	35
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		224
Total Units		**346**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	122
	Non-Deed Restricted	14
Low	Deed Restricted	0
	Non-Deed Restricted	33
Moderate	Deed Restricted	0
	Non-Deed Restricted	27
Above Moderate		34
Total Units		**230**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	22
Low	Deed Restricted	0
	Non-Deed Restricted	35
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		13
Total Units		**84**

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-157 **Meeting Date:** 3/17/2026

TITLE:

BRISTOL STREET TRAFFIC SIGNAL SYNCHRONIZATION PROJECT

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

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

CONTACT INFORMATION: **PAUL MARTIN, TRANSPORTATION SERVICES MANAGER, (714) 754-5343**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the Cooperative Agreement between the cities of Costa Mesa, Santa Ana, and Newport Beach for the Bristol Street Traffic Signal Synchronization Project; and

2. Authorize the City Manager and the City Clerk to execute the Cooperative Agreement (Attachment 1) and any future amendments to the agreement.

BACKGROUND:

In November 1990, Orange County voters approved Measure “M”, a 20-year, half-cent local sales tax to fund transportation improvements countywide. All major transportation improvement projects and programs included in the original Measure “M” have been completed. The City of Costa Mesa successfully secured approximately $80 million in revenues under the Measure “M” Comprehensive Transportation Funding Program (CTFP).

In November 2006, Orange County voters passed the Renewed Measure “M” Program (M2), extending the half-cent sales tax for the next 30 years, beginning in the year 2011. Revenues from this extended sales tax are proposed to fund a wide range of improvements in Orange County, including freeway, arterial, and transit systems. In September 2011, the OCTA Board of Directors approved guidelines for the CTFP and subsequently authorized the annual “Call for Projects” under the “M2” Program. The “2025 Call for Projects” was issued for the Regional Traffic Signal Synchronization Program (RTSSP) or Project “P” in 2024. The Cities of Costa Mesa, Santa Ana, and Newport Beach identified Bristol Street as a potential project. Due to the number of intersections and length of the corridor, the City of Santa Ana took the lead in applying for the Bristol Street Traffic Signal Synchronization Project and will administer the project. On November 19, 2024, the City Council adopted a resolution approving the submittal of the Bristol Street Traffic Signal Synchronization Project (Attachment 2).

In April 2025, OCTA approved the grant funding request for the Bristol Street Traffic Signal Synchronization Project totaling $1,144,277 for engineering and implementation of traffic signal equipment and signal communications improvements on the Bristol Street corridor in the City of Costa Mesa. The City of Costa Mesa's local match requirement is $286,069, for a total project cost for Costa Mesa's jurisdiction of $1,430,346.

ANALYSIS:

The Bristol Street Traffic Signal Synchronization project will result in traffic signal equipment upgrades within the cities of Costa Mesa, Santa Ana, and Newport Beach on the Bristol Street Corridor. The City of Costa Mesa will have the final approval authority for implementation of any signal modification plans developed as part of the project within the City's jurisdiction. The project will upgrade traffic signal controllers at all signalized intersections along Bristol Street as well as install bicycle video detection, Accessible Pedestrian Signals (APS) push buttons, and modern signal communications equipment at all intersections. The project will also provide new communications equipment for the traffic signals on the Anton Boulevard corridor to connect with the City's Traffic Management Center (TMC) at City Hall. The project also includes equipment and central system upgrades at the City's TMC. The grant program requires only a 20% local match, which results in the City being able to procure upgrades at an 80% discount.

As the Bristol Street Traffic Signal Synchronization project is a joint project between the cities of Costa Mesa, Santa Ana and Newport Beach, there is a need for a Cooperative Agreement to define the roles and responsibilities. The City Costa Mesa and Newport Beach are responsible for providing the City of Santa Ana with the local match obligation in the grant for their respective improvements. Each agency is responsible for maintenance of the improvements within its jurisdiction. The City of Santa Ana will administer the project and will monitor the project in accordance with approved funding agreements.

Staff recommends City Council approval of the Cooperative Agreement to enable the implementation of the Bristol Street Traffic Signal Synchronization Project along the Bristol Street Corridor, with the term of the Agreement through December 31, 2031.

ALTERNATIVES:

The City Council may elect not to approve the Cooperative Agreement. However, this alternative is not recommended as it would result in the elimination of Costa Mesa intersections along Bristol Street and Anton Boulevard for consideration of traffic signal equipment upgrades. This would also result in the loss of approximately $1,144,277 of grant funds for traffic signal equipment and timing upgrades within the City.

FISCAL REVIEW:

Funding for the Bristol Street Traffic Signal Synchronization project will be requested in the FY 2026-27 Capital Improvement Program Budget with a requested amount of $150,000 from the Traffic Impact Fee Funds (Fund 214) and $165,000 from the Measure M2 Fairshare (Fund 416) for a total local match of $315,000, which is inclusive of a 10% contingency for unforeseen costs related to the project.

LEGAL REVIEW:

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

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council Goals:

- Maintain and enhance the City's facilities, equipment, and technology.

CONCLUSION:

Staff recommends the City Council:

1. Approve the Cooperative Agreement between the Cities of Costa Mesa, Santa Ana, and Newport Beach for the Bristol Street Traffic Signal Synchronization Project; and

2. Authorize the City Manager and the City Clerk to execute the Cooperative Agreement and any future amendments to the agreement (Attachment 1).

COOPERATIVE AGREEMENT BY AND BETWEEN THE CITIES OF SANTA ANA, COSTA MESA, AND NEWPORT BEACH FOR THE BRISTOL STREET CORRIDOR TRAFFIC SIGNAL SYNCHRONIZATION PROJECT

This Cooperative Agreement ("Agreement") is made and entered into this _____ day of _____ _____, 2026, by and between the CITY OF SANTA ANA, a charter city ("SANTA ANA"), the CITY OF COSTA MESA, a municipal corporation ("COSTA MESA"), and the CITY OF NEWPORT BEACH, a municipal corporation ("NEWPORT BEACH").

RECITALS:

A. Santa Ana, with cooperation from Costa Mesa and Newport Beach, applied for a grant from the Orange County Transportation Authority ("OCTA") as part of Renewed Measure M2 Regional Traffic Signal Synchronization Program ("RTSSP") (Project P), aimed to coordinate traffic signals across multiple jurisdictions to enhance countywide traffic flow and reduce congestion.

B. The Bristol Street Corridor Traffic Signal Synchronization Project was selected by OCTA as one of the RTSSP Projects to be funded in OCTA Fiscal Year 2025-2026. The project will include timing implementation and improvements at traffic signals along Bristol Street, from State Route 22 Eastbound Ramp in Santa Ana to Jamboree Road in Newport Beach, as listed in the Project Application attached hereto as Exhibit B and incorporated herein by this reference.

C. The total budget for the project is $4,218,657. Of this total, 80% ($3,374,925.60) is funded by the OCTA Regional Traffic Signal Synchronization Program and 20% ($843,731.40) through local agency's matching funds. The breakdown is shown in Exhibit A attached hereto and incorporated herein by this reference.

D. Santa Ana, Costa Mesa and Newport Beach agree to provide twenty percent (20%) matching funds for the total project cost. Matching funds can be a combination of cash and in-kind match as defined by the RTSSP grant.

E. OCTA and Santa Ana have entered into a Master Funding Agreement "Cooperative Agreement No. C-1-2783" defining the terms and conditions for approved Measure M2 projects that will be implemented by Santa Ana.

F. Santa Ana agrees to serve as the lead agency to oversee the design and implementation of the project.

G. Santa Ana, Costa Mesa and Newport Beach desire to enter into this Cooperative Agreement to demonstrate their commitment to implement the project and improve inter-jurisdiction traffic signal synchronization on Bristol Street.

H. This Cooperative Agreement defines the specific terms, conditions and funding responsibilities between Santa Ana, Costa Mesa and Newport Beach for the implementation of the project.

NOW, THEREFORE, it is mutually understood and agreed by and between SANTA ANA, COSTA MESA, and NEWPORT BEACH as follows:

I. SCOPE:

This Agreement specifies the roles and responsibilities of the cities as they pertain to the subjects and projects addressed herein. The project is specifically detailed in the Project Application attached hereto as Exhibit B and incorporated herein by this reference. All of the cities agree that each will cooperate and coordinate with the other in all activities covered by this Agreement and any other supplemental agreements that may be required to facilitate purposes thereof.

II. MUTUAL RESPONSIBILITIES:

Santa Ana, Costa Mesa and Newport Beach mutually agree to:

a. Designate a lead staff to act as the liaison for the project. The liaison and any other project personnel, if necessary, will attend and participate in all related project meetings.

b. Participate, cooperate and coordinate with contractors, consultants, vendors and staff in good faith using reasonable efforts to resolve any unforeseen issues and disputes arising out of the project to the extent practicable with respect to the performance of the project.

c. Maintain project related traffic signals and telecommunications equipment with high priority during the project, and be responsible for repair of their own signal control systems in each of their respective jurisdictions.

d. Provide on-site support for signal control systems, timing plans, detection systems and related equipment during construction, installation and integration, and be available to change or make adjustments to timing plans when necessitated by the project.

e. Document in-kind match or dollar match funding as identified in the project application, and provide verification of such expenditures as part of any review or audit process, which may include payroll records, contracts and purchase orders.

f. Monitor and operate the project traffic signals and improvements within its jurisdiction for a period of two (2) years following the completion of the Primary Implementation Phase of the project, as required by the program funding.

g. Coordinate the inclusion of other improvements and in-kind services, where necessary, that the owning agency requires for the implementation of the project, but are not included in the project application. The owning agency shall be responsible for the inclusion of such elements within reason and at its own costs.

h. Unused project funds for improvements from one City can be used by another City (with matching fund responsibility) upon mutual consent of the involved Cities.

III. RESPONSIBILITIES OF SANTA ANA:

Santa Ana agrees to the following responsibilities:

a. Santa Ana shall serve as lead agency for design, construction and construction management of the project, and shall provide oversight by establishing milestones and overseeing the project development to ensure that all standards and requirements set forth by the agreement is adhered to.

b. Santa Ana shall be responsible for completing the project in accordance with the funding guidelines and any and all other OCTA requirements related to these funding programs. Santa Ana shall maintain coordination with all participating agencies throughout the duration of the project.

c. Santa Ana shall provide staff, consultants, and contractors deemed necessary and appropriate to manage, administer, coordinate, and oversee timing implementation, engineering design, bid and award, and construction management of the project.

d. Santa Ana shall enter into an agreement with a qualified consultant and contractor to assist in the completion and monitoring of the project.

e. Santa Ana shall enter into any required Cooperative Agreement with Caltrans regarding Caltrans Improvements in cities; to comply with all the terms and conditions of said Cooperative Agreement; to pay invoices for such Caltrans Improvements as required by Caltrans; and to invoice participating agencies in a timely manner with detailed documentation of said Caltrans Improvements.

f. Santa Ana shall coordinate the work effort of this Project, provide the day to day management of the consultant and manage all consultant administration and contracting. Santa Ana shall review the consultant's invoices and pay them accordingly after ensuring that the work has been adequately performed by the consultant.

g. Santa Ana shall provide its share of matching fund as shown in Exhibit A attached hereto and incorporated herein by this reference. The final amount may vary and will be based on the 20% of actual cost of implementing all timing, improvements and maintenance, as identified in the project application.

h. Upon issuance of a Notice to Proceed to the Consultant, Santa Ana can issue invoices to Costa Mesa and Newport Beach for up to 80% of the cash match amount identified in Exhibit A. The remaining cash match amount will be invoiced after completion of the Primary Implementation Phase of the project.

i. Santa Ana shall comply with all of the terms and conditions of the Cooperative Agreement with OCTA, including the Project Reporting and Audit Requirements contained therein.

IV. RESPONSIBILITIES OF COSTA MESA,

Costa Mesa agrees to the following responsibilities:

a. Costa Mesa shall provide its share of matching funds as shown in Exhibit A. The final amount may vary and will be based on the 20% of actual cost of implementing all timing, improvements and maintenance, as identified in the project application.

b. Costa Mesa shall provide Construction Inspection on all improvements within its jurisdiction. No additional compensation from the project is provided for providing inspection services.

c. Costa Mesa shall waive all costs and fees related to any and all permits, if such permits are required to perform any project related work within its jurisdiction.

V. RESPONSIBILITIES OF NEWPORT BEACH:

Newport Beach agrees to the following responsibilities:

a. Newport Beach shall provide its share of matching funds as shown in Exhibit A. The final amount may vary and will be based on the 20% of actual cost of implementing all timing, improvements and maintenance, as identified in the project application.

b. Newport Beach shall provide Construction Inspection on all improvements within its jurisdiction. No additional compensation from the project is provided for providing inspection services.

c. Newport Beach shall waive all costs and fees related to any and all permits, if such permits are required to perform any project related work within its jurisdiction.

VI. COMPLETE AGREEMENT:

a. This Agreement, including any attachments incorporated herein and made applicable by reference, constitutes the complete and exclusive statement of the terms and conditions of this Agreement between SANTA ANA, COSTA MESA and NEWPORT BEACH and it supersedes all prior representations, understandings and communications between the parties. The invalidity in whole or in part of any term or condition of this Agreement shall not affect the validity of other term(s) or conditions(s) of this Agreement. The above referenced Recitals are true and correct and are incorporated by reference herein.

b. Any modification of this Agreement shall only be by amendment upon written mutual consent of all cities. All modifications, amendments, changes and revisions of this Agreement in whole or in part, and from time to time, shall be binding upon the cities so long as the same shall be in writing and executed by each agency.

c. A party's failure to insist on any instance(s) of any other party's performance of any term(s) or condition(s) of this Agreement shall not be construed as a waiver of the non-enforcing party's right to such performance or to future performance of such term(s) or condition(s), and the nonperforming party's obligation in respect thereto shall continue in full force and effect. Changes to any portion of this Agreement shall not be binding upon either party except when specifically confirmed in writing by way of a written amendment to this Agreement between the parties and issued in accordance with the provisions of this Agreement.

VII. INSURANCE AND INDEMNIFICATION:

a. Each city shall jointly and severally indemnify, defend and hold harmless each other city, it's officers, directors, employees and agents from and against any and all claims for any loss or damages, bodily injuries, damage to, or loss of property caused by the negligent acts, omissions or willful misconduct by that city, its officers, directors, employees or agents in connection with or arising out of the performance of this Agreement.

b. Each city shall maintain adequate levels of insurance, or self-insurance to assure full indemnification of each other city.

VIII. ADDITIONAL PROVISIONS:

a. Term of Agreement: This Agreement shall commence on the date first written above and continue in full force and effect until December 31, 2031. This Agreement may be extended at the mutual consent of all parties in writing.

b. SANTA ANA, COSTA MESA and NEWPORT BEACH hereto affirm that they are authorized to execute this Agreement on behalf of said parties and that, by so executing this Agreement, the parties hereto are formally bound to the provisions of this Agreement.

c. Severability: If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

d. Counterparts of Agreement: This Agreement may be executed and delivered in any number of counterparts, each of which, when executed and delivered shall be deemed an original and all of which together shall constitute the same agreement. Facsimile and electronic signatures will be permitted.

e. In the event that the project costs exceed the estimates submitted in the Project Application as prepared, all parties agree to meet and determine project revisions to meet the budget, or a revised funding proposal by the cities that shall be documented and submitted in writing as a revision to the Agreement.

f. The parties shall comply with all applicable federal, state and local laws, statutes, ordinances and regulations of any governmental agency having jurisdiction over the project.

g. Force Majeure: Any party shall be excused from performing its obligations under this Agreement during the time and to the extent that it is prevented from performing by an unforeseeable cause beyond its control, including, but not limited to: any incidence of fire, flood; acts of God; commandeering of material, products, plants or facilities by the federal, state or local government; national fuel shortage; or, a material act or omission by the other party; when satisfactory evidence of such cause is presented to the other parties, and provided further that such nonperformance is unforeseeable, beyond the control and is not due to the fault or negligence of the party not performing.

h. Assignment: Neither this Agreement, nor any of the parties' rights, obligations, or duties hereunder may be assigned in whole or in part by any party without the prior written

consent of all the other parties in their sole and absolute discretion. Any such attempt of assignment shall be deemed void and of no force and effect. Consent to one assignment shall not be deemed consent to any subsequent assignment, nor the waiver of any right to consent to such subsequent assignment.

i. Obligations To Comply with Law: Nothing herein shall be deemed nor construed to authorize or require any party to issue bonds, notes or other evidences of indebtedness under the terms, in amounts, or for purposes other than as authorized by local, state or federal law.

j. Governing Law: The laws of the State of California and applicable local and federal laws, regulations and guidelines shall govern this Agreement.

k. Litigation fees: Should litigation arise out of this Agreement for the performance thereof, the court shall award costs and expenses, including attorney's fees, to the prevailing party.

l. Notices: Any notices, requests, or demands made between the parties pursuant to this Agreement are to be directed as follows:

City of Santa Ana
Public Works Agency
20 Civic Center Plaza, M-43
Santa Ana, CA 92701
Cesar Rodriguez
Sr. Civil Engineer
(714) 647-5626
Crodriguez5@santa-ana.org

City of Costa Mesa
Public Works Department
77 Fair Drive,
Costa Mesa, CA 92626
Ramin Nikoui
Senior Engineer
714-754-5184
Ramin.Nikoui@costamesaca.gov

City of Newport Beach
Public Works Department
100 Civic Center Drive
Newport Beach, CA 92660
Kevin Riley
Transportation Manager/City Traffic Engineer
949-644-3329
KRiley@newportbeachca.gov

IX. DELEGATED AUTHORITY:

The actions required to be taken by the cities in the implementation of this Agreement are delegated to its City Manager or equivalent designee.

[SIGNATURES ON SUBSEQUENT PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first above written:

CITY OF SANTA ANA:

_____
ALVARO NUÑEZ
City Manager

ATTEST:

_____
JENNIFER L. HALL
City Clerk

APPROVED AS TO FORM:

SONIA R. CARVALHO
City Attorney

By: _____
KYLE NELLESEN
Assistant City Attorney

RECOMMENDED FOR APPROVAL:

_____
RODOLFO ROSAS, P.E.
Acting Executive Director
Public Works Agency

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first above written:

CITY OF COSTA MESA:

_____
Cecilia Gallardo-Daly
City Manager

ATTEST:

_____
Brenda Green
City Clerk

APPROVED AS TO FORM:

_____
Kimberly Hall Barlow
City Attorney

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first above written:

CITY OF NEWPORT BEACH:

_____
David A. Webb
Public Works Director

ATTEST:

_____
Lena Shumway
City Clerk

APPROVED AS TO FORM:

_____
Aaron C. Harp
City Attorney

EXHIBIT A

BRISTOL STREET CORRIDOR RTSSP

PROJECT FUNDS BREAKDOWN

Agency		Project Funds by Agency*		M2 Grant (80%)	Local Match (20%)		
					Total Match**	Match Type	
						Cash	In-kind
1	Santa Ana	PI	$2,180,869.00	$1,744,695.20	$436,173.80	$396,173.80	$40,000.00
		O&M	$67,200.00	$53,760	$13,440.00	$13,440.00	$0
2	Costa Mesa	PI	$1,379,946.00	$1,103,956.80	$275,989.20	$275,989.20	$0
		O&M	$50,400.00	$40,320.00	$10,080.00	$10,080.00	$0
3	Newport Beach	PI	$517,842.00	$414,273.60	$103,568.40	$103,568.40	$0
		O&M	$22,400.00	$17,920.00	$4,480.00	$4,480.00	$0
Total			$4,218,657.00	$3,374,925.60	$843,731.40	$803,731.40	$40,000.00

*: Unused project funds from one Agency can be transferred to another Agency with mutual consent.

**: Total match amount may vary; the final match amount will be based on the actual project implementation costs, to be determined at completion of the Primary Implementation Phase of the project.

EXHIBIT B

BRISTOL STREET CORRIDOR RTSSP

PROJECT APPLICATION

FY 2025 Call for Projects

Regional Traffic Signal Synchronization Program

Project P

Supplemental Application

Bristol Street

10/24/2024
Application Deadline

Project Overview

Length of Corridor (mi):	10.5
Number of signals:	45
Total Project Cost:	$4,218,657.00
M2 funds requested:	$3,374,925.60
Total Match:	$843,731.40
Cash Match:	*$803,731.40*
In-kind Match:	*$40,000.00*
Participating Agencies:	Santa Ana
	Costa Mesa
	Newport Beach
	Caltrans

Applicant Agency: City of Santa Ana

Contact Name: Cesar Rodriguez

Contact Number: 714-647-5626

Contact Email: crodriguez5@santa-ana.org

Project P Regional Traffic Signal Synchronization Program
Table of Contents

Project P Supplemental Application Checklist	Page
RTSSP Online Application – submitted through OCFundTracker	
a. Transportation Significance	Online
b. Economic Effectiveness	
c. Project Characteristics	
d. Project Scale	
e. Number of Jurisdictions	
f. Current Project Status	
g. Funding Match	
h. Cabinet photos, equipment specifications, as-built drawings, cabinet drawings, etc.	Online only
Section 1: Key Technical Information	
a. Name of Project Corridor/Grid/Route	1
b. Project Limits	1
c. Project Length	1
d. Number of Signalized Intersections Along Corridor	1
e. Participating Agencies/Traffic Forum Members	1
f. Lead Agency	1
g. Designation of the corridor to synchronize	1
h. Project Start and End Date	1
i. Previous funding	1
j. Contact Information	1
k. Signalized intersections that are part of the project	2
l. Offset signalized intersections that are part of the project	2
m. Project Map Depicting the Project Limits	3
Section 2: Regional Significance	4
Section 3: Acknowledgement of Required Tasks	5-8
Section 4: Funding Needs/Costs for Proposed Project by Task	
a. Summary of Project Cost	9
b. Summary of Cost by Agency	10
c. Summary of Intersection Improvement Costs	11-12
Section 5: Detailed Local Match Commitment	13
Section 6: Project Schedule by Task	
a. Project Start and End Dates	14
b. Project Schedule by Task	14
Appendices	
A. Calculations and Estimated Points	
B. Agency Improvement Calculations	
C. Vehicle Miles Traveled (VMT)	
D. Agency Resolutions and Letters of Support	
E. Additional Information (Fiber Optic Underground and TMC Improvement Details, Counts, Cabinet Pictures, and As-Built Plans)	

a. Project **Corridor**
Bristol Street Corridor

b. Project Limits:
from **SR-22 EB Ramp** to **Jamboree Road**

c. Project Length (*miles*):
10.46

d. Number of signalized intersections along the corridor (include all Caltrans intersections):
45 number of signals on project corridor(s) **5** number of offset signals included in this project

e. Participating agencies / Traffic Forum Members (*including applicant agency*):

☐ Aliso Viejo	☐ Cypress	☐ La Habra	☐ Los Alamitos	☐ San Juan Capistrano
☐ Anaheim	☐ Dana Point	☐ La Palma	☐ Mission Viejo	☑ Santa Ana
☐ Brea	☐ Fountain Valley	☐ Laguna Beach	☑ Newport Beach	☐ Seal Beach
☐ Buena Park	☐ Fullerton	☐ Laguna Hills	☐ Orange	☐ Stanton
☑ Caltrans	☐ Garden Grove	☐ Laguna Niguel	☐ Placentia	☐ Tustin
☑ Costa Mesa	☐ Huntington Beach	☐ Laguna Woods	☐ Rancho Santa Margarita	☐ Villa Park
☐ County of Orange	☐ Irvine	☐ Lake Forest	☐ San Clemente	☐ Westminster
				☐ Yorba Linda

f. Lead Agency ☑ **Santa Ana**

g. Is this project on either the Signal Synchronization Network or Master Plan of Arterial Highways?

◉ Yes ○ No

h. Project Start Date: **April 1, 2026** Project End Date: **September 30, 2029**

i. Project Status and Baseline Participation

Re-timing at least 75% of previous project

Yes, all applicant agencies and project signals are participating in the Countywide Baseline Project

j. Contact Information (Include name, title, agency, phone, email, and address)

Cesar Rodriguez, Senior Civil Engineer City of Santa Ana, 714-647-5626 crodriguez5@santa-ana.org 20 Civic Center Plaza Santa Ana, CA 92701	Ramin Nikoui, Senior Engineer City of Costa Mesa, 714-754-5184 Ramin.Nikoui@costamesaca.gov 77 Fair Drive, Costa Mesa, CA 92626
Kevin Riley, Principal Civil Engineer City of Newport Beach, 949-644-3329 KRiley@newportbeachca.gov 100 Civic Center Drive Newport Beach, CA 92660	Peter Ngo, Branch Chief, Traffic Signals/Ramp Metering/ Census peter.ngo@dot.ca.gov Caltrans District 12, 949-285-4262 6681 Marine Way Irvine, CA 92618

k. Signalized intersections that are part of the project:

	Main Corridor	Cross Street
1	Bristol Street *	SR-22 EB Ramps *
2	Bristol Street	Riverglen Lane
3	Bristol Street	Memory Lane
4	Bristol Street	Santa Clara Avenue
5	Bristol Street	Bristol Market Place/19th Street
6	Bristol Street	17th Street
7	Bristol Street	Washington Avenue
8	Bristol Street	Civic Center Drive
9	Bristol Street	Santa Ana Boulevard
10	Bristol Street	1st Street
11	Bristol Street	Bishop Street
12	Bristol Street	McFaddden Avenue
13	Bristol Street	Wilshire Avenue
14	Bristol Street	Edinger Avenue
15	Bristol Street	St. Andrew Place
16	Bristol Street	Glenwood Place
17	Bristol Street	Warner Avenue
18	Bristol Street	Central Avenue
19	Bristol Street	Hemlock Way
20	Bristol Street	Segerstrom Avenue
21	Bristol Street	Alton Avenue
22	Bristol Street	Bristol Plaza
23	Bristol Street	MacArthur Boulevard
24	Bristol Street	Callens Common
25	Bristol Street	Sunflower Avenue
26	Bristol Street	Town Center Drive
27	Bristol Street	Anton Boulevard
28	Bristol Street *	I-405 NB Ramps *
29	Bristol Street *	I-405 SB Ramps *
30	Bristol Street	Hotel Way
31	Bristol Street	Paularino avenue
32	Bristol Street	Baker Street
33	Bristol Street	Sobeca Way
34	Bristol Street	Randolph Avenue
35	Bristol Street	Bear Street
36	Bristol Street	Newport Boulevard SB
37	Bristol Street	Newport Boulevard NB
38	Bristol Street	Santa Ana Avenue/ Redhill Avenue
39	Bristol Street NB	Campus Drive / Irvine Avenue
40	Bristol Street SB	Campus Drive/ Irvine Avenue
41	Bristol Street NB	Birch Street
42	Bristol Street SB	Birch Street
43	Bristol Street SB	Bayview Place
44	Bristol Street NB	Jamboree Road
45	Bristol Street SB	Jamboree Road

Legend

Santa Ana

Costa Mesa

Newport Beach

* Caltrans

l. Offset signalized intersections that are part of the project.
Baseline participants only need to list signals that are requesting improvements:

	Main Street	Cross Street
46	Paularino Avenue	Jian Way
47	Anton Boulevard	Park Center Drive
48	Anton Boulevard	Avenue of the Arts
49	Anton Boulevard	Sakioka Drive
50	Bayview Place	Bayview Circle

SECTION 2: REGIONAL SIGNIFICANCE

Explain why this project is regionally significant:

The Bristol Street corridor is a reimagined project originally performed and funded by M2 RTSSP in FY 2014/2015. The Bristol Street corridor extends approximately 10.5 miles from State Route 22 Eastbound Ramp in the City of Santa Ana to Jamboree Road in the City of Newport Beach. The corridor encompasses 45 signalized intersections controlled by the Cities of Santa Ana, Costa Mesa, Newport Beach and the California Department of Transportation (Caltrans). Caltrans is a participating agency in the project and the participating Cities are committed to executing a cooperative agreement with Caltrans for the implementation of optimized signal timing at the Caltrans intersections.

Bristol Street corridor is currently classified as a Major Arterial in the Cities of Santa Ana and Costa Mesa and as a Primary Arterial in the City of Newport Beach. The corridor is also designated as part of a Priority Corridor Network by the Traffic Signal Synchronization Master Plan. The corridor carries traffic volumes as high as 53,000 in Santa Ana; to traffic volumes ranging from 40,000 to 20,0000 in City of Costa Mesa, down to approximately 16,000 vehicles daily in Newport Beach.

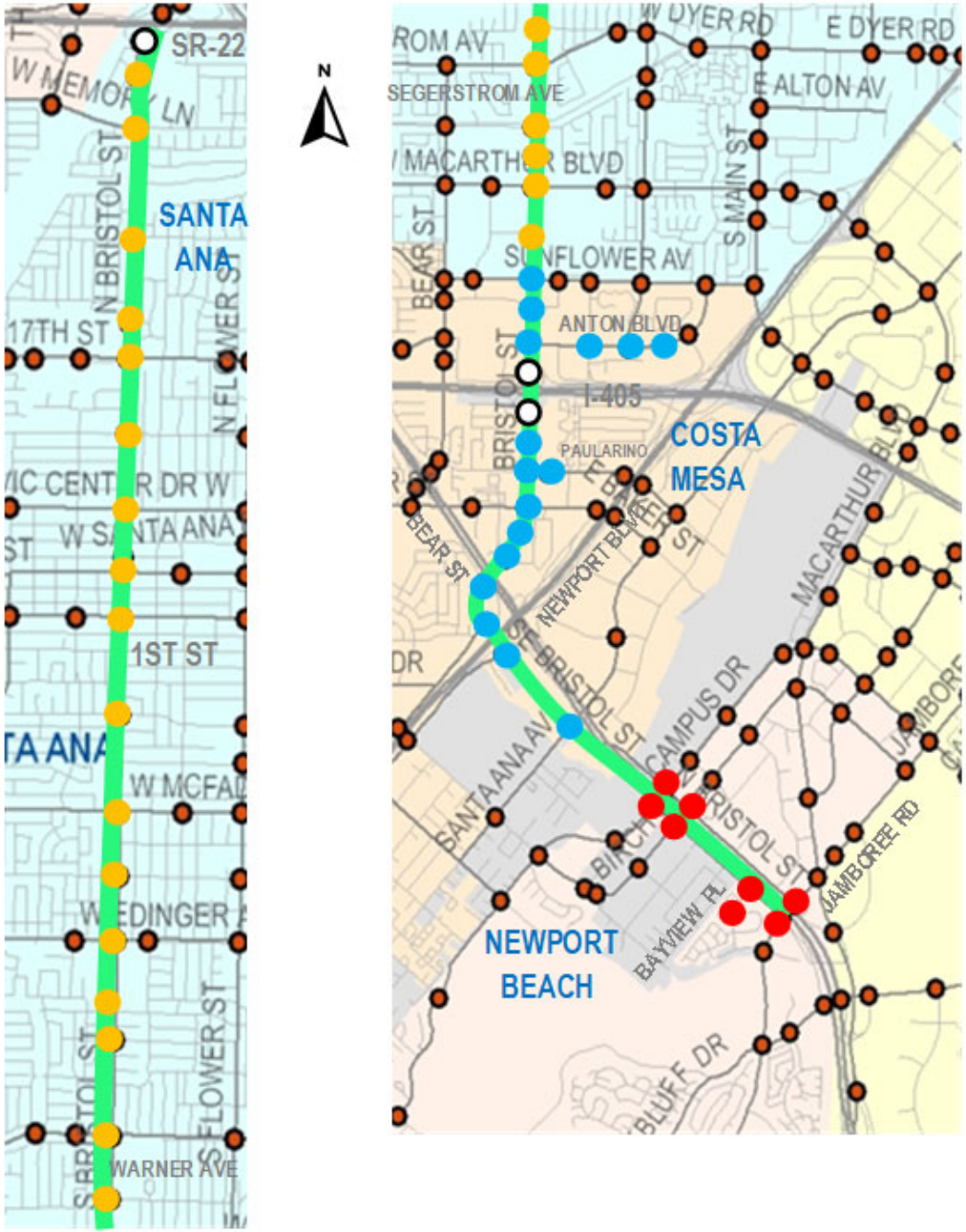
Bristol Street corridor is located in Central Orange County encompassing a wide range of land uses. At the northern limit in City of Santa Ana, the arterial primarily serves a mix of residential, retail, and schools including Mater Dei High School and Santa Ana College. Since 2015, Bristol Street in Santa Ana has experienced many physical roadway changes including street widening along several segments, new traffic signals, installation of bike lanes, and ongoing construction of the OC Streetcar along Santa Ana Blvd. This area experiences high morning and evening peak traffic volumes and requires a well balanced traffic signal system that serves both daily vehicle commuters and local pedestrian and bike users.

In City of Costa Mesa, the corridor primarily serves a mix of small and large retail shopping, restuarants, hotels, theatres and the popular South Coast Plaza Mall. This area of the Bristol Street corridor attracts visitors from all over Orange County and beyond and requires a traffic signal network that serves the local weekly commuters and the weekend guests that visit the area for shopping or entertainment.

At the southern limit in City of Newport Beach, the corridor serves a mix of retail, hotels, commercial businesses and the John Wayne Airport. The John Wayne airport serves over 11 million passengers annually and was ranked number 1 in the 2024 Airport Satisfaction Study. The airport is a critical HUB for transporation in Orange County and thus important that the traffic signal network is optimized to meet the demand. This area sees high morning, evening and seasonal peak traffic with high speeds and demands a well-synchronized network to meet the traffic demand.

The original signal timing and improvements on Bristol Street corridor has decayed and needs to be revisited. Therefore, it is imperative that this very important corridor be considered for the 2025 Call for Projects from OCTA.

m. Project Map Depicting the Project Limits and Offset Signals



SECTION 3: ACKNOWLEDGEMENT OF REQUIRED TASKS

a. **PROJECT TASKS**

☑ **By checking this box, the Applicant Agency, on behalf of all the participating agencies, agree to the following tasks:**

Primary Implementation (PI) Phase, lasting approximately one year shall include the following:

Task 1: Project Management - PI Phase

This task is ongoing throughout the duration of the PI Phase of the project. It includes day-to-day project management, such as meetings, progress reports, tracking of schedules, tracking of cost by agency, invoicing, and overall administration of the PROJECT.

The following list is a minimum of what is required of this task:

- *A running record of project cost broken down by Participating Agency shall be part of this task. This information will be used by the Lead Agency to bill Participating Agencies for their respective project match.*
- *A running record of all scope changes and/or any deviations from the final approved application. This information will be used by the Lead Agency to request for Scope Changes at the Semi-Annual Review (SAR).*

Task 2: Data Collection and Field Review

This task shall include collecting seven-day, 24-hour machine counts, including vehicle and bike classifications, along each 1-mile segment of the corridor(s). The project shall also produce weekday and weekend peak period intersection turning movement (ITM) counts at every signalized intersection, including pedestrian and bicycle counts. ITM counts shall be conducted for two hours of each weekday peak period (AM, mid-day, and PM) and a single four-hour Saturday mid-day peak period. All counts shall be summarized in Microsoft Excel format. All data shall adhere to the CTFP Guidelines for data compatibility.

Data collection also includes field review of before and after conditions. The floating car method shall be utilized with software and GPS for the 'Before' Study to fine-tune the corridor operation and verify integrity of system intersection clocks. Synchronized Video shall be used to compare actual conditions to anticipated conditions dictated by the time-space diagram so that any anomalies may be corrected prior to the 'After' studies task.

Field review conducted as part of this task will document the existing conditions for all signal timing, infrastructure, and system improvements on the project. This includes pre-construction pictures for comparison during the post-construction walkthrough, should there be any questions or discrepancies noted by any parties. Data Collection and Field Review Memos shall be provided to all participating agencies.

☑ ***Check this box to indicate all agencies on this application will opt out of the data collection portion of Task 3 due to participation in the Countywide Baseline Project. A Before/After study is still required. A memorandum shall be submitted to indicate completion of this task.***

SECTION 3: ACKNOWLEDGEMENT OF REQUIRED TASKS

Task 3: System Design and Construction

The Lead Agency will hire a consultant(s), licensed contractor(s), and/or use city staff, or extension of staff, to design, procure, install, construct, and implement all desired components of the project as described in this application in accordance with the CTFP Guidelines.

All work and equipment supplied for the project shall comply and be done in accordance with the latest standards and provisions of each Participating Agency or latest approved California Department of Transportation (Caltrans) Standard Plans and Standard Specifications.

As-built plans shall be provided to match the improvements. This task is not complete until all participating agencies approve the improvements implemented in their jurisdiction.

Task 4: Signal Timing Optimization and Implementation

All agencies on this application will opt out of the Signal Timing Optimization and Implementation portion of Task 4 due to participation in the Countywide Baseline Project. However, Signal Timing Optimization and Implementation will be be conducted at the three (3) Caltrans intersections and coordinated with the Countywide Baseline Project. Cities of Santa Ana and Costa Mesa are committed to excecuting a Cooperative Agreeement with Caltrans for the Signal Timing Optimization and Implementation efforts. Funding for Signal Timing Optimization and Implementation at the Caltrans intersection is included in the respective Agency Task 4.

Synchronization will be inter-jurisdictional in nature. All existing traffic patterns, flows, and conditions will be taken into account. At a minimum, synchronized timing plans will be developed for a weekday AM, Mid-day, PM, and a Weekend peak period. Special generators such as schools and businesses along with cross street traffic will be considered as part of the project. Timing plans that will be developed will assist traffic in getting to its destination without regard to physical or jurisdictional boundaries.

The following list is a minimum of what is required of this task:

- *A review of the basic timing parameters*
- *Concept of Operations documenting the recommended coordination strategies (e.g. segments, cycle lengths, etc.) based on existing data collection and simulations*
- *Existing and Optimized simulation networks in Synchro (version 10) that is also shared with OCTA using the OCTA designated ID numbers*
- *Implementation and fine-tuning of proposed timing plans*

This task will not be complete until all participating agencies approve the new timing plans implemented.

☑ ***Check this box to indicate all agencies on this application (excluding Caltrans) will opt out of the Signal Timing Optimization and Implementation task (Task 4) due to participation in the Countywide Baseline Project. The Final PI Report shall still include a section on timing optimization and implementation from the Baseline Project.Task 4 for Caltrans signals is the responsibility of the applicant.***

Task 5: Final PI Report

A Final PI Report, with an executive summary, shall provide complete documentation of the project, including, but not limited to:

- *Project scope, objectives, locations, findings, and recommendations*
- *Data collected: counts, travel time studies, and project benefits achieved in terms of fuel savings, travel time, and other measurable parameters*
- *For each intersection: lane configurations, signal phasing, turning movement data, and cycle lengths for existing and proposed timings for all peak periods*

SECTION 3: ACKNOWLEDGEMENT OF REQUIRED TASKS

- *All work performed for system construction and signal timing optimization*
- *Implementation schedule and improvements accomplished, including dates*
- *Procedures for continuing maintenance, surveillance, and evaluation of the coordinated signal system*

The report shall document all planned and programmed improvements on the study corridor as well as recommendations based on PI tasks for further infrastructure improvements that would likely improve the corridor signal coordination project results. The report shall be completed in accordance with the current CTFP Guidelines.

Finally, the report shall provide recommendations with cost and benefit estimates for future improvements to traffic signal infrastructure (signal controllers, vehicle detection, communications, etc.), intersection capacity (appropriate signal phasing, lane geometrics, and alleviation of physical bottlenecks that curtail arterial capacity), and traffic management strategies. These proposed improvements should be useful in determining future enhancements to the corridor.

A Project Summary Sheet, one sheet front and back, that describes the project and improvements gained shall be provided to OCTA. This sheet will be used by OCTA and Participating Agencies to present to the Board and elected officials.

☑ ***By checking this box, the following additional PI task(s) and/or exceptions will be made:***
All agencies on this application will opt out of the Data Collection portion of Task 2 and Signal Timing Optimization and Implementation portion of Task 4 due to participation in the Countywide Baseline Project. However, Data Collection and Signal Timing Optimization and Implementation will be conducted at the three (3) Caltrans intersections. These efforts will be closely coordinated with the Countywide Baseline Project. Cities of Santa Ana and Costa Mesa are committed to excecuting a Cooperative Agreeement with Caltrans for the Data Collection and Signal Timing Optimization/ Implementation efforts. A Before/After study will be completed for the entire corridor including the Caltrans locations. No system construction is proposed at the Caltrans locations. Funding for Data Collection and Signal Timing Optimization/ Implementation at the Caltrans intersection is included in the respective Agency Task 2 and 4.

ONGOING OPERATIONS AND MAINTENANCE (O&M) PHASE, lasting approximately two (2) years, shall include the following:

Task 6: Project Management - O&M Phase
This task includes day-to-day project management, such as meetings, tracking of schedules, invoicing, and overall administration of the project. This task shall continue in full force as specified in the Primary Implementation Phase.

Task 7: Continuing Support
During this 24-month period, the signal timing along the corridor/route/grid shall be observed and fine-tuned. This task shall also include the monitoring, maintaining, and repair of detection and communication implemented as part of this project. Monthly drives shall be conducted along the length of the project during all designated corridor synchronization timing plan hours of operation in order to verify that the synchronization timing is working as designed and complete any necessary adjustments. This is followed by a monthly memorandum summarizing the status and trends of the corridor based on the runs conducted. Trip logs for the month shall be provided to the Participating Agencies. The memorandum shall include all additional tasks requested and completed during that month. Performance metrics comparisons from ATSPM, where available, shall also be included in the memorandum.

Task 8: Final O&M Report

SECTION 3: ACKNOWLEDGEMENT OF REQUIRED TASKS

At the end of the O&M Phase, a Final O&M Report documenting the Ongoing Operations and Maintenance efforts and procedures for continuing maintenance shall be prepared. At the minimum, the memorandum shall include when travel runs were conducted and issues and solutions throughout the phase. The memorandum shall document all planned and programmed improvements on the study corridor as well as recommendations for further infrastructure improvements that would likely improve the corridor signal coordination project results.

☑ ***By checking this box, the following additional O&M task(s) and/or exceptions will be made:***
O&M Tasks 6-8 will be completed for the entire corridor including the Caltrans locations. Funding for O&M at the Caltrans intersection is included in the respective Agency Task 6-8.

b. **ENVIRONMENTAL CLEARANCE AND OTHER PERMITS**

☑ By checking this box, the Applicant Agency, on behalf of all the participating agencies, agree to obtain environmental clearance and other permits (if needed) for this project

c. **ACKNOWLEDGMENT OF MEETING CTFP GUIDELINES**

☑ By checking this box, the Applicant Agency, on behalf of all the participating agencies, certify that all current CTFP guidelines were met for this project.

SECTION 4: FUNDING NEEDS / COSTS FOR PROPOSED PROJECT BY TASK

a. Summary of Project Cost

Project Tasks	Total Cost
Task 1: Project Management - PI Phase	$ 110,000.00
Task 2: Data Collection	$ 58,400.00
Task 3: System Design and Construction	$ 3,845,257.00
Task 4: Signal Timing Optimization and Implementation	$ 15,000.00
Task 5: Project Report	$ 50,000.00
Task 6: Project Management - O&M Phase	$ 20,000.00
Task 7: Continuing Support	$ 105,000.00
Task 8: Final Technical Memorandum	$ 15,000.00
Total Project Cost:	**$ 4,218,657.00**

Match Commitment: **20%** *(minimum 20%)*

Total Project Cost (PI and O&M for a total of 3 years):

	Project Total
Total M2 Request:	*$ 3,374,925.60*
Total Agency Match:	*$ 843,731.40*
Total Project Cost:	**$ 4,218,657.00**

	PI Total
Total M2 Request for PI Phase:	*$ 3,262,925.60*
Total Agency Match for PI Phase:	*$ 815,731.40*
Total PI Cost:	**$ 4,078,657.00**

	O&M Total
Total M2 Request for O&M Phase:	*$ 112,000.00*
Total Agency Match for O&M Phase:	*$ 28,000.00*
Total O&M Cost:	**$ 140,000.00**

SECTION 4: FUNDING NEEDS / COSTS FOR PROPOSED PROJECT BY TASK

b. Summary of Cost by Agency

Santa Ana

	Agency	Caltrans	Offset	Total
Number of Signals:	23	1		24

Project Tasks (Santa Ana)	Cost / Int	Total Cost
Task 1: Project Management - PI Phase	$ 2,200.00	$ 52,800.00
Task 2: Data Collection	$ 1,200.00	$ 28,800.00
Task 3: System Design and Construction	-	$ 2,070,269.00
Task 4: Signal Timing Optimization and Implementation	$ 5,000.00	$ 5,000.00
Task 5: Project Report	$ 1,000.00	$ 24,000.00
Task 6: Project Management - O&M Phase	$ 400.00	$ 9,600.00
Task 7: Continuing Support	$ 2,100.00	$ 50,400.00
Task 8: Final Technical Memorandum	$ 300.00	$ 7,200.00

	M2 Requested	Match	Total Cost
PI	**$ 1,744,695.20**	**$ 436,173.80**	**$ 2,180,869.00**
O&M	**$ 53,760.00**	**$ 13,440.00**	**$ 67,200.00**

Costa Mesa

	Agency	Caltrans	Offset	Total
Number of Signals:	12	2	4	18

Project Tasks (Costa Mesa)	Cost / Int	Total Cost
Task 1: Project Management - PI Phase	$ 2,200.00	$ 39,600.00
Task 2: Data Collection	$ 1,200.00	$ 21,600.00
Task 3: System Design and Construction	-	$ 1,290,746.00
Task 4: Signal Timing Optimization and Implementation	$ 5,000.00	$ 10,000.00
Task 5: Project Report	$ 1,000.00	$ 18,000.00
Task 6: Project Management - O&M Phase	$ 400.00	$ 7,200.00
Task 7: Continuing Support	$ 2,100.00	$ 37,800.00
Task 8: Final Technical Memorandum	$ 300.00	$ 5,400.00

	M2 Requested	Match	Total Cost
PI	**$ 1,103,956.80**	**$ 275,989.20**	**$ 1,379,946.00**
O&M	**$ 40,320.00**	**$ 10,080.00**	**$ 50,400.00**

Newport Beach

	Agency	Caltrans	Offset	Total
Number of Signals:	7		1	8

Project Tasks (Newport Beach)	Cost / Int	Total Cost
Task 1: Project Management - PI Phase	$ 2,200.00	$ 17,600.00
Task 2: Data Collection	$ 1,000.00	$ 8,000.00
Task 3: System Design and Construction	-	$ 484,242.00
Task 4: Signal Timing Optimization and Implementation	$ -	$ -
Task 5: Project Report	$ 1,000.00	$ 8,000.00
Task 6: Project Management - O&M Phase	$ 400.00	$ 3,200.00
Task 7: Continuing Support	$ 2,100.00	$ 16,800.00
Task 8: Final Technical Memorandum	$ 300.00	$ 2,400.00

	M2 Requested	Match	Total Cost
PI	**$ 414,273.60**	**$ 103,568.40**	**$ 517,842.00**
O&M	**$ 17,920.00**	**$ 4,480.00**	**$ 22,400.00**

SECTION 4: FUNDING NEEDS / COSTS FOR PROPOSED PROJECT BY TASK

SECTION 4: FUNDING NEEDS / COSTS FOR PROPOSED PROJECT BY TASK

c. Summary of Intersection Improvement Costs

LOC.	AGENCY	PROJECT CROSS STREETS	TASK 3 IMPROVEMENT TOTALS			
			Design	Construction	TOTAL	Average Score
1	Santa Ana	SR-22 EB Ramps *	$ -	$ 2,500.00	**$ 2,500.00**	50.0
2	Santa Ana	Riverglen Lane	$ 12,200.00	$ 157,563.00	**$ 169,763.00**	27.5
3	Santa Ana	Memory Lane	$ 1,200.00	$ 15,498.00	**$ 16,698.00**	32.5
4	Santa Ana	Santa Clara Avenue	$ 1,200.00	$ 15,498.00	**$ 16,698.00**	32.5
5	Santa Ana	Bristol Market Place/19th Street	$ 7,300.00	$ 94,279.50	**$ 101,579.50**	36.3
6	Santa Ana	17th Street	$ 2,300.00	$ 29,704.50	**$ 32,004.50**	38.3
7	Santa Ana	Washington Avenue	$ 1,200.00	$ 15,498.00	**$ 16,698.00**	32.5
8	Santa Ana	Civic Center Drive	$ 2,000.00	$ 25,830.00	**$ 27,830.00**	31.7
9	Santa Ana	Santa Ana Boulevard	$ 1,300.00	$ 16,789.50	**$ 18,089.50**	22.5
10	Santa Ana	1st Street	$ 1,600.00	$ 20,664.00	**$ 22,264.00**	32.5
11	Santa Ana	Bishop Street	$ 1,200.00	$ 15,498.00	**$ 16,698.00**	32.5
12	Santa Ana	McFaddden Avenue	$ 1,200.00	$ 15,498.00	**$ 16,698.00**	32.5
13	Santa Ana	Wilshire Avenue	$ 7,200.00	$ 92,988.00	**$ 100,188.00**	26.7
14	Santa Ana	Edinger Avenue	$ 7,100.00	$ 91,696.50	**$ 98,796.50**	32.5
15	Santa Ana	St. Andrew Place	$ 700.00	$ 9,040.50	**$ 9,740.50**	50.0
16	Santa Ana	Glenwood Place	$ 1,200.00	$ 15,498.00	**$ 16,698.00**	32.5
17	Santa Ana	Warner Avenue	$ -	$ -	**$ -**	
18	Santa Ana	Central Avenue	$ 12,200.00	$ 157,563.00	**$ 169,763.00**	27.5
19	Santa Ana	Hemlock Way	$ 12,200.00	$ 157,563.00	**$ 169,763.00**	27.5
20	Santa Ana	Segerstrom Avenue	$ 1,100.00	$ 14,206.50	**$ 15,306.50**	50.0
21	Santa Ana	Alton Avenue	$ 1,200.00	$ 15,498.00	**$ 16,698.00**	32.5
22	Santa Ana	Bristol Plaza	$ 6,200.00	$ 80,073.00	**$ 86,273.00**	31.7
23	Santa Ana	MacArthur Boulevard	$ 1,100.00	$ 14,206.50	**$ 15,306.50**	50.0
24	Santa Ana	Callens Common	$ 6,200.00	$ 80,073.00	**$ 86,273.00**	31.7
25	Costa Mesa	Sunflower Avenue	$ 6,900.00	$ 89,113.50	**$ 96,013.50**	31.3
26	Costa Mesa	Town Center Drive	$ 6,900.00	$ 89,113.50	**$ 96,013.50**	31.3
27	Costa Mesa	Anton Boulevard	$ 6,900.00	$ 89,113.50	**$ 96,013.50**	31.3
28	Costa Mesa	I-405 NB Ramps *	$ -	$ 2,500.00	**$ 2,500.00**	50.0
29	Costa Mesa	I-405 SB Ramps *	$ -	$ 2,500.00	**$ 2,500.00**	50.0
30	Costa Mesa	Hotel Way	$ 2,700.00	$ 34,870.50	**$ 37,570.50**	31.7
31	Costa Mesa	Paularino avenue	$ 6,900.00	$ 89,113.50	**$ 96,013.50**	31.3
32	Costa Mesa	Baker Street	$ 2,700.00	$ 34,870.50	**$ 37,570.50**	31.7
33	Costa Mesa	Sobeca Way	$ 1,600.00	$ 20,664.00	**$ 22,264.00**	22.5
34	Costa Mesa	Randolph Avenue	$ 6,900.00	$ 89,113.50	**$ 96,013.50**	31.3
35	Costa Mesa	Bear Street	$ 12,300.00	$ 158,854.50	**$ 171,154.50**	28.0
36	Costa Mesa	Newport Boulevard SB	$ 7,600.00	$ 98,154.00	**$ 105,754.00**	35.0
37	Costa Mesa	Newport Boulevard NB	$ 3,400.00	$ 43,911.00	**$ 47,311.00**	36.3
38	Costa Mesa	Santa Ana Avenue/ Redhill Avenue	$ 2,700.00	$ 34,870.50	**$ 37,570.50**	31.7
39	Newport Beach	Campus Drive / Irvine Avenue	$ 2,100.00	$ 27,121.50	**$ 29,221.50**	31.7
40	Newport Beach	Campus Drive/ Irvine Avenue	$ 5,100.00	$ 65,866.50	**$ 70,966.50**	27.0
41	Newport Beach	Birch Street	$ 2,100.00	$ 27,121.50	**$ 29,221.50**	31.7
42	Newport Beach	Birch Street	$ 5,100.00	$ 65,866.50	**$ 70,966.50**	27.0
43	Newport Beach	Bayview Place	$ 5,100.00	$ 65,866.50	**$ 70,966.50**	27.0
44	Newport Beach	Jamboree Road	$ 5,100.00	$ 65,866.50	**$ 70,966.50**	27.0
45	Newport Beach	Jamboree Road	$ 5,100.00	$ 65,866.50	**$ 70,966.50**	27.0
46	Costa Mesa	Paularino Avenue @ Jian Way	$ 2,700.00	$ 34,870.50	**$ 37,570.50**	31.7
47	Costa Mesa	Anton Boulevard @ Park Center Drive	$ 3,400.00	$ 43,911.00	**$ 47,311.00**	36.3

SECTION 4: FUNDING NEEDS / COSTS FOR PROPOSED PROJECT BY TASK

c. Summary of Intersection Improvement Costs

LOC.	AGENCY	PROJECT CROSS STREETS	TASK 3 IMPROVEMENT TOTALS			
			Design	Construction	TOTAL	Average Score
48	Costa Mesa	Anton Boulevard @ Avenue of the Arts	$ 3,400.00	$ 43,911.00	**$ 47,311.00**	36.3
49	Costa Mesa	Anton Boulevard @ Sakioka Drive	$ 3,400.00	$ 43,911.00	**$ 47,311.00**	36.3
50	Newport Beach	Bayview Place @ Bayview Circle	$ 5,100.00	$ 65,866.50	**$ 70,966.50**	27.0
-	Santa Ana	TMC Improvements	$ 59,500.00	$ 768,442.50	**$ 827,942.50**	30.0
-	Costa Mesa	TMC Improvements	$ -	$ 166,980.00	**$ 166,980.00**	30.0
				SIGNAL IMPROVEMENT TOTAL =	**$ 3,845,257.00**	**33.2**

SECTION 5: DETAILED LOCAL MATCH COMMITMENT

PART 1: AGENCY TOTAL MATCH SUMMARY

Agency	CASH		IN-KIND		TOTAL MATCH	
	PI	OMM	PI	OMM	PI	OMM
Santa Ana	*$396,173.80*	*$13,440.00*	*$40,000.00*	*$0.00*	*$436,173.80*	*$13,440.00*
	$409,613.80		***$40,000.00***		***$449,613.80***	
Costa Mesa	*$275,989.20*	*$10,080.00*	*$0.00*	*$0.00*	*$275,989.20*	*$10,080.00*
	$286,069.20		***$0.00***		***$286,069.20***	
Newport Beach	*$103,568.40*	*$4,480.00*	*$0.00*	*$0.00*	*$103,568.40*	*$4,480.00*
	$108,048.40		***$0.00***		***$108,048.40***	
TOTAL MATCH	***$775,731.40***	***$28,000.00***	***$40,000.00***	***$0.00***	***$815,731.40***	***$28,000.00***
	$803,731.40		***$40,000.00***		***$843,731.40***	

PART 2: MATCH BREAKDOWN (CASH vs IN-KIND SERVICES)

A. Cash Match

Agency	Funding Source	Amount of Cash Contribution
Santa Ana	M2 Fairshare	$409,613.80
Costa Mesa	Traffic Impact Fee	$286,069.20
Newport Beach	General Fund	$108,048.40
	TOTAL CASH MATCH:	$803,731.40

B. In-Kind Services

i. Specific Improvements (List items and Cost):

Agency	Description	Expenditure
Select a City		
	Total Specific Improvements (i):	$0.00

ii. Staffing Commitment:

Agency	Staff Position	Type of Service to Project	No. of Hours	Fully Burdened Hourly Rate	Total*
Santa Ana	Sr. Civil Engineer	Project Oversight, Construction Engineering	100	$170.00	$17,000.00
	Assistant Signal Operations Engineer	Equipment configuration, installation and integration/ Construction Engineering	100	$140.00	$14,000.00
	Assistant Engineer	Equipment configuration, installation and integration/ Construction Engineering	90	$100.00	$9,000.00
				Total for City of Santa Ana:	*$40,000.00*
				Total Staffing Commitment (ii):	*$40,000.00*

TOTAL IN-KIND MATCH* (i + ii):	$40,000.00

*Total amount is the required participation by the identified agency. The number of hours and hourly rate will be based on each agency's actual fully burdened billing rates, which must collectively equal the same value of the assigned "Total" dollars. Each agency will be responsible for keeping detailed records of hours worked and description of work. An accounting record of personnel, hours at fully burdened rate shall be included with the in-kind report submittals. Records will be subject to auditing. In-kind match can be converted to Cash Match, but Cash Match cannot be converted to in-kind match.

SECTION 6: PROJECT SCHEDULE BY TASK

a. Projected Start and End Dates:

Project start date: April 1, 2026

Project end date: September 30, 2029

b. Projected Schedule by Task

Task	Starting Date	Ending Date
Task 1: Project Management - PI Phase	April 1, 2026	September 30, 2027
Task 2: Data Collection	April 1, 2026	September 30, 2026
Task 3: System Design and Construction	April 1, 2026	September 30, 2027
Task 4: Signal Timing Optimization and Implementation	April 1, 2026	September 30, 2027
Task 5: Project Report	April 1, 2026	September 30, 2027
Task 6: Project Management - O&M Phase	October 1, 2027	September 30, 2029
Task 7: Continuing Support	October 1, 2027	September 30, 2029
Task 8: Final Technical Memorandum	August 1, 2029	September 30, 2029

Appendix A
CALCULATIONS AND ESTIMATED POINTS

APPENDIX A: CALCULATIONS AND ESTIMATED POINTS

Criteria (Max Points)	Estimated Points
1. Transportation Significance (25 points) Yes, all agencies are participating in the Countywide Baseline Project Inclusion of offset signals on MPAH w/in 2,700' # of offset signals on project / total # of offset signals: 5 / 74 = 100.0% = 10 Vehicle Miles Traveled (VMT): 373,623 = 15	25
2. Economic Effectiveness (Cost to Benefit Ratio): (10 points) Calculation for Total Project Cost / VMT = $4,218,657 / 373,623 = 11.29	7
3. Project Characteristics: (20 points) Average project improvement score = 33.2	10
4. Project Scale: (20 points) # of signals along entire length of corridor(s): 45 = 8 # of signals being synched / total # of corridor signals: 45 / 45 = 100.0% = 10	18
5. Number of Jurisdictions: (15 points) 4 Participating Jurisdiction(s)	11
6. Current Project Status (5 points) Re-timing at least 75% of previous project = 5	5
7. Funding Match: (5 points) $843,731.40 / $4,218,657.00 = 20.00%	0
Total Estimated Points:	**76**

Appendix B

AGENCY IMPROVEMENT CALCULATIONS

Is this a timing-only project (no improvements)?

☐ Yes ☑ No

Auto-Fill	Input Only

TABLE I: AGENCY IMPROVEMENT PREFERENCES

CATEGORIES	ID	ITEM DESCRIPTION	UNIT PRICE (MATERIAL + LABOR)			APPLICABLE DESIGN COST PER UNIT			VENDOR/BRAND & ADDITIONAL NOTES		
			Santa Ana	Costa Mesa	Newport Beach	Santa Ana	Costa Mesa	Newport Beach	Santa Ana	Costa Mesa	Newport Beach
Comm	2	Fiber Optic underground	$5,000	$8,000	$6,000	$500	$800	$600	Etherwan Switch w/ SFPs	12 SMFO Fiber Optic Drop Cable In Existing Conduit, Fiber Splicing (FDU and Splice Enclosure), Etherwan Switch w/ SFPs, No. 6E Pullbox, Hub Switch with SFPs at Hub Location	Cisco Switch w/ SFP's
Field Elements	4	ATC signal controller	$7,000	$7,000	$7,000	$700	$700	$700	Econolite Cobalt w/ EOS Software	Econolite Cobalt w/ EOS Software	Econolite Cobalt w/ EOS Software
	6	Signal cabinet on new foundation	$60,000	$54,000		$6,000	$5,400		Econolite ATCC w/ Service and SCE Design Fee	Econolite or Western Systems (NEMA TS2-1 P Cabinet with Service and SCE Design Fee)	
	8	BBS/UPS on existing foundation			$15,000			$1,500			Marathon (in existing Cabinet)
	10	CCTV	$8,000	$8,000	$8,000	$800	$800	$800	Axis or Cohu	Axis or Cohu	Axis
	13	Vehicle detection + bicycle detection	$50,000	$42,000		$5,000	$4,200		Econolite Vision or Iteris Apex	Econolite or Iteris Vantage Vector	
	16	Pedestrian detection (audible)	$11,000	$11,000		$1,100	$1,100		Polara (iN2S APS System)	Polara (iN2S APS System)	
	21	EVP (infrared)			$15,000			$1,500			GTT Opticom
TMC/TOC	27	Central System (server, licenses, workstations)	$325,000	$110,000		$32,500			Relocate Servers to New TMC, Install New Fiber to New TMC, Server Racks. Centracs Licensing, Dell Workstations, Console/ Furniture	Work Stations, Centracs Server, Centracs Licensing, TMC Core Switch, Hub Switch at Newport/Fair for Connection back to TMC, Field Rugged Laptop with Econolite Local Edition Software, TMC Furniture, and NTP Server	
	28	Display (video wall, VMS, etc.)	$250,000	$18,000		$25,000			Video Wall Display, Video Wall Software and Server	Genetec VMS Licenses	
	29	UPS for TMC	$20,000	$4,000		$2,000			APC Rack Mounted UPS including External Batteries	APC Rack Mounted UPS	
Caltrans	34	Caltrans Cooperative Agreement	$2,500	$2,500	$2,500						

APPENDIX B: AGENCY IMPROVEMENT CALCULATIONS

TABLE II: DESCRIPTION OF WORK BY INTERSECTION

LOCATION	IMPLEMENTING AGENCY	PROJECT CROSS STREETS	DESCRIPTION OF WORK											
			Fiber Optic underground	ATC signal controller	Signal cabinet on new foundation	BBS/UPS on existing foundation	CCTV	Vehicle detection + bicycle detection	Pedestrian detection (audible)	EVP (infrared)	Central System (server, licenses, workstations)	Display (video wall, VMS, etc.)	UPS for TMC	Caltrans Cooperative Agreement
			2	4	6	8	10	13	16	21	27	28	29	34
1	Santa Ana	SR-22 EB Ramps *												1
2	Santa Ana	Riverglen Lane	1	1	1			1						
3	Santa Ana	Memory Lane	1	1										
4	Santa Ana	Santa Clara Avenue	1	1										
5	Santa Ana	Bristol Market Place/19th Street	1	1				1	1					
6	Santa Ana	17th Street	1	1					1					
7	Santa Ana	Washington Avenue	1	1										
8	Santa Ana	Civic Center Drive	1	1			1							
9	Santa Ana	Santa Ana Boulevard	1				1							
10	Santa Ana	1st Street	1						1					
11	Santa Ana	Bishop Street	1	1										
12	Santa Ana	McFaddden Avenue	1	1										
13	Santa Ana	Wilshire Avenue	1	1	1									
14	Santa Ana	Edinger Avenue			1				1					
15	Santa Ana	St. Andrew Place		1										
16	Santa Ana	Glenwood Place	1	1										
17	Santa Ana	Warner Avenue												
18	Santa Ana	Central Avenue	1	1	1			1						
19	Santa Ana	Hemlock Way	1	1	1			1						
20	Santa Ana	Segerstrom Avenue							1					
21	Santa Ana	Alton Avenue	1	1										
22	Santa Ana	Bristol Plaza	1	1				1						
23	Santa Ana	MacArthur Boulevard							1					
24	Santa Ana	Callens Common	1	1				1						
25	Costa Mesa	Sunflower Avenue	1				1	1	1					
26	Costa Mesa	Town Center Drive	1				1	1	1					
27	Costa Mesa	Anton Boulevard	1				1	1	1					
28	Costa Mesa	I-405 NB Ramps *												1
29	Costa Mesa	I-405 SB Ramps *												1
30	Costa Mesa	Hotel Way	1				1		1					
31	Costa Mesa	Paularino avenue	1				1	1	1					
32	Costa Mesa	Baker Street	1				1		1					
33	Costa Mesa	Sobeca Way	1				1							
34	Costa Mesa	Randolph Avenue	1				1	1	1					
35	Costa Mesa	Bear Street	1		1		1	1	1					
36	Costa Mesa	Newport Boulevard SB	1	1			1	1	1					
37	Costa Mesa	Newport Boulevard NB	1	1			1		1					
38	Costa Mesa	Santa Ana Avenue/ Redhill Avenue	1				1		1					
39	Newport Beach	Campus Drive / Irvine Avenue	1	1			1							

APPENDIX B: AGENCY IMPROVEMENT CALCULATIONS

TABLE II: DESCRIPTION OF WORK BY INTERSECTION

LOCATION	IMPLEMENTING AGENCY	PROJECT CROSS STREETS	DESCRIPTION OF WORK											
			Fiber Optic underground	ATC signal controller	Signal cabinet on new foundation	BBS/UPS on existing foundation	CCTV	Vehicle detection + bicycle detection	Pedestrian detection (audible)	EVP (infrared)	Central System (server, licenses, workstations)	Display (video wall, VMS, etc.)	UPS for TMC	Caltrans Cooperative Agreement
			2	4	6	8	10	13	16	21	27	28	29	34
40	Newport Beach	Campus Drive/ Irvine Avenue	1	1		1	1			1				
41	Newport Beach	Birch Street	1	1			1							
42	Newport Beach	Birch Street	1	1		1	1			1				
43	Newport Beach	Bayview Place	1	1		1	1			1				
44	Newport Beach	Jamboree Road	1	1		1	1			1				
45	Newport Beach	Jamboree Road	1	1		1	1			1				
46	Costa Mesa	Paularino Avenue @ Jian Way	1				1		1					
47	Costa Mesa	Anton Boulevard @ Park Center Drive	1	1			1		1					
48	Costa Mesa	Anton Boulevard @ Avenue of the Arts	1	1			1		1					
49	Costa Mesa	Anton Boulevard @ Sakioka Drive	1	1			1		1					
50	Newport Beach	Bayview Place @ Bayview Circle	1	1		1	1			1				
-	Santa Ana	TMC Improvements									1	1	1	
-	Costa Mesa	TMC Improvements									1	1	1	
		QUANTITY TOTAL =	**42**	**30**	**6**	**6**	**26**	**13**	**21**	**6**	**2**	**2**	**2**	**3**

APPENDIX B: AGENCY IMPROVEMENT CALCULATIONS

TABLE II: DESCRIPTION OF WORK BY INTERSECTION

LOCATION	IMPLEMENTING AGENCY	PROJECT CROSS STREETS	SIGNAL IMPROVEMENT COSTS						NOTES
			Design	Construction	Construction Management & Inspection 15%	Contingency 10%	Caltrans Cooperative Agreement Fees ($2,500)	TOTAL	
1	Santa Ana	SR-22 EB Ramps *	$ -	$ -	$ -	$ -	$ 2,500.00	**$ 2,500.00**	
2	Santa Ana	Riverglen Lane	$ 12,200.00	$ 122,000.00	$ 20,130.00	$ 15,433.00	$ -	**$ 169,763.00**	City will configure and Install Controller and Ethernet Switch.
3	Santa Ana	Memory Lane	$ 1,200.00	$ 12,000.00	$ 1,980.00	$ 1,518.00	$ -	**$ 16,698.00**	City will configure and Install Controller and Ethernet Switch.
4	Santa Ana	Santa Clara Avenue	$ 1,200.00	$ 12,000.00	$ 1,980.00	$ 1,518.00	$ -	**$ 16,698.00**	City will configure and Install Controller and Ethernet Switch.
5	Santa Ana	Bristol Market Place/19th Street	$ 7,300.00	$ 73,000.00	$ 12,045.00	$ 9,234.50	$ -	**$ 101,579.50**	City will configure and Install Controller and Ethernet Switch.
6	Santa Ana	17th Street	$ 2,300.00	$ 23,000.00	$ 3,795.00	$ 2,909.50	$ -	**$ 32,004.50**	City will configure and Install Controller and Ethernet Switch.
7	Santa Ana	Washington Avenue	$ 1,200.00	$ 12,000.00	$ 1,980.00	$ 1,518.00	$ -	**$ 16,698.00**	City will configure and Install Controller and Ethernet Switch.
8	Santa Ana	Civic Center Drive	$ 2,000.00	$ 20,000.00	$ 3,300.00	$ 2,530.00	$ -	**$ 27,830.00**	City will configure and Install Controller and Ethernet Switch.
9	Santa Ana	Santa Ana Boulevard	$ 1,300.00	$ 13,000.00	$ 2,145.00	$ 1,644.50	$ -	**$ 18,089.50**	City will configure and Install Ethernet Switch.
10	Santa Ana	1st Street	$ 1,600.00	$ 16,000.00	$ 2,640.00	$ 2,024.00	$ -	**$ 22,264.00**	City will configure and Install Ethernet Switch.
11	Santa Ana	Bishop Street	$ 1,200.00	$ 12,000.00	$ 1,980.00	$ 1,518.00	$ -	**$ 16,698.00**	City will configure and Install Controller and Ethernet Switch.
12	Santa Ana	McFaddden Avenue	$ 1,200.00	$ 12,000.00	$ 1,980.00	$ 1,518.00	$ -	**$ 16,698.00**	City will configure and Install Controller and Ethernet Switch.
13	Santa Ana	Wilshire Avenue	$ 7,200.00	$ 72,000.00	$ 11,880.00	$ 9,108.00	$ -	**$ 100,188.00**	City will configure and Install Controller and Ethernet Switch.
14	Santa Ana	Edinger Avenue	$ 7,100.00	$ 71,000.00	$ 11,715.00	$ 8,981.50	$ -	**$ 98,796.50**	
15	Santa Ana	St. Andrew Place	$ 700.00	$ 7,000.00	$ 1,155.00	$ 885.50	$ -	**$ 9,740.50**	City will configure and Install Ethernet Switch.
16	Santa Ana	Glenwood Place	$ 1,200.00	$ 12,000.00	$ 1,980.00	$ 1,518.00	$ -	**$ 16,698.00**	City will configure and Install Controller and Ethernet Switch.
17	Santa Ana	Warner Avenue	$ -	$ -	$ -	$ -	$ -	**$ -**	
18	Santa Ana	Central Avenue	$ 12,200.00	$ 122,000.00	$ 20,130.00	$ 15,433.00	$ -	**$ 169,763.00**	City will configure and Install Controller and Ethernet Switch.
19	Santa Ana	Hemlock Way	$ 12,200.00	$ 122,000.00	$ 20,130.00	$ 15,433.00	$ -	**$ 169,763.00**	City will configure and Install Controller and Ethernet Switch.
20	Santa Ana	Segerstrom Avenue	$ 1,100.00	$ 11,000.00	$ 1,815.00	$ 1,391.50	$ -	**$ 15,306.50**	
21	Santa Ana	Alton Avenue	$ 1,200.00	$ 12,000.00	$ 1,980.00	$ 1,518.00	$ -	**$ 16,698.00**	City will configure and Install Controller and Ethernet Switch.
22	Santa Ana	Bristol Plaza	$ 6,200.00	$ 62,000.00	$ 10,230.00	$ 7,843.00	$ -	**$ 86,273.00**	City will configure and Install Controller and Ethernet Switch.
23	Santa Ana	MacArthur Boulevard	$ 1,100.00	$ 11,000.00	$ 1,815.00	$ 1,391.50	$ -	**$ 15,306.50**	
24	Santa Ana	Callens Common	$ 6,200.00	$ 62,000.00	$ 10,230.00	$ 7,843.00	$ -	**$ 86,273.00**	City will configure and Install Controller and Ethernet Switch.
25	Costa Mesa	Sunflower Avenue	$ 6,900.00	$ 69,000.00	$ 11,385.00	$ 8,728.50	$ -	**$ 96,013.50**	
26	Costa Mesa	Town Center Drive	$ 6,900.00	$ 69,000.00	$ 11,385.00	$ 8,728.50	$ -	**$ 96,013.50**	
27	Costa Mesa	Anton Boulevard	$ 6,900.00	$ 69,000.00	$ 11,385.00	$ 8,728.50	$ -	**$ 96,013.50**	
28	Costa Mesa	I-405 NB Ramps *	$ -	$ -	$ -	$ -	$ 2,500.00	**$ 2,500.00**	
29	Costa Mesa	I-405 SB Ramps *	$ -	$ -	$ -	$ -	$ 2,500.00	**$ 2,500.00**	
30	Costa Mesa	Hotel Way	$ 2,700.00	$ 27,000.00	$ 4,455.00	$ 3,415.50	$ -	**$ 37,570.50**	
31	Costa Mesa	Paularino avenue	$ 6,900.00	$ 69,000.00	$ 11,385.00	$ 8,728.50	$ -	**$ 96,013.50**	
32	Costa Mesa	Baker Street	$ 2,700.00	$ 27,000.00	$ 4,455.00	$ 3,415.50	$ -	**$ 37,570.50**	
33	Costa Mesa	Sobeca Way	$ 1,600.00	$ 16,000.00	$ 2,640.00	$ 2,024.00	$ -	**$ 22,264.00**	
34	Costa Mesa	Randolph Avenue	$ 6,900.00	$ 69,000.00	$ 11,385.00	$ 8,728.50	$ -	**$ 96,013.50**	
35	Costa Mesa	Bear Street	$ 12,300.00	$ 123,000.00	$ 20,295.00	$ 15,559.50	$ -	**$ 171,154.50**	
36	Costa Mesa	Newport Boulevard SB	$ 7,600.00	$ 76,000.00	$ 12,540.00	$ 9,614.00	$ -	**$ 105,754.00**	Controller: includes convert timing to new format and integrate with Centracs.
37	Costa Mesa	Newport Boulevard NB	$ 3,400.00	$ 34,000.00	$ 5,610.00	$ 4,301.00	$ -	**$ 47,311.00**	Controller: includes convert timing to new format and integrate with Centracs.
38	Costa Mesa	Santa Ana Avenue/ Redhill Avenue	$ 2,700.00	$ 27,000.00	$ 4,455.00	$ 3,415.50	$ -	**$ 37,570.50**	
39	Newport Beach	Campus Drive / Irvine Avenue	$ 2,100.00	$ 21,000.00	$ 3,465.00	$ 2,656.50	$ -	**$ 29,221.50**	City will configure and Install Controller and Ethernet Switch.

APPENDIX B: AGENCY IMPROVEMENT CALCULATIONS

TABLE II: DESCRIPTION OF WORK BY INTERSECTION

LOCATION	IMPLEMENTING AGENCY	PROJECT CROSS STREETS	SIGNAL IMPROVEMENT COSTS						NOTES
			Design	Construction	Construction Management & Inspection 15%	Contingency 10%	Caltrans Cooperative Agreement Fees ($2,500)	TOTAL	
40	Newport Beach	Campus Drive/ Irvine Avenue	$ 5,100.00	$ 51,000.00	$ 8,415.00	$ 6,451.50	$ -	**$ 70,966.50**	City will configure and Install Controller and Ethernet Switch.
41	Newport Beach	Birch Street	$ 2,100.00	$ 21,000.00	$ 3,465.00	$ 2,656.50	$ -	**$ 29,221.50**	City will configure and Install Controller and Ethernet Switch.
42	Newport Beach	Birch Street	$ 5,100.00	$ 51,000.00	$ 8,415.00	$ 6,451.50	$ -	**$ 70,966.50**	City will configure and Install Controller and Ethernet Switch.
43	Newport Beach	Bayview Place	$ 5,100.00	$ 51,000.00	$ 8,415.00	$ 6,451.50	$ -	**$ 70,966.50**	City will configure and Install Controller and Ethernet Switch.
44	Newport Beach	Jamboree Road	$ 5,100.00	$ 51,000.00	$ 8,415.00	$ 6,451.50	$ -	**$ 70,966.50**	City will configure and Install Controller and Ethernet Switch.
45	Newport Beach	Jamboree Road	$ 5,100.00	$ 51,000.00	$ 8,415.00	$ 6,451.50	$ -	**$ 70,966.50**	City will configure and Install Controller and Ethernet Switch.
46	Costa Mesa	Paularino Avenue @ Jian Way	$ 2,700.00	$ 27,000.00	$ 4,455.00	$ 3,415.50	$ -	**$ 37,570.50**	
47	Costa Mesa	Anton Boulevard @ Park Center Drive	$ 3,400.00	$ 34,000.00	$ 5,610.00	$ 4,301.00	$ -	**$ 47,311.00**	Controller: includes convert timing to new format and integrate with Centracs.
48	Costa Mesa	Anton Boulevard @ Avenue of the Arts	$ 3,400.00	$ 34,000.00	$ 5,610.00	$ 4,301.00	$ -	**$ 47,311.00**	Controller: includes convert timing to new format and integrate with Centracs.
49	Costa Mesa	Anton Boulevard @ Sakioka Drive	$ 3,400.00	$ 34,000.00	$ 5,610.00	$ 4,301.00	$ -	**$ 47,311.00**	Controller: includes convert timing to new format and integrate with Centracs.
50	Newport Beach	Bayview Place @ Bayview Circle	$ 5,100.00	$ 51,000.00	$ 8,415.00	$ 6,451.50	$ -	**$ 70,966.50**	City will configure and Install Controller and Ethernet Switch.
-	Santa Ana	TMC Improvements	$ 59,500.00	$ 595,000.00	$ 98,175.00	$ 75,267.50	$ -	**$ 827,942.50**	Refer to Appendix E for TMC Improvement Details
-	Costa Mesa	TMC Improvements	$ -	$ 132,000.00	$ 19,800.00	$ 15,180.00	$ -	**$ 166,980.00**	Refer to Appendix E for TMC Improvement Details
QUANTITY TOTAL =			**SIGNAL IMPROVEMENT TOTAL =**					**$ 3,845,257.00**	

TABLE III: PROJECT AVERAGE IMPROVEMENT SCORES

LOCATION	IMPLEMENTING AGENCY	PROJECT CROSS STREETS	DESCRIPTION OF WORK																					AVERAGE IMPROVEMENT SCORE
			Above ground (e.g. wireless, cellular, etc.)	Fiber Optic underground	All other (e.g. copper, aerial fiber, GPS, etc.)	ATC signal controller	Signal cabinet on existing foundation	Signal cabinet on new foundation	BBS/USP (attached)	BBS/UPS on existing foundation	BBS/UPS on new foundation	CCTV	Vehicle detection + bicycle detection	Pedestrian detection (audible)	EVP (infrared)	Central System (server, licenses, workstations)	Display (video wall, VMS, etc.)	UPS for TMC	Timing Only	Timing + Traffic Responsive (license only)	Timing + Peer-to-Peer (configuration only)	Timing + Traffic Adaptive (license only)	Caltrans Cooperative Agreement	
			Time Source			None/5+ Years or Within 5 Years											0/10+ or < 10		Online or Offline				Y/N	
1	Santa Ana	SR-22 EB Ramps *																					50	50.0
2	Santa Ana	Riverglen Lane		15		50		15					30											27.5
3	Santa Ana	Memory Lane		15		50																		32.5
4	Santa Ana	Santa Clara Avenue		15		50																		32.5
5	Santa Ana	Bristol Market Place/19th Street		15		50							30	50										36.3
6	Santa Ana	17th Street		15		50								50										38.3
7	Santa Ana	Washington Avenue		15		50																		32.5
8	Santa Ana	Civic Center Drive		15		50						30												31.7
9	Santa Ana	Santa Ana Boulevard		15								30												22.5
10	Santa Ana	1st Street		15										50										32.5
11	Santa Ana	Bishop Street		15		50																		32.5
12	Santa Ana	McFaddden Avenue		15		50																		32.5
13	Santa Ana	Wilshire Avenue		15		50		15																26.7
14	Santa Ana	Edinger Avenue						15						50										32.5
15	Santa Ana	St. Andrew Place				50																		50.0
16	Santa Ana	Glenwood Place		15		50																		32.5
17	Santa Ana	Warner Avenue																						
18	Santa Ana	Central Avenue		15		50		15					30											27.5
19	Santa Ana	Hemlock Way		15		50		15					30											27.5
20	Santa Ana	Segerstrom Avenue												50										50.0
21	Santa Ana	Alton Avenue		15		50																		32.5
22	Santa Ana	Bristol Plaza		15		50							30											31.7
23	Santa Ana	MacArthur Boulevard												50										50.0
24	Santa Ana	Callens Common		15		50							30											31.7
25	Costa Mesa	Sunflower Avenue		15								30	30	50										31.3
26	Costa Mesa	Town Center Drive		15								30	30	50										31.3
27	Costa Mesa	Anton Boulevard		15								30	30	50										31.3
28	Costa Mesa	I-405 NB Ramps *																					50	50.0
29	Costa Mesa	I-405 SB Ramps *																					50	50.0
30	Costa Mesa	Hotel Way		15								30		50										31.7
31	Costa Mesa	Paularino avenue		15								30	30	50										31.3
32	Costa Mesa	Baker Street		15								30		50										31.7
33	Costa Mesa	Sobeca Way		15								30												22.5
34	Costa Mesa	Randolph Avenue		15								30	30	50										31.3
35	Costa Mesa	Bear Street		15				15				30	30	50										28.0
36	Costa Mesa	Newport Boulevard SB		15		50						30	30	50										35.0
37	Costa Mesa	Newport Boulevard NB		15		50						30		50										36.3
38	Costa Mesa	Santa Ana Avenue/ Redhill Avenue		15								30		50										31.7
39	Newport Beach	Campus Drive / Irvine Avenue		15		50						30												31.7
40	Newport Beach	Campus Drive/ Irvine Avenue		15		50				10		30			30									27.0

TABLE III: PROJECT AVERAGE IMPROVEMENT SCORES

LOCATION	IMPLEMENTING AGENCY	PROJECT CROSS STREETS	DESCRIPTION OF WORK																				AVERAGE IMPROVEMENT SCORE
			Above ground (e.g. wireless, cellular, etc.)	Fiber Optic underground	All other (e.g. copper, aerial fiber, GPS, etc.)	ATC signal controller	Signal cabinet on existing foundation	Signal cabinet on new foundation	BBS/USP (attached)	BBS/UPS on existing foundation	BBS/UPS on new foundation	CCTV	Vehicle detection + bicycle detection	Pedestrian detection (audible)	EVP (infrared)	Central System (server, licenses, workstations)	Display (video wall, VMS, etc.)	UPS for TMC	Timing Only	Timing + Traffic Responsive (license only)	Timing + Peer-to-Peer (configuration only)	Timing + Traffic Adaptive (license only)	Caltrans Cooperative Agreement	
			Time Source			None/5+ Years or Within 5 Years										0/10+ or < 10			Online or Offline				Y/N	
41	Newport Beach	Birch Street		15		50						30												31.7
42	Newport Beach	Birch Street		15		50				10		30			30									27.0
43	Newport Beach	Bayview Place		15		50				10		30			30									27.0
44	Newport Beach	Jamboree Road		15		50				10		30			30									27.0
45	Newport Beach	Jamboree Road		15		50				10		30			30									27.0
46	Costa Mesa	Paularino Avenue @ Jian Way		15								30		50										31.7
47	Costa Mesa	Anton Boulevard @ Park Center Drive		15		50						30		50										36.3
48	Costa Mesa	Anton Boulevard @ Avenue of the Arts		15		50						30		50										36.3
49	Costa Mesa	Anton Boulevard @ Sakioka Drive		15		50						30		50										36.3
50	Newport Beach	Bayview Place @ Bayview Circle		15		50				10		30			30									27.0
-	Santa Ana	TMC Improvements														40	30	20						30.0
-	Costa Mesa	TMC Improvements														40	30	20						30.0
																							AVERAGE SCORE =	33.2

TABLE III: PROJECT AVERAGE IMPROVEMENT SCORES

LOCATION	IMPLEMENTING AGENCY	PROJECT CROSS STREETS	NOTES
1	Santa Ana	SR-22 EB Ramps *	
2	Santa Ana	Riverglen Lane	
3	Santa Ana	Memory Lane	
4	Santa Ana	Santa Clara Avenue	
5	Santa Ana	Bristol Market Place/19th Street	
6	Santa Ana	17th Street	
7	Santa Ana	Washington Avenue	
8	Santa Ana	Civic Center Drive	
9	Santa Ana	Santa Ana Boulevard	
10	Santa Ana	1st Street	
11	Santa Ana	Bishop Street	
12	Santa Ana	McFaddden Avenue	
13	Santa Ana	Wilshire Avenue	
14	Santa Ana	Edinger Avenue	
15	Santa Ana	St. Andrew Place	
16	Santa Ana	Glenwood Place	
17	Santa Ana	Warner Avenue	
18	Santa Ana	Central Avenue	
19	Santa Ana	Hemlock Way	
20	Santa Ana	Segerstrom Avenue	
21	Santa Ana	Alton Avenue	
22	Santa Ana	Bristol Plaza	
23	Santa Ana	MacArthur Boulevard	
24	Santa Ana	Callens Common	
25	Costa Mesa	Sunflower Avenue	
26	Costa Mesa	Town Center Drive	
27	Costa Mesa	Anton Boulevard	
28	Costa Mesa	I-405 NB Ramps *	
29	Costa Mesa	I-405 SB Ramps *	
30	Costa Mesa	Hotel Way	
31	Costa Mesa	Paularino avenue	
32	Costa Mesa	Baker Street	
33	Costa Mesa	Sobeca Way	
34	Costa Mesa	Randolph Avenue	
35	Costa Mesa	Bear Street	
36	Costa Mesa	Newport Boulevard SB	
37	Costa Mesa	Newport Boulevard NB	
38	Costa Mesa	Santa Ana Avenue/ Redhill Avenue	
39	Newport Beach	Campus Drive / Irvine Avenue	
40	Newport Beach	Campus Drive/ Irvine Avenue	

TABLE III: PROJECT AVERAGE IMPROVEMENT SCORES

LOCATION	IMPLEMENTING AGENCY	PROJECT CROSS STREETS	NOTES
41	Newport Beach	Birch Street	
42	Newport Beach	Birch Street	
43	Newport Beach	Bayview Place	
44	Newport Beach	Jamboree Road	
45	Newport Beach	Jamboree Road	
46	Costa Mesa	Paularino Avenue @ Jian Way	
47	Costa Mesa	Anton Boulevard @ Park Center Drive	
48	Costa Mesa	Anton Boulevard @ Avenue of the Arts	
49	Costa Mesa	Anton Boulevard @ Sakioka Drive	
50	Newport Beach	Bayview Place @ Bayview Circle	
-	Santa Ana	TMC Improvements	
-	Costa Mesa	TMC Improvements	

Appendix C

VEHICLE MILES TRAVELED (VMT)

APPENDIX C: VEHICLE MILES TRAVELED (VMT)

	Segment	ADTs	Distance	VMT
Santa Ana	SR-22 Off Ramp/ Hesperian Wy to Memory Ln	49,808	0.34	16,935
	Memory Ln to Santa Clara Ave	50,719	0.43	21,809
	Santa Clara Ave to 17th St	44,528	0.47	20,928
	17th St to Civic Center Dr	53,024	0.60	31,814
	Civic Center Dr to 1st St	45,205	0.42	18,986
	1st St to McFadden Ave	41,775	0.75	31,331
	McFadden Ave to Edinger Ave	40,762	0.50	20,381
	Edinger Ave to Warner Ave	39,252	0.75	29,439
	Warner Ave to Segerstrom Ave	37,384	0.60	22,430
	Segerstrom Ave to Alton Ave	40,477	0.26	10,524
	Alton Ave to MacArthur Blvd	41,057	0.26	10,675
	MacArthur Blvd to Sunflower Ave	39,854	0.40	15,942
Costa Mesa	Sunflower Ave to I-405 NB Ramps	40,062	0.39	15,624
	I-405 NB Ramps to Baker St	28,434	0.59	16,776
	Baker St to Bear St	21,098	0.38	8,017
	Bear St to Newport Blvd SB	23,115	0.19	4,392
	Newport Blvd SB to Santa Ana Ave/ Redhill Ave	20,233	0.57	11,533
Newport Beach	Santa Ana Ave/ Redhill Ave to Campus Dr/Irvine Ave (Bristol St S)	25,161	0.51	12,832
	Santa Ana Ave/ Redhill Ave to Campus Dr/Irvine Ave (Bristol St N)	25,310	0.51	12,908
	Campus Dr/Irvine Ave to Jamboree Rd (Bristol St S)	31,324	0.77	24,119
	Campus Dr/Irvine Ave to Jamboree Rd (Bristol St N)	21,074	0.77	16,227
	Total Project VMT:		**10.46**	**373,623**

Source: 2024- Costa Mesa, Newport Beach; 2023- Newport Beach; 2022 - Santa Ana, Costa Mesa, and Newport Beach

Appendix D

AGENCY RESOLUTIONS AND LETTERS OF SUPPORT

RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING THE SUBMITTAL OF IMPROVEMENT PROJECTS TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR FUNDING UNDER THE REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana hereby finds, determines and declares as follows:

A. The Measure M2 Regional Traffic Signal Synchronization Program targets over 2,000 signalized intersections across Orange County to maintain traffic signal synchronization, improve traffic flow, and reduce congestion across jurisdictions.

B. The City of Santa Ana has been declared by the Orange County Transportation Authority to meet the eligibility requirements to receive revenues as part of Measure M2.

C. The City of Santa Ana must include all projects funded by Net Revenues in the seven-year Capital Improvement Program as part of the Renewed Measure M Ordinance eligibility requirement.

D. The City of Santa Ana authorizes a formal amendment to the seven-year Capital Improvement Program to add projects approved for funding upon approval from the Orange County Transportation Authority Board of Directors, if necessary.

E. The City of Santa Ana has currently adopted a Local Signal Synchronization Plan consistent with the Regional Traffic Signal Synchronization Master Plan as a key component of local agencies' efforts to synchronizing traffic signals across local agencies' boundaries.

F. The City of Santa Ana will provide matching funds for each project as required by the Comprehensive Transportation Funding Programs Procedures Manual.

G. The City of Santa Ana will not use Renewed Measure M funds to supplant Developer Fees or other commitments.

G. The City of Santa Ana desires to implement multi-jurisdictional signal synchronization listed below.

Section 2. The City Council of the City of Santa Ana hereby approves the formal submissions of the projects described below to the Orange County Transportation Authority for funding under the OCTA's Regional Traffic Signal Synchronization Program and requests that the OCTA allocate funds in the amounts specified in the City's submissions. Said funds shall be matched by funds from Santa Ana as required and shall be used as supplemental funding to aid the City in signal synchronization along the following street(s):

PROJECT	PROGRAM	FY
Bristol Street Traffic Signal Synchronization	RTSSP	25/26

Section 3. The City Council of the City of Santa Ana appoints the City Manager, or his or her designee, as agent for the City of Santa Ana to conduct all negotiations, and execute and submit all documents, including but not limited to applications, agreements, amendments, payment requests and so on, which may be necessary for allocation of the requested funds to Santa Ana.

Section 4. This Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting this Resolution.

ADOPTED this ____ day of _____, 2024.

_____
Valerie Amezcua
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By:_____
Jonathan T. Martinez
Assistant City Attorney

AYES: Councilmembers _____

NOES: Councilmembers _____

ABSTAIN: Councilmembers _____

NOT PRESENT: Councilmembers _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Jennifer L. Hall, City Clerk, do hereby certify the attached Resolution No. 2024- ____ to be the original resolution adopted by the City Council of the City of Santa Ana on _____, 2024.

Date: _____ _____

City Clerk
City of Santa Ana

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. Box 1200

FROM THE OFFICE OF THE TRANSPORTATION SERVICES MANAGER

Mr. Zdenek Kekula
Principal Civil Engineer
City of Santa Ana
PWA – Traffic Engineering
20 Civic Center Plaza, M-43
Santa Ana, CA 92702

October 10, 2024

Subject: Letter of Intent for Regional Traffic Signal Synchronization Program Application – Bristol Street Corridor

Dear Mr. Kekula:

The Orange County Transportation Authority recently issued the 2025 Comprehensive Transportation Funding Program Call for Projects for Regional Traffic Signal Synchronization Program to coordinate traffic signals across jurisdictional boundaries in the County.

The City of Costa Mesa, in coordination with participating cities identified the Bristol Street corridor for Project P application. Signal synchronization on this corridor between State Route-22 EB Ramp/ Hesperian Way in the City of Santa Ana and Jamboree Road in the City of Newport Beach will improve the signal coordination along this heavily traveled corridor.

The City of Costa Mesa is in support of City of Santa Ana's effort in pursuing Renewed Measure M funds for this project.

The City of Costa Mesa is committed to provide the required matching funds and will be seeking City Council adoption of a resolution on November 19, 2024 in support of implementing and funding this project. We will forward the adopted resolution as soon as it is available.

Sincerely,

Raja Sethuraman

Raja Sethuraman
Public Works Director

77 FAIR DRIVE
PHONE: (714) 754-5343 FAX: (714) 754-5028 www.costamesaca.gov

ATTACHMENT 1

RESOLUTION NO. 2024-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING THE SUBMITTAL OF A FUNDING APPLICATION TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR FUNDING UNDER THE COMPETITIVE MEASURE M2 REGIONAL TRAFFIC SYNCHRONIZATION PROGRAM (RTSSP)

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

a) WHEREAS, the Measure M2 Regional Traffic Signal Synchronization Program targets over 2,000 signalized intersections across Orange County to maintain traffic signal synchronization, improve traffic flow, and reduce congestion across jurisdictions; and

b) WHEREAS, the City of Costa Mesa has been declared by the Orange County Transportation Authority to meet the eligibility requirements to receive revenues as part of Measure M2; and

c) WHEREAS, the CITY must include all projects funded by Net Revenues in the seven-year Capital Improvement Program as part of the Renewed Measure M Ordinance eligibility requirement; and

d) WHEREAS, the CITY authorizes a formal amendment to the seven-year Capital Improvement Program to add projects approved for funding upon approval from the Orange County Transportation Authority Board of Directors, if necessary; and

e) WHEREAS, the City of Costa Mesa has currently adopted a Local Signal Synchronization Plan consistent with the Regional Traffic Signal Synchronization Master Plan as a key component of local agencies' efforts to synchronizing traffic signals across local agencies' boundaries; and

f) WHEREAS, the City of Costa Mesa will provide matching funds for each project as required by the Comprehensive Transportation Funding Programs Procedures Manual; and

g) WHEREAS, the City of Costa Mesa will not use Renewed Measure M funds to supplant Developer Fees or other commitments; and

h) WHEREAS, the City of Costa Mesa desires to implement multi-jurisdictional signal synchronization listed below.

NOW, THEREFORE, BE IT RESOLVED THAT:

The City Council of the City of Costa Mesa hereby requests the Orange County Transportation Authority allocate funds in the amounts specified in the City's application to said City from the Regional Traffic Signal Synchronization Program. Said funds, if approved, shall be matched by funds from said City as required and shall be used as

supplemental funding to aid the City in signal synchronization along the following street(s):

PROJECT	PROGRAM	FY
Bristol Street Traffic Signal Synchronization	RTSSP	25/26

PASSED AND ADOPTED this 19th day of November, 2024.

_____
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. 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 19th day of November, 2024, 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 19th day of November 2024.

_____
BRENDA GREEN, CITY CLERK (SEAL)

CITY OF NEWPORT BEACH
100 Civic Center Drive
Newport Beach, California 92660
949 644-3311 | 949 644-3308 FAX
newportbeachca.gov/publicworks

October 17, 2024

Mr. Zdenek Kekula
Principal Civil Engineer
City of Santa Ana
PWA – Traffic Engineering
20 Civic Center Plaza, M-43
Santa Ana, CA 92702

Subject: Letter of Intent for Bristol Street OCTA Regional Traffic Signal Synchronization Program – P

Dear Mr. Kekula:

This letter documents the City of Newport Beach's support of the City of Santa Ana application for the 2024 call for projects for the OCTA Regional Traffic Signal Synchronization Program (Project P) for Bristol Street from SR-22 to Jamboree Road.

The City of Newport Beach is committed to provide the required matching funds and will be seeking City Council adoption of a resolution in support of this project by the end of 2024. We will forward the adopted resolution as soon as it is available.

Sincerely,

David Webb
Public Works Director

CC: Brad Sommers,

RESOLUTION NO. 2024 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA SUPPORTING AN APPLICATION BY THE CITY OF SANTA ANA FOR THE ORANGE COUNTY TRANSPORTATION AUTHORITY'S MEASURE M2 TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM FUNDING FOR THE BRISTOL STREET PROJECT

WHEREAS, the Orange County Transportation Authority's ("OCTA") Measure M2 Regional Traffic Signal Synchronization Program ("Program") targets over two thousand (2000) signalized intersections across Orange County to maintain traffic signal synchronization, improve traffic flow, and reduce congestion across jurisdictions;

WHEREAS, the City of Newport Beach ("City") has been declared by OCTA to meet the eligibility requirements to receive revenues as part of the Program;

WHEREAS, City must include all projects funded by the net revenues in the City's seven-year Capital Improvement Program as part of OCTA's Renewed Measure M Local Transportation Authority Ordinance eligibility requirements;

WHEREAS, City has a currently adopted a Local Signal Synchronization Plan consistent with the countywide Regional Traffic Signal Synchronization Master Plan as a key component of the City's efforts to synchronize traffic signals across its boundaries;

WHEREAS, City desires to support the funding application of the City of Santa Ana to implement a multi-jurisdictional traffic signal synchronization project for the Bristol Street.

WHEREAS, by this resolution, the City Council for the City intends to authorize a formal amendment to its seven-year Capital Improvement Program to add the Project for funding upon approval from OCTA's Board of Directors to fund the Project as part of the Program;

WHEREAS, by this resolution, the City Council for the City intends to agree to provide matching funds for the primary implementation and ongoing maintenance and monitoring of Project, as required by the Guidelines Manual for OCTA's Comprehensive Transportation Funding Programs; and

WHEREAS, City will not use renewed Program funds to supplant developer fees or other commitments.

NOW, THEREFORE, the City Council of the City of Newport Beach resolves as follows:

Section 1: The City Council does hereby support the funding application of the City of Santa Ana to implement the Project.

Section 2: The City Council does hereby authorize a formal amendment to its seven-year Capital Improvement Program to add the Project for funding upon approval from OCTA's Board of Directors to fund the Project as part of the Program.

Section 3: The City Council does hereby agree to provide matching funds for the primary implementation and ongoing maintenance and monitoring of the Project, as required by the Guidelines Manual for OCTA's Comprehensive Transportation Funding Programs.

Section 4: The recitals provided in this resolution are true and correct and are incorporated into the operative part of this resolution.

Section 5: If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 6: The City Council finds the adoption of this resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Section 7: This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution.

ADOPTED this 19th day of November, 2024.

_____
Will O'Neill
Mayor

ATTEST:

_____
Leilani I. Brown
City Clerk

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

_____
Aaron C. Harp
City Attorney

California Department of Transportation

DISTRICT 12
1750 East 4th Street, Suite 100 | SANTA ANA, CA 92705
(657) 328-6000 | FAX (657) 328-6522 TTY 711
https://dot.ca.gov/caltrans-near-me/district-12

October 7, 2024

Zdenek Kekula
Principal Civil Engineer
City of Santa Ana
PWA – Traffic Engineering
20 Civic Center Plaza, M-43
Santa Ana, CA 92702

Subject: Letter of Support for Regional Traffic Signal Synchronization Program Application – Bristol Street Corridor

Dear Mr. Kekula:

The Orange County Transportation Authority recently issued the 2024 Comprehensive Transportation Funding Program Call for Projects for the Regional Traffic Signal Synchronization Program to coordinate traffic signals across jurisdictional boundaries in the County.

The State of California Department of Transportation (Caltrans) is in support of the City of Santa Ana's submittal of the Call for the Projects application for signal synchronization on the Bristol Street corridor from SR-22 Ramps in the City of Santa Ana to Jamboree Road in the City of Newport Beach.

Caltrans Signal on Bristol St. Corridor:
1. SR-22 EB Ramps
2. I-405 NB Ramps
3. I-405 SB Ramps

If you have any questions or require additional information, please contact Mr. Mansour Feiz at (949) 279-9169 or by email at Mansour.Feiz@dot.ca.gov.

Sincerely,

Peter Ngo

Peter Ngo, P.E.
Branch Chief, Traffic Signals/Ramp Metering/Census
Caltrans District 12
6681 Marine Way
Irvine, CA 92618
Mobile: (949) 285-4262

Appendix E

ADDITIONAL INFORMATION

(Fiber Optic Underground and TMC Improvement Details, Cabinet Pictures, and As-Built Plans)

Bristol RTSSP

Additional Improvement Details

Agency: City of Santa Ana

Fiber Optic Underground

System Improvement	Unit	Quantity	Unit Cost	Amount	Total
Etherwan Fiber Optic Ethernet Switch (w/ SFP's and Power Supply)	EA	18	$5,000	$90,000	$90,000

Total	$90,000
Intersections	18
Total Per Intersection	$5,000
USE	**$5,000**

Central System (server, licenses, workstations)

System Improvement	Unit	Quantity	Unit Cost	Amount	Total
Dell Workstation with Dual Monitors	EA	3	$15,000	$45,000	$325,000
Central System Licenses	LS	1	$90,000	$90,000	
Relocate Servers to New TMC	LS	1	$15,000	$15,000	
Remove and Discard old TMC Equipment	LS	1	$10,000	$10,000	
Server Racks (bolt down)	LS	1	$15,000	$15,000	
Install New Fiber to New TMC (including Splicing, FDU, and Terminations)	LS	1	$50,000	$50,000	
Console/ Furniture	LS	1	$100,000	$100,000	

Total	$325,000
USE	**$325,000**

Display (Video Wall, VMS, etc..)

System Improvement	Unit	Quantity	Unit Cost	Amount	Total
Video Wall	LS	1	$175,000	$175,000	$250,000
Video Wall Software	EA	1	$50,000	$50,000	
Video Wall Server	EA	1	$25,000	$25,000	
			$0	$0	

Total	$250,000
USE	**$250,000**

Bristol RTSSP

Additional Improvement Details

Agency: City of Costa Mesa

Fiber Optic Underground

System Improvement	Unit	Quantity	Unit Cost	Amount	Total
Etherwan Switch with SFP Modules	EA	16	$5,000	$80,000	$126,500
New Hub Switch with SFP Modules at Hub Location (Bristol/Sunflower Hub)	EA	1	$15,000	$15,000	
Furnish and Install 12 SMFO Drop Cable *	EA	3	$1,000	$3,000	
Furnish and Install New #6E Pull Box *	EA	3	$3,000	$9,000	
Furnish and Install New Fiber Patch Panel with Fiber Optic Pigtails/cabling *	EA	3	$1,500	$4,500	
Furnish and Install Splice Enclosure *	EA	3	$2,500	$7,500	
Fusion Splice Strands of SMFO Cable & Testing *	EA	3	$2,500	$7,500	

* Anton/Park Center Dr, Anton/Ave of the Arts, and Anton/Sakioka

Total	$126,500
Intersections	16
Total Per Intersection	$7,906
USE	**$8,000**

Central System (server, licenses, workstations)

System Improvement	Unit	Quantity	Unit Cost	Amount	Total
New Workstations for TMC	EA	2	$10,000	$20,000	$110,000
New Centracs Server and Maintenance Agreement Renewal	LS	1	$47,000	$47,000	
Core TMC Switch	EA	1	$15,000	$15,000	
Hub Switch for Newport/Fair for Connection back to TMC	EA	1	$15,000	$15,000	
Field Rugged Laptop with Econolite Local Edition Software	LS	1	$5,000	$5,000	
TMC Furniture	LS	1	$4,000	$4,000	
NTP Server	LS	1	$4,000	$4,000	

Total	$110,000
USE	**$110,000**

Bristol RTSSP

Additional Improvement Details

Agency: Newport Beach

Fiber Optic Underground

System Improvement	Unit	Quantity	Unit Cost	Amount	Total
Cisco Fiber Optic Ethernet Switch (w/ SFP's and Power Supply)	EA	7	$6,000	$42,000	$42,000

Total	$42,000
Intersections	7
Total Per Intersection	$6,000
USE	**$6,000**

RESOLUTION NO. 2024-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING THE SUBMITTAL OF A FUNDING APPLICATION TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR FUNDING UNDER THE COMPETITIVE MEASURE M2 REGIONAL TRAFFIC SYNCHRONIZATION PROGRAM (RTSSP)

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

WHEREAS, the Measure M2 Regional Traffic Signal Synchronization Program targets over 2,000 signalized intersections across Orange County to maintain traffic signal synchronization, improve traffic flow, and reduce congestion across jurisdictions; and

WHEREAS, the City of Costa Mesa has been declared by the Orange County Transportation Authority to meet the eligibility requirements to receive revenues as part of Measure M2; and

WHEREAS, the CITY must include all projects funded by Net Revenues in the seven-year Capital Improvement Program as part of the Renewed Measure M Ordinance eligibility requirement; and

WHEREAS, the CITY authorizes a formal amendment to the seven-year Capital Improvement Program to add projects approved for funding upon approval from the Orange County Transportation Authority Board of Directors, if necessary; and

WHEREAS, the City of Costa Mesa has currently adopted a Local Signal Synchronization Plan consistent with the Regional Traffic Signal Synchronization Master Plan as a key component of local agencies' efforts to synchronizing traffic signals across local agencies' boundaries; and

WHEREAS, the City of Costa Mesa will provide matching funds for each project as required by the Comprehensive Transportation Funding Programs Procedures Manual; and

WHEREAS, the City of Costa Mesa will not use Renewed Measure M funds to supplant Developer Fees or other commitments; and

WHEREAS, the City of Costa Mesa desires to implement multi-jurisdictional signal synchronization listed below.

NOW, THEREFORE, BE IT RESOLVED THAT:

The City Council of the City of Costa Mesa hereby requests the Orange County Transportation Authority allocate funds in the amounts specified in the City's application to said City from the Regional Traffic Signal Synchronization Program. Said funds, if approved, shall be matched by funds from said City as required and shall be used as supplemental funding to aid the City in signal synchronization along the following street(s):

PROJECT PROGRAM FY

Bristol Street Traffic Signal Synchronization RTSSP 25/26

PASSED AND ADOPTED this 19th day of November, 2024.

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. 2024-46 and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 19th day of November, 2024, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: CHAVEZ, GAMEROS, HARPER, MARR, HARLAN, AND STEPHENS.

NOES: COUNCIL MEMBERS: NONE.

ABSENT: COUNCIL MEMBERS: REYNOLDS.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 20th day of November 2024.

BRENDA GREEN, CITY CLERK

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-165 **Meeting Date:** 3/17/2026

TITLE:

AMENDMENT TO INCREASE FUNDING TO THE CITY SIDEWALK AND GUTTER FLOW GRINDING SERVICES AGREEMENT

DEPARTMENT:	**PUBLIC WORKS DEPARTMENT/MAINTENANCE SERVICES DIVISION**
PRESENTED BY:	**RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR**
CONTACT INFORMATION:	**ROBERT RYAN, MAINTENANCE SERVICES MANAGER, (714) 754-5123**

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize the City Attorney to prepare the Second Amendment to the Maintenance Services Agreement (MSA) for citywide sidewalk grinding and gutter flow grinding with BPR, Incorporated, increasing compensation by $150,000 for an annual not to exceed amount of $300,000.

2. Authorize a ten percent (10%) contingency annually for emergency response, special events and other unforeseen costs; and approval for Consumer Price Index (CPI) escalation and de-escalation.

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

BACKGROUND:

The City of Costa Mesa has over 1,500,000 linear feet of sidewalk throughout the City. Historically, the Public Works Department has utilized a combination of in-house staff and outside contractors to maintain uneven sidewalk lifts and gutter flow locations throughout the City. The City entered into a two (2) year agreement with BPR, Incorporated for citywide sidewalk grinding and gutter flow grinding services on June 6, 2023, terminating on June 30, 2025, with the option to extend the term for three (3) successive one (1) year periods. The First Amendment (Attachment 1) to the MSA to extend the agreement for the first of the three (3) options for renewal was executed on July 1, 2025.

ANALYSIS:

BPR, Incorporated has provided sidewalk grinding services to the City on an as-needed basis for nearly three (3) years. The work has been performed systematically within geographical areas

assigned by staff.

Staff is continuously seeking methods to be proactive in ensuring that City sidewalks are safe, accessible and ADA-compliant. On November 1, 2024, the City entered into a separate agreement with Precision Concrete Cutting to perform sidewalk safety assessment services on an as needed basis. Precision provides comprehensive Sidewalk Assessment Surveys using specialized GPS software to identify problem areas and provide an in-depth report and recommendations to resolve those issues. The survey provides the size and severity of the offset, prioritizes the offsets for remediation based on risk factors, and tracks areas that require complete replacement. All data is summarized by street segment and physical address. The goal is to completely assess 20% of the City's sidewalks per year and to complete assessment of all City sidewalks within five (5) years.

The first assessment began in May 2025 in the southeast side of the City. The initial assessment took several months to complete and covered approximately 45 linear miles of sidewalk and identified approximately 3,000 locations with offset sidewalks. Many of these offset locations could be addressed by grinding, while others require full replacement.

BPR began addressing grinding locations, and to date have addressed over fifty percent (50%) of those offsets, nearly exhausting the $150,000 annual contract amount. As a result, staff recommends the City Council authorize the City Attorney to prepare the Second Amendment to the MSA, increasing compensation by $150,000 annually to ensure sufficient funding to continue addressing offset sidewalks as identified by the assessment.

Staff is currently procuring bids from sidewalk replacement contractors where repairs by grinding is not feasible. This will be presented to City Council for approval when the procurement process is completed.

ALTERNATIVES:

The City Council could reject the proposed amendment and continue with the contract within the current compensation amount. This alternative would leave the City without critical sidewalk and gutter-grinding services until the new fiscal year delaying necessary repairs to the identified offsets.

FISCAL REVIEW:

The funding for the Maintenance Service Agreement increase of $165,000, inclusive of a 10% contingency, in available in the Fiscal Year 2025-26 capital outlay budget in the Gas Tax Fund (Fund 201), which has an available project balance of approximately $200,000, and Measure M2 Fairshare Fund (Fund 416), which has an available project balance of approximately $760,000.

LEGAL REVIEW:

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

CITY COUNCIL GOALS AND OBJECTIVES:

This item works toward achieving the following City Council goal:

- Strengthen the public's safety and improve the quality of life.

CONCLUSION:

Staff recommends the City Council:

1. Authorize the City Attorney to prepare the Second Amendment to the Maintenance Services Agreement (MSA) for citywide sidewalk grinding and gutter flow grinding with BPR, Incorporated, increasing compensation by $150,000 for an annual not to exceed amount of $300,000.

2. Authorize a ten percent (10%) contingency annually for emergency response, special events and other unforeseen costs; and approval for Consumer Price Index (CPI) escalation and de-escalation.

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

AMENDMENT NUMBER ONE TO MAINTENANCE SERVICES AGREEMENT WITH BPR, INC.

This Amendment Number One ("Amendment") is dated July 1, 2025, ("Effective Date"), by and between the CITY OF COSTA MESA, a municipal corporation ("City") and BPR, Inc. a California Corporation ("Contractor").

WHEREAS, City and Contractor entered into an agreement on June 6, 2023, for Contractor to provide maintenance of City Property (the "Agreement"); and

WHEREAS, Section 4.1 of the Agreement provides for a term of two (2) years, ending on June 30, 2025, with the option to extend the Agreement for up to a maximum of three additional one-year periods upon mutual written agreement of both parties; and

WHEREAS, City and Contractor now desire to extend the Agreement an additional one (1) year through June 30, 2026.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The foregoing recitals in this Amendment are hereby declared to be true and correct and are incorporated as if fully set forth herein.

2. The term of the Agreement shall be extended through June 30, 2026.

3. All terms not defined herein shall have the same meaning and use as set forth in the Agreement, as amended.

4. All other terms, conditions, and provisions of the Agreement, as amended, shall remain in full force and effect.

5. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

[Signatures appear on following page.]

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

CONTRACTOR

Signature — Date: 5/20/25

Pat Rifley

Pat Rifley, President

CITY OF COSTA MESA

Cecilia Gallardo-Daly — Date: 6/12/2025

Acting City Manager

ATTEST:

Brenda Green — Date: 6/16/2025

Brenda Green

City Clerk

APPROVED AS TO FORM:

Kimberly Hall Barlow — Date: 6/3/25

Kimberly Hall Barlow

City Attorney

APPROVED AS TO INSURANCE:

Ruth Wang — Date: 5/30/25

Ruth Wang

Risk Management

APPROVED AS TO CONTENT:

Robert Ryan — Date: JUNE 2, 2025

Robert Ryan

Project Manager

DEPARTMENTAL APPROVAL:

Raja Sethuraman
Public Works Director

Date: 6-3-25

PURCHASING APPROVAL:

Carol Molina
Finance Director

Date: May 27, 2025

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-166 **Meeting Date:** 3/17/2026

TITLE:

RESOLUTION AUTHORIZING STREET CLOSURES FOR THE 2026 ORANGE COUNTY MARATHON RUNNING FESTIVAL

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

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

CONTACT INFORMATION: **PAUL MARTIN, TRANSPORTATION SERVICES MANAGER, (714) 754-5343**

RECOMMENDATION:

Staff recommends the City Council:

Adopt Resolution No. 2026-xx, designating event routes for the 2026 Orange County (OC) Marathon Running Festival and approving the temporary street closures for May 2, 2026, and May 3, 2026, as requested for the 2026 OC Marathon Running Festival.

BACKGROUND:

A Special Event Permit application was submitted to the City on December 27, 2025, requesting permission to close certain streets to conduct the 2026 OC Marathon Running Festival on May 2, 2026 and May 3, 2026. The application is currently under review by the City's Special Events Committee, which consists of representatives from various City departments. Resolution No. 2026-xx (Attachment 1) includes designated routes and street closures.

This is the seventeenth year the City of Costa Mesa will participate in the OC Marathon, which has been an annual event in the Orange County area since 2004. Similar to the previous marathons, the proposed route for the 2026 OC Marathon Running Festival begins at Newport Center in the City of Newport Beach and finishes at the OC Fair & Event Center in Costa Mesa. This year's OC Marathon Running Festival consists of four (4) sub-events:

1. Full Marathon (26.2 miles) on Sunday, May 3, 2026;
2. Half Marathon (13.1 miles) on Sunday, May 3, 2026;
3. 5K Fun Run/Walk (3.1 miles) on Saturday, May 2, 2026; and
4. Kids Run the OC (1 mile) on Saturday, May 2, 2026.

The routes within Costa Mesa for the 2026 full and half-marathon events are shown on Attachments 2 and 3, respectively. A map depicting the route for the 2026 5K Fun Run/Walk is shown in Attachment 4. The route for the Kids Run is entirely within the OC Fair & Event Center and is shown in Attachment 5. There are no changes to the proposed routes on Costa Mesa's public streets for the above events when compared to the 2025 OC Marathon Running Festival.

Within Costa Mesa, the streets affected by the Full Marathon include portions of Santa Ana Avenue, Bristol Street, Red Hill Avenue, Main Street, Sunflower Avenue, Anton Boulevard, Avenue of the Arts, Bear Street, Gisler Avenue, Country Club Drive, Mesa Verde Drive West, Adams Avenue, Placentia Avenue, Oriole Drive, Canary Drive, Tanager Drive, Golf Course Drive, Harbor Boulevard, Merrimac Way, and Fairview Road. The streets affected by the Half Marathon include portions of Santa Ana Avenue, Mesa Drive, and Newport Boulevard Southbound Frontage Road. The affected streets for the 5K Fun Run/Walk are Arlington Drive, Fairview Road, and Merrimac Way.

The Half Marathon event is proposed to start in the City of Newport Beach at 6:30 a.m. on Sunday, May 3. For the Half Marathon event, street closures in Costa Mesa begin at 5:00 a.m. and the last affected road segments reopen no later than 10:00 a.m.

The 5K Fun Run/Walk event will begin and end at the OC Fair & Event Center. For the 5K Fun Run/Walk, street closures will begin at 4:30 p.m. on Saturday, and the last affected road segment will reopen no later than 6:30 p.m.

The 1-mile Kids Run is entirely within the OC Fair & Event Center, and no street closures are required for the Kids Run event on Saturday, May 2.

Since the proposed routes for the Full Marathon, Half-Marathon, and 5K Fun Run/Walk events are not among the pre-designated routes for street closures for Special Event areas as approved in City Council Resolution No. 04-38 (Attachment 6), City Council approval is required for these street closures.

ANALYSIS:

Prior years' marathon events have enjoyed success due to the efforts of organizers, as well as City staff. The organizers will be required to conduct an extensive outreach to churches and businesses that are open during the time of the street closures and detours. In addition, residential areas affected by closures will be notified in advance, similar to prior marathon events.

On the weekend of the 2025 OC Marathon, police management personnel, sworn officers, civilian officers, and explorers (from Costa Mesa and other agencies) provided support for the events. The Fire Department had personnel stationed at the Emergency Medical Services (EMS) tent for the event. As a result of the close coordination between various City departments and event organizers, and the implementation of traffic control, impacts on many residential and commercial areas as well as arterial streets have been minimized in prior years and will be repeated for the 2026 events.

Street Closures:

A number of minor and major arterial streets will require full closure, while some other streets will require either half-closure (one direction) or partial closure (only the closure of one or two lanes in one direction). In order to minimize impacts to the public, the closure of streets will be phased to

occur as the fastest runners approach, and will be reopened as the last of the runners and the official sweep vehicle passes by. The fastest marathon runners are expected to finish in approximately two (2) hours and 20 minutes. The overall length of time for the slowest runners in the marathon with traffic control will be limited to a maximum of seven (7) hours. The marathon begins on Sunday, May 3, at 5:30 a.m.; therefore, the last runner permitted on the course with traffic control would finish no later than 12:30 p.m. A sweep vehicle will circulate through the course in time with the slowest paced runner to ensure the course is clear and that streets can be reopened as soon as possible.

Attachment 7 presents a brief summary of the arterials affected by the proposed Full Marathon, Half-Marathon, and 5K Fun Run/Walk routes through Costa Mesa. The Mesa Verde Community, Inc. Board and the Mesa Verde Country Club will be notified of the event and the street closures. Additional information to assist the patrons of the Mesa Verde Country Club and navigate the proposed closures will be provided to the Mesa Verde Country Club as the event date approaches.

Impacts to traffic flow will occur at various intersections as marathon participants move along the route, beginning as early as 6:30 a.m. and ending at approximately 1:00 p.m. Attachment 8 identifies the major intersections where traffic detours are necessary to provide for the safety of runners while crossing intersections. As shown in Attachment 8, traffic control on Harbor Boulevard and Fairview Road will be conducted as “soft closures,” whereby vehicles will be allowed through as gaps in runners permit. Adams Avenue will be subject to full closure for approximately two (2) hours, followed by soft closures for up to four (4) hours. Advance warning signs will be positioned to advise drivers of possible delays during this time. Traffic control will be actively managed by Costa Mesa Police Department (CMPD) Officers, allowing traffic to pass through the closed area as much as possible. With the proposed closure of the Adams Avenue at Placentia Avenue/Mesa Verde Drive West intersection, there will be coordination with City of Huntington Beach staff for the placement of advance warning signs within their city limits to minimize congestion and delays.

Staff has also reviewed planned street improvement projects within the City for any conflicts with the 2026 OC Marathon Running Festival Events (Full Marathon, Half Marathon & 5K) and confirms that no street improvement projects are scheduled on streets that would impact the proposed route for this event. Close monitoring of project schedules will continue as the date of the marathon approaches.

Traffic Control:

The OC Marathon Running Festival representatives estimate up to 12,500 combined participants for the Half and Full marathons. Due to the large scale of the event and magnitude of street closures, lane closures, and detours, the Transportation Services Division will require that the applicant be responsible for the preparation and submittal of detailed traffic control plans prepared by a Registered Traffic Engineer. Additionally, the applicant will be responsible for furnishing all traffic control devices, such as cones, signs, and barricades, required for the event. The overall traffic control at intersections and driveways will be directed by CMPD Officers and Explorers.

The Police Department plans to staff this event similarly to prior years’ events, making any necessary adjustments based on actual field conditions. Since the OC Marathon is being held on a Sunday, it will not affect weekday peak rush-hour traffic conditions. Therefore, during the hours in which the event occurs in Costa Mesa, it is expected to have a lesser impact on traffic flow. With traffic control monitored and managed by CMPD, emergency access to nearby properties is maintained during the

event. Costa Mesa Fire & Rescue staff are members of the Special Event Committee and are involved in reviewing the Special Event Permit application to identify any needed and appropriate measures to maintain emergency response.

Public Information:

The applicant will be conditioned to provide written notification prior to the event to all property owners and tenants affected by the street closures. Some samples of correspondence are included in the proposed 2026 OC Marathon Operations Plan (Attachment 9). The applicant is engaged in discussion with the OC Fair & Event Center, for approval to utilize the property for the event and anticipates approval.

Similar to prior years, staff will work with the applicant to identify and require properties directly affected by the event to receive adequate notice of the time and period of closure, as well as proper detour information. Additionally, as part of the traffic control requirements, the Public Works Department staff will require the placement of changeable message signs at key locations in advance of the event to give adequate notice of the planned street closures.

Areas of Improvement:

The following are some of the observations and areas for improvement identified for earlier OC Marathon events and continue to apply for the 2026 OC Marathon Running Festival:

- Event start times should be maintained as close to schedule as possible.
- Field-review all water stations and band locations, particularly near residential areas.
- No music or loud noises near residential areas before 8:00 a.m.
- Address traffic issues related to vehicles exiting the fairgrounds parking lot and on Fair Drive.
- Improve course signage for all events.

ALTERNATIVES:

The City Council may elect not to approve the requested route as submitted and direct the applicant to revise the route to use other streets. This alternative, however, would not be preferred by the organization as it will have significant impacts on the planned event.

Another alternative would be to not approve the resolution and the requested street closures. This may result in the cancellation of the 2026 OC Marathon Running Festival.

FISCAL REVIEW:

The applicant, OC Marathon LLC, will reimburse the City for the costs associated with Police and Fire & Rescue Department support during the event per the Special Event Permit application. The estimated reimbursement amount of $80,000 will offset City expenditures and will be recorded in the General Fund (Fund 101).

LEGAL REVIEW:

As part of the Special Event Permit application, the applicant will be required to provide the City with indemnity and insurance per the City's requirements. The City Attorney's Office has reviewed this report and the proposed Resolution (Attachment 1) and approves them both 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:

A Special Event Permit application was submitted to the City requesting closure of certain streets on May 2, 2026 and May 3, 2026, to conduct the 2026 OC Marathon Running Festival.

Staff recommends the City Council adopt Resolution No. 2026-xx, designating event routes for the 2026 Orange County (OC) Marathon Running Festival and approving the temporary street closures for May 2, 2026 and May 3, 2026, as requested for the 2026 OC Marathon Running Festival.

ATTACHMENT 1

RESOLUTION NO. 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, DESIGNATING THE EVENT ROUTES AND STREET CLOSURES FOR THE 2026 ORANGE COUNTY MARATHON RUNNING FESTIVAL

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

WHEREAS, because of the impact that special events have on City streets and traffic when a full or partial street closure is required for such special events, the City Council of the City of Costa Mesa finds that it is crucial that any such routes be thoroughly reviewed and analyzed to enable careful planning of such special events in order to minimize impacts to the general public where such street closures are permitted; and

WHEREAS, in accordance with Section 9-208.9 of the Costa Mesa Municipal Code, Event Routes, after thorough review, analysis, and planning, the City Council does hereby establish the following routes and necessary full and partial street closures for the 2025 Orange County Marathon Running Festival.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Costa Mesa as follows:

Section 1. The 2026 Orange County Marathon event route is hereby established as shown by the map attached hereto as Exhibit “A” and incorporated herein.

Section 2. The 2026 5K Run/Walk event route is hereby established as shown by the map attached hereto as Exhibit “B” and incorporated herein.

Section 3. The streets listed in Exhibit “C,” attached hereto and incorporated herein, will be subject to full and partial street closures for the 2026 Orange County Marathon Running Festival. Said closures will be as set forth in Exhibit C.

PASSED AND ADOPTED this 17th day of March, 2026.

_____

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. 2026-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 17th day of March, 2026, 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 17th day of March 2026.

_____
BRENDA GREEN, CITY CLERK (SEAL)

EXHIBIT A
FROM CITY OF SANTA ANA
TO CITY OF SANTA ANA
CITY OF SANTA ANA
CITY OF COSTA MESA
PEDESTRIAN BRIDGE
TOWN CENTER PLAZA
FINISH
ENTER FROM CITY OF NEWPORT BEACH
= HALF MARATHON ROUTE
= FULL MARATHON ROUTE
= FINISH @ OC FAIRGROUNDS
2026 OC MARATHON

EXHIBIT B

hoag
OC 5K
Hoag OC 5K - Course Map
Saturday, May 2, 2026
5:30 pm start time
Costa Mesa Farm Sports Complex
The Harbour
Weight Room
Information Technology
Orange Coast College Technology Center
Presidio Dr
Presidio Sq
Presidio School
Costa Mesa High School
Food Court
Tewinkle Park
Consumer Sciences
Skills Center
Global Engagement Center
Faculty House
Davis Elementary Magnet School
Arlington Dr
Children's Center
Merrimac Way
Hanover Dr
Bowling Green Dr
Westbrook Pl
Princeton Dr
Bucknell Rd
Fair Dr
Oxford Ln
Columbia Dr
Fairview Rd
Duke Pl
Fordham Dr
The Hangar
Start
Finish
Expo
2026 OC MARATHON
5K FUN RUN/WALK

ATTACHMENT 1

EXHIBIT C

FULL MARATHON – AFFECTED STREETS ON ROUTE

STREET	FROM	TO	CLOSURE TYPE	SIDE OF STREET
Santa Ana Avenue	Del Mar Avenue	Mesa Drive	Half	East
Santa Ana Avenue	Mesa Drive	Bristol Street	Half	West
Red Hill Avenue	Bristol Street	Main Street	Half	West
Main Street	Red Hill Avenue	Sunflower Avenue	Half	South/West
Sunflower Avenue	Main Street	Avenue of the Arts	Partial	South
Anton Boulevard	Sunflower Avenue	Enclave Driveway	Full	---
Avenue of the Arts	Sunflower Avenue	Town Center Drive	Full	---
Bear Street	South Coast Drive	Sunflower Avenue	Partial	East
Sunflower Avenue	Bear Street	Raitt Street	Partial	North
Gisler Avenue	Santa Ana River	Country Club Drive	Partial	South
Country Club Drive	Gisler Avenue	Mesa Verde Dr. W	Partial	West
Mesa Verde Dr. W	Country Club Drive	Adams Avenue	Half	South/East
Placentia Avenue	Adams Avenue	Fairview Park	Partial	East
Oriole Drive	Placentia Avenue	Canary Drive	Partial	South
Adams Avenue	Mesa Verde Drive E	Placentia	Partial	North
Canary Drive	Oriole Drive	Tanager Drive	Partial	West
Tanager Drive	Canary Drive	Golf Course Drive	Partial	South
Merrimac Way	Harbor Boulevard	Fairview Road	Half	South
Fairview Road	Merrimac Way	Fair Drive	Partial	East

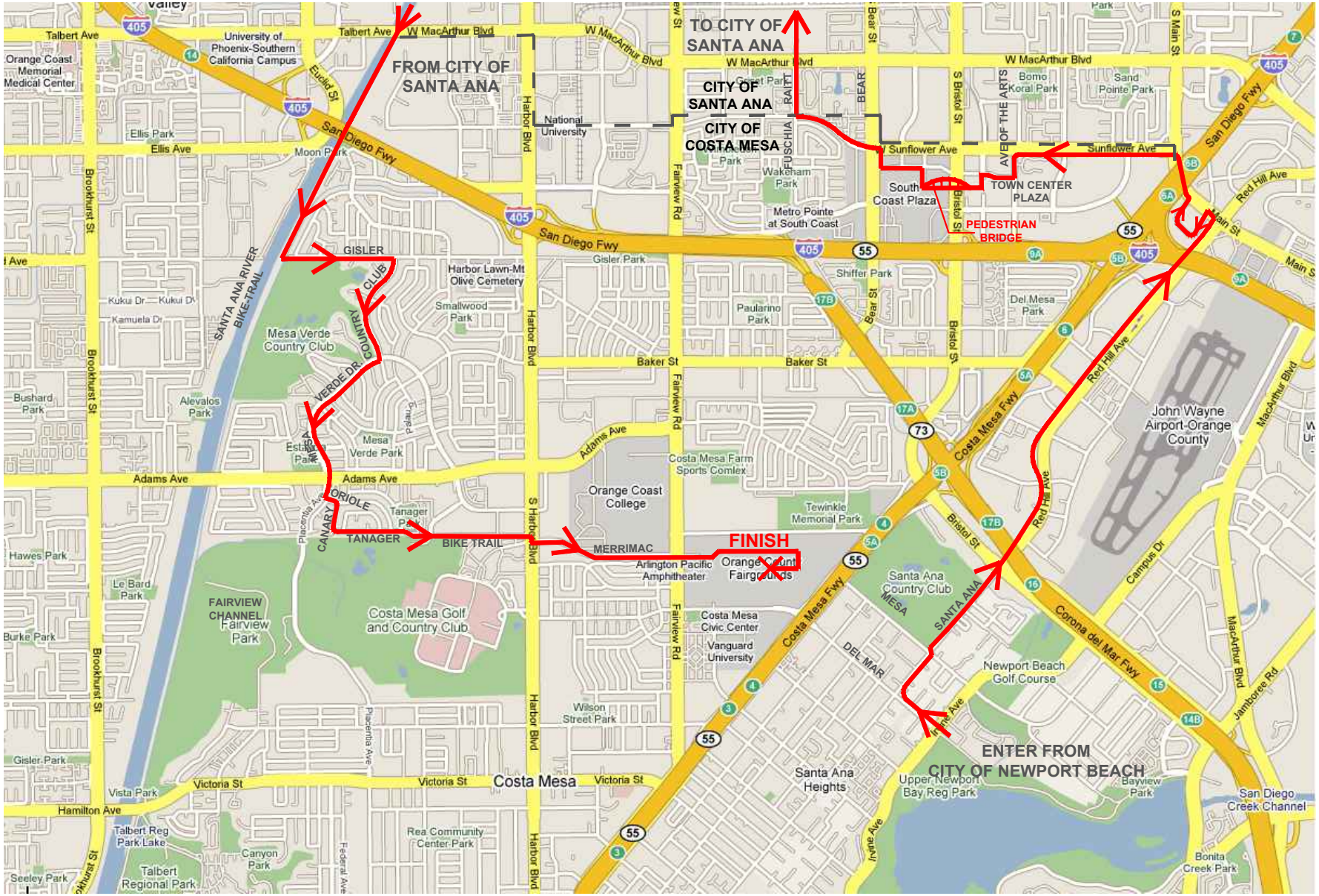
HALF MARATHON – AFFECTED STREETS ON ROUTE

STREET	FROM	TO	CLOSURE TYPE	SIDE OF STREET
Santa Ana Avenue	Del Mar Avenue	Mesa Drive	Half	East
Mesa Drive	Santa Ana Avenue	Newport Boulevard	Half	North
SB Newport Frontage	Mesa Drive	Fair Drive	Full	---

ATTACHMENT 1

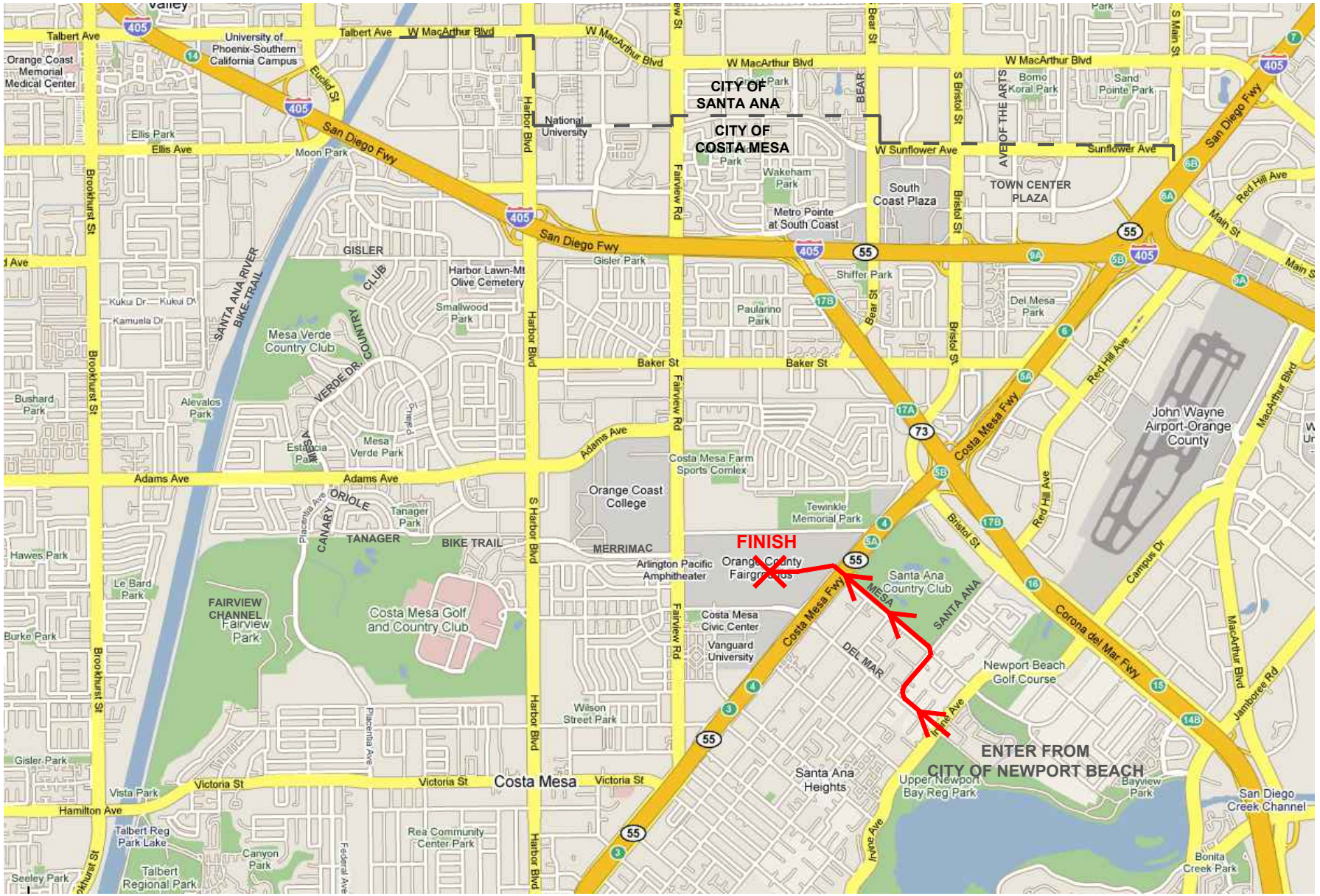
5K FUN RUN/WALK – AFFECTED STREETS ON ROUTE

STREET	FROM	TO	CLOSURE TYPE	SIDE OF STREET
Fairview Road	Fair Drive	Arlington Drive	Full	---
Fairview Road	Arlington Drive	Pirate Way / Mustang Way	Half	West
Merrimac Way	Fairview Road	500’ E/O Harbor Bl.	Half	North



✕= FINISH @ OC FAIRGROUNDS

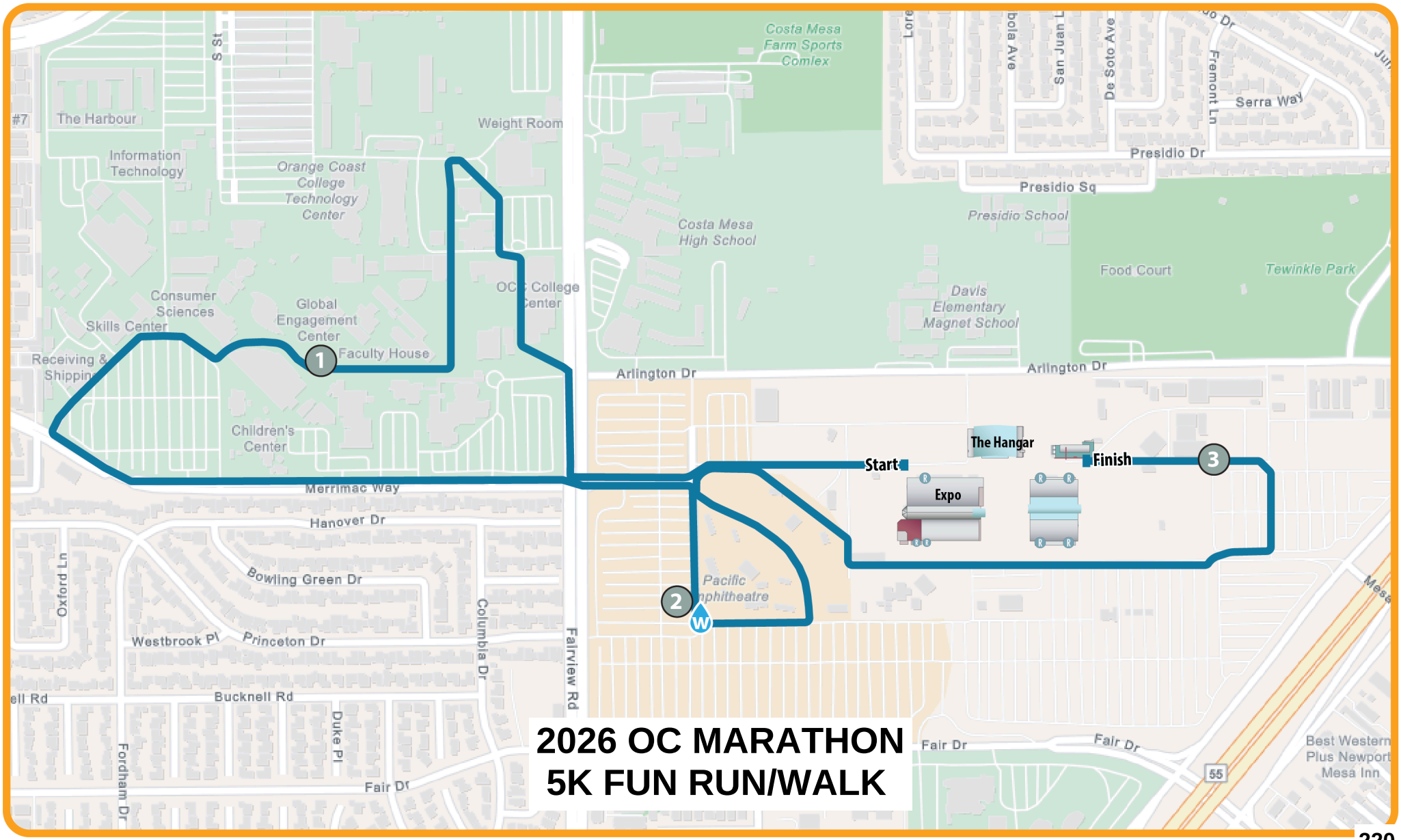
2026 OC MARATHON
FULL MARATHON ROUTE



X = FINISH @ OC FAIRGROUNDS

2026 OC MARATHON
HALF MARATHON ROUTE

Hoag OC 5K - Course Map
Saturday, May 2, 2026
5:30 pm start time



2026 OC MARATHON
5K FUN RUN/WALK

KIDS RUN THE OC - MAY 2, 2026

LEGEND

KIDS RUN ROUTE

KIDS ENTRANCE

STAGING
Kids will be directed to wait here prior to their heat start time

PICK UP ZONE
Kids must be picked up by parent or coach with matching bib#)

SCHOOL MEET UP
Each school has an assigned meeting area. Please know your zone color~

RESOLUTION NO. 04-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ESTABLISHING PRE-DESIGNATED EVENT ROUTES FOR SPECIAL EVENTS REQUIRING STREET CLOSURES.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, because of the impact that special events have on city streets and traffic when a full or partial street closure is required for such a special event, the City Council of the City of Costa Mesa finds that it is expedient that routes be established to enable the public planning such special events advanced notice and options regarding areas in the city where such street closures are permitted.

WHEREAS, in accordance with the recently adopted special event ordinance, the City Council does hereby establish the following routes for any and all special events requiring full or partial street closures.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. The City's pre-designated event routes are hereby established as follows and shown by the maps of each area in Attachment 1 which is attached hereto and incorporated herein by this reference:

//

//

//

Area 1- Harbor Gateway Area

Sunflower Avenue, west of Harbor
Scenic Avenue
Hyland Avenue
Cadillac Avenue
Harbor Gateway North
Harbor Gateway South
Howard Way
Toronto Way

Note: South Coast Drive is not included in order to maintain access to I-405 freeway as well as private streets that are not subject to the City's jurisdiction, but could be included in the above route with the private property owner's permission. Those private streets include: Business Park Drive, Corporate Drive, Metro Drive and Sunland Lane.

Area 2 - Airport Area

Streets located either east or west of Red Hill Avenue. No simultaneous closures will be allowed on both sides of Red Hill Avenue for a single event.

Airway Avenue
Airport Loop Drive
Pullman Street
McCormick Avenue
Briggs Avenue
Fischer Avenue
Kalmus Drive
Lear Avenue
Clinton Street

Note: Red Hill Avenue, Paularino Avenue, and Baker Street are not included in order to maintain access to the SR-55 freeway.

Area 3 – Fairgrounds Area – Rolling Partial Street Closure Only

Staging and Disbanding Area – Tewinkle Park

Arlington Drive, eastbound, to;
Newport Boulevard, southbound, to;
Fair Drive, westbound, to;
Fairview Road, northbound, to;
Arlington Drive, eastbound, to disbanding area.

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

I, Julie Folcik, Deputy City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certifies that the above foregoing Resolution No. 04-38 was duly and regularly passed and adopted by said City Council at a regular meeting thereof held on the 7th day of June, 2004, by the following roll call vote:

AYES: Monahan, Mansoor, Steel

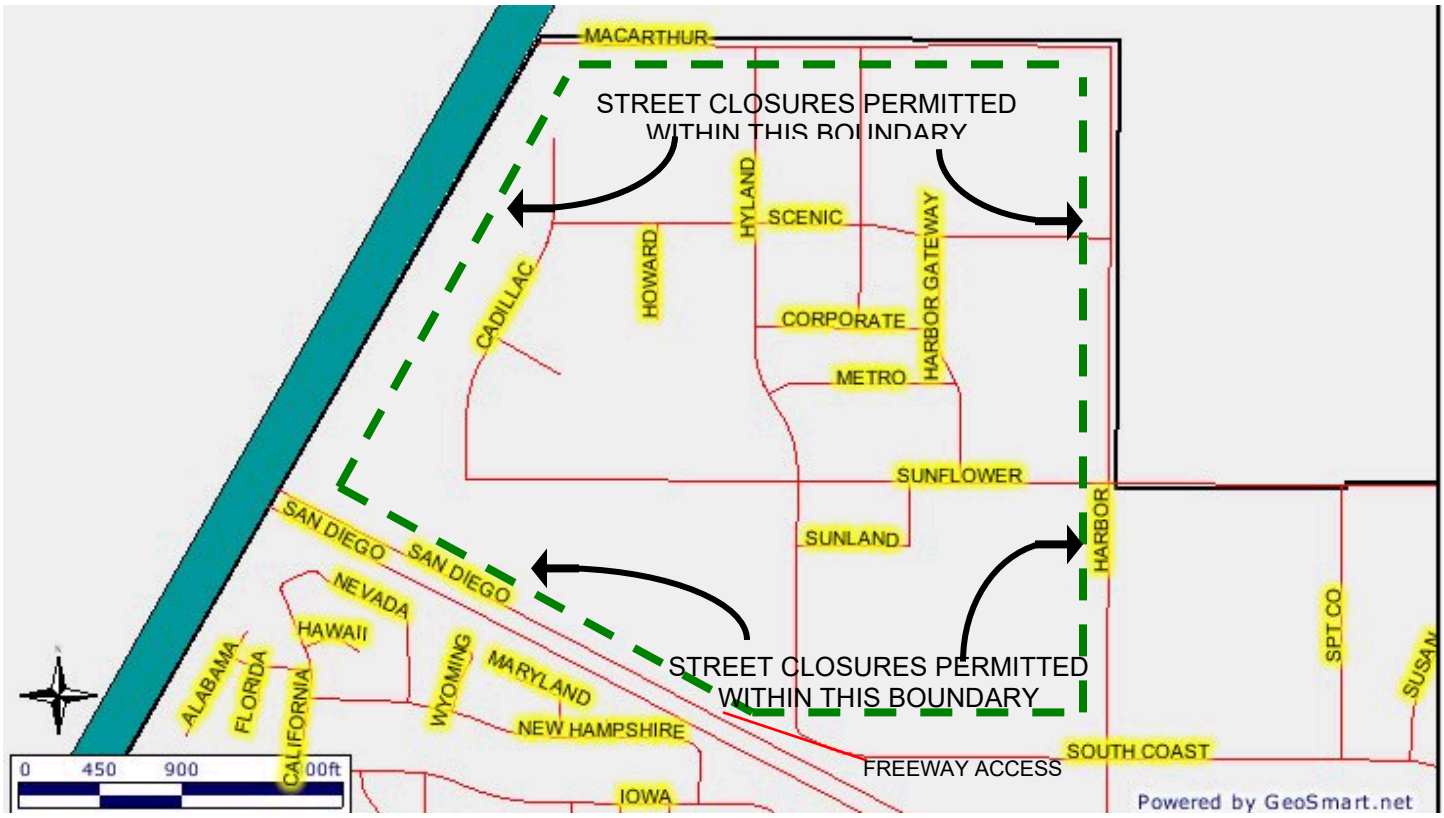
NOES: Cowan, Scheafer

ABSENT: None

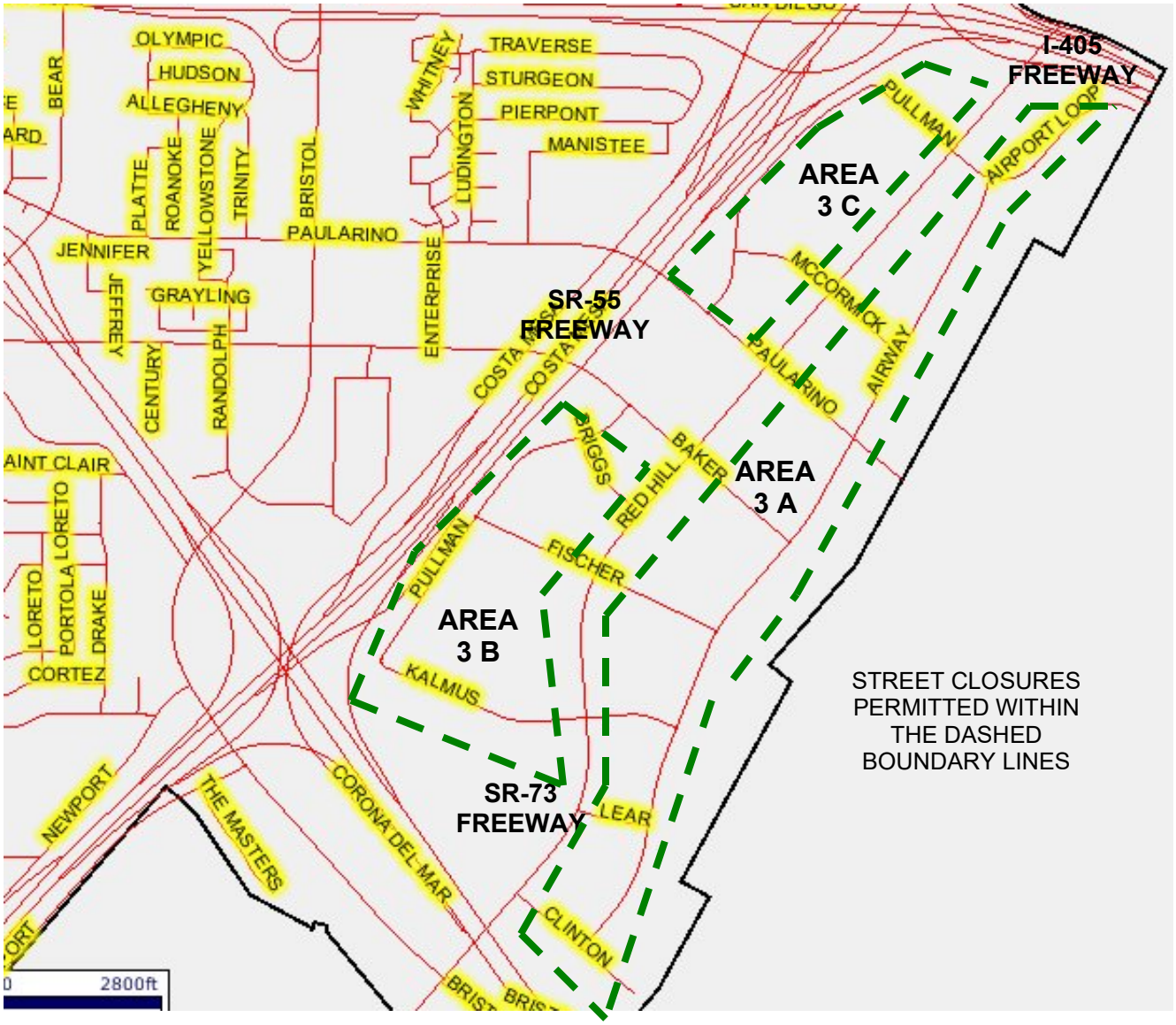
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this 8th day of June, 2004.

Julie Folcik

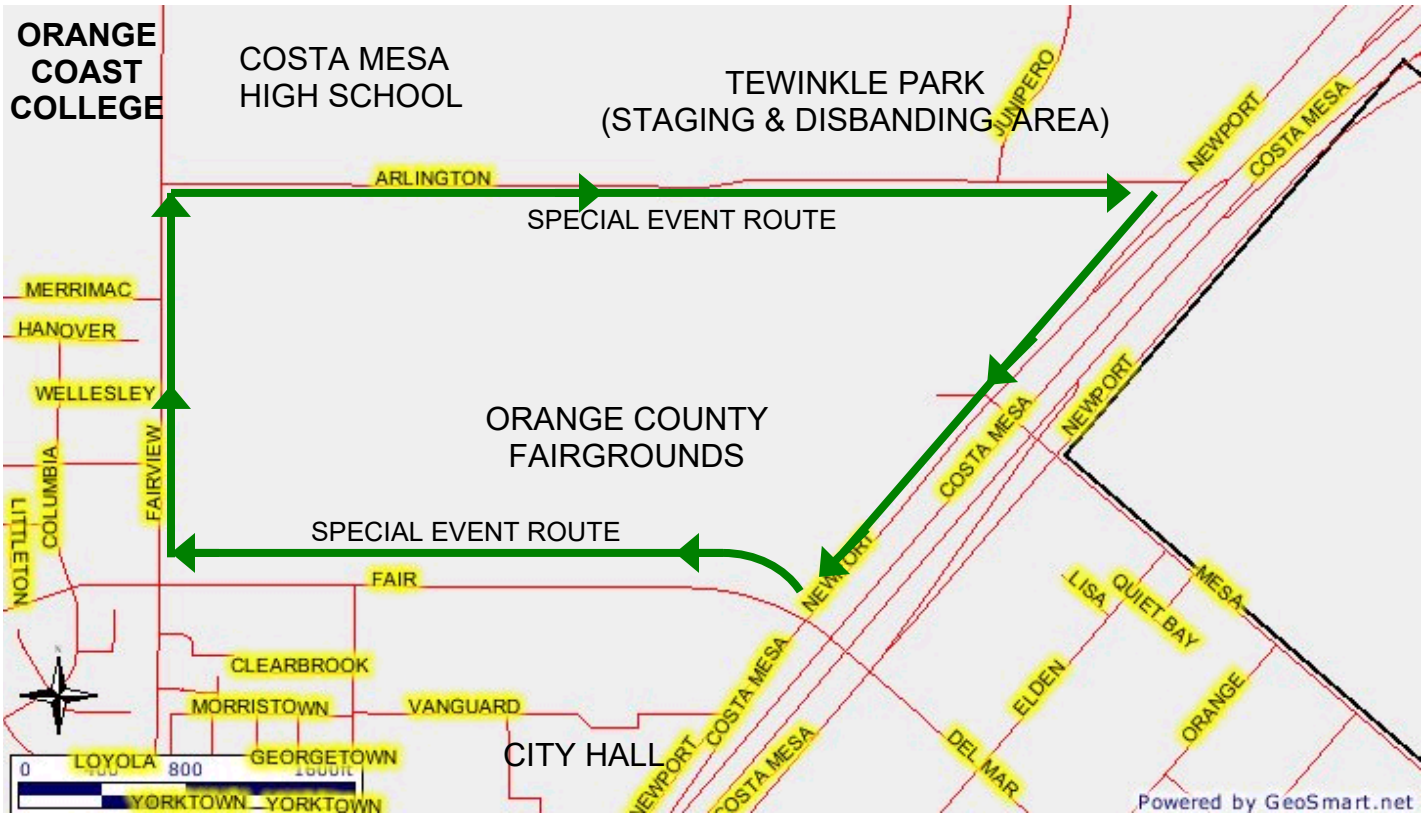
Deputy City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa



SPECIAL EVENT AREA 1
HARBOR GATEWAY
FULL STREET CLOSURES



SPECIAL EVENT AREA 2
AIRPORT AREA
FULL STREET CLOSURES
EXCLUDES RED HILL AVENUE, BAKER STREET & PAULARINO AVENUE



SPECIAL EVENT - PARADE ROUTE - AREA 3

FAIRGROUNDS AREA

ROLLING PARTIAL 1/2 STREET CLOSURE

ATTACHMENT 7

FULL MARATHON – AFFECTED STREETS ON ROUTE

STREET	FROM	TO	CLOSURE TYPE	SIDE OF STREET
Santa Ana Avenue	Del Mar Avenue	Mesa Drive	Half	East
Santa Ana Avenue	Mesa Drive	Bristol Street	Half	West
Red Hill Avenue	Bristol Street	Main Street	Half	West
Main Street	Red Hill Avenue	Sunflower Avenue	Half	South/West
Sunflower Avenue	Main Street	Avenue of the Arts	Partial	South
Anton Boulevard	Sunflower Avenue	Enclave Driveway	Full	---
Avenue of the Arts	Sunflower Avenue	Town Center Drive	Full	---
Bear Street	South Coast Drive	Sunflower Avenue	Partial	East
Sunflower Avenue	Bear Street	Raitt Street	Partial	North
Gisler Avenue	Santa Ana River	Country Club Drive	Partial	South
Country Club Drive	Gisler Avenue	Mesa Verde Dr. W	Partial	West
Mesa Verde Dr. W	Country Club Drive	Adams Avenue	Half	South/East
Placentia Avenue	Adams Avenue	Fairview Park	Partial	East
Oriole Drive	Placentia Avenue	Canary Drive	Partial	South
Adams Avenue	Mesa Verde Drive E	Placentia	Partial	North
Canary Drive	Oriole Drive	Tanager Drive	Partial	West
Tanager Drive	Canary Drive	Golf Course Drive	Partial	South
Merrimac Way	Harbor Boulevard	Fairview Road	Half	South
Fairview Road	Merrimac Way	Fair Drive	Partial	East

HALF MARATHON – AFFECTED STREETS ON ROUTE

STREET	FROM	TO	CLOSURE TYPE	SIDE OF STREET
Santa Ana Avenue	Del Mar Avenue	Mesa Drive	Half	East
Mesa Drive	Santa Ana Avenue	Newport Boulevard	Half	North
SB Newport Frontage	Mesa Drive	Fair Drive	Full	---

5K FUN RUN/WALK – AFFECTED STREETS ON ROUTE

STREET	FROM	TO	CLOSURE TYPE	SIDE OF STREET
Fairview Road	Fair Drive	Arlington Drive	Full	---
Fairview Road	Arlington Drive	Pirate Way / Mustang Way	Half	West
Merrimac Way	Fairview Road	500’ E/O Harbor Bl.	Half	North

ATTACHMENT 8

OC MARATHON – MAJOR INTERSECTIONS AFFECTED

STREET	CROSSING	IMPACT
Newport Boulevard	@ Mesa Drive	Closed – Detour North/South Newport Boulevard Effective 7:00 – 10:30 A.M.
Bristol Street	@ Red Hill Avenue	Closed - Detour East/West Bristol Street Effective 6:45 – 10:00 A.M.
Baker Street	@ Red Hill Avenue	Closed - Detour East/West Baker Street Effective 6:45 – 10:00 A.M.
Paularino Avenue	@ Red Hill Avenue	Closed - Detour East/West Paularino Avenue Effective 6:45 – 10:00 A.M.
Sunflower Avenue	@ Bear Street	Closed - Detour East Sunflower Avenue/South Bear Street Effective 7:00 – 10:30 A.M.
Placentia Avenue	@ Adams Avenue	Closed – Detour Southbound Placentia Avenue Effective 7:30 A.M. – 9:30 A.M.
Placentia Avenue	@ Adams Avenue	"Soft Closure" – Open As Conditions Permit Effective 9:30 A.M. – 12:30 P.M.
Adams Avenue	@ Mesa Verde Drive East	Closed – Detour Mesa Verde Drive East Effective 8:00 A.M. – 10:00 A.M.
Harbor Boulevard	@ Merrimac Way	**"Soft Closure"** – Open As Conditions Permit Detour North/South Traffic As Necessary Effective 8:00 A.M. – 12:45 P.M.
Fairview Road	@ Merrimac Way	**"Soft Closure"** – Open As Conditions Permit Detour North/South Traffic As Necessary Effective 8:00 A.M. – 12:45 P.M.

OC MARATHON

OPERATIONS PLAN

May 1-3, 2026

OVERVIEW TIMELINE | EST. # of RUNNERS

THURSDAY, APRIL 30, 2026

Load In/Set Up

Location:	OC Fair & Event Center
Time:	8:00pm – 5:00pm

FRIDAY, MAY 1, 2026

OC Lifestyle & Fitness Expo

Location:	OC Fair & Event Center, Costa Mesa Building, Building #10
Time:	3:00 pm – 7:00 pm

SATURDAY, MAY 2, 2026

Kids Run the OC (6,000 participants)

Location:	OC Fair & Event Center, Park Plaza
Time:	8:00 am – 12:00pm (heats start every 30 minutes)

OC Lifestyle & Fitness Expo

Location:	OC Fair & Event Center, Costa Mesa Building, Building #10
Time:	10:00 am – 5:00 pm

5K Run/Walk (3,500 participants)

Location:	Costa Mesa City Streets/Orange Coast College
Start/Finish Line:	OC Fair & Event Center
Start Time:	5:30 pm

SUNDAY, MAY 3, 2026

Full Marathon (3,000 participants) & Half Marathon (9,500 participants)

Location:	Newport Beach, Costa Mesa, Santa Ana, Irvine City Streets
Start Line:	Newport Center Dr – Fashion Island, Newport Beach
Start Times:	Full - 5:30 am; Half - 6:30 am
Finish Line:	OC Fair & Event Center

COURSE INFO

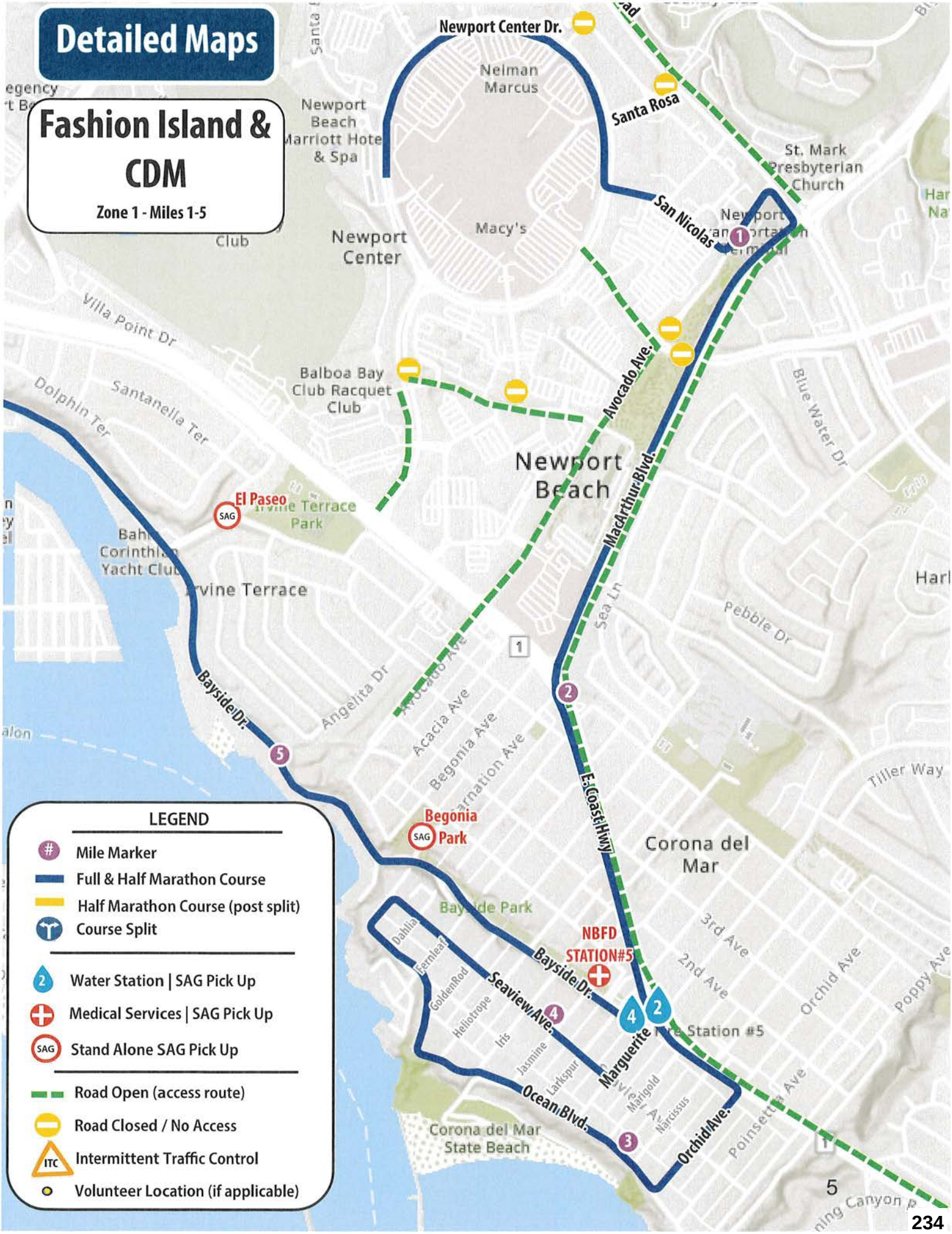
Maps, Turn By Turn, Pace Chart

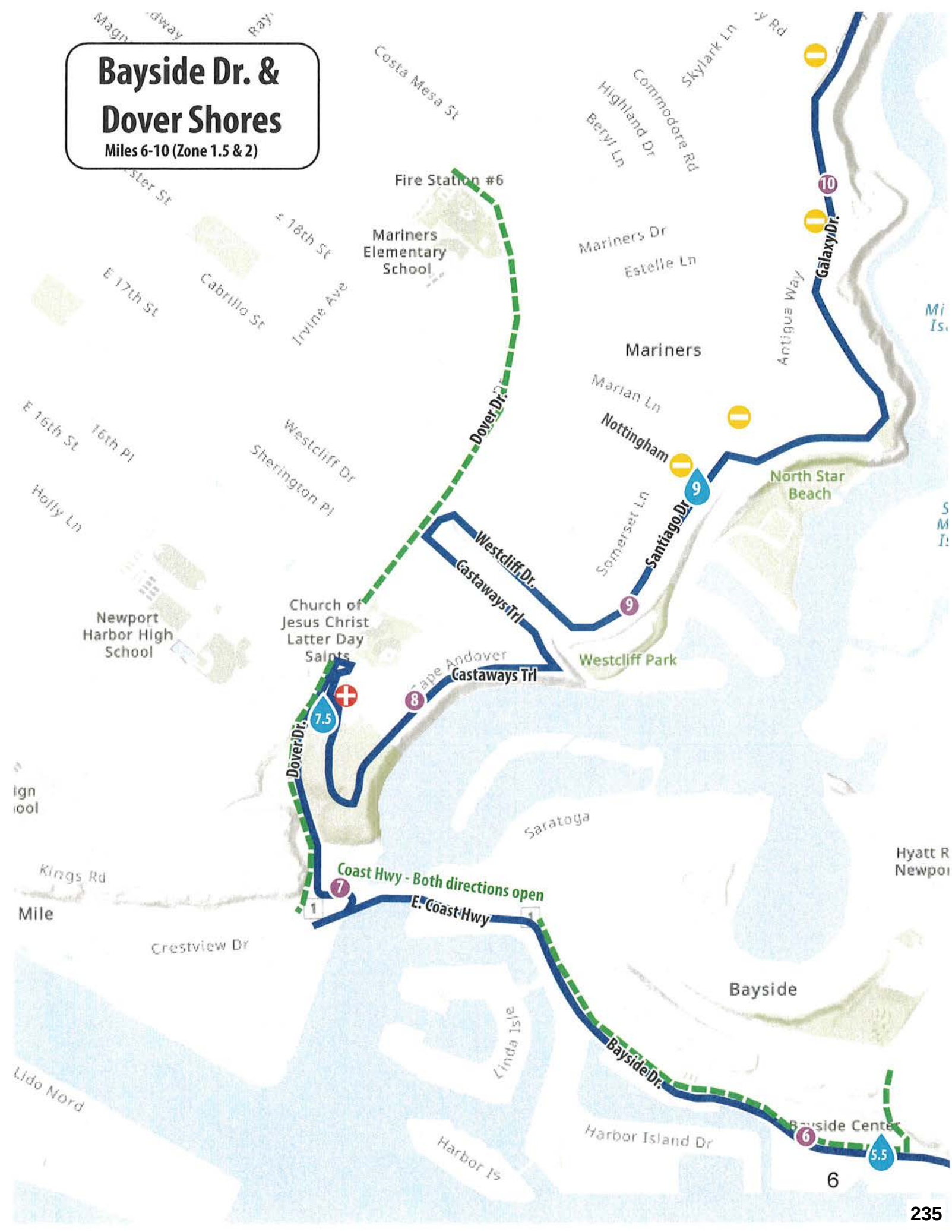
Overview Map
FOUNTAIN VALLEY
SEGERSTROM HIGH SCHOOL
SOUTH COAST PLAZA
IRVINE
JOHN WAYNE AIRPORT
MESA VERDE COUNTRY CLUB
ORANGE COAST COLLEGE
FAIRVIEW PARK
OC FAIR EVENT CENTER
SANTA ANA COUNTRY CLUB
UPPER NEWPORT BAY
TALBERT REGIONAL PARK
COSTA MESA
NEWPORT BEACH
LOWER NEWPORT BAY
NEWPORT CENTER
START
CORONA DEL MAR
LEGEND
Marathon
Half Marathon
Mile Marker
Water Station | SAG Pick Up
Portable Restrooms
Gatorade
Chargel
Medical
hoag
OC marathon running festival

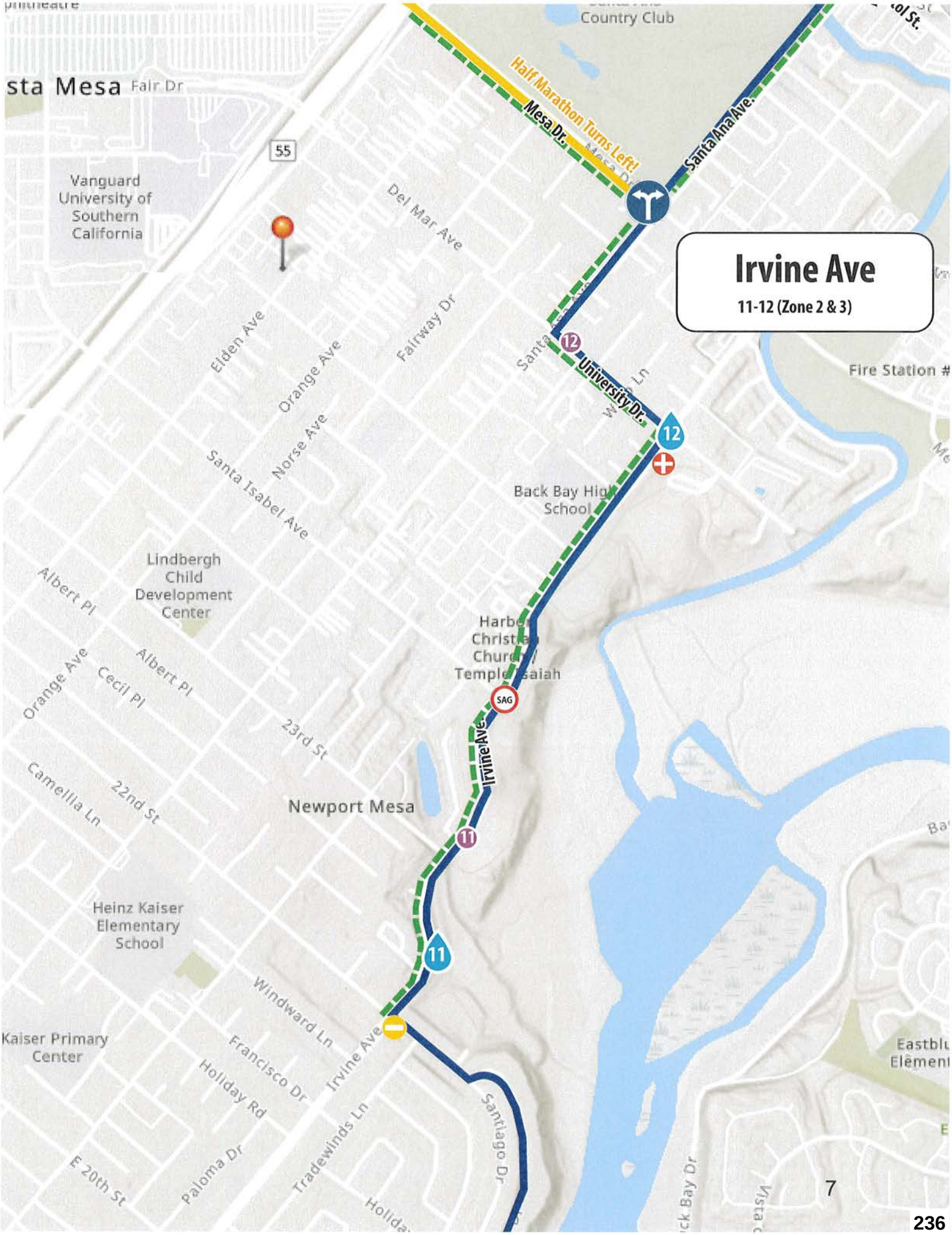
Detailed Maps

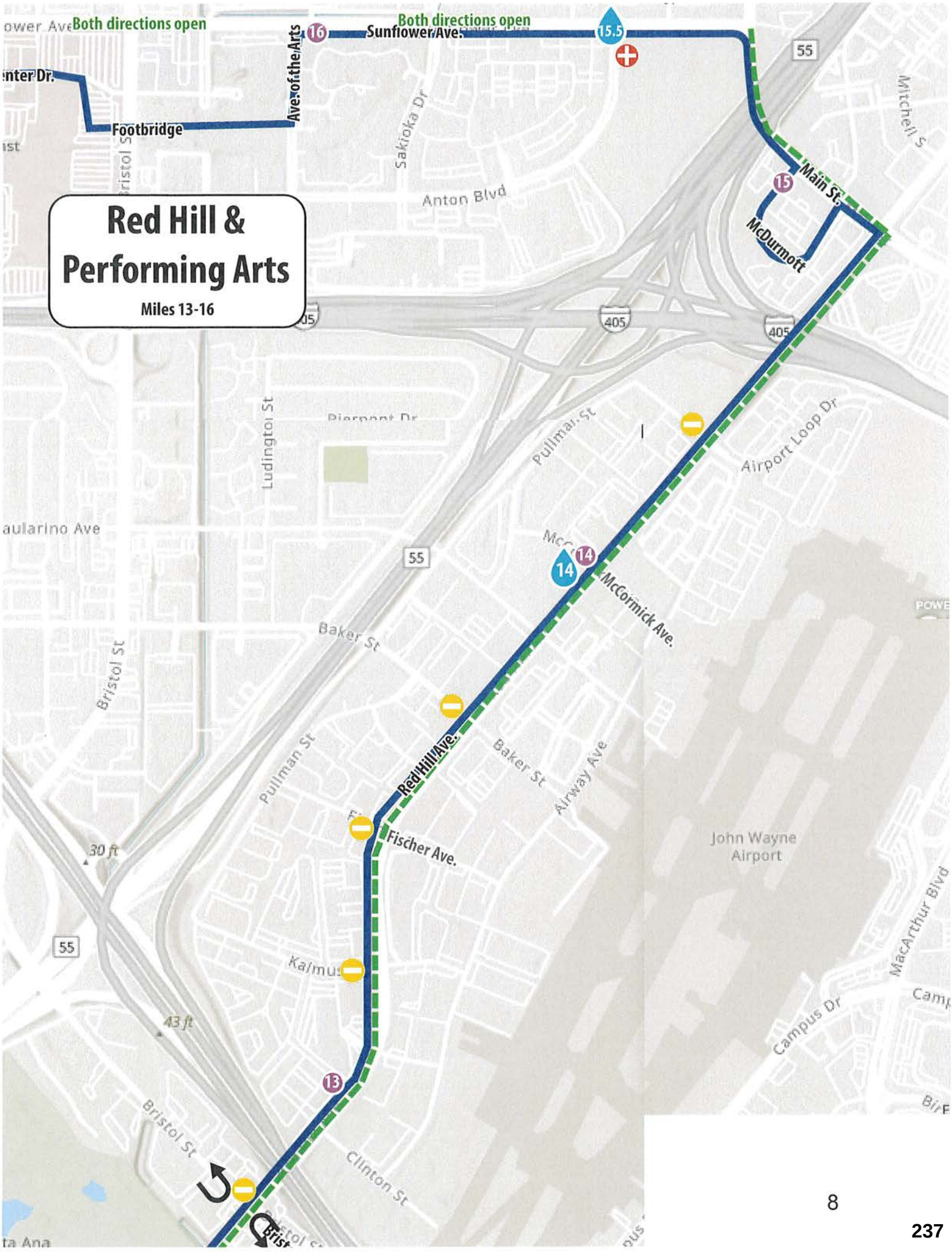
Fashion Island & CDM

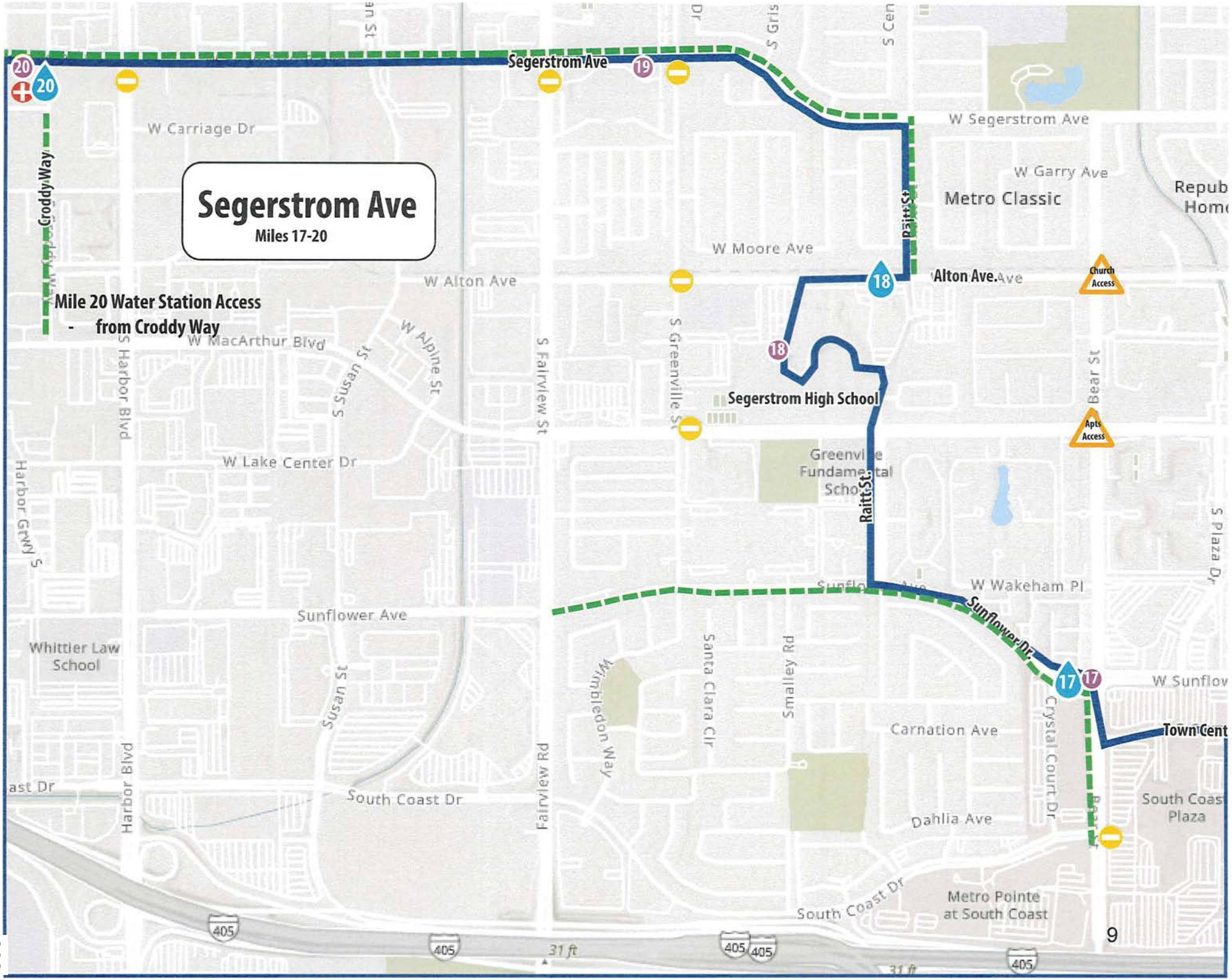
Zone 1 - Miles 1-5




Bayside Dr. &
Dover Shores
Miles 6-10 (Zone 1.5 & 2)
Costa Mesa St
Skylark Ln
Commodore Rd
Highland Dr
Beryl Ln
Fire Station #6
Mariners
Elementary
School
E 18th St
Mariners Dr
Estelle Ln
Galaxy Dr
Antigua Way
E 17th St
Cabrillo St
Irvine Ave
Mariners
Marian Ln
Nottingham
Dover Dr
E 16th St
16th Pl
Westcliff Dr
Sherington Pl
Holly Ln
North Star
Beach
Somerset Ln
Santiago Dr
Westcliff Dr.
Castaways Trl
Newport
Harbor High
School
Church of
Jesus Christ
Latter Day
Saints
Cape Andover
Westcliff Park
Castaways Trl
Dover Dr.
Saratoga
Kings Rd
Coast Hwy - Both directions open
E. Coast Hwy
Mile
Crestview Dr
Bayside
Linda Isle
Bayside Dr.
Lido Nord
Harbor Island Dr
Bayside Center
Harbor Is
10
9
9
8
7.5
7
6
5.5
1
1

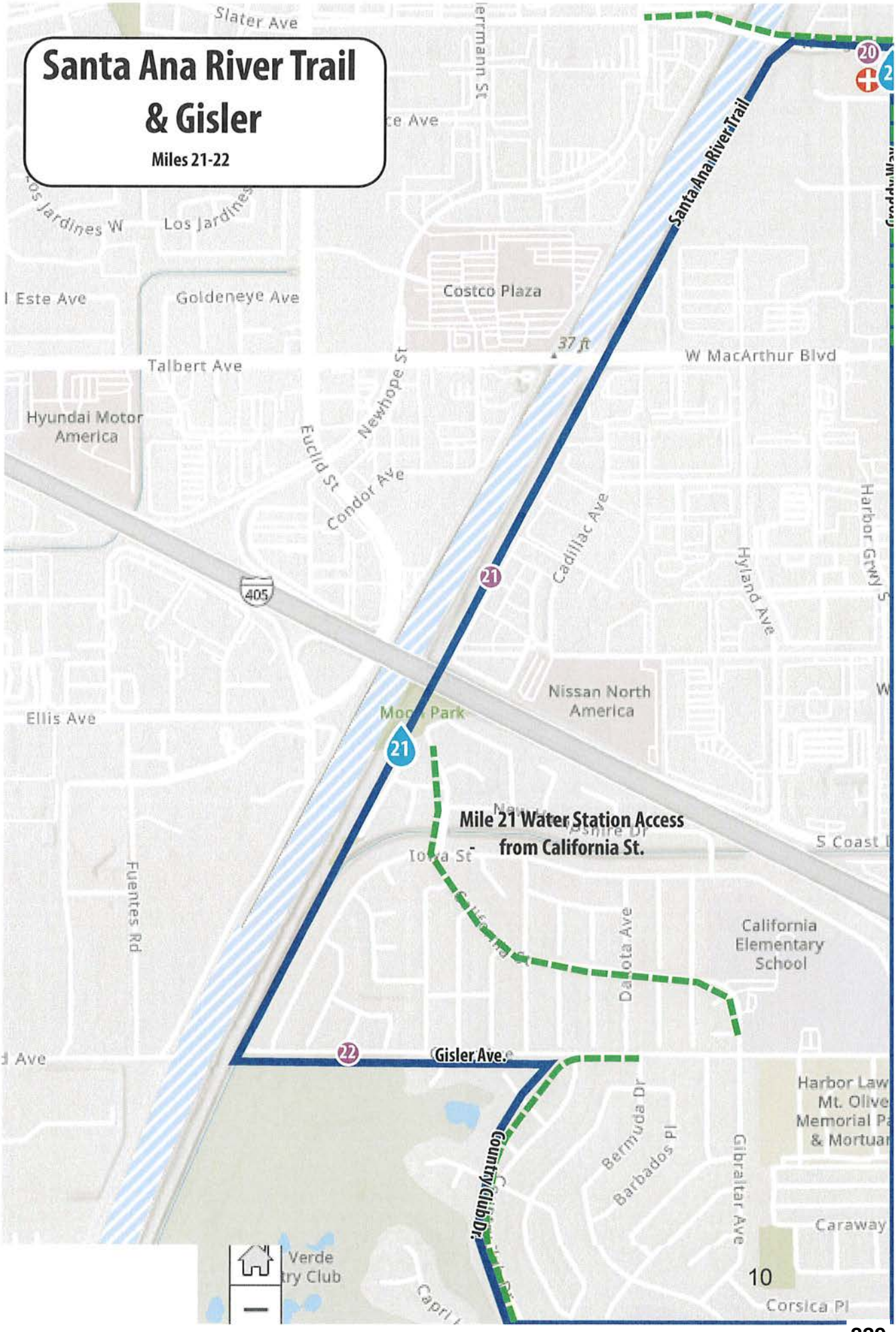

Irvine Ave
11-12 (Zone 2 & 3)
Half Marathon Turns Left!
Mesa Dr.
Santa Ana Ave.
University Dr.
Irvine Ave
SAG
12
11
Vanguard University of Southern California
Lindbergh Child Development Center
Back Bay High School
Newport Mesa
Heinz Kaiser Elementary School
Kaiser Primary Center
Fire Station #
Country Club
Fair Dr
Del Mar Ave
Fairway Dr
Elden Ave
Orange Ave
Norse Ave
Santa Isabel Ave
Albert Pl
Cecil Pl
23rd St
22nd St
Camellia Ln
Windward Ln
Francisco Dr
Holliday Rd
Paloma Dr
E 20th St
Tradewinds Ln
Santiago Dr
55


Red Hill &
Performing Arts
Miles 13-16
Both directions open
Both directions open
Sunflower Ave.
Ave. of the Arts
Footbridge
Main St.
McDurmott
McCormick Ave.
Red Hill Ave.
Fischer Ave.
Baker St
Anton Blvd
Sakioka Dr
Ludington St
Pullman St
Bristol St
Airport Loop Dr
Airway Ave
John Wayne
Airport
MacArthur Blvd
Campus Dr
Clinton St
Kalmus
55
405
30 ft
43 ft


Segerstrom Ave
Miles 17-20
Mile 20 Water Station Access
- from Croddy Way
Segerstrom Ave
W Carriage Dr
Croddy Way
W Segerstrom Ave
W Garry Ave
Metro Classic
Raitt St
W Moore Ave
W Alton Ave
Alton Ave.
Church Access
Segerstrom High School
Apts Access
W MacArthur Blvd
S Harbor Blvd
S Susan St
W Alpine St
S Fairview St
S Greenville St
Bear St
W Lake Center Dr
Greenville Fundamental School
Harbor Gtwy S
Sunflower Ave
W Wakeham Pl
Sunflower Dr
Whittier Law School
Susan St
Santa Clara Cir
Smalley Rd
Wimbledon Way
Carnation Ave
Crystal Court Dr
Town Cent
Harbor Blvd
South Coast Dr
Fairview Rd
Dahlia Ave
South Coast Plaza
Metro Pointe at South Coast
405
31 ft

Santa Ana River Trail & Gisler

Miles 21-22



Mesa Verde & Finish
Miles 23-26
ITC
Mesa Verde School
Baker St
Logan Ave
Fairview Rd
Flood Control Channel
Village Way
Mesa Verde Dr E
Minorca Dr
Palm Dr
Pemba Dr
Adams Elementary School
Monitor Way
Adams Ave
62 ft
Orange Coast College Technology Center
Costa Mesa Farm Sports Comlex
Mendoza Dr
La Salle Ave
Coronado Dr
Cibola Ave
Presidio Dr
Costa Mesa High School
Davis Elementary Magnet School
Tewinkle Park
Arlington Dr
Hummingbird Dr
Oriole
Canary Dr
Tanager Dr
Golf Footpath
Merrimac Way
Gate 3
Placentia Ave
N Shelly Cir
Costa Mesa Country Club-Mesa Linda 6
Carnegie Ave
Princeton Dr
Columbia Dr
Pacific Amphitheatre
Costa Mesa
Fair Dr
Nassau Rd
Fordham Dr
Loyola Rd
Harbor Blvd
Vanguard University of Southern California
Estancia High
55
11

Turn by Turn Directions

START LINE

1. At Newport Center/Santa Barbara Dr.
2. Northbound on Newport Center Drive (inner loop only)
3. L on San Nicolas
4. L on Avocado
5. R on San Joaquin Hills Rd.
6. R on MacArthur Blvd.
7. L on Coast Highway (PCH)

CORONA DEL MAR, BALBOA ISLAND, PROMONTORY POINT, LINDA ISLAND AND HARBOR ISLAND

8. R on Orchid Ave.
9. R on Ocean Blvd.
10. R on Carnation Ave.
11. R on Seaview Way
12. L on Marguerite Ave.
13. L on Bayside Dr.

DOVER SHORES / IRVINE AVENUE

14. L on PCH (Stay on south side of bridge and follow coning pattern)
15. On the west side of the bridge, L onto sidewalk and follow path under the bridge
16. Come up on the north side of the bridge and onto Dover going north
17. R on Castaways Ln
18. R into Castaways/Back Bay Trail Parking lot
19. Straight on Castaways/Back Bay Trail to Dover Dr.
20. Left on Castaways/Back Bay Trail to Dover Dr. (the final turn, where there is a "look out" to the right)
21. Keep on Castaways/Back Bay Trail to Dover St
22. R on Dover Dr.(Runners stay on sidewalk)
23. R on Westcliff Dr.
24. R on Westcliff/Dover
25. L on Santiago Dr.
26. R on Galaxy Dr.
27. R on Santiago Dr.

EASTSIDE COSTA MESA

28. R on Irvine Ave.
29. L on University Dr.

30. R on Santa Ana Ave.
31. Half Marathon Splits
32. L on Mesa Dr. (Half Marathon ONLY)
33. Straight through Newport Blvd NB and SB to Gate 10

RED HILL AREA

34. Straight on to Red Hill (Full Marathon ONLY)
35. L on Main St.
36. L on McDurmott
37. L on Main St.

SOUTH COAST PLAZA/PERFORMING ARTS CENTER

38. L on Sunflower
39. L on Anton (U-Turn on the same side of street, NOT like 2013)
40. L on Sunflower
41. L on Avenue of the Arts
42. R through the Performing Arts Center (follow coning pattern)
43. Straight over South Coast Plaza Foot Bridge (watch for sidewalk poles on either side of the bridge).
44. Through South Coast Plaza
45. R on Bear St.

SANTA ANA

46. L on Sunflower Ave
47. R on Raitt St
48. Through Segerstrom High School (around the football field and down ramp towards Alton)
49. R on Alton Ave
50. L on Raitt St
51. L on Segerstrom
52. L onto the Santa Ana River Trail (follow cones!)

MESA VERDE & BIRD STREETS (COSTA MESA)

53. At Gisler, L over the wooden bridge, then straight on Gisler Ave
54. R on Country Club Dr
55. R on Mesa Verde Dr West
56. Cross Adams Ave onto Placentia Ave
57. L on Oriole Dr
58. R on Canary
59. L on Tanager, Straight on bike path near golf course

OC FAIR & EVENT CENTER (COSTA MESA)

60. Exit bike path, cross Harbor, and go straight on Merrimac Way (EB lane)
61. At Fairvew, continue straight to enter Gate 3 of OCFEC
62. Runners will go straight past The Hangar and Lot I.
63. Turn right at Lot I
64. Turn right at Gate 10 Lane to the finish line
65. Finish Line – OC Fair & Event Center, Costa Mesa

Lead Runner / Pace Chart

		Distance	Marathon			Distance	Half		
		Race Start	5:30:00			Race Start	6:30:00		
		Lead Pace	0:05:30			Lead Pace	0:04:45		
		Balloon Pace	0:16:00			Balloon Pace	0:18:00		
		Last Pace	0:18:00			Last Pace	0:22:00		
		Wave Time	0:05:00			Wave Time	0:30:00		
			FULL MARATHON				HALF MARATHON		
Turns	Elements	Mile	Lead Time	Balloon	Post-Cut	Mile	Lead Time	Balloon	Post-Cut
Start		**0**	**5:30:00**	**5:35:00**		**0**	**6:30:00**	**7:00:00**	
Left on San Nicolas Dr		0.75	5:34:08	5:47:00	5:48:30	0.75	6:33:34	7:13:30	7:16:30
Left on Avocado Ave		0.96	5:35:17	5:50:22	5:52:17	0.9	6:34:16	7:16:12	7:19:48
Right on San Joaquin Hills Rd		1.01	5:35:33	5:51:10	5:53:11	1	6:34:45	7:18:00	7:22:00
Right on MacArthur Blvd		1.15	5:36:19	5:53:24	5:55:42	1.1	6:35:13	7:19:48	7:24:12
Left on Pacific Coast Highway		2	5:41:00	6:07:00	6:11:00	2	6:39:30	7:36:00	7:44:00
On Coast Hwy/Marguerite	WS (2.5)	2.5	5:43:45	6:15:00	6:20:00	2.5	6:41:52	7:45:00	7:55:00
Right on Orchid		2.7	5:44:51	6:18:12	6:23:36	2.7	6:42:49	7:48:36	7:59:24
Right on Orcean Blvd		2.9	5:45:57	6:21:24	6:27:12	2.9	6:43:46	7:52:12	8:03:48
Right on Carnation Ave		3.6	5:49:48	6:32:36	6:39:48	3.6	6:47:06	8:04:48	8:19:12
Right on Seaview Ave		3.7	5:50:21	6:34:12	6:41:36	3.7	6:47:34	8:06:36	8:21:24
Left on Marguerite Ave		4.1	5:52:33	6:40:36	6:48:48	4.1	6:49:28	8:13:48	8:30:12
Left on Bayside Dr	WS (4.0)	4.2	5:53:06	6:42:12	6:50:36	4.2	6:49:57	8:15:36	8:32:24
Jamboree/Marine Ave & Bayside Dr. Soft open intersection by 8:00AM	WS (5.5)	5.8	6:01:54	7:07:48	7:19:24	5.8	6:57:33	8:44:24	9:07:36
Left on Pacific Coast Highway		6.6	6:06:18	7:20:36	7:33:48	6.6	7:01:21	8:58:48	9:25:12
Left U-turn onto bike path		6.8	6:07:24	7:23:48	7:37:24	6.8	7:02:18	9:02:24	9:29:36
Under Bridge		6.9	6:07:57	7:25:24	7:39:12	6.9	7:02:46	9:04:12	9:31:48
Transition off bridge path onto Dover Dr		7	6:08:30	7:27:00	7:41:00	7	7:03:15	9:06:00	9:34:00
Right on 16th/Castaways		7.4	6:10:42	7:33:24	7:48:12	7.4	7:05:09	9:13:12	9:42:48
Right into Castaways Parking Lot	WS (7.5)	7.5	6:11:15	7:35:00	7:50:00	7.5	7:05:37	9:15:00	9:45:00
Enter Castaways Bike Path		7.6	6:11:48	7:36:36	7:51:48	7.6	7:06:06	9:16:48	9:47:12
Right onto Dover Dr sidewalk		8.5	6:16:45	7:51:00	8:08:00	8.5	7:10:22	9:33:00	10:07:00
Right on Westcliff Dr		8.6	6:17:18	7:52:36	8:09:48	8.6	7:10:51	9:34:48	10:09:12
L on Santiago		8.7	6:17:51	7:54:12	8:11:36	8.7	7:11:19	9:36:36	10:11:24
	WS (9) Nottingham	9	6:19:30	7:59:00	8:17:00	9	7:12:45	9:42:00	10:18:00
Right on Galaxy Dr		9.2	6:20:36	8:02:12	8:20:36	9.2	7:13:42	9:45:36	10:22:24
Right on Santiago		10.5	6:27:45	8:23:00	8:44:00	10.5	7:19:52	10:09:00	10:51:00
Right on Irvine Ave.	WS (10.5) Irvine Av	10.7	6:28:51	8:26:12	8:47:36	10.7	7:20:49	10:12:36	10:55:24
Left on University Dr	WS (12) // Medical	11.7	6:34:21	8:42:12	9:05:36	11.7	7:25:34	10:30:36	11:17:24
Right on Santa Ana Ave		12	6:36:00	8:47:00	9:11:00	12	7:27:00	10:36:00	11:24:00
SPLIT (Half Left/Full Straight)	Entertainment	12.2	6:37:06	8:50:12	9:14:36	12.2	7:27:57	10:39:36	11:28:24
(Half enters Gate 10)		12.7	6:39:51	8:58:12	9:23:36	12.7	7:30:19	10:48:36	11:39:24
Half Marathon Finish		13.1	6:42:03	9:04:36	9:30:48	13.1	7:32:13	10:55:48	11:48:12
	WS 13.5	13.4	6:43:42	9:09:24	9:36:12				
Left on Main St		14.6	6:50:18	9:28:36	9:57:48				
Left on E McDurmott		15	6:52:30	9:35:00	10:05:00				
Left on Main St	Entertainment	15.1	6:53:03	9:36:36	10:06:48				
Left on Sunflower Ave	Water 15.25	15.2	6:53:36	9:38:12	10:08:36				
Left on Ave of the Arts	SAG (Ave of the Art	15.8	6:56:54	9:47:48	10:19:24				
Right into Segerstrom Center for the Arts		16	6:58:00	9:51:00	10:23:00				
Over footbridge		16.3	6:59:39	9:55:48	10:28:24				

Lead Runner / Pace Chart

		Distance	Marathon				Distance	Half		
		Race Start	5:30:00				Race Start	6:30:00		
		Lead Pace	0:05:30				Lead Pace	0:04:45		
		Balloon Pace	0:16:00				Balloon Pace	0:18:00		
		Last Pace	0:18:00				Last Pace	0:22:00		
		Wave Time	0:05:00				Wave Time	0:30:00		
			FULL MARATHON				HALF MARATHON			
Turns	**Elements**	**Mile**	**Lead Time**	**Balloon**	**Post-Cut**		**Mile**	**Lead Time**	**Balloon**	**Post-Cut**
Right on South Coast Plaza Sidewalk		16.4	7:00:12	9:57:24	10:30:12					
Left on Town Center Dr (Sears)		16.5	7:00:45	9:59:00	10:32:00					
Right on Bear St		16.7	7:01:51	10:02:12	10:35:36					
Left on Sunflower Ave	WS (17)	16.9	7:02:57	10:05:24	10:39:12					
Right on S. Raitt St		17.2	7:04:36	10:10:12	10:44:36					
Left into Segerstrom High Stadium		17.5	7:06:15	10:15:00	10:50:00					
Right onto Alton	WS (18)	18.1	7:09:33	10:24:36	11:00:48					
Left on S. Raitt St		18.2	7:10:06	10:26:12	11:02:36					
Left on W Segerstrom Ave		18.3	7:10:39	10:27:48	11:04:24					
	WS (20) & Medical	19.9	7:19:27	10:53:24	11:33:12					
Left onto Santa Ana River Trail		20	7:20:00	10:55:00	11:35:00					
	WS (21)	21	7:25:30	11:11:00	11:53:00					
Left off trail onto Gisler Ave (over woodbridge)		21.6	7:28:48	11:20:36	12:03:48					
Right on Country Club Dr		22.1	7:31:33	11:28:36	12:12:48					
Right on Mesa Verde Dr	WS (23)	22.6	7:34:18	11:36:36	12:21:48					
Cross over Adams/Placentia		23.3	7:38:09	11:47:48	12:34:24					
Left on Oriole Dr		23.4	7:38:42	11:49:24	12:36:12					
Right on Canary Dr		23.5	7:39:15	11:51:00	12:38:00					
Left on Tanager Dr		23.6	7:39:48	11:52:36	12:39:48					
Enter bike path @ Golf Course Dr	WS (24.5)	24	7:42:00	11:59:00	12:47:00					
Cross over Harbor onto Merrimac Way		24.5	7:44:45	12:07:00	12:56:00					
Cross Fairview Dr & Enter OC Fair - Gate 3		25.3	7:49:09	12:19:48	13:10:24					
Right @Yellow Gate (parking lot)		25.9	7:52:27	12:29:24	13:21:12					
Right @ South Yellow Gate (to Finish Chute)		26	7:53:00	12:31:00	13:23:00					
FULL FINISH		**26.2**	**7:54:06**	**12:34:12**	**13:26:36**					

WATER STATIONS

WATER STATION LISTING

Water Station #	Location
Mile 2.5	on Coast Hwy @ Marguerite Ave
Mile 4	On Bayside Dr. @ Marguerite
Mile 5.5	On Bayside Dr. @ Jamboree Rd.
Mile 7.5	In Castaways Park parking lot
Mile 9	On Santiago Dr. @ Nottingham
Mile 10.5	On Irvine Ave @ Santiago Dr.
Mile 12	On Irvine Ave, @ University Drive.
Mile 13	On Red Hill Ave. @ Kalmus
Mile 15.5	On Sunflower Ave @ Anton
Mile 17	On Anton, after Segerstrom High School
Mile 18.5	On Raitt St, before Segerstrom Ave
Mile 20	On Segerstrom Avenue @ Croddy Way
Mile 21	On the Santa Ana River Trail just south of the 405 Freeway. Located in Moon Park.
Mile 23	On Mesa Verde Drive West @ Java Rd.
Mile 24.5	On Tanager Dr @ Golf Course Drive

INCLUDES:

- 20-40 volunteers, 1 Captain
- 6 foot tables
- Water (enough for each runner to take 2 cups)
- Cups
- Radio for communication

CLEAN UP

- Each Water Station Captain is responsible for insuring the clean-up in-and-around their site. Once clean-up is complete, water station trucks will return to OC Fair and Event Center.

WASTE MANAGEMENT

START LINE

Ware Disposal will provide waste management and recycling for the start line area.

1. (4) 3-yard dumpsters located in the Marriott back parking lot
2. 25 cardboard trash boxes will be set up at the start line
3. 25 cardboard recycle only boxes will be set up at the start line
4. Salvation Army or similar organization will pick up discarded clothing.

ON THE COURSE

1. All water stations from Miles 1-12 will have
    - (30) cardboard trash receptacles.
    - (1) 3-yard dumpster
        - Dumpsters to be delivered on Friday, May 1 removed on Monday, May 4.
2. All water stations from Miles 13-26 will have
    - (10) cardboard trash receptacles.
        - Trash will be removed by the volunteers, and brought to the OC Fair & Event Center.
3. Sunset Property Services will provide street sweeping throughout the full & half marathon routes.

FINISH LINE

OC Fair & Event Center will provide all trash dumpsters + recycling dumpsters.

COURSE OPERATIONS

TIME LIMITS

Course Time Limits

MARATHON – 7 HOURS | HALF MARATHON - 3.5 HOURS

The on course time limit is 7 hours for the Full Marathon. Please note that the course will have a rolling re-opening that will be strictly enforced by the Newport Beach, Costa Mesa, Santa Ana and Irvine Police Departments. Roads must reopen based on a 16 minute per mile pace.* *

- Full marathon participants that do not reach the marathon/half marathon split (Mile 12) by 9:00 am (3.5) will be diverted to turn left at Mesa Drive and finish the half marathon course.

- Full marathon and half marathon participants - The bridge to Balboa Island (Jamboree Road/Marine Avenue at Bayside Drive) has a strict opening time of 7:45 a.m.

    - Any participants arriving after 7:45 a.m. will be required to utilize the pedestrian signal and crosswalk, regardless of your start time and pace. This only affects those that get a late start and are pushing the 16 minute minimum pace

SAG VEHICLES

Any participants arriving at any intersection after the 16 minute pace are encouraged to utilize the SAG vehicles that are provided for your safety.

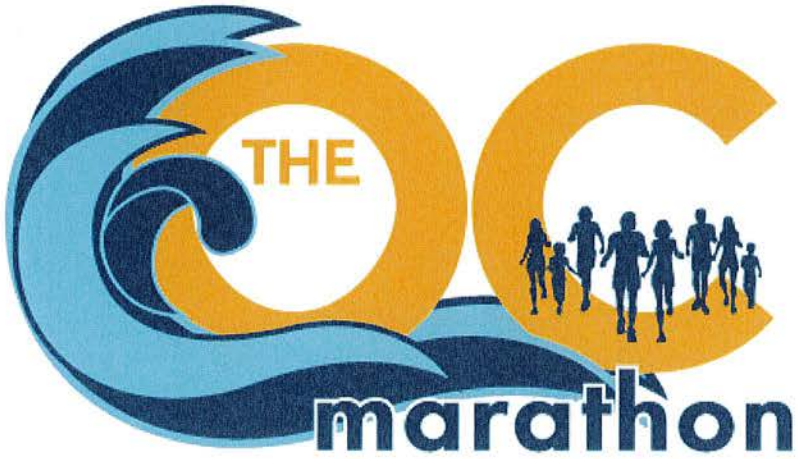
- If at any time a participant chooses not to utilize the SAG vehicle, the participant is no longer a part of the course.

- Participants that choose to stay on the course are asked to follow police, city and race official direction, and use the pedestrian pathways and observe all pedestrian laws.

- **Roads will be opening based on 16 minutes pace. After reopening, course directional signage, mile markers, police services, portable restrooms, water stations may be removed from the course.

MEDICAL PLAN

DRAFT



PARKING & SHUTTLE PLAN

Parking Plan

Start Line

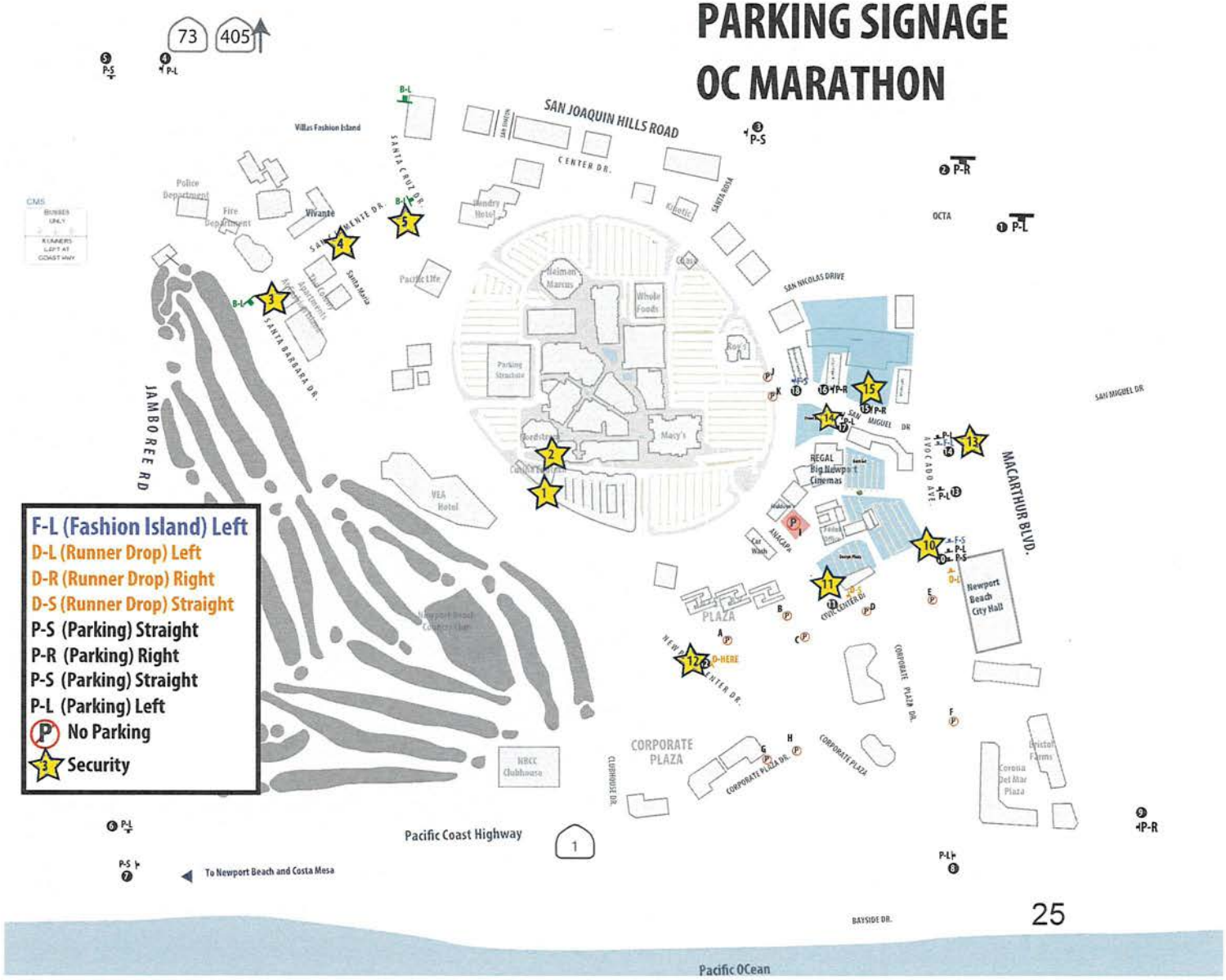
The majority of participants park at the OC Fair & Event Center and get shuttled to the start line. Newport Mesa USD provides bus services, beginning at 3:45 am – 5:30 am, dropping runners on Newport Center Drive @ Santa Barbara.

Limited parking at the start line is indicated with the blue highlighted lots on the enclosed map

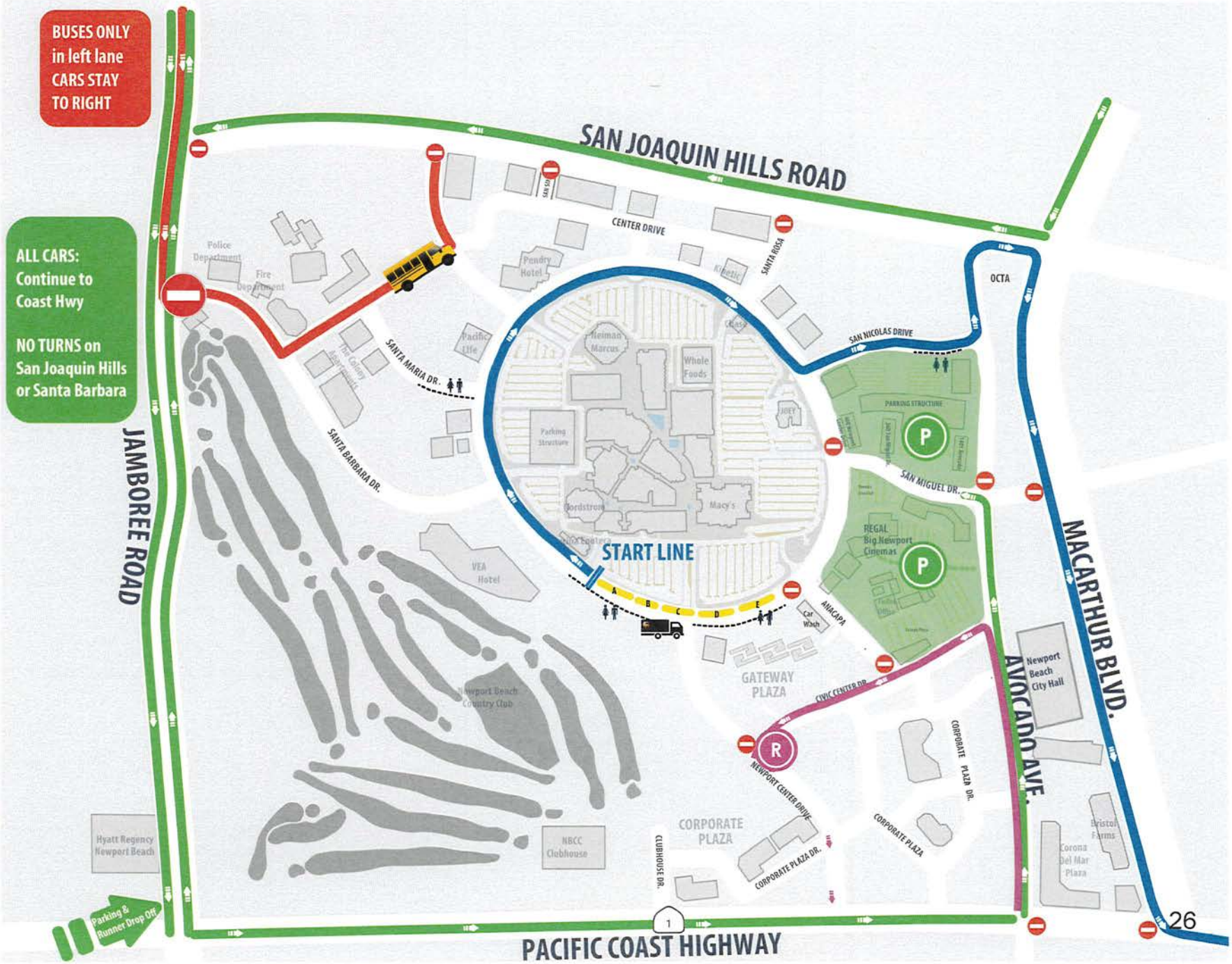
Finish Line

OC Fair & Event Center provides the majority of participant parking, as well as CMS signage surrounding the venue to indicate which lots to enter.

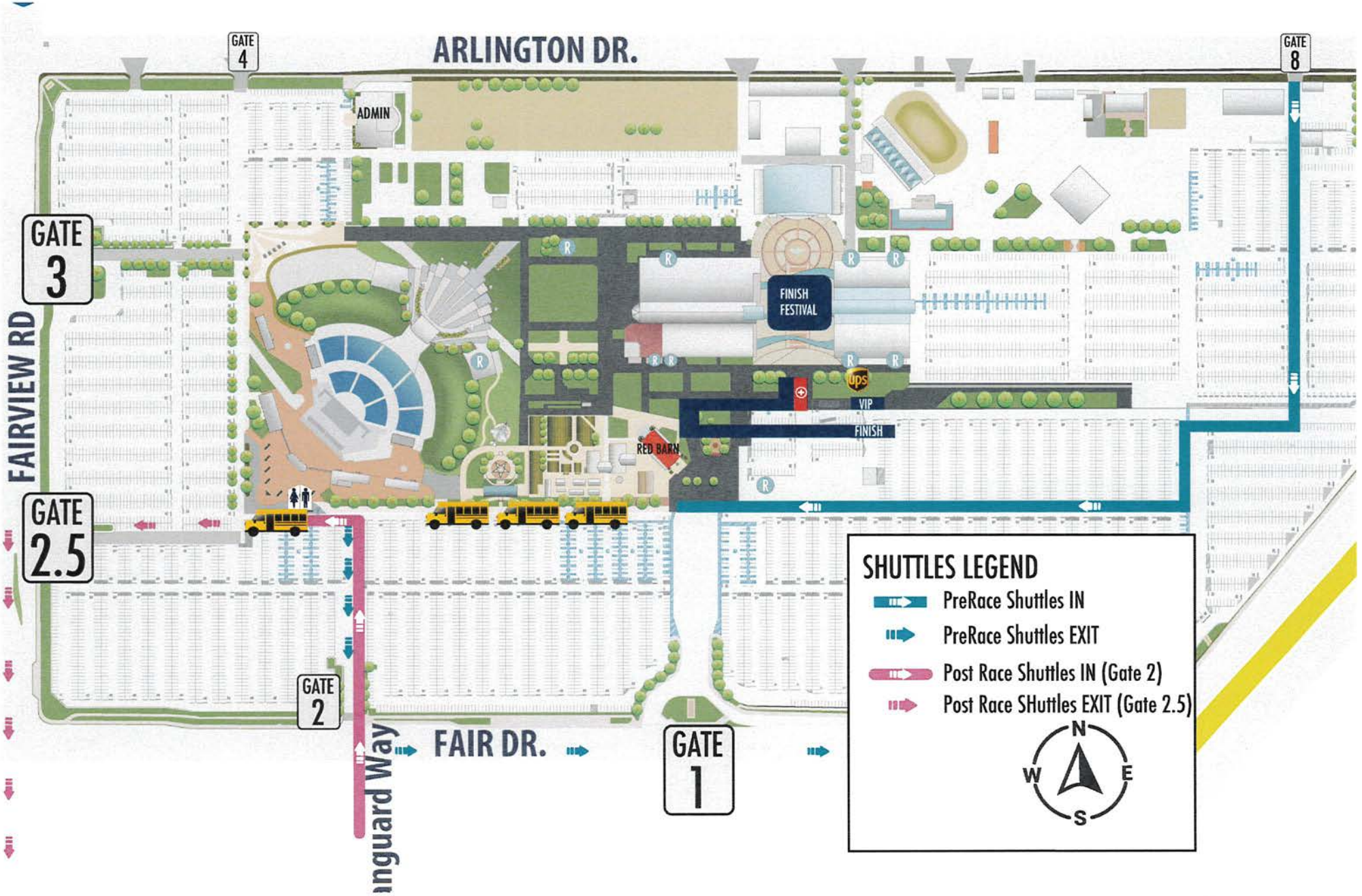
PARKING SIGNAGE
OC MARATHON



OC MARATHON START LINE / SHUTTLE ROUTE



SHUTTLE ROUTE @ FINISH



KIDS RUN THE OC

Overview
150 schools in Orange County
6,000+ - kids registered

Kids Run the OC 1-Mile Event Schedule

8:00 am	9 & UP OPEN
8:30 am	5-8 OPEN
9:00 am	11 and up
9:30 am	10 year olds
10:00 am	9 year olds
10:30 am	8 year olds
11:00 am	7 year olds
11:30 am	6 & Under

Course Info

- Staging area
  - All kids will enter the staging area about 15 minutes before their heat. They must have a bib # to enter!
- Course
  - Single one mile loop
  - Closed course, with course monitors
  - 4 approved course crossings, double security at each crossing.
- Finish Line
  - Kids will enter another chute after they finish, designated for their school. Parents/coaches/board members will match kids up with their parents by using their CLAIM TICKET

Rules

1. Participant must be wearing bib # to enter the starting corral
2. NO Coaches or Adults will start with Kids. SOME adults will be able to run, but will act more as a sweeper, be positioned on the course, and/or in the finish line chutes, matching kids to parents.
3. Parents/approved guardians must have a claim ticket to collect child in the finish line chute.

LOST CHILD/FOUND CHILD PROCEDURES

1. Walk Parent (or Child) over to the Lost Parent Booth, located next to the Tall Information Tower, in the Kids Run Finish Line Festival (Park Plaza).

2. **Collect Information on the LOST KID Information Sheet. Info gathered includes:**
    1. Name of Parent, Cell # of parent
    2. Name of Child, Bib Number (if they have it), What are they wearing (photo if possible)
    3. Start time of their race (ask Time Management if they started the right race, and if they finished yet) If they finished:
    4. What school do they go to? (Info Booth will have a list of where schools are located) Check the school gathering area.
    5. Does the child have a cell phone with them, or were they running with a friend that had a cell phone.
    6. Age, Gender, Height, Color of Hair, Color of Eyes:

3. Further Options:
    1. Have the Announcer make announcements for "Sally Smith" or "Sally Smith's Parents" to come to the Info Tower.
    2. If parent/child are not reunited quickly, alert the Information Tower, and they will reach OCFEC Dispatch, who will inform all OCFEC staff to assist in the search and/or reunification efforts of the child with her/his responsible adult(s).

CREDENTIALS

CREDENTIALS

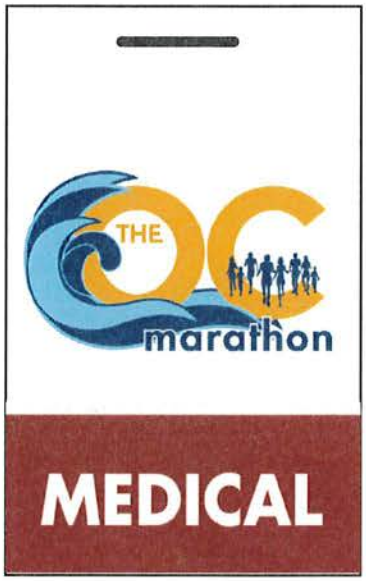
The below credentials will be provided and issued by The OC Marathon. **Please be advised that those persons with ALL ACCESS or MEDICAL credentials and vehicles passes need access to the entire course route at all times.** All individuals with Complimentary Parking will have a parking pass.

EXHIBITOR
Wristband

Access to: Main Mall
No access to finish line chutes

VIP Wristband

Access to: VIP Tent .
No access to finish line chutes



Access to: All Access

Access to: Start/Finish Chutes, Expo Hall.

Access to: All Access, including medical

Access to: Start/Finish Chutes, Expo Hall

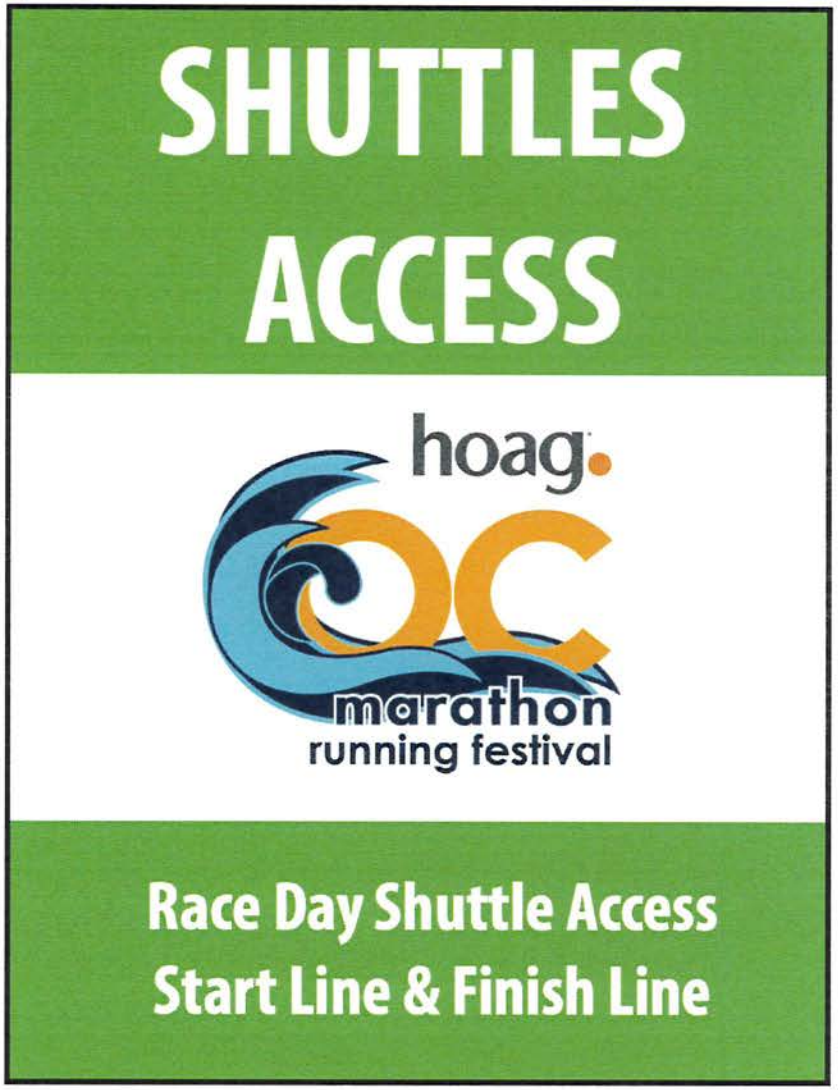
PARKING PASS

PARKING PASS - OC FAIR

VIP Parking Pass @ Finish Line
Accepted at Any Gate
Accepted All days

Gate 8
(UPS and Massage Therapists)
Accepted all days

PARKING PASS - OC FAIR



Buses and Shuttles
Gate 8, Gate 2 & Start Line
Sunday

Given to timing staff
Any gate
Any day

PARKING PASS - OC FAIR

Given to timing staff
Any gate
Any day

Given to Exhibitors Sponsors
Allows access to Campground Gate, it is NOT a

PARKING PASS - OC FAIR

FRIDAY DROP OFF PASS

** GOOD FOR FRIDAY MAY 2 ONLY**

This pass will allow you free entry on Friday to drop off your school tent. On Saturday, all attendees will be charged $12 for parking.

Given to Kids Run Schools
Useable Friday only for a quick drop off

CREW PASS - ACCESS to Lot J

hoag OC marathon running festival

Given to Crew
Used Any Day

PARKING PASS - OC FAIR

hoag. OC marathon running festival

WATER STATION GATE 4.5 ACCESS

ADDRESS to Gate 4.5 - 1069 ARLINGTON DR. COSTA MESA, CA 92626

-From Irvine:
- 405 North to 55 South. Exit Fair/Del Mar. Turn right on Fair Drive. Turn right on Fairview. Turn right on Arlington. Turn right into Gate 4.5
** If you are arriving after 6:00 am, the **Fair Dr/Del Mar Exit will be closed**. You can exit Baker/Paularino, turn right on Paularino. Left on Bristol, right on Newport Blvd, right on Arlington, left to Gate 4.5.

From Los Angeles
- 405 South to Fairview. Turn right onto Fairview. Turn left at Arlington. Turn right into Gate 4.5.

From San Bernardino
- 91 West to 55 South. Exit Fair/Del Mar. Turn right on Fair Drive. Turn right on Fairview. Turn right on Arlington. Turn right into Gate 4.5
** If you are arriving after 6:00 am, the **Fair Dr/Del Mar Exit will be closed**. You can exit Baker/Paularino, turn right on Paularino. Left on Bristol, right on Newport Blvd, right on Arlington, left to Gate 4.5.

Given to water station trucks
Sunday only

MEDIA PARKING PASS

THE OC marathon running festival | hoag.

SUNDAY FINISH LINE DIRECTIONS

OC Fair & Event Center
88 Fair Drive | Costa Mesa, CA 92626

Directions to the VIP TENT SIDE:
To park on the VIP Tent Side of the finish line:
FROM THE SOUTH:
405 north, Exit Fairview and turn left. Turn left on Arlington. Turn right into Gate 8. Proceed to Lot i.
FROM THE NORTH
405 south, Exit Fairview and turn right. Turn left on Arlington. Turn right into Gate 8. Proceed to Lot i.

Directions to the Bleacher Side of Finish Line:
Accessible at all times:
FROM THE SOUTH:
Take 405 north to 55 South. Exit Victoria/22nd. Turn right on Fairview Rd. Right on Fair Drive. Left into the Main Gate 1.

FROM THE NORTH
Take 405 south to 73/55 South, Exit Victoria/22nd. Turn right on Fairview Rd, turn right on Fair Drive and left into Gate 1.

FRIDAY/SATURDAY:

Friday & Saturday - all events on Friday and Saturday take place at:
OC Fair & Event Center
88 Fair Drive | Costa Mesa, CA 92626

FROM THE SOUTH:
405 North to 55 South. Exit Fair/Del Mar. Turn right on Fair Drive. Turn right on Fairview. Turn right on Arlington, Turn right into Gate 4.

FROM THE NORTH
405 South to Fairview. Turn right onto Fairview. Turn left at Arlington, Turn right into Gate 4 OR 405 South to 55 Freeway South. Exit Fair/Del Mar. Turn right on Fair, Right on Fairview, Right on Arlington. Right into Gate 4.

SUNDAY START LINE DIRECTIONS:

The start line is located close to the Marriott on Newport Center Drive. The best location to park is at Cucina Enoteca:
951 Newport Center Drive
Newport Beach, CA 92660
* You will have to enter Fashion Island from San Miguel and drive through the parking lot.

FROM THE SOUTH:
Take 405 Northbound, exit Jamboree and turn left heading South. Turn left on Coast Highway. Turn left on Avocado. Turn left on San Miguel into Fashion Island. Veer left and head around on the east side of Fashion Island Retail.

FROM THE NORTH:
405 or 73 Freeway Southbound. Exit Jamboree and head South. Turn left on Coast Highway. Turn left on Avocado. Turn left on San Miguel into Fashion Island. Veer left and head around on the east side of Fashion Island Retail.

TERMS
- You MUST have this pass with you to receive complimentary parking at OC Fair. Using your lanyard will NOT work.
- Parking at the start line is free.
- This pass will **not allow you access to closed roads** or to any parking lot other than the OC Fair & Event Center.

Given to Media
Any gate, any day

PARKING PASS - OC FAIR

hoag. OC marathon running festival

VOLUNTEER PARKING PASS

Friday & Saturday Parking Directions

From Irvine:
- 405 North to 55 South. Exit Fair/Del Mar. Turn right on Fair Drive. Turn right on Fairview. Turn right on Arlington. Turn right into Gate 4.

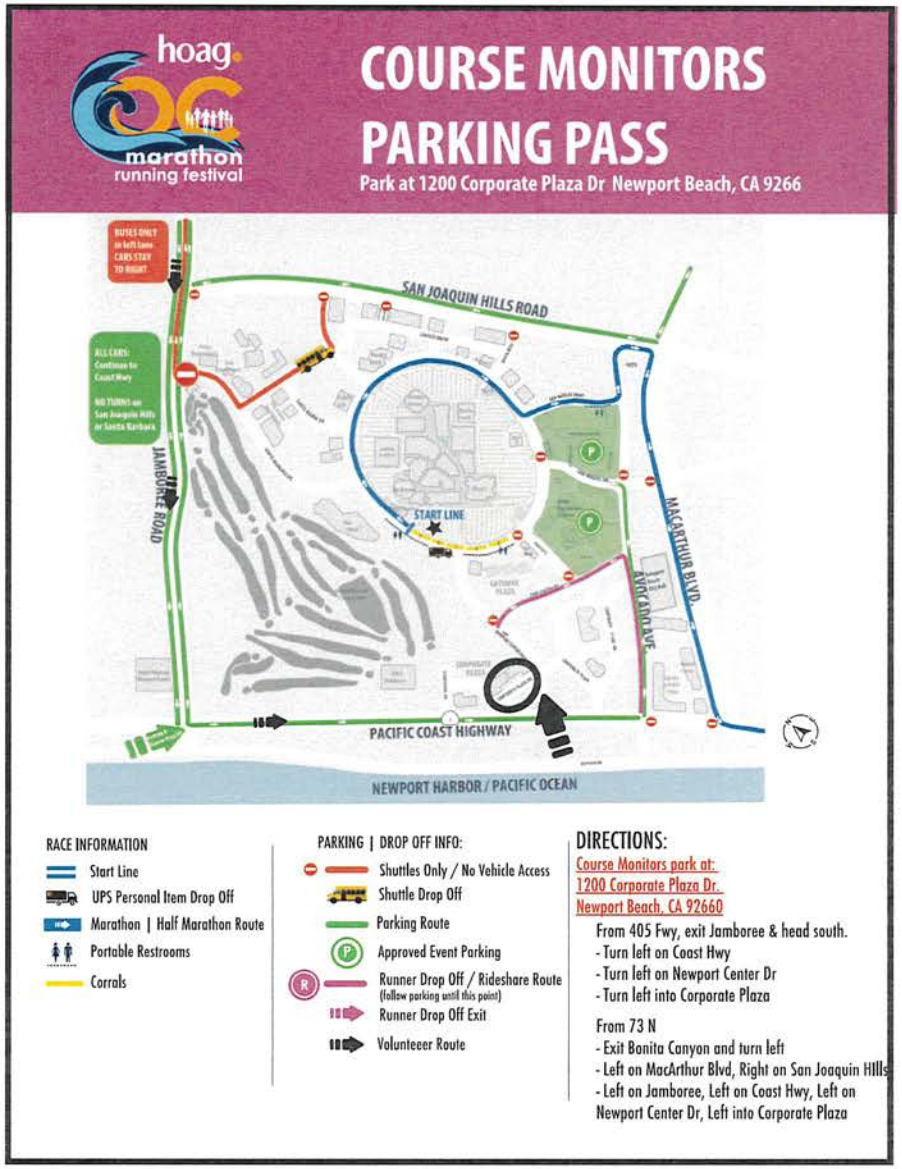
From Los Angeles
- 405 South. Exit Fairview and turn right. Right on Fairview. Left at Arlington. Right into Gate 4.

From San Bernardino
- 91 West to 55 South. Exit Fair/Del Mar. Turn right on Fair Drive. Turn right on Fairview. Turn right on Arlington. Turn right into Gate 4.
- OR take 57 South to 5 South to 55 South. Exit Fair/Del Mar. Turn right on Fair Drive. Turn right on Fairview. Turn right on Arlington. Turn right into Gate 4.

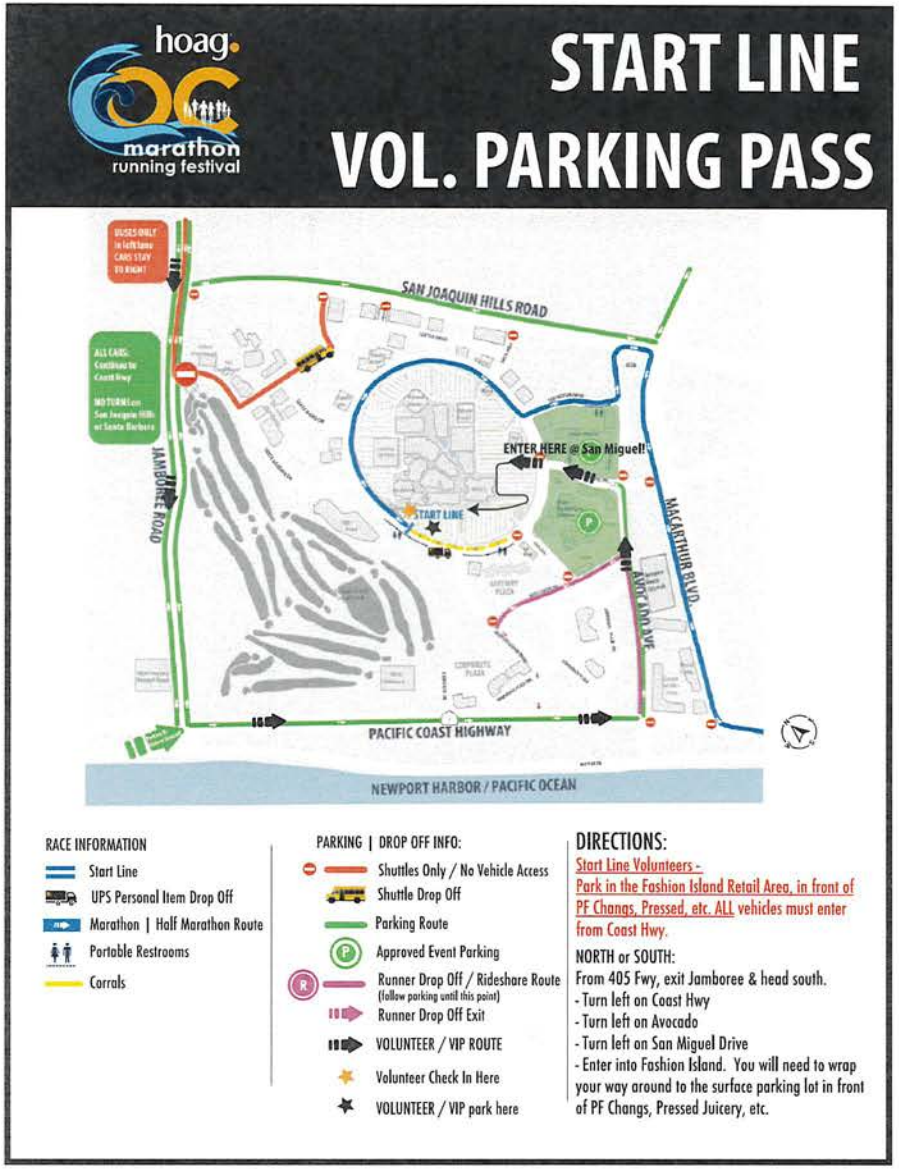
GATE 4: Once you enter Gate 4, you will be directed to park to your right. Then, walk to volunteer check in, following the orange signs directing you to Volunteer Check in. You will walk past construction fencing on both sides! Proceed to Volunteer Check In Tent, located on the north side of the Costa Mesa Building.

Given to Volunteers
Any gate, any day

PARKING PASS - START LINE AREA

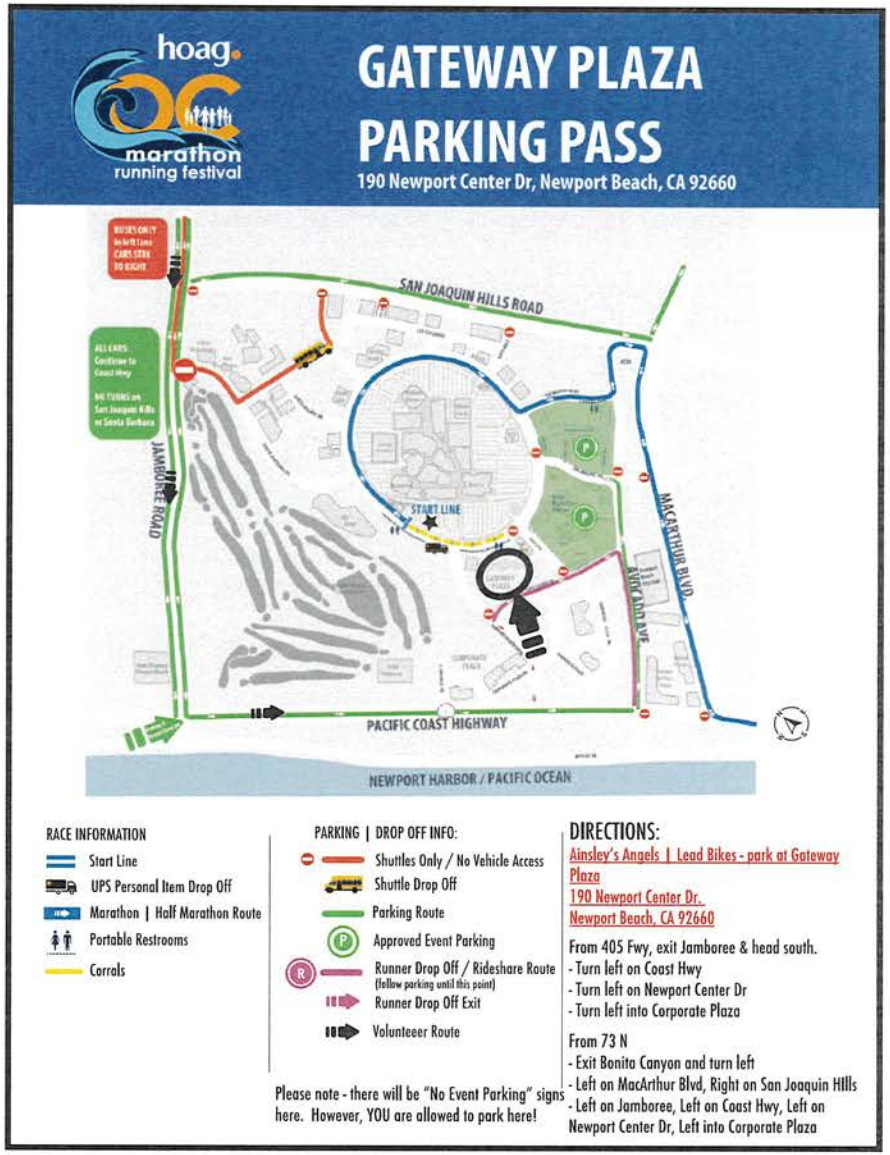


Course Monitors
Corporate Plaza



Start Line Volunteers
Inside Fashion Island

PARKING PASS - START LINE AREA



Lead Cyclists & Ainsley's Angels

COMMUNICATIONS

RADIO & CELL PHONES

COMMUNICATIONS PLAN

OC FAIR & EVENT CENTER (VENUE/FINISH LINE)

(Finish Line, Expo, Volunteer Check In, etc)

- OC Marathon Staff will be on 2-Way Radio without a repeater.
- OC Fair Security, and OC Fair event coordinator have a race radio
- Emergency communication is via cell phone and/or radio to OC Fair Security.
- MCC Costa Mesa will have a venue radio as well (race day only)

CONTACT US

Gary – 714-330-8048
gary@ocmarathon.com

Jodi – 714-658-3426
jodi@bookthatevent.com

Lisa – 760-420-2021
lisa@bookthatevent.com

COURSE OPERATIONS RADIO PLAN

The following OC Marathon staff will be on 2-way Radio with repeaters on the course.

- Section Commanders
- Water Stations
- All medical aid stations
- Most lead cyclists

The following locations with have a shortwave radio operator

- MCC Costa Mesa
- MCC Newport Beach
- SAG Vans
- Venue/Finish Line

RADIO CHANNELS

Channel 1 - Medical
Channel 2 - Miles 1-12 & SAG
Channel 3 - 13-26 & SAG
Channel 4 - Lead Bikes
Channel 5 - Venue

COMMAND CENTERS

Newport Beach Police Department
870 Santa Barbara
Newport Beach, CA

JCL Rep	Lindsey Bravo	909-282-2667
Newport Beach Police Department	Sergeant Sabrina Fabbri	714-609-9951
Newport Beach Fire	TBD	TBD

Costa Mesa Police Department (Emergency Operations Center)
99 Fair Drive
Costa Mesa, CA 92626.

OC Marathon Rep (MESAC)	Ashley Fisher	714-719-8538
JCL Rep	Dianne Morris	310-991-3630
Costa Mesa Police Department	Sgt. Jared Barnes	714-292-3918
Costa Mesa Fire Department	TBD	TBD
Falck Ambulance	Raj Vishal	714-469-9433
MSI	Chris Willitts (at the finish line)	909-374-0703
City of Santa Ana	Beverly Martin	714-380-0700
Costa Mesa Public Works	Ramin Nikoui	(714) 754-5184
OC Sheriff Department	TBD	TBD
Medical Services Director	Captain Voss	*626-319-5670*

SECURITY PLAN

Thursday				
Time	Quantity	Location Assigned	Area on Map	BTE Comments
9:00 pm – 8:00 am (overnight)	1	Covers equipment zone and Park Plaza	N/A	
9:00 pm – 8:00 am (overnight)	1	Covers Main Mall/ Finish Line	N/A	new this year
Friday EXPO				
Time	Quantity	Location Assigned	Area on Map	BTE Comments
2:30 pm - 7:30 pm	1	monitor people entering expo (not too many at once)	S5	Please note, we don't care if people go BACK into the expo from the main doors
2:30 pm - 7:30 pm	1	POP / Building 10 Door - don't let people in/out	S7	
2:30 pm - 7:30 pm	1	POP / Building 10 Door - don't let people in/out	S8	
2:30 pm - 7:30 pm	1	exit west side of POP, Fire Exit Monitor	S9	
2:30 pm - 7:30 pm	1	Expo Emergency Exit North Side of Bldg 10	S11	
2:30 pm - 7:30 pm	1	Expo Emergency Exit North Side of Bldg 10	S12	
7:00 pm – 5:00 am (overnight)	1	Covers equipment zone and Park Plaza	N/A	
7:00 pm – 5:00 am (overnight)	1	Covers Main Mall/ Finish Line	N/A	

Saturday Kids Run				
Time	Quantity	Location Assigned	Area on Map	BTE Comments
7:30 am - 1:00 pm	1	supervisor	N/A	
7:30 am - 1:00 pm	2	overall monitoring of guests and participants, presenting a high profile and reporting any problems or concerns to the Event Coordinator(s) via the Lead Staff Member	N/A	per Nick, 2 roving is good. Used to fix problems
7:30 am – 12:00 noon	1	Green Gate	**S30**	Keeping expo and KROC attendees off of course, but allowing them to sneak through to S20 (if they parked in lot D/E.
7:30 am – 12:00 noon	1	Corner of Plaza Pacifica	**S20**	Working in tandem with S30 (Green Gate Guard) to allow people to dart across the course when time allows.
7:30 am – 12:00 noon	1	The Hangar/Security intersection	**S21**	Keeping course clear during the runs, allow expo attendees thru when clear. Lead vehicle will turn to go behind The Hangar
6:45 am – 12:00 noon	1	Building 10 (Northside by Office Doors). Kids Crossing & Monitoring Exhibitors in Building 10 - allowing them in from 8 am - 10 am through the show office doors only	**S22**	Keeping course clear during the runs, allow expo attendees thru when clear
7:30 am – 12:00 noon	1	Lot I - southern most Gate, where the kids run through. **** Changed position slightly****	**S23**	Keeping course clear during the runs
7:30 am – 12:00 noon	1	turnstile gate for expo attendees	S24	Keeping course clear during the runs, allow expo attendees thru when clear

7:30 am – 12:00 noon	1	turnstile gate for expo attendees	S25	Keeping course clear during the runs, allow expo attendees thru when clear
7:30 am – 12:00 noon	1	Crossing at Blue Gate (KROC smaller entrance) on Park Plaza side	S26	*** AGGRESSIVE PERSON** Keeping course clear during the runs, allow expo attendees thru when clear VERY BUSY HERE
7:30 am – 12:00 noon	1	Crossing at Blue Gate(KROC smaller entrance)) on Parking lot side	S27	*** AGGRESSIVE PERSON** Keeping course clear during the runs, allow expo attendees thru when clear VERY BUSY HERE
7:30 am – 12:00 noon	1	Crossing at Centennial Farms (KROC Main entrance)	S28	*** AGGRESSIVE PERSON** Keeping course clear during the runs, allow expo attendees thru when clear VERY BUSY HERE
7:30 am – 12:00 noon	1	Crossing at Centennial Farms (KROC Main entrance)	S29	*** AGGRESSIVE PERSON** Keeping course clear during the runs, allow expo attendees thru when clear VERY BUSY HERE

Saturday EXPO				
	Quantity	Location Assigned	Area on Map	BTE Comments
7:45 am - 12:00 pm	inc above	Building 10 (Northside by Office Doors). Kids Crossing & Monitoring Exhibitors in Building 10 - allowing them in from 8 am - 10 am through the show office doors only	S22	This is the kids run person referenced above
8:00 am - 5:30 pm	1	From 8:00 - 10:00 am - Security is allowing volunteers and staff into the SAP. From 10 - 5 - Monitor people entering expo (not too many at once). This person will stay at doors until 5:30 for the late arrivals to tell them expo and packet pick up is closed	S5	
9:30 am - 5:00 pm	1	POP / Building 10 Door - don't let people in/out	S7	
9:30 am - 5:00 pm	1	POP / Building 10 Door - don't let people in/out	S8	
9:30 am - 5:00 pm	1	exit west side of POP, Fire Exit Monitor	S9	
~~9:30 am - 5:00 pm~~	~~0~~	~~Expo Emergency Exit Park Plaza Side~~	~~S10~~	
9:30 am - 5:00 pm	1	Expo Emergency Exit North Side of Bldg 10	S11	
9:30 am - 5:00 pm	1	Expo Emergency Exit North Side of Bldg 10	S12	
8:00 pm – 4:00 am – overnight	1	Finish Line Area (medals/food/sound)	N/A	
8:00 pm – 4:00 am – overnight	1	Main Mall (festival area/equipment zone)	n/a	

Saturday 5K				
	Quantity	Location Assigned	Area on Map	BTE Comments
4:30 pm - 7:30 pm	inc above	Building 10 Crossing East Doors (Office Doors)	S22	Keeping course clear during the 5K, allow volunteers to cross when safe, allow exiting exhibitors to cross.
4:30 pm - 7:30 pm	1	Finish Line (Exit)	52	No one gets to re-enter to get medal. After 5K finishes, continue monitoring items in the finish line chute
4:30 pm - 7:30 pm	1	Corporate Hospitality	53	asking people what company they are with. VERY light security, not really enforcing much, but deterring random people from entering.
4:30 pm - 7:30 pm	1	OC Legacy Lounge	54	At the entrance to OC Legacy Lounge, they will be asking to see bib number. If their bib Number has OC Legacy logo on it, then they + 1 guest are allowed in.
4:30 pm - 7:30 pm	1	Expo Load Out / 5K crossing	55	1 person to monitor the start of the 5K, while exhibitors are trying to load out. They stay here the whole time.
4:30 pm - 7:30 pm	1	Expo Load Out / 5K crossing	56	Same as 55, but at 5:45 pm, move down to position 60

4:30 pm - 7:30 pm	1	Green Gate	57	Cars can not cross (see image)
4:30 pm - 7:30 pm	1	Pac Amp	58	Cars can not cross (see image)
5:45 pm - 7:30 pm	1	Turnstile gate or break in fence	59	Monitor cross traffic since the 5K runs through here
4:30 pm - 7:30 pm	1	Expo Crossing (During 5K) North Side	60	Monitor cross traffic since the 5K runs through here
4:30 pm - 7:30 pm	1	Expo Crossing (During 5K) South Side	61	Monitor cross traffic since the 5K runs through here

Sunday Finish Line				
Time	**Quantity**	**Location Assigned**	**Area on Map**	**BTE Comments**
3:00 am – 1:00 pm	1	Lead	N/A	
4:00 am – 3:00 pm	4	assigned throughout the event venue to assist with crowd issues and to observe and report any problems that may occur.	N/A	per Nick 6 roving is good (2 for Chute Exit, 4 roaming main mall & visiting VIP booth)
3:30 am – 6:30 am & then 6:30-1:00 pm change to different position	4	Bus loaders	B1, B2, B3 (not on map) then change to #37, 38, 39	*** AGGRESSIVE PERSONS** Help load buses, follow direction of STEVEN (OCM) and Rep. From Newport Mesa School District
3:30 am - 1:00 pm	1	Bus loader	B4 (stays all day)	*** AGGRESSIVE PERSONS** Help load buses, follow direction of STEVEN (OCM) and Rep. From Newport Mesa School District
7:00 – 12:30 pm	1	Finish Line (Walk out/Medals)	30	*** AGGRESSIVE PERSON** Keep people moving, take note of where breaks in fencing are for 911
7:00 – 12:30 pm	1	Finish Line (Water & Gate)	31	*** AGGRESSIVE PERSON** Keep people moving, take note of where breaks in fencing are for 911

7:00 – 12:30 pm	1	Finish Line (Water, Medical Lane, Gate)	32	*** AGGRESSIVE PERSON** Keep people moving, take note of where breaks in fencing are for 911
7:00 – 12:30 pm	1	Finish Line (Gatorade/Gate)	33	*** AGGRESSIVE PERSON** Keep people moving, take note of where breaks in fencing are for 911
7:00 – 12:30 pm	1	Finish Line (Exit)	34	*** AGGRESSIVE PERSON** No spectators inside, keep them back. No one gets to re-enter to get medal (last year they were stealing medals)
7:00 – 12:30 pm	1	Finish Line (Exit)	35	*** AGGRESSIVE PERSON** No spectators inside, keep them back. No one gets to re-enter to get medal (last year they were stealing medals)
7:00 – 12:30 pm	inc above bus loader	Medical Tent Entrance (Main Mall side)	36	Monitor the crowd entering, follow med director requests
7:00 – 12:30 pm	inc above bus loader	Medical Tent Entrance (finish line side)	37	Monitor the crowd entering, follow med director requests

7:00 –12:30 pm	inc above bus loader	Lot I (Fire Exit, UPS Enter/Exit, VIP Park) Please note, in 2025, this person was missing, I moved position 39 to 38 spot.	38	*6 UPS Trucks will enter here at about 7:00 am. • 1 Cargo Van with VIP runners gear * VIP can park here (must have badge/pass) *Fire and ambulances *Massage therapists * * Might be a back up volunteer parking situation
7:00 –12:30 pm	1	Pre Finish Area (at the final right turn)	39	***Aggressive Person **** monitor crowds, help with crossing. Runners are still coming in and peole are trying to walk across the course
7:30 - 1:00 pm	1	VIP Finish Line Cross	40	allow VIP (and others) to cross course when needed. Keep an eye out for bandits
7:30 - 1:00 pm	1	VIP Finish Line Cross	41	allow VIP (and others) to cross course when needed. Keep an eye out for bandits
6:30 am - 1:30 pm	1	VIP TENT	50	Was new in 2024 - this person will need to help crowd control, getting the NON Vip people out of here
10:00 am ?? Whenever Costa Mesa PD leaves	1	Gate 10	42	I think Nick just recycles 1 of his guys at 10:00?

7:30 – 12:00 pm	1	OC Corporate Hospitality	53	asking people what company they are with. VERY light security, not really enforcing much, but deterring random people from entering.
7:30 – 12:00 pm	1	OC Legacy Lounge	54	At the entrance to OC Legacy Lounge, they will be asking to see bib number. If their bib Number has OC Legacy logo on it, then they + 1 guest are allowed in.
7:00 – 12:30 pm	1	Course Crossing - North side of Building 10	55	
7:00 – 12:30 pm	1	Course Crossing - North side of Building 10	56	
7:00 – 12:30 pm	1	Green Gate/Pac Amp	57	Cars can not cross
7:00 – 12:30 pm	1	Baja Blues / Hangar Side	58	Direct runners to rideshare (Davis lot) - monitor course crossing
7:00 – 12:30 pm	1	Baja Blues / Anaheim Bldg side	59	Direct runners to rideshare (Davis lot) - monitor course crossing
3:00 pm - 8:00 am (overnight)	1	Equipment Zone	n/a	secure equipment overnight

All times reported on "please be in position AT this time" Be briefed and ready to go

WEEKEND MAPS

KIDS RUN THE OC - MAY 2, 2026

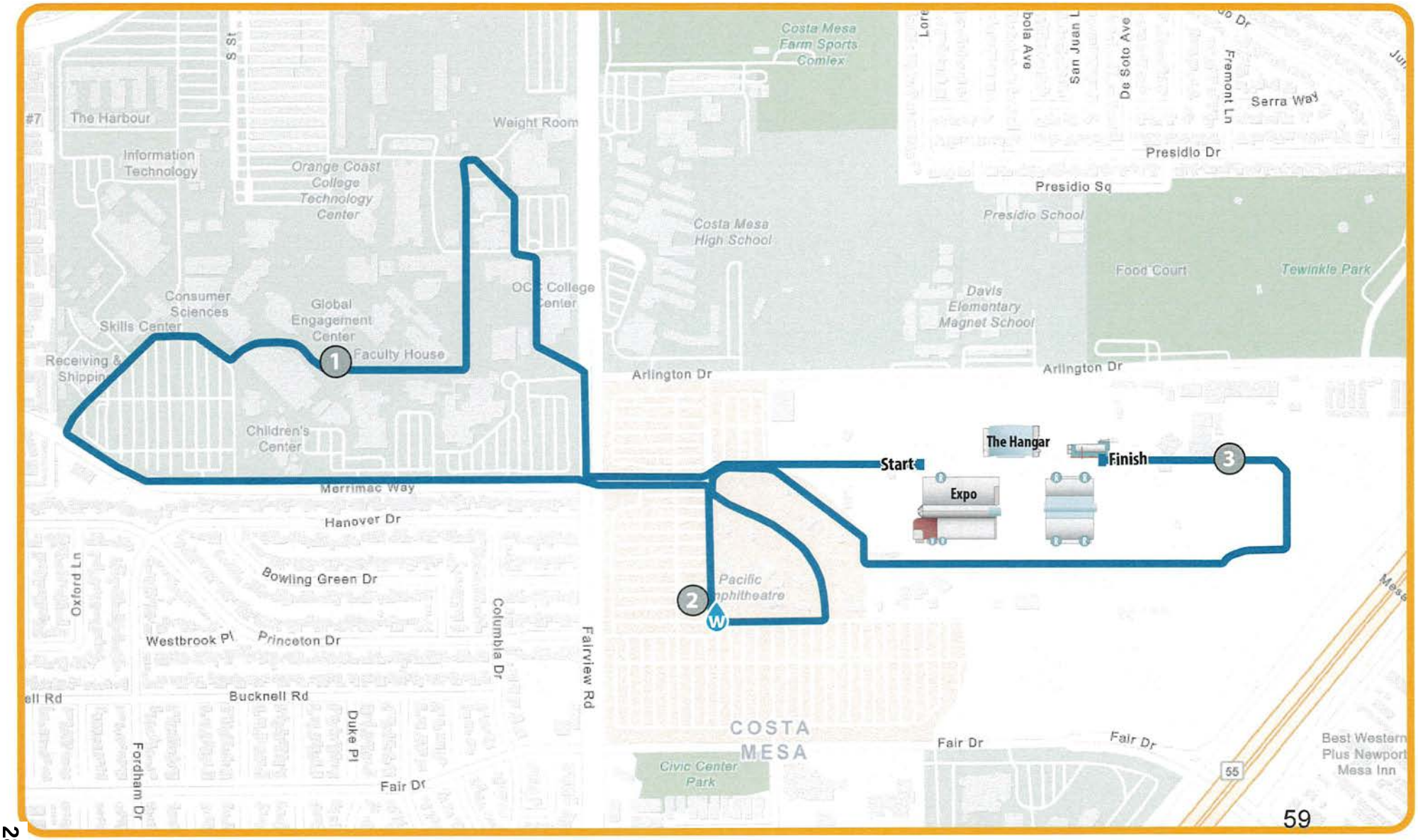
Permit submission, maps last updated 12/27/25

KIDS RUN THE OC - Detail

Permit submission, maps last updated 12/27/25

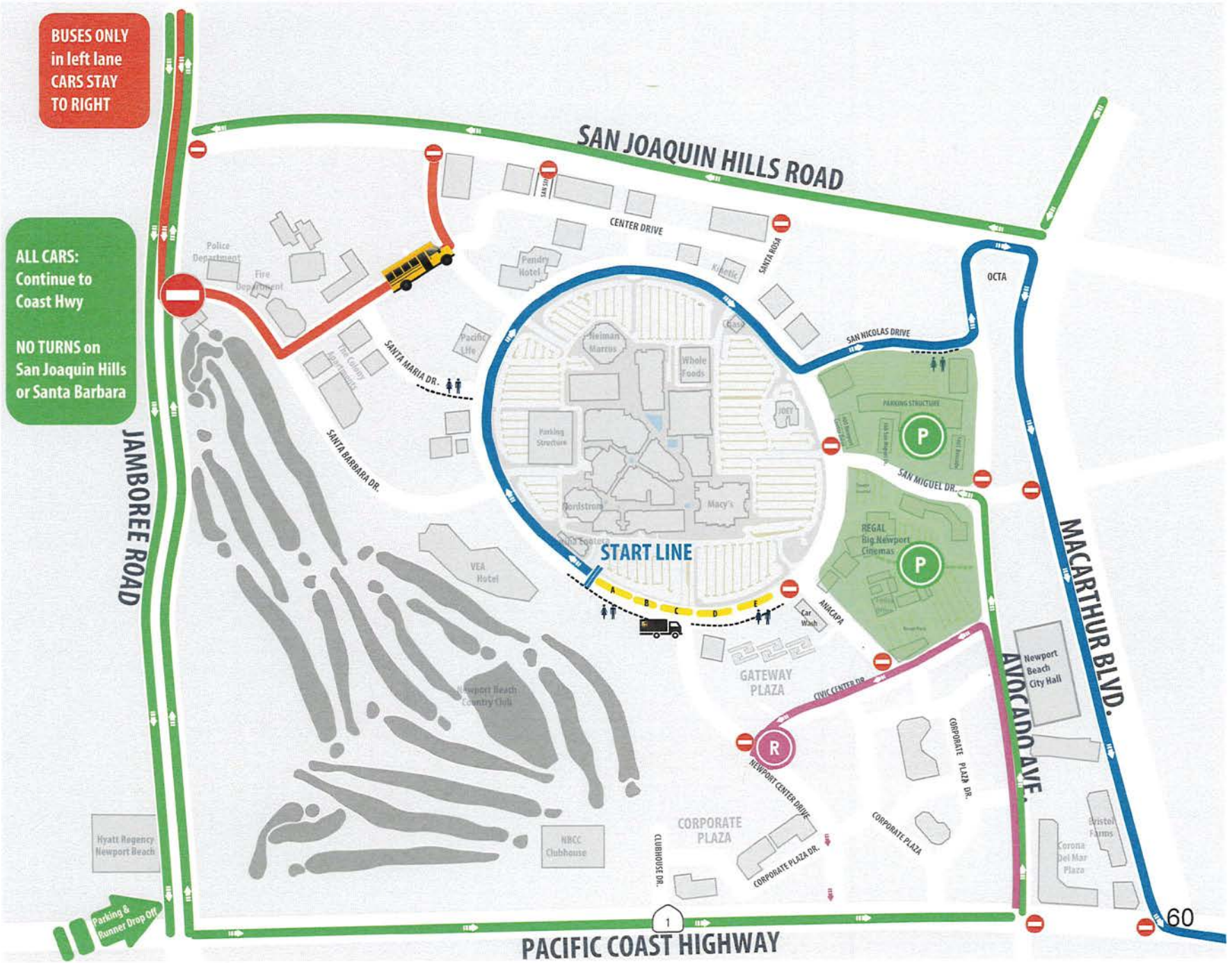
Hoag OC 5K - Course Map
Saturday, May 2, 2026
5:30 pm start time

Permit submission, maps last updated 12/27/25



OC MARATHON START LINE / SHUTTLE ROUTE

Permit submission, maps last updated 12/27/25

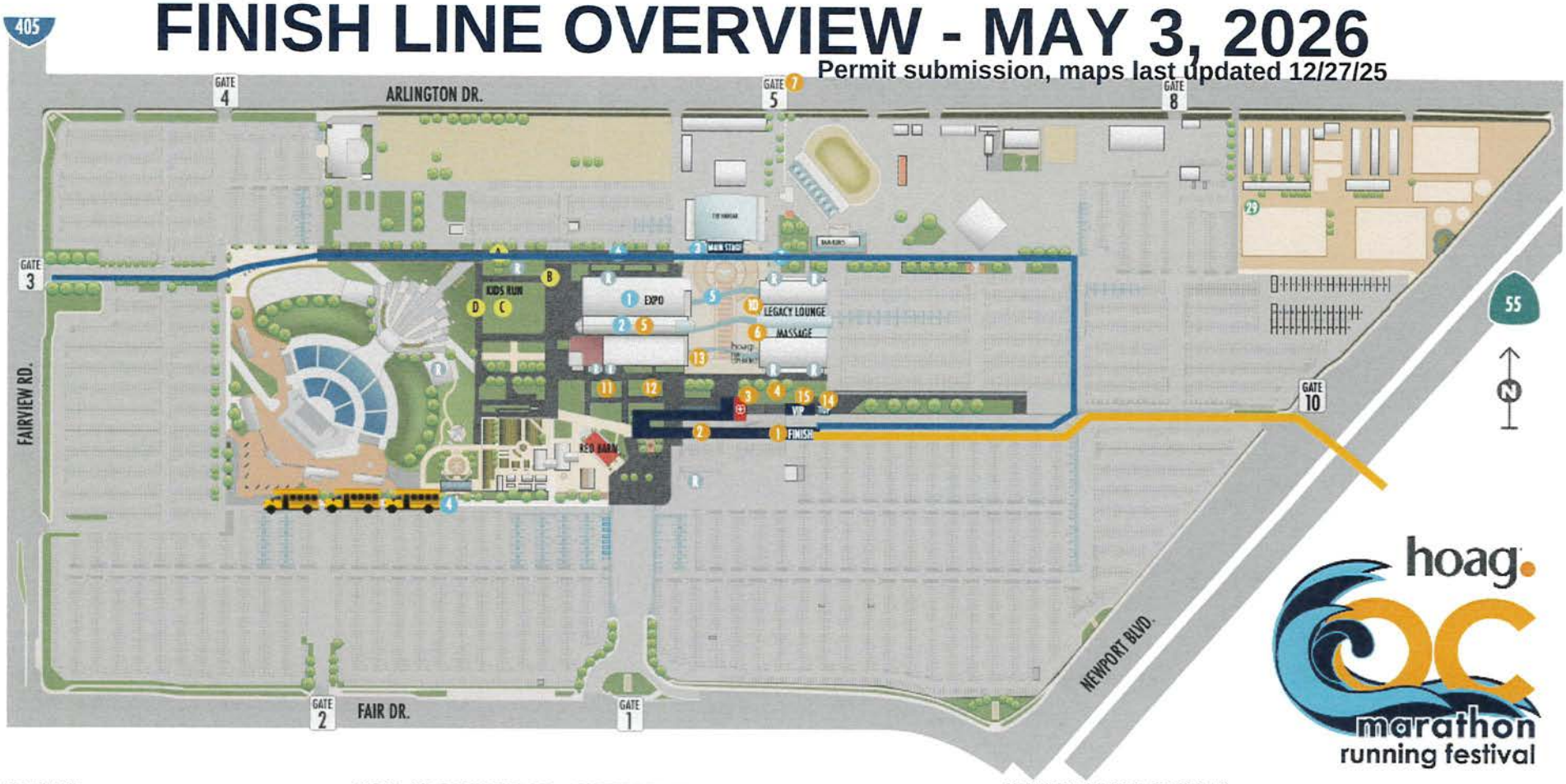


SHUTTLE ROUTE @ FINISH

Permit submission, maps last updated 12/27/25

FINISH LINE OVERVIEW - MAY 3, 2026

Permit submission, maps last updated 12/27/25



PRE RACE

1. OC Lifestyle & Fitness Expo
2. Bibs/Shirts
3. Main Stage
4. Shuttles (PreRace & Post Race)
5. Celebrate OC | Finish Line Festival

HOAG KIDS RUN THE OC

- A Start/Finish Line
- B Pick Up Chutes
- C Expo
- D T-Shirts

Hoag OC 5K

6. 5K Start Line
7. 5K Finish

POST RACE AMENITIES

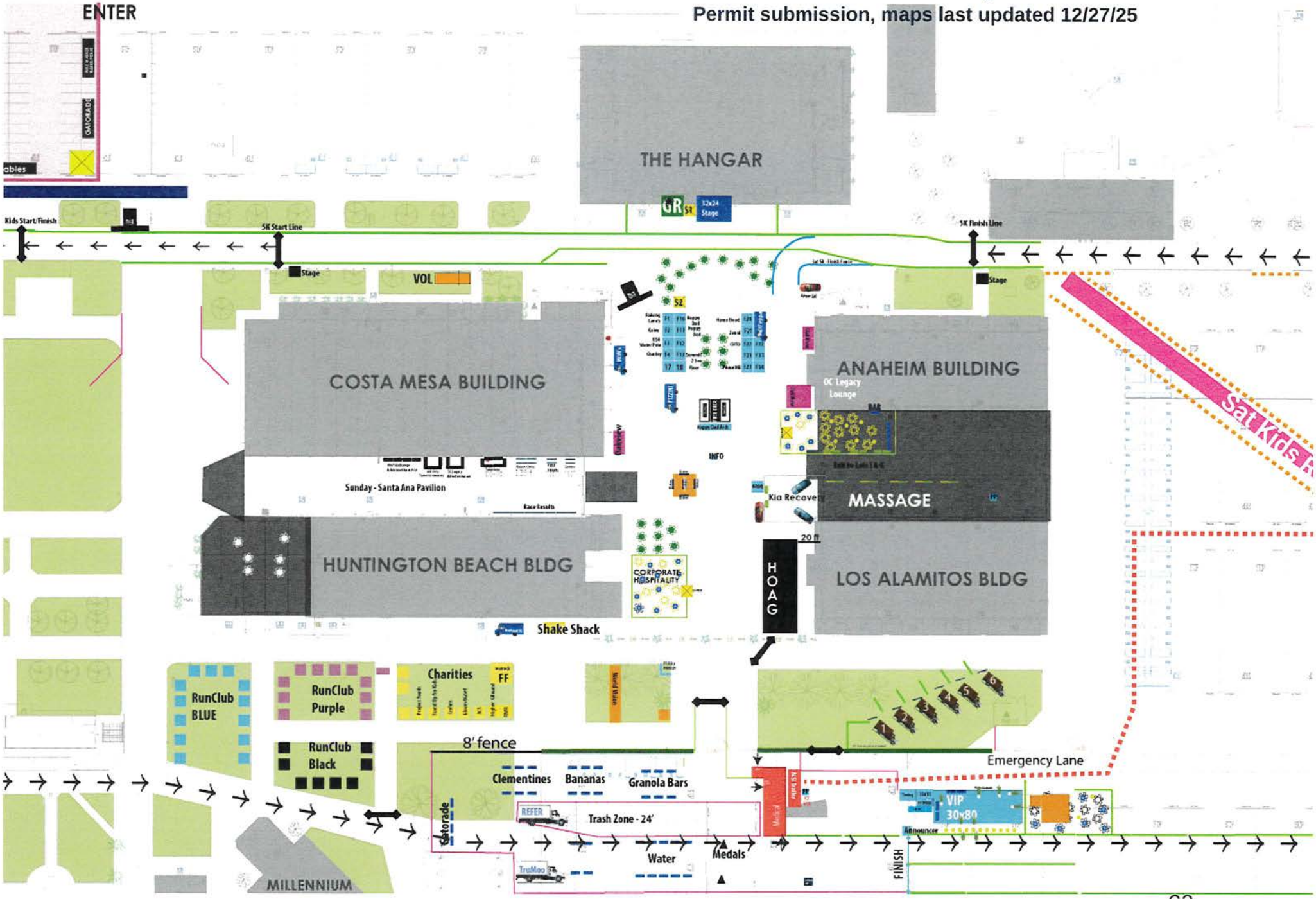
1. Full and Half Marathon Finish Line
2. Finish Line Chute (Water, Food, Race Medal)
3. Medical Tent | SAG Drop Off
4. UPS Personal Item Storage
5. T-shirt Exchange | Pick Up
5. Results
5. Challenge Medal Pick Up
6. Kia Recovery Zone | Massage
7. Rideshare Pick Up (behind The Hangar @ Davis Magnet School)

MEETING AREAS | LOUNGES

10. OC Legacy Lounge
11. Run Club | Charity Village
12. Corporate Village
13. Corporate Hospitality
14. Corporate Top Teams
15. VIP Tent (Credential Required)

FINISH LINE CLOSE UP - MAY 3, 2026

Permit submission, maps last updated 12/27/25



ROAD CLOSURES

LISTING

2026 OC Marathon
Road Closure Re-Opening Times

Newport Center, Fashion Island Area

Street	Direction	From	To	Closed*
Newport Center Dr Loop	Both	Newport Center Dr	Santa Cruz	12:00 am - 8:30 am
Newport Center Dr Loop	Both	Santa Cruz	San Miguel Dr*	2 am - 8:30 AM
Newport Center Dr Loop	Both	San Miguel Drive*	NewportCenter Dr	2 am - 8:30 AM
Santa Barbara Dr. (bus only)	Both	Jamboree Rd	NewportCenter Dr	2 am - 8:30 AM
Santa Cruz Dr. (bus only)	Both	San Joaquin Hills Rd	NewportCenter Dr	2 am - 8:30 AM
San Clemente Dr. (bus only)	Both	Santa Barbara Dr.	Santa Cruz	2 am - 8:30 AM
Santa Rosa Dr. (OCTA bus only)	Both	San Joaquin Hills Rd	NewportCenter Dr	2 am - 8:30 AM
San Joaquin Hills Rd	EB	Jamboree Rd	MacArthur Blvd	4:00 - 8:30 AM
San Nicolas Dr	BOTH	Newport Center Loop	Avocado Avenue	2 am - 8:30 AM
Avocado Ave	BOTH	San Miguel Drive	San Joaquin Hills Rd	2 am - 8:30 AM

Fashion Island Retail Access - The entire circle is closed for vehicular traffic. All access to Fashion Island Retail enters through San Miguel Dr. (From EB Coast Hwy, turn on Avocado and turn left on San Miguel)

Corona del Mar, Balboa Island, Promontory Point, Linda & Harbor Island

Street	Direction	From	To	Closed*
MacArthur Blvd.	SB	San Joaquin Hills Rd.	East Coast Hwy	4:00 - 8:10 AM
Coast Hwy	WB	MacArthur Blvd	Avocado Ave	4:00 - 8:10 AM
Coast Hwy No Parking	EB	Avocado	Orchid Ave	4:00 - 8:10 AM
Orchid Ave No Parking	Both	East Coast Hwy	Ocean Blvd	4:00 - 8:30 AM
Ocean Blvd No Parking	Both	Orchid Ave	Carnation Ave	4:00 - 8:30 AM
Carnation Ave No Parking	Both	Ocean Blvd	Seaview Ave	4:00 - 8:30 AM
Seaview Ave No Parking	Both	Carnation Ave	Marguerite Ave	4:00 - 8:30 AM
Marguerite Ave No Parking	Both	Ocean Blvd	Coast Hwy.	4:00 - 8:30 AM
Bayside Dr	Both	Marguerite Ave	Jamboree Rd	4:00 - 8:45 AM
Bayside Dr	EB	Jamboree Rd.	E. Coast Hwy	4:00 - 9:15 AM
Jamboree Rd	NB	Bayside Dr.	E. Coast Hwy	4:00 - 8:00 AM*
Marine Ave	Both	N. Bayfront	Bayside Dr	4:00 - 8:00 AM*

Dover Shores / Irvine Avenue

Street	Direction	From	To	Closed*
Dover Dr	NB	Coast Hwy	Castaways Ln/16th St	5:00 - 9:30 AM
Westcliff Dr No Parking	Both	Dover Dr.	Santiago Dr	5:00 - 10:00 am
Santiago Dr No Parking	Both	Westcliff Dr.	Antigua Way	5:00 - 10:00 am
Galaxy Dr. No Parking	Both	Santiago Dr South	Santiago Dr. North	5:00 - 10:00 am
Santiago Dr No Parking	Both	Galaxy Dr. North	Irvine Ave.	5:00 - 10:00 am
Irvine Ave	NB	Santiago Dr.	University Dr.	5:00 - 11:00 AM
University Dr.	WB	Irvine Ave	Santa Ana Ave	5:00 - 11:00 AM

Eastside Costa Mesa

Street	Direction	From	To	Closed*
Irvine Ave	NB	Santiago Dr.	University Dr.	5:00 - 11:00 AM
University Dr. NP	WB	Irvine Ave	Santa Ana Ave	5:00 - 10:45 AM
Santa Ana Ave NP	NB	University Dr	Mesa Dr	5:00 - 10:45 AM
Newport Blvd	NB	Mesa Dr	Bristol St	5:00 - 11:00 AM
Newport Blvd	SB	Mesa Dr *Can Only Turn left on Mesa)	Fair Dr.	5:00 - 11:00 AM
Fair Dr./Del Mar exit from 55	SB	55 Costa Mesa Fwy	Fair Dr.	6:30 - 12:00 pM
Mesa Dr	WB	Santa Ana Ave	OC Fair & Event Cente	5:00 - 11:00 AM

2026 OC Marathon
Road Closure Re-Opening Times

Red Hill Area

Street	Direction	From	To	Closed*
Santa Ana Ave	SB	Mesa Dr	Bristol St	5:00 - 9:35 AM
Bristol St.	EB/WB	at Santa Ana Avenue/Red Hill		5 - 9:30 am
Red Hill Ave	SB	Bristol St	Baker St	5 - 9:30 am
Red Hill Ave	SB	Baker St	Main St	5 - 9:40 am

South Coast Plaza/Performing Arts Center

Street	Direction	From	To	Closed*
Main St (Irvine)	EB	Red Hill Ave	Sunflower Ave	5 - 9:55 AM
Sunflower Ave	EB	Main St (Irvine)	Bristol St	5 - 10:10 AM
Anton Blvd	Both	Sunflower Ave	405 Freeway Entranc	5 - 10:10 AM
Ave of the Arts	SB	Sunflower Ave	Anton	5 - 10:15 AM
Ave of the Arts	NB	Traffic Circle	Sunflower Ave	5 - 10:15 AM
Bear St	NB	South Coast Dr	Sunflower Ave	5 - 10:40AM
Sunflower Ave	WB	Bear St	Raitt St	5 - 11:55 AM

Santa Ana

Street	Direction	From	To	Closed*
Raitt St	SB	Sunflower Ave	MacArthur Blvd	5 - 11:55 AM
MacArthur Blvd	Both	Fairview St	Bear	5 - 11:35 AM
Alton Ave	BOTH	Greenville	Bear	5 - 11:55 AM
Raitt St	SB	Alton	Segerstrom Ave	5 - 11:55 AM
Segerstrom Ave. NP	EB	Raitt St	Newhope St.	5 - 11:35 AM
Greenville St	NB	MacArthur Blvd	Segerstrom Ave	5 - 11:35 AM
Fairview Rd.	SB	at Segerstrom		5 - 11:35 AM
Fairview Rd.	NB	Village Walk Condos	Segerstrom Ave	5 - 11:35 AM
Harbor Blvd	NB	MacArthur Blvd	Segerstrom Ave	5 - 11:35 AM

Mesa Verde & Bird Streets

Street	Direction	From	To	Closed*
Gisler Ave NP	Both	Santa Ana River Trail	Country Club Dr	5 - 11:55 AM
Country Club Dr NP	SB	Gisler Ave	Mesa Verde Dr W	5 - 11:55 AM
Mesa Verde Dr West	NB	Country Club Dr	Adams Ave	5 - 11:55 AM
Adams Ave	WB	Mesa Verde Dr E	Placentia	8:30 - 11:30 AM
Placentia Ave Local Access Only	NB	Wilson St.	Fairview Park Entranc	5 - 11:55 AM
Placentia Ave	NB	Fairview Park Entrance	Oriole Dr	5 - 11:55 AM
Oriole Dr NP	EB	Placentia Ave	Canary Dr	5 - 11:55 AM
Canary Dr NP	SB	Oriole Dr	Tanager Dr	5 - 11:55 AM
Tanager Dr NP	EB	Canary Dr	Golf Course Dr	5 - 11:55 AM
Merrimac Way NP	EB	Harbor Blvd	OC Fair Gate 3	5 - 12:10 PM
Fairview Rd	NB	Fair Dr	Merrimac Way / Gate 3 of OC Fair & Event Center	5 - 12:30 PM

Legend		
Both Sides of Traffic	Both	* Estimated time the street is open
East Bound Traffic	EB	
West Bound Traffic	WB	
South Bound Traffic	SB	
North Bound Traffic	NB	
No Parking On This Street	NP	

ROAD CLOSURES

NOTIFICATION SAMPLES & PLAN

Traffic Notifications

USPS – Direct Mail

Residents and businesses are notified through a USPS direct mail campaign. Delivery routes are selected based on the course map to ensure all affected areas receive notification. Three different brochures are distributed, depending on the recipient's location:

1. Newport Beach Mailer – Covers all Newport Beach areas, excluding Dover Shores
2. Dover Shores Mailer – Distributed exclusively to Dover Shores residents
3. Costa Mesa / Santa Ana Mailer – Delivered to all residents and businesses within the Cities of Costa Mesa and Santa Ana

Email / Phone

In addition to direct mail, we proactively reach out to the following organizations to ensure the best possible experience. Written alternative routes are provided to:

- Apartment communities
- Churches and places of worship
- Large property management companies (e.g., Irvine Company)

Hotline

All correspondence encourages affected community members to contact us via phone, text, or email. Our team provides written directions and assistance upon request.

GPS (Waze, AppleMaps, Google Maps)

We provide road closures to the well known GPS providers to help residents navigate around road closures.

5 - Bird Streets

Oriole, Canary Dr. and Tanager Dr:

- To Enter - arrive from Mesa Verde E to Golf Course Dr., turning right on Tanager.
- To Exit - If you need to leave between 5 am - 12pm, please park on the appropriate side of the street and exit to Placentia:
  - Oriole Dr. - park on WB side
  - Canary Dr. - park on the NB side
  - Tanager Dr. - park on the WB side

Swan Circle and Cardinal Drive, Tern Circle:

- To Enter - approach EB on Adams Ave. Turn right on Placentia Ave. Turn left on Swan Circle
- To Exit - Use Swan Circle. You will be forced left onto Placentia.

Swan Dr. & all streets West of Placentia (Lower Bird Streets):

- To Enter - approach EB on Adams Ave. Turn right onto Albatross.
- To Exit - Use Albatross. Turn left on Adams.

5 - Mesa Verde | State Streets

State Streets:

- To Enter and Exit, use Gisler and turn on California Street .

Country Club Drive:

- To Exit - between 5 am - 12 noon, please plan on parking on the north bound side of Country Club Drive exiting north with police supervision.
- To Enter - Arrive from Adams Ave and turn right on Mesa Verde East, and right on Country Club Dr.

Mesa Verde Drive:

- To Exit - residents on the west of Mesa Verde Dr will be able to exit going South on Mesa Verde Dr West to Adams Ave.
- To Enter - residents and golfers can enter from Adams Ave and turn on Mesa Verde E. Police will allow vehicles through at their discretion at the intersection of Mesa Verde Dr/Country Club Dr.

Adams Ave and Placentia Ave/Mesa Verde Dr West Intersection:

- Will be heavily impacted and is subject to full closures from 8:30 am – 11:30 am. Vehicles will be allowed through at police discretion, but expect delays.
- Traffic traveling east on Adams Ave (from Huntington Beach) will be forced south bound on Placentia Ave.

6 - OC Fair & Events Center Area

This area will be impacted on Saturday from 4-6:30 pm and Sunday from 4 am - 12pm.

The Coast Apartments

SATURDAY PM: You will be able to exit anytime. To enter, you will need special permission from OCC. Please email us at traffic@ocmarathon.com for info!

SUNDAY AM: To Exit – Turn right on Merrimac and right on Harbor Blvd.

To Enter – Arrive SB on Fairview and turn right on Merrimac.

Atwater Cove Apartments

SATURDAY EVENING:

You will be able to enter/exit anytime. To enter, arrive from Harbor Blvd and turn right.

SUNDAY MORNING:

If you need to enter/exit between 5 am - 12 noon, please contact us at traffic@ocmarathon.com with subject line OCC Parking!

Area Specific Maps

Visit ocmarathon.com, click on Weekend Events then Road Closures for interactive maps and more detailed information.

Contact Us | Specific Directions

e: traffic@ocmarathon.com

p: (949) 393-9580 (text or voice)

COSTA MESA & SANTA ANA ROAD CLOSURES MAY 3, 2026

The Hoag OC Marathon will occur on Sunday, May 3, traveling through Newport Beach, Costa Mesa, Irvine, and Santa Ana with road closures from approximately 5 AM to 12 PM. Closure times vary based on runners' location, and vehicle traffic may be delayed for safety after the last runner passes. All closures in the general area are listed on the backside. For a full list, and maps, visit ocmarathon.com.

Suggested directions are listed on the following pages. For specific directions, please email traffic@ocmarathon.com with your start address, destination, and estimated departure time and we will provide directions.

4 - Santa Ana Residents

Segerstrom Ave:

To Enter/Exit

- Residents North of Segerstrom Ave – take Warner Ave to the 405 Freeway or 55 Freeway. Return the same way.
- Residents South of Segerstrom Ave – take Harbor Blvd, Fairview Dr or Bristol St to the 405 freeway. Return the same way.

Artisan Way

- To Exit – Exit to Jaguar Way. Turn L on MacArthur
- To Enter – Coming from Bristol St and MacArthur, turn right on Artisan Way.

Aspen Village

- To Exit – Exit to Raitt St. Must turn right
- To Enter – Coming from Bristol St and MacArthur, turn south (left) on Raitt.

Sante Fe Village

- To Exit – The Raitt St exit will be closed. Exit to Sunflower Avenue.
- To Enter – Enter from Fairview, and head E on Sunflower.

ROAD CLOSURES MAY 3, 2026

hoag. marathon running festival

The Hoag OC Marathon
3100 Airway Ave, #104
Costa Mesa, CA 92626

1 - Eastside Costa Mesa

University Dr. (between Santa Ana & Irvine)

TO EXIT:

-Residents on the north side of University are advised to park on the south side, exiting to Irvine Ave.

-Residents on the south side of University will be able to turn right on University, right on Irvine Ave.

TO ENTER:

-From Victoria/22nd, turn left on 22nd, left on Santa Ana Ave

Santa Ana Ave (NB closed from University to Mesa)

TO EXIT:

- Residents on the East side of Santa Ana Ave are advised to park west of Santa Ana Ave.
- Residents on the West side of Santa Ana Ave can turn right on Santa Ana and proceed south

Santa Ana Ave/Red Hill (SB closed from Mesa Dr to Main St (Irvine)

TO EXIT:

- Residents on the East side of Santa Ana Ave will be able to turn right on Santa Ana Ave to Bristol St. and turn right on Bristol.

TO ENTER:

- Arrive on Mesa Dr from Irvine Ave.

Mesa Drive (between Newport Blvd & Santa Ana Ave)

TO EXIT - Turn right on Mesa, turn right on Santa Ana Ave

TO ENTER - Arrive from Elden & turn right on Mesa (Newport Blvd @ Mesa Drive is closed until 10 am.

Mesa Drive: (Between Santa Ana Ave & Irvine Ave)

Both EB and WB lanes will be open, allowing residents to exit by going towards Irvine Ave, or by turning right on Santa Ana Ave and heading towards Bristol.

2 - Red Hill Area

Bristol Street will be closed at Santa Ana/Red Hill Ave.

Red Hill All south bound lanes will be closed at all intersections, therefore, vehicles will not be able to cross over Red Hill Ave.

Businesess E of Red Hill Ave. (Airway Ave side)

TO ENTER – Take the 73 to Campus/Irvine. Head north on Bristol. Turn right on Red Hill Ave (North bound lanes will be open)

TO EXIT –You will be forced to turn right on Red Hill (heading north bound). Take Red Hill to Main St (Irvine) and turn left for 55, or right for 405.

Businesses W. of Red Hill Ave. (Pullman side)

TO ENTER – Take 55 and exit Baker or Paularino. Access your business from Pullman Street.

TO EXIT – Exit the same way, from Pullman.

3 - South Coast Plaza/Performing Arts

Performing Arts Center

Enter by taking Bristol St. to Town Center Drive, turn left on Park Center Drive into parking structure. The box office will remain open at regular hours. The foot bridge over Bristol St will also be impacted. Pedestrians are urged to use cross walk at Bristol St and Sunflower Ave.

3400 Ave of the Arts

TO EXIT – The Ave of the Arts Exit will be closed. Exit Sakioka and turn right. Turn right on Anton.

TO ENTER – Enter through Sakioka, or by heading north on Ave of the Arts and turn right into the complex.

The Enclave

TO EXIT – Exit Vista Way and head South on Sakioka Drive, or exit Enclave Way and turn right on Anton.

TO ENTER – Enter by coming from Bristol Street on Anton Blvd. (Do not arrive from Sunflower Ave)

Costa Mesa & Santa Ana Road Closures

Eastside Costa Mesa (See #1 on left)

Street	Direction	From	To	Closed
Irvine Ave	NB	Santiago Dr	University Dr	5-11:00 am
University Dr. ®	WB	Irvine Blvd	Santa Ana Ave	5-10:45 am
Santa Ana Ave ®	NB	University Dr	Mesa Dr	5-10:45 am
Newport Blvd	NB	Mesa Dr.	Bristol St.	5-11:00 am
Newport Blvd	SB	Bristol St	Fair Dr.	5-11:00 am
Fair Dr. exit from 55	SB	55 Costa Mesa Fwy	Fair Dr.	6-11:00 am
Mesa Dr	WB	Santa Ana Ave	OC Fair & Event Center	5-10:00 am

Red Hill (See #2 on left)

Santa Ana Ave	SB	Mesa Dr	Bristol St	5-9:30 am
Bristol St.	BOTH	at Santa Ana Ave/Red Hill		5-9:30 am
Red Hill Ave	SB	Bristol St	Baker St	5-9:30 am
Red Hill Ave	SB	Baker St	Main St	5-9:40 am

South Coast Plaza/Performing Arts Center (See #3 on left)

Main St	EB	Red Hill Ave	Sunflower Ave	5-9:55 am
Sunflower Ave	EB	Main St	Bristol St	5-10:10 am
Anton Blvd	Both	Sunflower Ave	405 Freeway Entrance	5-10:10 am
Ave of the Arts	SB	Sunflower Ave	Anton	5-10:15 am
Bear St	NB	South Coast Dr	Sunflower Ave	5-10:40 am
Sunflower Ave	WB	Bear St	Raitt St	5-11:55 am

Santa Ana (See #4 on reverse)

Raitt St	NB	Sunflower Ave	Segerstrom Ave	5-11:55 am
Alton Ave	Both	Greenville	Bear	5-11:55 am
Segerstrom Ave	EB	Raitt St	Fairview St	5-11:20 am
Segerstrom Ave ®	EB	Fairview St	Santa Ana River Trail	5-11:30 am
Segerstrom Ave	EB	Newhope St	Santa Ana River Trail	5-11:35 am
MacArthur Blvd	Both	at Raitt Street		5-11:35 am
Greenville St	NB	MacArthur Blvd	Segerstrom Ave	5-11:35 am
Fairview St @ Segerstrom		Both		5-11:35 am
Harbor Blvd @ Segerstrom		Both		5-11:35 am

Costa Mesa Bird Streets & State Streetes (See #5 on reverse)

Gisler Ave ®	EB	Santa Ana River Trail	Country Club Dr	5-11:55 am
Country Club Dr ®	SB	Gisler Ave	Mesa Verde Dr W	5-11:55 am
Mesa Verde Dr West	NB	Country Club Dr	Adams Ave	5-11:55 am
Adams Ave	WB	Mesa Verde Drive East	Placentia Ave	8:30-11:30 am
Placentia Ave	NB	Estancia High School	Oriole Dr	5-11:55 am
Oriole Dr ®	EB	Placentia Ave	Canary Dr	5-11:55 am
Canary Dr ®	SB	Oriole Dr	Tanager Dr	5-11:55 am
Tanager Dr ®	EB	Canary Dr	Golf Course Dr	5-11:55 am
Harbor @ Merrimac	BOTH	Soft Closure		5 am -12:15 pm

OC Fair & Events Center Area (See #6 on reverse)

Merrimac Way	WB	Harbor Blvd	Fairview Dr	Sat 4-6:30 pm
Fairview Rd	NB	Fair Dr	Arlington Dr	Sat 4-6:30 pm
Fairview Rd	SB	Pirate Way	Fairview Dr.	Sat 4-6:30 pm
Merrimac Way	EB	Harbor Blvd	OC Fair Gate 3	Sun 5 am - 12:10 pm
Fairview Rd	NB	Fair Dr	Arlington Dr	Sun 6 am - 12:30 pm

Event Information:
The Hoag OC Marathon has an entire weekend full of events for people of all ages! With a marathon, half marathon, 5K and Kids Run the OC, we have an event for everyone in the family.

Expo
A 2-day OC Lifestyle & Fitness Expo will be held at the OC Fair & Event Center. The expo is free of charge and open to the public. Come enjoy the samples, entertainment and information on food and nutrition. The expo will be open on:

Friday May 1 from 3 - 7 pm
Saturday May 2 from 10 am - 5 pm

Road Closures
The Hoag OC Marathon will take place in the cities of Newport Beach, Costa Mesa, Irvine and Santa Ana. with road closures in Newport Beach on Sunday, May 3, from approximately 4 am – 11 am. The roads will be closed and reopened in a rolling method, so the closure in your area depends on where you are, where runners are on the course, etc.

Please see the impacted areas with alternate directions on the pages inside! If you would like specific directions from Point A to Point B, please email us at traffic@ocmarathon.com and include your starting point, ending point and approxiate time and we will email alternate routes!

Area Specific Maps
Visit ocmarathon.com, click on Weekend Events then Road Closures for interactive maps and more detailed information.

Contact Us
e: traffic@ocmarathon.com **p:** (949) 393-9580

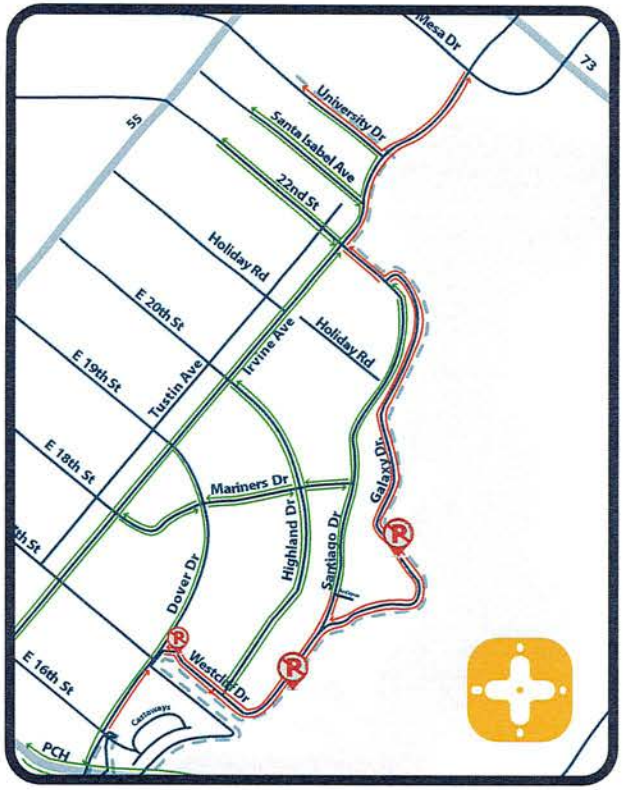
The Hoag OC Marathon
3100 Airway Ave, #104
Costa Mesa, CA 92626

Road Closures
Sunday, May 3, 2026

ROAD CLOSURES

SUNDAY, MAY 3, 2026
Dover Shores

Dover Shores Road Closures
Sunday, May 3, 2026 | Hoag OC Marathon



Dover Shores / Irvine Avenue

Street	Direction	From	To	Closed*
Dover Dr	NB	Coast Highway	Castaways Ln/16th St	4-9:30 AM
Westcliff Dr (R)	Both	Dover Dr	Santiago Dr	4-10:00 AM
Santiago Dr (R)	Both	Westcliff Dr	Antigua	4-10:00 AM
Galaxy Dr (R)	Both	Santiago Dr (South)	Santiago Dr (North)	4-10:30 AM
Santiago Dr (R)	Both	Galaxy Dr (North)	Irvine Ave	4-10:30 AM
Irvine Ave	NB	Santiago Dr	University Dr	4-11:00 AM
Polaris Dr	No entry/exit			4-10:00 AM
Westwind Way	No entry/exit			4-10:00 AM
Morning Star Lane	No entry/exit			4-10:00 AM
Evening Star Lane	No entry/exit			4-10:00 AM
North Star Lane	No entry/exit			4-10:00 AM

Eastside Costa Mesa

Street	Direction	From	To	Closed*
University Dr/Del Mar	WB	Irvine Blvd	Santa Ana Ave	5-11:00 am
Santa Ana Ave	NB	University Dr	Mesa Dr	5-10:45 am
Newport Blvd	NB	Mesa Dr	Bristol	5-11:00 am
Newport Blvd	SB	Bristol St	Fair Dr	5-11:00 am
Fair Dr exit from 55	SB	55 Costa Mesa Fwy		6-11:00 am
Mesa Dr	WB	Santa Ana Ave	OC Fair & Event Center	5-11:00 am

LEGEND:

(R) There is No Parking on these streets from Saturday 10:00 PM until the roads reopen on Sunday. If you plan to leave Sunday morning (4:00 AM – 10:00 AM) please read the Exit/Enter and Shuttle Service info in red

WB = West Bound Traffic
SB = South Bound Traffic
Both = Both sides of Traffic
EB = East Bound Traffic
NB = North Bound Traffic

Road Closed →
Road Open →
Race Route – –

To Exit / Enter Dover Shores

- Highland, Francisco, Holiday and Mariners are open to exit and return to the area.
- All residents that live east of Santiago Drive and need to leave during the closure are advised to park west of Santiago Dr. Residents can either walk to/ from their vehicle OR use the Shuttle service.

Please refer to map which indicates open vs closed roads.

Shuttle Service

To utilize the Dover Shores Shuttle Service, residents that live in the closed area are advised to park west of Santiago Drive on Saturday, May 2. On Sunday morning, event staff will transport you to your parked vehicle.

Please email us at traffic@ocmarathon.com or call/ text (949) 393-9580 to schedule a pick up the week before the event.

THANK YOU FOR YOUR SUPPORT!

hoag. OC marathon running festival

Contact Us

e: traffic@ocmarathon.com **p:** 949-393-9580

Interactive Maps

Visit OCMarathon.com! Click on Race Weekend and then road closures for interactive maps

Corona Del Mar Residents

The areas around Corona Del Mar will be heavily impacted 4 am-8:30 am. Please see below for exit/entry options for your area.

Area B - (CDM (between Bayside Drive and Ocean Blvd, and between Avocado and Orchid Ave)

Entry/Exit during the closures will be restricted and there is **NO PARKING** on the streets within the area (listed on the closures list on the backside) from Saturday at 10 pm - Sunday 8:30 am. If you need to leave between 4 - 8:30 am on Sunday, you can park your vehicles in the below listed alternate spaces the night before.

PARKING ALTERNATIVES

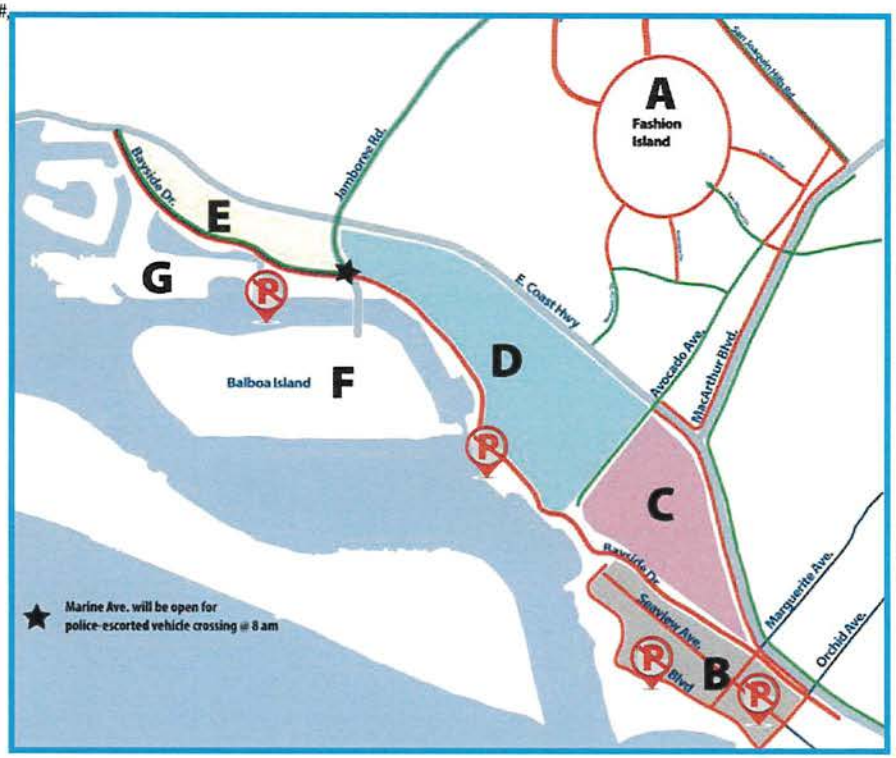
LOT | AREA	AVAILABLE FROM	MOVE BY:	EXIT / ENTER
Streets SE of Orchid	Anytime	n/a	Exit to Coast Hwy. Head W or E
Five Crowns	Saturday after 11:30 pm	Sunday, 8:30 am	Exit to Coast Hwy. Head W or E
Streets N of Bayside (Area C)	Anytime	n/a	Follow Area C directions
Sherman Gardens (Area C)	Saturday after 11:30 pm	Sunday, 8:30 am	Follow Area C directions
CDM State Beach* (Area B)	Saturday after 5:00 pm	Sunday, 10:00 am	Exit after 8:30 am

**Use code #250573 at meter to avoid citation. Enter license plate#, coupon code and parking duration!*

Area C - between Bayside Drive and E. Coast Hwy; and between Larkspur and Avocado.
- Vehicles can exit to Coast Hwy via Avocado and head west to Jamboree, then north to 73 or 405 Fwy.
- To enter, head east on Coast Hwy and turn right on Avocado.

Area D - Irvine Terrace (between Bayside Drive and E. Coast Hwy; and between Avocado and Jamboree)
- Exit to Coast Hwy via Irvine Terrace and head west to Jamboree, then north to 73 or 405 Fwy.
- To Enter, head south on Jamboree, left on Coast Hwy, or arrive from eastbound Coast Hwy.

Area E - Promontory Point
- Exit via Promontory Drive to E Coast Hwy and head west to Jamboree, then north to 73 or 405 Fwy.
- To Enter, head south on Jamboree, left on Coast Hwy, or arrive from eastbound Coast Hwy.



Contact Us | Specific Directions

e: traffic@ocmarathon.com **p:** 949-393-9580

Interactive Maps

Visit OCMarathon.com! Click on Weekend Events and then road closures for interactive maps

ROAD CLOSURES
MAY 3, 2026

hoag. oc marathon running festival

The Hoag OC Marathon
3100 Airway Ave, #104
Costa Mesa, CA 92626

Newport Beach Road Closures
Sunday, May 3, 2026 | Hoag OC Marathon

The Hoag OC Marathon will occur on Sunday, May 3, traveling through Newport Beach, Costa Mesa, Irvine, and Santa Ana with road closures from about 4 AM to 12 PM. Closure times vary based on runners' locations, and vehicle traffic may be delayed for safety after the last runner passes.
All closures in the area are listed below; for a full list of closures, visit ocmarathon.com. Suggested directions are listed on the following pages. For specific directions, email traffic@ocmarathon.com with your starting point, destination, and estimated departure time and we will provide directions.

Newport Center & Fashion Island

STREET	DIRECTION	FROM	TO	CLOSED
Newport Center Loop	Both	Newport Center Dr	San Nicolas Dr	2 am - 8:30 am
Newport Center Dr.	Both	Newport Center Loop	Civic Center	2 am - 8:30 am
San Joaquin Hills Rd	EB	Jamboree Rd	MacArthur Blvd	3 am - 8:30 am
San Nicolas	Both	Newport Center Loop	Avocado Ave	2 am - 8:30 am
Avocado	Both	San Miguel Drive	San Joaquin Hills Rd	2 am - 8:30 am

Corona del Mar, Balboa Island, Promontory Point, Linda Isle and Harbor Island

STREET	DIRECTION	FROM	TO	CLOSED
MacArthur Blvd.	SB	San Joaquin Hills Rd	E. Coast Hwy	4-8:10 am
Coast Hwy	WB	MacArthur Blvd	Avocado Ave	4-8:10 am
Coast Hwy (R)	EB	Avocado	Orchid Ave	4-8:10 am
Orchid Ave (R)	Both	East Coast Hwy	Ocean Blvd	4-8:30 am
Ocean Blvd (R)	Both	Orchid Ave	Carnation Ave	4-8:30 am
Seaview Ave (R)	Both	Carnation Ave	Marguerite Ave	4-8:30 am
Carnation Ave (R)	Both	Ocean Blvd	Seaview Ave	4-8:30 am
Marguerite Ave (R)	Both	Seaview Ave	Bayside Dr	4-8:30 am
Bayside Dr (R)	Both	Marguerite Ave	Jamboree Rd	4-8:45 am
Jamboree Rd	NB	Bayside Dr.	E. Coast Hwy	4-8:00 am
Marine Ave	Both	N. Bayfront	Bayside Dr.	4-8:00 am
Bayside Dr	EB	Jamboree Rd.	E. Coast Hwy	4-9:15 am
Dover Dr	NB	Coast Highway	Castaways Ln/16th St	4-9:05 am

East Side Costa Mesa - List of Closures

STREET	DIRECTION	FROM	TO	CLOSED
Irvine Ave	NB	Santiago Dr	University Dr	5-11:00 am
University/Del Mar (R)	WB	Irvine Blvd	Santa Ana Ave	5-10:30 am
Santa Ana Ave (R)	NB	University Dr	Mesa Dr	5-10:15 am
Newport Blvd	NB	Del Mar	Mesa Dr	5-10:15 am
Newport Blvd	SB	Bristol St	Fair Dr	5-10:15 am
Fair Dr exit from 55	SB	55 Costa Mesa Fwy	Fair Dr	5-10:15 am
Mesa Dr	WB	Santa Ana Ave	OC Fair & Event Center	5-10:15 am

LEGEND:
(R) NP - No Parking Saturday May 2, 10 pm through Sunday, May 3 at 9 am, please refer to parking alternatives listed under Corona Del Mar on the next page.

Area A - Fashion Island Retail

Fashion Island is heavily impacted from 2 am - 8:30 am. The only road into Fashion Island retail center is San Miguel Dr.

From Laguna Beach:
- Take E. Coast Hwy, right on MacArthur, left on San Joaquin Hills Rd, left on Jamboree, left on Coast Hwy, left on Avocado, left on San Miguel Dr.

From Huntington Beach:
- Take E. Coast Hwy, turn left on Avocado, left on San Miguel Dr.

From 405/73:
- Exit Jamboree and head south. Turn left on E. Coast Hwy, turn left on Avocado, left on San Miguel Dr.

Area F - Balboa Island

To Exit/Enter:
- Balboa Island can exit/enter via Balboa Island Ferry, beginning at 5 am.
- Marine Ave. will soft open* at 8:00 am. (*Runners will still be on the road, but police will allow cars to cross Bayside at their discretion. Please expect delays)

Area G Linda Isle | Harbor Island | Bayside Cove | Bayside Drive

All residents on the south side of Bayside Drive (Harbor Island, Linda Isle, The Waterfront, and Bayside Cove) will have restricted exit and entry from 4:00 AM to 9:15 AM.

Eastbound Bayside Drive will be closed for runners, and vehicles cannot cross the closed lane to exit or enter during this time. Please contact us for solutions if you must leave during that time.

Dover Dr. / Cliff Rd.

Dover Dr. NB will be:
- Closed from WB Coast Hwy (you can not turn right onto Dover Dr.) You can continue straight and turn on Riverside Dr. and take interior streets.
- Open from EB Coast Hwy (you can turn left onto Dover Dr.)

Contact Us | Specific Directions
e: traffic@ocmarathon.com p: 949-393-9580

Interactive Maps
Visit OCMarathon.com! Click on Weekend Events and then road closures for interactive maps

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-195 **Meeting Date:** 3/17/2026

TITLE:

RESOLUTION 2026-XX APPROVING THE 2025-2026 STATEMENT OF INVESTMENT POLICY FOR THE CITY, AND DESIGNATING THE CITY TREASURER TO INVEST AND REINVEST IDLE MONIES OF THE CITY OF COSTA MESA IN ACCORDANCE WITH THE 2025-2026 STATEMENT OF INVESTMENT POLICY

DEPARTMENT: **FINANCE**

PRESENTED BY: **MARK KHOU, BUDGET & PURCHASING MANAGER**

CONTACT INFORMATION: **MARK KHOU, BUDGET & PURCHASING MANAGER (714) 754-5241**

RECOMMENDATION:

Adopt Resolution 2026-XX (Attachment 1) approving the 2025-26 Costa Mesa Investment Policy (Attachment 2) and delegating the investment activities to the City Treasurer.

BACKGROUND:

Pursuant to California Government Code section 53646(a)(2), the City Treasurer may submit a "Statement of Investment Policy" to the legislative body and any oversight committee. During each fiscal year, City staff presents any recommended changes to the Finance and Pension Advisory Committee (FiPAC) and the City Council. The attached Investment Policy has been developed according to the specific needs of the City of Costa Mesa and complies with the California Government Code, guidelines from the California Municipal Treasurer's Association (CMTA), and the Association of Public Treasurers of the United States and Canada (APTUS&C), as well as recommendations by the City's Finance Officer-Revenue.

FiPAC committee members review the Investment Policy recommended changes prior to the City Council review. On March 11, 2026, staff presented to the Finance and Pension Advisory Committee, and recommended that changes be made to the FY 2022-2023 Statement of Investment Policy. FiPAC unanimously approved staff's recommendation and the proposed revisions. The proposed Resolution provides the annual update and approves proposed revisions of the policy.

In addition to proposed revisions to allowable investment options, the revised policy adds language to ensure that the position of City Treasurer is always filled even if the Finance Director position is vacant.

ANALYSIS:

The City Treasurer's single most important statutory duty is set forth in California Government Code section 41001, which states the "city treasurer shall receive and safely keep all money the treasurer receives." The adopted Investment Policy serves primarily to set parameters for the safe investment of City funds. It also designates who serves as the City Treasurer.

Legal Investment Authority: Temporary idle monies are to be invested in accordance with state and local statutes and in compliance with California Government Code section 53600, et seq.

1 Safety: It is the primary duty and responsibility of the City Treasurer to protect, preserve, and maintain intact cash and investments placed in trust with the City Treasurer.

2 Liquidity: An adequate percentage of the portfolio should be maintained in liquid short-term securities, which can be converted to cash if necessary to meet disbursement requirements.

3 Yield: The City Treasurer shall obtain the highest possible yield within the parameters of the City's authorized investments, provided the criteria for safety and liquidity have been met.

Investment Policy language was updated to broaden the ability for the City to invest in any permitted Local Government Investment Pool (LGIP), which is permitted under California Government Code, expanding the Policy beyond the currently explicitly named State of California Local Agency Investment Fund (LAIF).

The City's current Investment Policy provides that the Finance Director serves as the City Treasurer. The existing policy contains no provision regarding who would serve as Treasurer if the Finance Director position were vacant. Principals of good governance require the City to designate who should serve as City Treasurer in the event the Finance Director position is vacant or the designated City Treasurer is absent.

The revised Investment Policy is provided at Attachment 2. For ease of review, a redline showing changes from the current policy is provided in Attachment 3.

ALTERNATIVES:

The City Council could approve amendments to the Resolution or the Investment Policy. Both the Association of Public Treasurers of the United States & Canada and Government Finance Officers Association recommend investment policy be reviewed annually.

FISCAL REVIEW:

The proposed amendments provide additional investment opportunities to allow maximum yield from safe and liquid investment options as per the California Government Code and ensure the role of City Treasurer is always filled. Investment earnings are distributed across all funds.

LEGAL REVIEW:

The City Attorney's Office prepared this report and the Resolution and reviewed and approved the revised Investment Policy as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item is administrative in nature but supports the City's core values of fiscal sustainability and transparency in government.

CONCLUSION:

The City Council is requested to Adopt Resolution 2026-XX approving the 2025-26 Statement of Investment Policy and delegating investment activities to the City Treasurer.

RESOLUTION NO. 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE 2025-2026 STATEMENT OF INVESTMENT POLICY FOR THE CITY, AND DESIGNATING THE CITY TREASURER, TO INVEST AND REINVEST IDLE MONIES OF THE CITY OF COSTA MESA IN ACCORDANCE WITH THE 2025-2026 STATEMENT OF INVESTMENT POLICY

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council has established and each year approves a Statement of Investment Policy ("Policy") pertaining to idle funds under the control of the City Treasurer; and

WHEREAS, the Policy specifies the City's investment objectives in accordance with California law and provides a framework for managing and investing the City's funds in accordance with these objectives; and

WHEREAS, the Policy provides that it must be reviewed on an annual basis by the Finance and Pension Advisory Committee and approved by the City Council in an open public meeting; and

WHEREAS, on March 11, 2026, the Finance and Pension Advisory Committee reviewed the Policy; and

WHEREAS, the City Council desires to approve the 2025-2026 Policy and delegate authority to the City Treasurer to invest idle funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Costa Mesa as follows:

1. In accordance with section 53607 of the California Government Code, the City Council hereby authorizes the City Treasurer, (a) to invest such portion of idle money in the City Treasury, not required for the immediate necessities of the City as is deemed wise or expedient, in securities in which this City Council is authorized to invest such sums by the provisions of Government Code section 53601 and section 53635, in accordance with the provisions of the City's Statement of Investment Policy; and (b) to sell, or exchange for other eligible securities, and reinvest the proceeds of the securities purchased. The City Treasurer shall make a monthly report of such transactions to the City Council. This delegation shall be valid for one (1) year pursuant to Government Code section 53607.
2. The City Council hereby adopts the 2025-2026 Statement of Investment Policy as set forth in the attached document.

3. The City Clerk shall certify to the passage and adoption of this resolution, and it shall be thereupon in full force and effect.

PASSED AND ADOPTED this 17th day of March, 2026.

_____
John Stephens, Mayor

ATTEST:

_____
Brenda Green, City Clerk

APPROVED AS TO FORM:

_____
Kimberly Hall Barlow, City Attorney

THIS PAGE IS RESERVED FOR THE CITY CLERK'S OFFICE.

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. 2026-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 17th day of March, 2026, 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 18th day of March, 2026.

_____
Brenda Green, City Clerk

EXHIBIT A

2025-2026 STATEMENT OF INVESTMENT POLICY

CITY OF COSTA MESA

STATEMENT OF INVESTMENT POLICY

2025-2026

I. GENERAL INTRODUCTION

Under the laws of the State of California, it is the responsibility of the City Treasurer, at the direction of the City Council, to secure and protect the public funds of the City, and to establish proper safeguards, controls, and procedures to maintain these funds in a lawful, rational and auspicious manner. Said maintenance shall include the prudent and secure investment of idle funds, in a manner anticipated to provide additional benefit to the people of the City of Costa Mesa. The City's Finance Director serves as the City Treasurer. If the position of Finance Director is vacant, the City Manager shall serve as City Treasurer until such time as the Finance Director position is filled.

On an annual basis, this Statement of Investment Policy will be reviewed by the Finance and Pension Advisory Committee and approved by the City Council in an open public meeting. It will be provided to securities dealers, banks, and brokers currently approved for conducting investment transactions with the City Treasurer's office in the ongoing effort to manage the investment portfolio; to other affected persons or entities; and to any members of the public wishing to review this document upon request. The Treasurer reserves the right to provide these documents on a cost basis.

II. SCOPE

This Statement of Investment Policy pertains to those idle funds under the control of the Treasurer, designated for the daily ongoing operations of the City; and concerns the deposit, maintenance, safekeeping, and preservation of all such funds, and the investments made with these funds. This Policy does not apply to pension trust funds, deferred compensation funds, and certain other trust or non-operating funds.

Ill. PURPOSE

The purpose of this Statement of Investment Policy is to provide the City Council, the Finance and Pension Advisory Committee, those involved in servicing the investment requirements of the City, and any other interested party, a clear understanding of the regulations and internal guidelines that will be observed in maintaining and investing City funds. This statement is intended to provide guidelines for the prudent investment of the City's temporary idle cash, and outline the procedures for maximizing the efficiency of the City's cash management system. The ultimate goal of the Investment Policy is to enhance the economic status of the City while safeguarding its assets.

IV. OBJECTIVE

The City's cash management system is designed to accurately monitor and forecast revenues and expenditures, thus enabling the City to invest funds to the fullest extent possible only after the criteria established for safety and liquidity have been met.

The basic premise underlying the City's investment philosophy is and continues to be, to ensure that surplus funds are always safe and available when needed. The City strives to invest all idle funds as near 100 percent as possible, through daily and projected cash flow determinations. Idle cash management and investment transactions are the responsibility of the City Treasurer or his/her designee.

Criteria for selecting investments and the order of priority are:

1. Safety: The safety and risk associated with an investment refers to the potential loss of principal, interest, or a combination of these amounts. The City only operates in those investments that are considered prudent and allowable under current legislation of the State of California Government Code Section 53600 *et seq.* and the general laws of the City of Costa Mesa.

2. Liquidity: This refers to the ability to "cash in" at any moment in time with a minimal chance of losing some portion of principal or interest.

3. Yield: Yield is the potential dollar earnings an investment can provide, and sometimes is referred to as the rate of return.

V. DELEGATION OF INVESTMENT AUTHORITY

Authority to manage the City of Costa Mesa's investment program is derived from City of Costa Mesa Council Resolution No. 2026-xx. Management responsibility for the investment program is hereby delegated for Fiscal Year 2025-2026 to the City Treasurer or his/her designee, who shall establish written procedures for the operation of the investment program consistent with this Investment Policy. Procedures should include references to: safekeeping, repurchase agreements, wire transfer agreements, banking service contracts, and collateral/ depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the City Treasurer or his/her designee. The City Treasurer or his/her designee shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials.

The City may engage the services of an external investment manager to assist in the management of the City's investment portfolio in a manner consistent with the City's objectives. Such an external manager may be granted discretion to purchase and sell investment securities in accordance with this Investment Policy. Such a manager must be registered under the Investment Advisers Act of 1940.

VI. STANDARD OF PRUDENCE

The Treasurer shall perform the investment function in conjunction with the Prudent Investor Standard as set forth in the California Government Code Section 53600.3: "... all governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies investing public funds pursuant to this chapter are trustees and therefore fiduciaries subject to the prudent investor standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the City, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City. Within the limitations of this section and considering individual investments as part of an overall strategy, investments may be acquired as authorized by law."

VII. AUTHORIZED AND SUITABLE INVESTMENTS

All investments will be made in accordance with Sections 53600 *et seq.* of the Government Code of California and as described within this Investment Policy. Permitted investments under this policy include:

1. **Municipal Securities.** These include obligations of the City, the State of California, any other states, and any local agency within the State of California, provided that:

    a. Long-term obligations are rated "A" or higher, or the equivalent by at least one nationally recognized statistical rating organization (NRSRO);
    b. The maximum maturity is five years; and
    c. No more than 5 percent per issuer.

2. **U.S. Treasury** and other government obligations for which the full faith and credit of the United States are pledged for the payment of principal and interest. There are no limits on the dollar amount or percentage that the City may invest in U.S. Treasuries.

3. **Federal Agency** or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no limits on the dollar amount or percentage that the City may invest in government-sponsored enterprises. No more than 35 percent of the portfolio may be invested in any one issuer.

4. **Banker's acceptances** provided that:

    a. They are issued by institutions with short term debt obligations rated "A-1" or higher, or the equivalent, by at least one **NRSRO;** and have long-term debt obligations which are rated "A" or higher, or the equivalent by at least one **NRSRO;**
    b. The maturity does not exceed 180 days; and
    c. No more than 40 percent of the total portfolio may be invested in banker's acceptances and no more than 5 percent per issuer.

5. **Federally insured time deposits** (Non-negotiable certificates of deposit) in state or federally chartered banks, savings and loans, or credit unions, provided that:

   a. The amount per institution is limited to the maximum covered under FDIC; and,
   b. The maturity of such deposits does not exceed five years.

6. **Time deposits (Non-negotiable certificates of deposit)** in state or federally chartered banks, savings and loans, or credit unions in excess of FDIC insured amounts which shall be fully secured in accordance with California Government Code Section 53652, provided that:

   a. No more than 20 percent of the portfolio will be invested in a combination of federally insured and collateralized time deposits;
   b. No more than *5* percent per issuer;
   c. They are issued by institutions which have long-term debt obligations which are rated "A" or higher, or the equivalent by at least one NRSRO; and/or have short term obligations rated "A-1" or higher, or the equivalent, by at least one NRSRO; and
   d. The maturity of such deposits does not exceed five years.

7. **Certificate of Deposit Placement Service (CDARS)**

   a. No more than 30 percent of the total portfolio may be invested in a combination of certificates of deposit including CDARS; and
   b. The maturity of CDARS deposits does not exceed five years.

8. **Negotiable certificates of deposit (NCDs)** provided that:

   a. They are issued by institutions which have long-term obligations which are rated "A" or higher, or the equivalent by at least one **NRSRO;** and/or have short term debt obligations rated "A-1" or higher, or the equivalent, by at least one **NRSRO;**
   b. The maturity does not exceed five years; and
   c. No more than 30 percent of the total portfolio may be invested in NCDs and no more than *5* percent per issuer.

9. **Repurchase agreements** collateralized with securities authorized under the City's Authorized and Suitable Investments (Section VII) of this policy maintained at a level of at least 102 percent of the market value of the repurchase agreements, provided that:

   a. The maximum maturity of repurchase agreements will be one year;
   b. No more than 30 percent of the total portfolio may be invested in repurchase agreements;
   c. Securities used as collateral for repurchase agreements will be delivered to the City's custodian bank (See Section X); and
   d. The repurchase agreements are the subject of a master repurchase agreement between the City and the provider of the repurchase agreement. The master repurchase agreement will be substantially in the form developed by the Securities Industry and Financial Markets Association **(SIFMA).**

10. **Commercial paper** provided that:

    a. The maturity does not exceed 270 days from the date of purchase;
    b. The issuer is a corporation organized and operating in the United States with assets in excess of $500 million;
    c. They are issued by institutions whose short term obligations are rated "A-1" or higher, or the equivalent, by at least one **NRSRO;** and whose long-term obligations are rated "A" or higher, or the equivalent by at least one **NRSRO;** and
    d. No more than 25 percent of the portfolio is invested in commercial paper and no more than 5 percent per issuer.

11. **State of California Local Agency Investment Fund (LAIF),** provided that:

    a. The City may invest up to the maximum permitted amount in LAIF; and,
    b. LAIF's investments in instruments prohibited by or not specified in the City's policy do not exclude it from the City's list of allowable investments, provided that the fund's reports allow the Finance Director/Treasurer to adequately judge the risk inherent in LAIF's portfolio.

12. **Orange County Treasurer's Pool** is a special fund in the County Treasury which local agencies may use to deposit funds for investment. The City may not invest more than 35 percent of its surplus money with the Orange County Treasurer's Pool. The County Treasurer charges investment administration fee to all pool participants. Investment earnings are distributed to the pool participants on a monthly basis, net of the administration fee. The earnings are credited to the participant's accounts on either the last day of the month or the first day of the subsequent month.

13. Shares in a California common law trust established pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California which invests exclusively in investments permitted by Section 53601 of Title 5, Division 2, Chapter 4 of the Government Code of California, as it may be amended.

14. **All Local Government Investment Pools (LGIPs),** provided that:

    a. The City may invest up to the maximum permitted amount in any LGIP; and,
    b. The LGIPs investments in instruments prohibited by or not specified in the City's policy do not exclude it from the City's list of allowable investments, provided that the fund's reports allow the Finance Director/Treasurer to adequately judge the risk inherent in the LGIP's portfolio; and,
    c. The City only operates in those LGIPs that are considered prudent and allowable under current legislation of the State of California Government Code Section 53600 *et seq.* and the general laws of the City of Costa Mesa.

15. **Corporate medium term notes (MTNs),** provided that:

    a. Such notes have a maximum maturity of five years;
    b. Are issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States;
    c. Are rated "A" category or better, or the equivalent by at least one **NRSRO;** and
    d. Holdings of medium-term notes may not exceed 30 percent of the portfolio and no more than 5 percent per issuer.

16. **Mortgage pass-through securities, collateralized mortgage obligations, and asset-backed securities,** provided that such securities:

a. Have a maximum stated final maturity of five years;
b. Be issued by an issuer having an "A" or higher rating, or the equivalent for the issuer's debt as provided by an **NRSRO;**
c. Be rated in a rating category of "AA" or better, or its equivalent by an **NRSRO;** and
d. Purchase of securities authorized by this subdivision may not exceed 20% of the portfolio and no more than 5 percent per issuer.

17. **Money market mutual funds** that are registered with the Securities and Exchange Commission under the Investment Company Act of 1940:

a. Provided that such funds meet either of the following criteria:
   1. Attained the highest ranking or the highest letter and numerical rating provided by not less than two NRSRO; or
   2. Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations authorized by California Government Code Section 53601 (a through j) and with assets under management in excess of $500 million.
b. Purchase of securities authorized by this subdivision may not exceed 20 percent of the portfolio.

18. **Supranational securities** of United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with remaining maturity up to five years, and eligible for purchase and sale within the United States. Investment under this section shall be rated "AA" or higher, or the equivalent by an NRSRO and shall not exceed 15 percent of the portfolio. No more than 5 percent of the portfolio shall be invested in one issuer.

19.

VIII. INVESTMENT OF BOND PROCEEDS

When investing proceeds from the issuance of bonds, the City of Costa Mesa will follow this Investment Policy when determining allowable investments. Should the trust agreement of a particular bond issue be more restrictive than the City's policy on permitted investments, then the trust agreement will take precedence.

IX. CITY CONSTRAINTS

The City Treasurer or his/her designee will evaluate local banks and savings institutions and may invest idle cash funds with such institutions when the criteria for prudent investment previously stated are met. The City operates its investment pool according to State and self-imposed constraints. Any investment extending beyond a five-year period requires prior City Council approval. Additionally, a minimum of 20 percent of the outstanding investments must mature within a one-year time period.

X. SAFEKEEPING AND COLLATERALIZATION

All security transactions, including collateral for repurchase agreements, entered into by the City shall be conducted on a delivery-versus-payment **(DVP)** basis. Securities purchased shall be held in third party safekeeping in the Trust Department of a financial institution, in the City's name and control. The account established shall be protected from seizure by creditors should the financial institution holding the City's securities file for bankruptcy protection.

Collateralization will be required on two types of investments: certificates of deposit and repurchase agreements. In order to anticipate market changes and provide a level of security for all funds, a minimum collateralization level is required.

Surplus funds must be deposited in State or national banks, State or Federal savings and loan associations, or State or Federal credit unions within the State of California. The deposits cannot exceed the amount of the bank's or savings and loan's paid-up capital and surplus.

The bank or savings and loan must secure public funds deposits with eligible securities having a market value of 110 percent of the total amount of the deposits. State law also allows as an eligible security, first trust deeds having a value of 150 percent of the total amount of the deposits. A third class of collateral is 105 percent in the form of a letter of credit drawn on the Federal Home Loan Bank.

The City Treasurer or his/her designee may waive security for that portion of a deposit, which is insured pursuant to Federal law. Currently, the first $250,000 of a deposit is federally insured and deposits in excess of $250,000 are collateralized as previously indicated.

XL PORTFOLIO **RISK** MANAGEMENT

A. Prohibited investment vehicles and 12.ractices

1. State law notwithstanding, any investments not specifically described herein are prohibited, including, but not limited to futures and options, or stocks.

2. In accordance with Government Code Section 53601.6, investment in inverse floaters, range notes, or mortgage derived interest-only strips is prohibited.

3. Investment in any security that could result in a zero interest accrual if held to maturity is prohibited.

4. Trading securities for the sole purpose of speculating on the future direction of interest rates is prohibited.

5. Purchasing or selling securities on margin is prohibited.

6. The use of reverse repurchase agreements, securities lending or any other form of borrowing or leverage is prohibited.

7. The purchase of foreign currency denominated securities is prohibited.

B. Mitigating credit risk in the portfolio

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The City will mitigate credit risk by adopting the following strategies:

1. The diversification requirements included in Section VII are designed to mitigate credit risk in the portfolio;

2. No more than 5 percent of the total portfolio may be invested in securities of any single issuer, other than the U.S. Government, its agencies and enterprises;

3. The City may elect to sell a security prior to its maturity and record a capital gain or loss in order to improve the quality, liquidity or yield of the portfolio in response to market conditions or City's risk preferences; and

4. If securities owned by the City are downgraded by an NRSRO to a level below the quality required by this Investment Policy, it will be the City's policy to review the credit situation and make a determination as to whether to sell or retain such securities in the portfolio.

    a. If a security is downgraded, the Finance Director/Treasurer will use discretion in determining whether to sell or hold the security based on its current maturity, the economic outlook for the issuer, and other relevant factors.

    b. If a decision is made to retain a downgraded security in the portfolio, its presence in the portfolio will be monitored and reported monthly to the City Council.

C. Mitigating market risk in the portfolio

Market risk is the risk that the portfolio value will fluctuate due to changes in the general level of interest rates. The City recognizes that, over time, longer-term portfolios have the potential to achieve higher returns. On the other hand, longer-term portfolios have higher volatility of return. The City will mitigate market risk by providing adequate liquidity for short-term cash needs, and by making longer-term investments only with funds that are not needed for current cashflow purposes. The City further recognizes that certain types of securities, including variable rate securities, securities with principal paydowns prior to maturity, and securities with embedded options, will affect the market risk profile of the portfolio differently in different interest rate environments. The City, therefore, adopts the following strategies to control and mitigate its exposure to market risk:

1. The City will maintain a minimum of three months of budgeted operating expenditures in short term investments to provide sufficient liquidity for expected disbursements;

2. The maximum percent of callable securities (does not include "make whole call" securities as defined in the Glossary) in the portfolio will be 20 percent;

3. The maximum stated final maturity of individual securities in the portfolio will be five years, except as otherwise stated in this policy; and

4. The duration of the portfolio will at all times be approximately equal to the duration (typically plus or minus 20 percent) of a Market Benchmark Index selected by the City based on the City's investment objectives, constraints and risk tolerances. The City's current Benchmark will be documented in the investment guidelines.

XII. POLICY COMPLIANCE REGULATIONS

Should the portfolio, for any reason, fall out of compliance with this Investment Policy, immediate liquidation of securities in order to bring the portfolio back into compliance is not required. However, the Treasurer must take action to bring the portfolio into compliance within 12 months from the date the portfolio was determined to be in non-compliance with the provisions of this Investment Policy so long as the action is deemed to be prudent under then current market conditions. Additionally, adequate disclosure as to all instances of noncompliance, and the efforts undertaken to bring the portfolio into compliance, must be made on the monthly Treasurer's Report.

XIII. REPORTING

Under provisions of Section 53646 of the California Government Code, the Treasurer or his/her designee shall render a quarterly investment report to the City Council, the City Manager, and the City Attorney within 30 days following the end of the quarter covered by the report. However, as a matter of practice, a monthly report shall be submitted listing the type of investments, institution, date of maturity, par value, amount of deposit, rate of interest, current market value for all securities, and such other data as may be required by the City Council on a monthly basis. Furthermore, a Finance and Pension Advisory Committee comprised of the following individuals will meet quarterly to review the City's portfolio and investment strategy.

- Mayor, or his/her designee
- City Treasurer
- Assistant Finance Director
- Revenue Supervisor
- Eleven Committee Members appointed by City Council who are either residents or conduct business within the City and have experience in banking, securities trading, or financial planning.

Monthly reports

Monthly investment reports will be submitted by the City Treasurer or his/her designee to the City Council members, the City Manager and the Finance and Pension Advisory Committee. These reports will disclose, at a minimum, the following information about the risk characteristics of the City's portfolio:

1. An asset listing showing par value, cost and accurate and complete market value of each security, type of investment, issuer, and interest rate;

2. Monthly transactions for the period;

3. A one-page summary report that shows:

    a. Average maturity of the portfolio and modified duration of the portfolio;
    b. Maturity distribution of the portfolio;
    c. Average portfolio credit quality; and,
    d. Time-weighted total rate of return for the portfolio for the prior one month, three months, twelve months, year to date, and since inception compared to the Benchmark Index returns for the same periods;

4. A statement of compliance with investment policy, including a schedule of any transactions or holdings which do not comply with this policy or with the California Government Code Section 53600 *et seq.,* including a justification for their presence in the portfolio and a timetable for resolution; and,

5. A statement that the City has adequate funds to meet its cash flow requirements for the next six months.

X AUTHORIZED FINANCIAL INSTITUTIONS. DEPOSITORIES. AND BROKER/DEALERS

A list will be maintained of financial institutions and depositories authorized to provide investment services. In addition, a list will be maintained of approved security broker/dealers selected by conducting a process of due diligence described in the investment procedures manual. These may include "primary" dealers or regional dealers that qualify under Securities and Exchange Commission (SEC) Rule l 5C3- l (uniform net capital rule).

A. The City Finance Director/Treasurer will determine which financial institutions are authorized to provide investment services to the City. Institutions eligible to transact investment business with the City include:

    1. Primary government dealers as designated by the Federal Reserve Bank and non-primary government dealers;

    2. Nationally or state-chartered banks;

    3. The Federal Reserve Bank; and,

    4. Direct issuers of securities eligible for purchase.

B. Selection of financial institutions and broker/dealers authorized to engage in transactions with the City will be at the sole discretion of the City.

C. All financial institutions which desire to become qualified bidders for investment transactions (and which are not dealing only with the investment adviser) must supply the Finance Director/Treasurer with a statement certifying that the institution has reviewed the California Government Code Section 53600 *et seq*. and the City's Investment Policy.

D. Selection of broker/dealers used by an external investment adviser retained by the City will be at the sole discretion of the investment adviser.

E. Public deposits will be made only in qualified public depositories as established by State law. Deposits will be insured by the Federal Deposit Insurance Corporation, or, to the extent the amount exceeds the insured maximum, will be collateralized in accordance with State law.

XV. POLICY REVIEW

This Statement of Investment Policy shall be reviewed at least annually to ensure its consistency with the overall objectives of preservation of principal, liquidity and return, and its relevance to current law, financial and economic trends.

Should conditions change or legislation become effective that behooves subsequent changes or a liberalization of terms within the policy during the next fiscal year, the revised policy will be submitted to both the Finance and Pension Advisory Committee and Council for adoption of the recommended action.

XVI. INVESTMENT OBJECTIVES (PERFORMANCE STANDARDS AND EVALUATION)

A. **Overall objective:** The investment portfolio will be designed with the overall objective of obtaining a total rate of return throughout economic cycles, commensurate with investment risk constraints and cash flow needs.

B. Specific objective: The investment performance objective for the portfolio will be to earn a total rate of return over a market cycle which is approximately equal to the return on the Market Benchmark Index as described in the City's investment guidelines.

CITY OF COSTA MESA

INVESTMENT GUIDELINES AND STRATEGY

I. GUIDELINES - Guidelines are established to direct and control activities in such a manner that previously established goals are achieved.

1. Investment Transactions. Investment transactions will be periodically reviewed by the Treasurer or his/her designee.

2. Pooled Cash. Whenever practical, City cash is consolidated into one bank account and invested on a pooled concept basis. Interest earnings are allocated monthly according to month-end cash and investment balances for each fund.

3. Competitive Bids. Purchase and sales of securities are made on the basis of competitive offers and bids when practical.

4. Cash Forecast. The cash flow for the City is analyzed with the receipt of revenues and maturity of investments scheduled so that adequate cash will be available to meet disbursement requirements.

5. Investment Limitations. Security purchases and holdings are maintained within statutory limits imposed by the California Government Code. Current limits are:

Bankers' Acceptances	40% Section 53601(g)
Commercial Paper	25% Section 5360l(h)
Negotiable Certificates of Deposit	30% Section 5360l(i)
Medium Term Notes	30% Section 5360l(k)
Money Market Mutual Funds	20% Section 53601(1)
Asset-Backed/Mortgage-Backed Securities	20% Section 53601(0)
Federal Agency restriction	35% per Agency Section VII of Policy
Local Agency Investment Fund	$65,000,000 maximum allowed per Section VII of Policy
Orange County Treasurer's Pool	35% per Section VII of Policy
Supranational Securities	15% per Section VII of Policy
Portfolio Maturing within one year	20% per Section IX of Policy

6. Liquidity. The marketability of a security is considered at the time of purchase, as the security may have to be sold at a later date to meet unanticipated cash demands.

7. Diversification. The portfolio should consist of a mix of various types of securities, issuers, and maturities.

8. Evaluate Certificates of Deposit
   (a) Certificates of Deposit shall be evaluated in terms of FDIC coverage. For deposits in excess of the FDIC insured maximum, approved collateral at full market value shall be required. (California Government Code Section 53652)
   (b) Negotiable Certificates of Deposit shall be evaluated in terms of the credit worthiness of the issuer, as these deposits are uninsured and uncollateralized promissory notes.
9. Benchmark Index. The portfolio has a performance index of ICE BofAML 1-5 Year US Treasury & Agency Index. This index includes all securities with a remaining term to final maturity less than five years.

II. STRATEGY - Strategy refers to the ability to manage financial resources in the most advantageous manner.

1. Economic Forecasts. Economic Forecasts are obtained periodically from economists and financial experts through bankers and brokers to assist the Treasurer or his/her designee with the formulation of an investment strategy for the local agency.

2. Implementing Investment Strategy. Investment transactions are executed which conform with anticipated interest rate trends and the current investment strategy plan.

3. Rapport. A close working relationship is maintained with large vendors of the City. The objective is to pinpoint when large disbursements will clear the City's bank account. It is essential for good cash control that such large expenditures be anticipated, estimated as to dollar amount, and communicated to the Treasurer or his/her designee for liquidity planning purposes.

4. Preserve Portfolio Value. Field standards are developed in order to maintain earnings near the market and to preserve the value of the portfolio.

CITY OF COSTA MESA

INVESTMENT PROCEDURES
INTERNAL CONTROL - GUIDELINES

OBJECTIVES OF INTERNAL CONTROL

Internal control is the plan of organization and all the related systems established by the management's objective of ensuring, as far as practicable:

- The orderly and efficient conduct of its business, including adherence to management policies.
- The safeguarding of assets.
- The prevention or detection of errors and fraud.
- The accuracy and completeness of the accounting records.
- The timely preparation of reliable financial information.

LIMITATIONS OF INTERNAL CONTROL

No internal control system, however elaborate, can by itself guarantee the achievement of management's objectives. Internal control can provide only reasonable assurance that the objectives are met, because of its inherent limitations, including:

- Management's usual requirement that a control be cost-effective.
- The direction of most controls at recurring, rather than unusual, types of transactions.
- Human error due to misunderstanding, carelessness, fatigue, or distraction.
- Potential for collusion that circumvents controls dependent on the segregation of functions.
- Potential for a person responsible for exercising control abusing that responsibility; a responsible staff member could be in a position to override controls which management has set up.

CITY OF COSTA MESA

INVESTMENT PROCEDURES
INTERNAL CONTROL - GUIDELINES
(Continued)

ELEMENTS OF INTERNAL CONTROL

Elements of a system of internal control are the means by which an organization can satisfy the objectives of internal control. These elements are:

1. **ORGANIZATION**
   Specific responsibility for the performance of duties should be assigned and lines of authority and reporting clearly identified and understood.

2. **PERSONNEL**
   Personnel should have capabilities commensurate with their responsibilities. Personnel selection and training policies together with the quality and quantity of supervision are thus important.

3. SEGREGATION OF FUNCTIONS
   Segregation of incompatible functions reduces the risk that a person is in a position both to perpetrate and conceal errors or fraud in the normal course of duty. If two parts of a transaction are handled by different people, collusion is necessary to conceal errors or fraud. In particular, the functions that should be considered when evaluating segregation of functions are authorization, execution, recording, custody of assets, and performing reconciliations.

4. AUTHORIZATION
   All transactions should be authorized by an appropriate responsible individual. The responsibilities and limits of authorization should be clearly delineated. The individual or group authorizing a specific transaction or granting general authority for transactions should be in a position commensurate with the nature and significance of the transactions. Delegation of authority to authorize transactions should be handled very carefully.

5. CONTROLS OVER AN ACCOUNTING SYSTEM
   Controls over an accounting system include the procedures, both manual and computerized, carried out independently to ascertain that transactions are complete, valid, authorized, and properly recorded.

CITY OF COSTA MESA

CASH CONTROLS

PROCEDURES PERFORMED BY EXTERNAL AUDITORS WITH RESPECT TO CASH RECEIPTS

A. City procedures and controls are reviewed. Some of the system strengths are:

1. Receipts are controlled upon receipt by proper registration devices.

2. Receipts are reconciled on a daily basis.

3. Amounts are deposited intact.

4. All bank accounts are authorized by City Manager.

5. Cash counts are done by two or more individuals.

6. Bank reconciliations are reviewed.

7. Prompt posting of cash receipt entries in books.

8. Receipt forms are prenumbered, accounted for, and physically secured.

9. Proper approval required for write-offs of customer accounts.

10. Checks are restrictively endorsed upon receipt or when run through cash register.

11. Adequate physical security over cash.

12. Individuals that handle cash do not post to customer account records or process billing statements.

13. Adequate supervision of Finance Department operations.

B. Significant revenues are confirmed directly with payor and compared with City books to make sure amounts are recorded properly.

C. Cash balances are substantiated by confirming all account balances recorded in books. Bank reconciliations are reviewed for propriety and recalculated by the auditor. All significant reconciling items on bank reconciliations are verified as valid reconciling items by proving to subsequent bank statements.

CITY OF COSTA MESA

SEGREGATION OF RESPONSIBILITIES OF THE TREASURY FUNCTIONS

	Function	Responsibility
1.	Authorization of investment transactions:	
	Formal investment policy should be:	
	* Prepared by:	City Treasurer
	* Submitted to:	City Council
	Investment transactions should be approved by	City Treasurer and/or External Investment Manager
2.	Execution of investment transactions	Assistant Finance Director and/or Finance Officer - Revenue and/or External Investment Manager
3.	Investment transactions approved for compliance with investment policy and/or State law	Assistant Finance Director and/or External Investment Manager
4.	Timely recording of investment transactions:	
	Recording of investment transactions in the Treasurer's records	Finance Officer - Revenue
	Recording of investment transactions in the accounting records	Accounting Supervisor and/or Accountant
5.	Verification of investment, i.e., match broker confirmation to Treasurer's records	Assistant Finance Director and/or Finance Officer - Revenue and/or External Investment Manager

6. Safeguarding of assets and records:

Reconciliation of Treasurer's records to the accounting records

Reconciliation of Treasurer's records to bank statements and safekeeping records

Accounting Supervisor
and/or Accountant

CITY OF COSTA MESA

SEGREGATION OF RESPONSIBILITIES OF THE TREASURY FUNCTIONS (Continued)

	Function	Responsibility
6.	Safeguarding of Assets and Records (continued):	
	Annual review of (a) financial institution's financial condition, (b) safety, liquidity, and potential yields of investment instruments.	Assistant Finance Director with Treasurer's approval
7.	No less than an annual review of investment portfolio as prepared by Treasurer including: • Investment types • Purchase Price • Par values • Market values • Maturity dates • Investment yields • Conformance to stated investment policy • Safekeeping reports	External Independent Auditors
8.	Periodic review of investment portfolio and strategies.	Finance and Pension Advisory Committee

Glossary of Investment Terms

AGENCIES. Shorthand market terminology for any obligation issued by *a government-sponsored entity (GSE),* or a *federally related institution.* Most obligations of GSEs are not guaranteed by the full faith and credit of the US government. Examples are:

FFCB. The Federal Farm Credit Bank System provides credit and liquidity in the agricultural industry. FFCB issues discount notes and bonds.

FHLB. The Federal Home Loan Bank provides credit and liquidity in the housing market. FHLB issues discount notes and bonds.

FHLMC. Like FHLB, the Federal Home Loan Mortgage Corporation provides credit and liquidity in the housing market. FHLMC, also called "FreddieMac" issues discount notes, bonds and mortgage pass-through securities.

FNMA. Like FHLB and FreddieMac, the Federal National Mortgage Association was established to provide credit and liquidity in the housing market. FNMA, also known as "FannieMae," issues discount notes, bonds and mortgage pass-through securities.

GNMA. The Government National Mortgage Association, known as "GinnieMae," issues mortgage pass-through securities, which are guaranteed by the full faith and credit of the US Government.

PEFCO. The Private Export Funding Corporation assists exporters. Obligations of PEFCO are not guaranteed by the full faith and credit of the US government.

TVA. The Tennessee Valley Authority provides flood control and power and promotes development in portions of the Tennessee, Ohio, and Mississippi River valleys. TVA currently issues discount notes and bonds.

ASKED. The price at which a seller offers to sell a security.

ASSET BACKED SECURITIES. Securities supported by pools of installment loans or leases or by pools of revolving lines of credit.

AVERAGE LIFE. In mortgage-related investments, including CMOs, the average time to expected receipt of principal payments, weighted by the amount of principal expected.

BANKER'S ACCEPTANCE. A money market instrument created to facilitate international trade transactions. It is highly liquid and safe because the risk of the trade transaction is transferred to the bank which "accepts" the obligation to pay the investor.

BENCHMARK. A comparison security or portfolio. A performance benchmark is a partial market index, which reflects the mix of securities allowed under a specific investment policy.

BID. The price at which a buyer offers to buy a security.

BROKER. A broker brings buyers and sellers together for a transaction for which the broker receives a commission. A broker does not sell securities from his own position.

CALLABLE. A callable security gives the issuer the option to call it from the investor prior to its maturity. The main cause of a call is a decline in interest rates. If interest rates decline since an issuer issues securities, it will likely call its current securities and reissue them at a lower rate of interest. Callable securities have reinvestment risk as the investor may receive its principal back when interest rates are lower than when the investment was initially made.

CERTIFICATE OF DEPOSIT (CD). A time deposit with a specific maturity evidenced by a certificate. Large denomination CDs may be marketable.

CERTIFICATE OF DEPOSIT ACCOUNT REGISTRY SYSTEM (CDARS). A private placement service that allows local agencies to purchase more than $250,000 in CDs from a single financial institution (must be a participating institution of CDARS) while still maintaining FDIC insurance coverage. CDARS is currently the only entity providing this service. CDARS facilitates the trading of deposits between the California institution and other participating institutions in amounts that are less than $250,000 each, so that FDIC coverage is maintained.

COLLATERAL. Securities or cash pledged by a borrower to secure repayment of a loan or repurchase agreement. Also, securities pledged by a financial institution to secure deposits of public monies.

COLLATERALIZED MORTGAGE OBLIGATIONS (CMO). Classes of bonds that redistribute the cash flows of mortgage securities (and whole loans) to create securities that have different levels of prepayment risk, as compared to the underlying mortgage securities.

COMMERCIAL PAPER. The short-term unsecured debt of corporations.

COST YIELD. The annual income from an investment divided by the purchase cost. Because it does not give effect to premiums and discounts which may have been included in the purchase cost, it is an incomplete measure of return.

COUPON. The rate of return at which interest is paid on a bond.

CREDIT RISK. The risk that principal and/or interest on an investment will not be paid in a timely manner due to changes in the condition of the issuer.

CURRENT YIELD. The annual income from an investment divided by the current market value. Since the mathematical calculation relies on the current market value rather than the investor's cost, current yield is unrelated to the actual return the investor will earn if the security is held to maturity.

DEALER. A dealer acts as a principal in security transactions, selling securities from and buying securities for his own position.

DEBENTURE. A bond secured only by the general credit of the issuer.

DELIVERY VS. PAYMENT (DVP). A securities industry procedure whereby payment for a security must be made at the time the security is delivered to the purchaser's agent.

DERIVATIVE. Any security that has principal and/or interest payments which are subject to uncertainty (but not for reasons of default or credit risk) as to timing and/or amount, or any security which represents a component of another security which has been separated from other components ("Stripped" coupons and principal). A derivative is also defined as a financial instrument the value of which is totally or partially derived from the value of another instrument, interest rate, or index.

DISCOUNT. The difference between the par value of a bond and the cost of the bond, when the cost is below par. Some short-term securities, such as T-bills and banker's acceptances, are known as discount securities. They sell at a discount from par, and return the par value to the investor at maturity without additional interest. Other securities, which have fixed coupons, trade at a discount when the coupon rate is lower than the current market rate for securities of that maturity and/or quality.

DIVERSIFICATION. Dividing investment funds among a variety of investments to avoid excessive exposure to any one source of risk.

DURATION. The weighted average time to maturity of a bond where the weights are the present values of the future cash flows. Duration measures the price sensitivity of a bond to changes in interest rates. (See modified duration).

FEDERAL FUNDS RATE. The rate of interest charged by banks for short-term loans to other banks. The Federal Reserve Bank through open-market operations establishes it.

FEDERAL OPEN MARKET COMMITTEE. A committee of the Federal Reserve Board that establishes monetary policy and executes it through temporary and permanent changes to the supply of bank reserves.

LEVERAGE. Borrowing funds in order to invest in securities that have the potential to pay earnings at a rate higher than the cost of borrowing.

LIQUIDITY. The speed and ease with which an asset can be converted to cash.

LOCAL AGENCY INVESTMENT FUND (LAIF). A voluntary investment fund open to government entities and certain non-profit organizations in California that is managed by the State Treasurer's Office.

LOCAL GOVERNMENT INVESTMENT POOL. Investment pools that range from the State Treasurer's Office Local Agency Investment Fund (LAIF) to county pools, to Joint Powers Authorities (JPAs). These funds are not subject to the same SEC rules applicable to money market mutual funds.

MAKE WHOLE CALL. A type of call provision on a bond that allows the issuer to pay off the remaining debt early. Unlike a call option, with a make whole call provision, the issuer makes a lump sum

payment that equals the net present value (NPV) of future coupon payments that will not be paid because of the call. With this type of call, an investor is compensated, or "made whole."

MARGIN. The difference between the market value of a security and the loan a broker makes using that security as collateral.

MARKET RISK. The risk that the value of securities will fluctuate with changes in overall market conditions or interest rates.

MARKET VALUE. The price at which a security can be traded.

MARKING TO MARKET. The process of posting current market values for securities in a portfolio.

MATURITY. The final date upon which the principal of a security becomes due and payable.

MEDIUM TERM NOTES. Unsecured, investment-grade senior debt securities of major corporations which are sold in relatively small amounts on either a continuous or an intermittent basis. MTNs are highly flexible debt instruments that can be structured to respond to market opportunities or to investor preferences.

MODIFIED DURATION. The percent change in price for a 100 basis point change in yields. Modified duration is the best single measure of a portfolio's or security's exposure to market risk.

MONEY MARKET. The market in which short-term debt instruments (T-bills, discount notes, commercial paper, and banker's acceptances) are issued and traded.

MORTGAGE PASS-THROUGH SECURITIES. A securitized participation in the interest and principal cash flows from a specified pool of mortgages. Principal and interest payments made on the mortgages are passed through to the holder of the security.

MUNICIPAL SECURITIES. Securities issued by state and local agencies to finance capital and operating expenses.

MUTUAL FUND. An entity which pools the funds of investors and invests those funds in a set of securities which is specifically defined in the fund's prospectus. Mutual funds can be invested in various types of domestic and/or international stocks, bonds, and money market instruments, as set forth in the individual fund's prospectus. For most large, institutional investors, the costs associated with investing in mutual funds are higher than the investor can obtain through an individually managed portfolio.

NATIONALLY RECOGNIZED STATISTICAL RATINGS ORGANIZATION (NRSRO). A credit rating agency that the Securities and Exchange Commission in the United States uses for regulatory purposes. Credit rating agencies provide assessments of an investment's risk. The issuers of investments, especially debt securities, pay credit rating agencies to provide them with ratings. The three most prominent NRSROs are Fitch, S&P, and Moody's.

NEGOTIABLE CD. A short-term debt instrument that pays interest and is issued by a bank, savings or federal association, state or federal credit union, or state-licensed branch of a foreign bank. Negotiable CDs are traded in a secondary market and are payable upon order to the bearer or initial depositor (investor).

PREMIUM. The difference between the par value of a bond and the cost of the bond, when the cost is above par.

PREPAYMENT SPEED. A measure of how quickly principal is repaid to investors in mortgage securities.

PREPAYMENT WINDOW. The time period over which principal repayments will be received on mortgage securities at a specified prepayment speed.

PRIMARY DEALER. A financial institution (1) that is a trading counterparty with the Federal Reserve in its execution of market operations to carry out U.S. monetary policy, and (2) that participates for statistical reporting purposes in compiling data on activity in the U.S. Government securities market.

PRUDENT PERSON (PRUDENT INVESTOR) RULE. A standard of responsibility which applies to fiduciaries. In California, the rule is stated as "Investments shall be managed with the care, skill, prudence and diligence, under the circumstances then prevailing, that a prudent person, acting in a like capacity and familiar with such matters, would use in the conduct of an enterprise of like character and with like aims to accomplish similar purposes."

REALIZED YIELD. The change in value of the portfolio due to interest received and interest earned and realized gains and losses. It does not give effect to changes in market value on securities, which have not been sold from the portfolio.

REGIONAL DEALER. A financial intermediary that buys and sells securities for the benefit of its customers without maintaining substantial inventories of securities and that is not a primary dealer.

REPURCHASE AGREEMENT. Short-term purchases of securities with a simultaneous agreement to sell the securities back at a higher price. From the seller's point of view, the same transaction is a reverse repurchase agreement.

SAFEKEEPING. A service to bank customers whereby securities are held by the bank in the customer's name.

STRUCTURED NOTE. A complex, fixed income instrument, which pays interest, based on a formula tied to other interest rates, commodities or indices. Examples include inverse floating rate notes which have coupons that increase when other interest rates are falling, and which fall when other interest rates are rising, and "dual index floaters," which pay interest based on the relationship between two other interest rates - for example, the yield on the ten-year Treasury note minus the Libor rate. Issuers of such notes lock in a reduced cost of borrowing by purchasing interest rate swap agreements.

SUPRANATIONAL. A Supranational is a multi-national organization whereby member states transcend national boundaries or interests to share in the decision making to promote economic development in the member countries.

TOTAL RATE OF RETURN. A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains, and losses in the portfolio.

U.S. TREASURY OBLIGATIONS. Securities issued by the U.S. Treasury and backed by the full faith and credit of the United States. Treasuries are considered to have no credit risk, and are the benchmark for interest rates on all other securities in the US and overseas. The Treasury issues both discounted securities and fixed coupon notes and bonds.

TREASURY BILLS. All securities issued with initial maturities of one year or less are issued as discounted instruments, and are called Treasury bills. The Treasury currently issues three- and six-month T-bills at regular weekly auctions. It also issues "cash management" bills as needed to smooth out cash flows.

TREASURY NOTES. All securities issued with initial maturities of two to ten years are called Treasury notes, and pay interest semi-annually.

TREASURY BONDS. All securities issued with initial maturities greater than ten years are called Treasury bonds. Like Treasury notes, they pay interest semi-annually.

VOLATILITY. The rate at which security prices change with changes in general economic conditions or the general level of interest rates.

YIELD TO MATURITY. The annualized internal rate of return on an investment which equates the expected cash flows from the investment to its cost.

CITY OF COSTA MESA

STATEMENT OF INVESTMENT POLICY

2025-2026

I. GENERAL INTRODUCTION

Under the laws of the State of California, it is the responsibility of the City Treasurer, at the direction of the City Council, to secure and protect the public funds of the City, and to establish proper safeguards, controls, and procedures to maintain these funds in a lawful, rational and auspicious manner. Said maintenance shall include the prudent and secure investment of idle funds, in a manner anticipated to provide additional benefit to the people of the City of Costa Mesa. The City's Finance Director serves as the City Treasurer. If the position of Finance Director is vacant, the City Manager shall serve as City Treasurer until such time as the Finance Director position is filled.

On an annual basis, this Statement of Investment Policy will be reviewed by the Finance and Pension Advisory Committee and approved by the City Council in an open public meeting. It will be provided to securities dealers, banks, and brokers currently approved for conducting investment transactions with the City Treasurer's office in the ongoing effort to manage the investment portfolio; to other affected persons or entities; and to any members of the public wishing to review this document upon request. The Treasurer reserves the right to provide these documents on a cost basis.

II. SCOPE

This Statement of Investment Policy pertains to those idle funds under the control of the Treasurer, designated for the daily ongoing operations of the City; and concerns the deposit, maintenance, safekeeping, and preservation of all such funds, and the investments made with these funds. This Policy does not apply to pension trust funds, deferred compensation funds, and certain other trust or non-operating funds.

Ill. PURPOSE

The purpose of this Statement of Investment Policy is to provide the City Council, the Finance and Pension Advisory Committee, those involved in servicing the investment requirements of the City, and any other interested party, a clear understanding of the regulations and internal guidelines that will be observed in maintaining and investing City funds. This statement is intended to provide guidelines for the prudent investment of the City's temporary idle cash, and outline the procedures for maximizing the efficiency of the City's cash management system. The ultimate goal of the Investment Policy is to enhance the economic status of the City while safeguarding its assets.

IV. OBJECTIVE

The City's cash management system is designed to accurately monitor and forecast revenues and expenditures, thus enabling the City to invest funds to the fullest extent possible only after the criteria established for safety and liquidity have been met.

The basic premise underlying the City's investment philosophy is and continues to be, to ensure that surplus funds are always safe and available when needed. The City strives to invest all idle funds as near 100 percent as possible, through daily and projected cash flow determinations. Idle cash management and investment transactions are the responsibility of the City Treasurer or his/her designee.

Criteria for selecting investments and the order of priority are:

1. Safety: The safety and risk associated with an investment refers to the potential loss of principal, interest, or a combination of these amounts. The City only operates in those investments that are considered prudent and allowable under current legislation of the State of California Government Code Section 53600 *et seq.* and the general laws of the City of Costa Mesa.

2. Liquidity: This refers to the ability to "cash in" at any moment in time with a minimal chance of losing some portion of principal or interest.

3. Yield: Yield is the potential dollar earnings an investment can provide, and sometimes is referred to as the rate of return.

V. DELEGATION OF INVESTMENT AUTHORITY

Authority to manage the City of Costa Mesa's investment program is derived from City of Costa Mesa Council Resolution No. 2026-xx. Management responsibility for the investment program is hereby delegated for Fiscal Year 2025-2026 to the City Treasurer or his/her designee, who shall establish written procedures for the operation of the investment program consistent with this Investment Policy. Procedures should include references to: safekeeping, repurchase agreements, wire transfer agreements, banking service contracts, and collateral/ depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the City Treasurer or his/her designee. The City Treasurer or his/her designee shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials.

The City may engage the services of an external investment manager to assist in the management of the City's investment portfolio in a manner consistent with the City's objectives. Such an external manager may be granted discretion to purchase and sell investment securities in accordance with this Investment Policy. Such a manager must be registered under the Investment Advisers Act of 1940.

VI. STANDARD OF PRUDENCE

The Treasurer shall perform the investment function in conjunction with the Prudent Investor Standard as set forth in the California Government Code Section 53600.3: "... all governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies investing public funds pursuant to this chapter are trustees and therefore fiduciaries subject to the prudent investor standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the City, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City. Within the limitations of this section and considering individual investments as part of an overall strategy, investments may be acquired as authorized by law."

VII. AUTHORIZED AND SUITABLE INVESTMENTS

All investments will be made in accordance with Sections 53600 *et seq.* of the Government Code of California and as described within this Investment Policy. Permitted investments under this policy include:

1. **Municipal Securities.** These include obligations of the City, the State of California, any other states, and any local agency within the State of California, provided that:

    a. Long-term obligations are rated "A" or higher, or the equivalent by at least one nationally recognized statistical rating organization (NRSRO);
    b. The maximum maturity is five years; and
    c. No more than 5 percent per issuer.

2. **U.S. Treasury** and other government obligations for which the full faith and credit of the United States are pledged for the payment of principal and interest. There are no limits on the dollar amount or percentage that the City may invest in U.S. Treasuries.

3. **Federal Agency** or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no limits on the dollar amount or percentage that the City may invest in government-sponsored enterprises. No more than 35 percent of the portfolio may be invested in any one issuer.

4. **Banker's acceptances** provided that:

    a. They are issued by institutions with short term debt obligations rated "A-1" or higher, or the equivalent, by at least one **NRSRO;** and have long-term debt obligations which are rated "A" or higher, or the equivalent by at least one **NRSRO;**
    b. The maturity does not exceed 180 days; and
    c. No more than 40 percent of the total portfolio may be invested in banker's acceptances and no more than 5 percent per issuer.

5. **Federally insured time deposits** (Non-negotiable certificates of deposit) in state or federally chartered banks, savings and loans, or credit unions, provided that:

   a. The amount per institution is limited to the maximum covered under FDIC; and,
   b. The maturity of such deposits does not exceed five years.

6. **Time deposits (Non-negotiable certificates of deposit)** in state or federally chartered banks, savings and loans, or credit unions in excess of FDIC insured amounts which shall be fully secured in accordance with California Government Code Section 53652, provided that:

   a. No more than 20 percent of the portfolio will be invested in a combination of federally insured and collateralized time deposits;
   b. No more than *5* percent per issuer;
   c. They are issued by institutions which have long-term debt obligations which are rated "A" or higher, or the equivalent by at least one NRSRO; and/or have short term obligations rated "A-1" or higher, or the equivalent, by at least one NRSRO; and
   d. The maturity of such deposits does not exceed five years.

7. **Certificate of Deposit Placement Service (CDARS)**

   a. No more than 30 percent of the total portfolio may be invested in a combination of certificates of deposit including CDARS; and
   b. The maturity of CDARS deposits does not exceed five years.

8. **Negotiable certificates of deposit (NCDs)** provided that:

   a. They are issued by institutions which have long-term obligations which are rated "A" or higher, or the equivalent by at least one **NRSRO;** and/or have short term debt obligations rated "A-1" or higher, or the equivalent, by at least one **NRSRO;**
   b. The maturity does not exceed five years; and
   c. No more than 30 percent of the total portfolio may be invested in NCDs and no more than *5* percent per issuer.

9. **Repurchase agreements** collateralized with securities authorized under the City's Authorized and Suitable Investments (Section VII) of this policy maintained at a level of at least 102 percent of the market value of the repurchase agreements, provided that:

   a. The maximum maturity of repurchase agreements will be one year;
   b. No more than 30 percent of the total portfolio may be invested in repurchase agreements;
   c. Securities used as collateral for repurchase agreements will be delivered to the City's custodian bank (See Section X); and
   d. The repurchase agreements are the subject of a master repurchase agreement between the City and the provider of the repurchase agreement. The master repurchase agreement will be substantially in the form developed by the Securities Industry and Financial Markets Association **(SIFMA).**

10. **Commercial paper** provided that:

a. The maturity does not exceed 270 days from the date of purchase;
b. The issuer is a corporation organized and operating in the United States with assets in excess of $500 million;
c. They are issued by institutions whose short term obligations are rated "A-1" or higher, or the equivalent, by at least one **NRSRO;** and whose long-term obligations are rated "A" or higher, or the equivalent by at least one **NRSRO;** and
d. No more than 25 percent of the portfolio is invested in commercial paper and no more than 5 percent per issuer.

11. **State of California Local Agency Investment Fund (LAIF),** provided that:

a. The City may invest up to the maximum permitted amount in LAIF; and,
b. LAIF's investments in instruments prohibited by or not specified in the City's policy do not exclude it from the City's list of allowable investments, provided that the fund's reports allow the Finance Director/Treasurer to adequately judge the risk inherent in LAIF's portfolio.

12. **Orange County Treasurer's Pool** is a special fund in the County Treasury which local agencies may use to deposit funds for investment. The City may not invest more than 35 percent of its surplus money with the Orange County Treasurer's Pool. The County Treasurer charges investment administration fee to all pool participants. Investment earnings are distributed to the pool participants on a monthly basis, net of the administration fee. The earnings are credited to the participant's accounts on either the last day of the month or the first day of the subsequent month.

13. Shares in a California common law trust established pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California which invests exclusively in investments permitted by Section 53601 of Title 5, Division 2, Chapter 4 of the Government Code of California, as it may be amended.

14. **All Local Government Investment Pools (LGIPs),** provided that:

a. The City may invest up to the maximum permitted amount in any LGIP; and,
b. The LGIPs investments in instruments prohibited by or not specified in the City's policy do not exclude it from the City's list of allowable investments, provided that the fund's reports allow the Finance Director/Treasurer to adequately judge the risk inherent in the LGIP's portfolio; and,
c. The City only operates in those LGIPs that are considered prudent and allowable under current legislation of the State of California Government Code Section 53600 *et seq.* and the general laws of the City of Costa Mesa.

~~13.~~15. **Corporate medium term notes (MTNs),** provided that:

a. Such notes have a maximum maturity of five years;
b. Are issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States;
c. Are rated "A" category or better, or the equivalent by at least one **NRSRO;** and
d. Holdings of medium-term notes may not exceed 30 percent of the portfolio and no more than 5 percent per issuer.

~~14.~~16. **Mortgage pass-through securities, collateralized mortgage obligations, and asset-backed securities,** provided that such securities:

a. Have a maximum stated final maturity of five years;
b. Be issued by an issuer having an "A" or higher rating, or the equivalent for the issuer's debt as provided by an **NRSRO;**
c. Be rated in a rating category of "AA" or better, or its equivalent by an **NRSRO;** and
d. Purchase of securities authorized by this subdivision may not exceed 20% of the portfolio and no more than 5 percent per issuer.

~~15.~~17. **Money market mutual funds** that are registered with the Securities and Exchange Commission under the Investment Company Act of 1940:

a. Provided that such funds meet either of the following criteria:
   1. Attained the highest ranking or the highest letter and numerical rating provided by not less than two NRSRO; or
   2. Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations authorized by California Government Code Section 53601 (a through j) and with assets under management in excess of $500 million.
b. Purchase of securities authorized by this subdivision may not exceed 20 percent of the portfolio.

~~16.~~18. **Supranational securities** of United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with remaining maturity up to five years, and eligible for purchase and sale within the United States. Investment under this section shall be rated "AA" or higher, or the equivalent by an NRSRO and shall not exceed 15 percent of the portfolio. No more than 5 percent of the portfolio shall be invested in one issuer.

~~17.~~19.

VIII. INVESTMENT OF BOND PROCEEDS

When investing proceeds from the issuance of bonds, the City of Costa Mesa will follow this Investment Policy when determining allowable investments. Should the trust agreement of a particular bond issue be more restrictive than the City's policy on permitted investments, then the trust agreement will take precedence.

IX. CITY CONSTRAINTS

The City Treasurer or his/her designee will evaluate local banks and savings institutions and may invest idle cash funds with such institutions when the criteria for prudent investment previously stated are met. The City operates its investment pool according to State and self-imposed constraints. Any investment extending beyond a five-year period requires prior City Council approval. Additionally, a minimum of 20 percent of the outstanding investments must mature within a one-year time period.

X. SAFEKEEPING AND COLLATERALIZATION

All security transactions, including collateral for repurchase agreements, entered into by the City shall be conducted on a delivery-versus-payment **(DVP)** basis. Securities purchased shall be held in third party safekeeping in the Trust Department of a financial institution, in the City's name and control. The account established shall be protected from seizure by creditors should the financial institution holding the City's securities file for bankruptcy protection.

Collateralization will be required on two types of investments: certificates of deposit and repurchase agreements. In order to anticipate market changes and provide a level of security for all funds, a minimum collateralization level is required.

Surplus funds must be deposited in State or national banks, State or Federal savings and loan associations, or State or Federal credit unions within the State of California. The deposits cannot exceed the amount of the bank's or savings and loan's paid-up capital and surplus.

The bank or savings and loan must secure public funds deposits with eligible securities having a market value of 110 percent of the total amount of the deposits. State law also allows as an eligible security, first trust deeds having a value of 150 percent of the total amount of the deposits. A third class of collateral is 105 percent in the form of a letter of credit drawn on the Federal Home Loan Bank.

The City Treasurer or his/her designee may waive security for that portion of a deposit, which is insured pursuant to Federal law. Currently, the first $250,000 of a deposit is federally insured and deposits in excess of $250,000 are collateralized as previously indicated.

XL PORTFOLIO **RISK** MANAGEMENT

A. Prohibited investment vehicles and 12.ractices

1. State law notwithstanding, any investments not specifically described herein are prohibited, including, but not limited to futures and options, or stocks.

2. In accordance with Government Code Section 53601.6, investment in inverse floaters, range notes, or mortgage derived interest-only strips is prohibited.

3. Investment in any security that could result in a zero interest accrual if held to maturity is prohibited.

4. Trading securities for the sole purpose of speculating on the future direction of interest rates is prohibited.

5. Purchasing or selling securities on margin is prohibited.

6. The use of reverse repurchase agreements, securities lending or any other form of borrowing or leverage is prohibited.

7. The purchase of foreign currency denominated securities is prohibited.

B. Mitigating credit risk in the portfolio

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The City will mitigate credit risk by adopting the following strategies:

1. The diversification requirements included in Section VII are designed to mitigate credit risk in the portfolio;

2. No more than 5 percent of the total portfolio may be invested in securities of any single issuer, other than the U.S. Government, its agencies and enterprises;

3. The City may elect to sell a security prior to its maturity and record a capital gain or loss in order to improve the quality, liquidity or yield of the portfolio in response to market conditions or City's risk preferences; and

4. If securities owned by the City are downgraded by an NRSRO to a level below the quality required by this Investment Policy, it will be the City's policy to review the credit situation and make a determination as to whether to sell or retain such securities in the portfolio.

   a. If a security is downgraded, the Finance Director/Treasurer will use discretion in determining whether to sell or hold the security based on its current maturity, the economic outlook for the issuer, and other relevant factors.

   b. If a decision is made to retain a downgraded security in the portfolio, its presence in the portfolio will be monitored and reported monthly to the City Council.

C. Mitigating market risk in the portfolio

Market risk is the risk that the portfolio value will fluctuate due to changes in the general level of interest rates. The City recognizes that, over time, longer-term portfolios have the potential to achieve higher returns. On the other hand, longer-term portfolios have higher volatility of return. The City will mitigate market risk by providing adequate liquidity for short-term cash needs, and by making longer-term investments only with funds that are not needed for current cashflow purposes. The City further recognizes that certain types of securities, including variable rate securities, securities with principal paydowns prior to maturity, and securities with embedded options, will affect the market risk profile of the portfolio differently in different interest rate environments. The City, therefore, adopts the following strategies to control and mitigate its exposure to market risk:

l. The City will maintain a minimum of three months of budgeted operating expenditures in short term investments to provide sufficient liquidity for expected disbursements;

2. The maximum percent of callable securities (does not include "make whole call" securities as defined in the Glossary) in the portfolio will be 20 percent;

3. The maximum stated final maturity of individual securities in the portfolio will be five years, except as otherwise stated in this policy; and

4. The duration of the portfolio will at all times be approximately equal to the duration (typically plus or minus 20 percent) of a Market Benchmark Index selected by the City based on the City's investment objectives, constraints and risk tolerances. The City's current Benchmark will be documented in the investment guidelines.

XII. POLICY COMPLIANCE REGULATIONS

Should the portfolio, for any reason, fall out of compliance with this Investment Policy, immediate liquidation of securities in order to bring the portfolio back into compliance is not required. However, the Treasurer must take action to bring the portfolio into compliance within 12 months from the date the portfolio was determined to be in non-compliance with the provisions of this Investment Policy so long as the action is deemed to be prudent under then current market conditions. Additionally, adequate disclosure as to all instances of noncompliance, and the efforts undertaken to bring the portfolio into compliance, must be made on the monthly Treasurer's Report.

XIII. REPORTING

Under provisions of Section 53646 of the California Government Code, the Treasurer or his/her designee shall render a quarterly investment report to the City Council, the City Manager, and the City Attorney within 30 days following the end of the quarter covered by the report. However, as a matter of practice, a monthly report shall be submitted listing the type of investments, institution, date of maturity, par value, amount of deposit, rate of interest, current market value for all securities, and such other data as may be required by the City Council on a monthly basis. Furthermore, a Finance and Pension Advisory Committee comprised of the following individuals will meet quarterly to review the City's portfolio and investment strategy.

- Mayor, or his/her designee
- City Treasurer
- Assistant Finance Director
- Revenue Supervisor
- Eleven Committee Members appointed by City Council who are either residents or conduct business within the City and have experience in banking, securities trading, or financial planning.

Monthly reports

Monthly investment reports will be submitted by the City Treasurer or his/her designee to the City Council members, the City Manager and the Finance and Pension Advisory Committee. These reports will disclose, at a minimum, the following information about the risk characteristics of the City's portfolio:

1. An asset listing showing par value, cost and accurate and complete market value of each security, type of investment, issuer, and interest rate;

2. Monthly transactions for the period;

3. A one-page summary report that shows:

    a. Average maturity of the portfolio and modified duration of the portfolio;
    b. Maturity distribution of the portfolio;
    c. Average portfolio credit quality; and,
    d. Time-weighted total rate of return for the portfolio for the prior one month, three months, twelve months, year to date, and since inception compared to the Benchmark Index returns for the same periods;

4. A statement of compliance with investment policy, including a schedule of any transactions or holdings which do not comply with this policy or with the California Government Code Section 53600 *et seq.*, including a justification for their presence in the portfolio and a timetable for resolution; and,

5. A statement that the City has adequate funds to meet its cash flow requirements for the next six months.

X AUTHORIZED FINANCIAL INSTITUTIONS. DEPOSITORIES. AND BROKER/DEALERS

A list will be maintained of financial institutions and depositories authorized to provide investment services. In addition, a list will be maintained of approved security broker/dealers selected by conducting a process of due diligence described in the investment procedures manual. These may include "primary" dealers or regional dealers that qualify under Securities and Exchange Commission (SEC) Rule l 5C3- l (uniform net capital rule).

A. The City Finance Director/Treasurer will determine which financial institutions are authorized to provide investment services to the City. Institutions eligible to transact investment business with the City include:

    1. Primary government dealers as designated by the Federal Reserve Bank and non-primary government dealers;

    2. Nationally or state-chartered banks;

    3. The Federal Reserve Bank; and,

    4. Direct issuers of securities eligible for purchase.

B. Selection of financial institutions and broker/dealers authorized to engage in transactions with the City will be at the sole discretion of the City.

C. All financial institutions which desire to become qualified bidders for investment transactions (and which are not dealing only with the investment adviser) must supply the Finance Director/Treasurer with a statement certifying that the institution has reviewed the California Government Code Section 53600 *et seq.* and the City's Investment Policy.

D. Selection of broker/dealers used by an external investment adviser retained by the City will be at the sole discretion of the investment adviser.

E. Public deposits will be made only in qualified public depositories as established by State law. Deposits will be insured by the Federal Deposit Insurance Corporation, or, to the extent the amount exceeds the insured maximum, will be collateralized in accordance with State law.

XV. POLICY REVIEW

This Statement of Investment Policy shall be reviewed at least annually to ensure its consistency with the overall objectives of preservation of principal, liquidity and return, and its relevance to current law, financial and economic trends.

Should conditions change or legislation become effective that behooves subsequent changes or a liberalization of terms within the policy during the next fiscal year, the revised policy will be submitted to both the Finance and Pension Advisory Committee and Council for adoption of the recommended action.

XVI. INVESTMENT OBJECTIVES (PERFORMANCE STANDARDS AND EVALUATION)

A. **Overall objective:** The investment portfolio will be designed with the overall objective of obtaining a total rate of return throughout economic cycles, commensurate with investment risk constraints and cash flow needs.

B. Specific objective: The investment performance objective for the portfolio will be to earn a total rate of return over a market cycle which is approximately equal to the return on the Market Benchmark Index as described in the City's investment guidelines.

CITY OF COSTA MESA

INVESTMENT GUIDELINES AND STRATEGY

I. GUIDELINES - Guidelines are established to direct and control activities in such a manner that previously established goals are achieved.

1. Investment Transactions. Investment transactions will be periodically reviewed by the Treasurer or his/her designee.

2. Pooled Cash. Whenever practical, City cash is consolidated into one bank account and invested on a pooled concept basis. Interest earnings are allocated monthly according to month-end cash and investment balances for each fund.

3. Competitive Bids. Purchase and sales of securities are made on the basis of competitive offers and bids when practical.

4. Cash Forecast. The cash flow for the City is analyzed with the receipt of revenues and maturity of investments scheduled so that adequate cash will be available to meet disbursement requirements.

5. Investment Limitations. Security purchases and holdings are maintained within statutory limits imposed by the California Government Code. Current limits are:

Bankers' Acceptances	40% Section 53601(g)
Commercial Paper	25% Section 5360l(h)
Negotiable Certificates of Deposit	30% Section 5360l(i)
Medium Term Notes	30% Section 5360l(k)
Money Market Mutual Funds	20% Section 53601(1)
Asset-Backed/Mortgage-Backed Securities	20% Section 53601(0)
Federal Agency restriction	35% per Agency Section VII of Policy
Local Agency Investment Fund	$65,000,000 maximum allowed per Section VII of Policy
Orange County Treasurer's Pool	35% per Section VII of Policy
Supranational Securities	15% per Section VII of Policy
Portfolio Maturing within one year	20% per Section IX of Policy

6. Liquidity. The marketability of a security is considered at the time of purchase, as the security may have to be sold at a later date to meet unanticipated cash demands.

7. Diversification. The portfolio should consist of a mix of various types of securities, issuers, and maturities.

8. Evaluate Certificates of Deposit
   (a) Certificates of Deposit shall be evaluated in terms of FDIC coverage. For deposits in excess of the FDIC insured maximum, approved collateral at full market value shall be required. (California Government Code Section 53652)
   (b) Negotiable Certificates of Deposit shall be evaluated in terms of the credit worthiness of the issuer, as these deposits are uninsured and uncollateralized promissory notes.
9. Benchmark Index. The portfolio has a performance index of ICE BofAML 1-5 Year US Treasury & Agency Index. This index includes all securities with a remaining term to final maturity less than five years.

II. STRATEGY - Strategy refers to the ability to manage financial resources in the most advantageous manner.

1. Economic Forecasts. Economic Forecasts are obtained periodically from economists and financial experts through bankers and brokers to assist the Treasurer or his/her designee with the formulation of an investment strategy for the local agency.

2. Implementing Investment Strategy. Investment transactions are executed which conform with anticipated interest rate trends and the current investment strategy plan.

3. Rapport. A close working relationship is maintained with large vendors of the City. The objective is to pinpoint when large disbursements will clear the City's bank account. It is essential for good cash control that such large expenditures be anticipated, estimated as to dollar amount, and communicated to the Treasurer or his/her designee for liquidity planning purposes.

4. Preserve Portfolio Value. Field standards are developed in order to maintain earnings near the market and to preserve the value of the portfolio.

CITY OF COSTA MESA

INVESTMENT PROCEDURES
INTERNAL CONTROL - GUIDELINES

OBJECTIVES OF INTERNAL CONTROL

Internal control is the plan of organization and all the related systems established by the management's objective of ensuring, as far as practicable:

- The orderly and efficient conduct of its business, including adherence to management policies.
- The safeguarding of assets.
- The prevention or detection of errors and fraud.
- The accuracy and completeness of the accounting records.
- The timely preparation of reliable financial information.

LIMITATIONS OF INTERNAL CONTROL

No internal control system, however elaborate, can by itself guarantee the achievement of management's objectives. Internal control can provide only reasonable assurance that the objectives are met, because of its inherent limitations, including:

- Management's usual requirement that a control be cost-effective.
- The direction of most controls at recurring, rather than unusual, types of transactions.
- Human error due to misunderstanding, carelessness, fatigue, or distraction.
- Potential for collusion that circumvents controls dependent on the segregation of functions.
- Potential for a person responsible for exercising control abusing that responsibility; a responsible staff member could be in a position to override controls which management has set up.

ELEMENTS OF INTERNAL CONTROL

Elements of a system of internal control are the means by which an organization can satisfy the objectives of internal control. These elements are:

1. **ORGANIZATION**
   Specific responsibility for the performance of duties should be assigned and lines of authority and reporting clearly identified and understood.

2. **PERSONNEL**
   Personnel should have capabilities commensurate with their responsibilities. Personnel selection and training policies together with the quality and quantity of supervision are thus important.

3. SEGREGATION OF FUNCTIONS
   Segregation of incompatible functions reduces the risk that a person is in a position both to perpetrate and conceal errors or fraud in the normal course of duty. If two parts of a transaction are handled by different people, collusion is necessary to conceal errors or fraud. In particular, the functions that should be considered when evaluating segregation of functions are authorization, execution, recording, custody of assets, and performing reconciliations.

4. AUTHORIZATION
   All transactions should be authorized by an appropriate responsible individual. The responsibilities and limits of authorization should be clearly delineated. The individual or group authorizing a specific transaction or granting general authority for transactions should be in a position commensurate with the nature and significance of the transactions. Delegation of authority to authorize transactions should be handled very carefully.

5. CONTROLS OVER AN ACCOUNTING SYSTEM
   Controls over an accounting system include the procedures, both manual and computerized, carried out independently to ascertain that transactions are complete, valid, authorized, and properly recorded.

CITY OF COSTA MESA

CASH CONTROLS

PROCEDURES PERFORMED BY EXTERNAL AUDITORS WITH RESPECT TO CASH RECEIPTS

A. City procedures and controls are reviewed. Some of the system strengths are:

1. Receipts are controlled upon receipt by proper registration devices.

2. Receipts are reconciled on a daily basis.

3. Amounts are deposited intact.

4. All bank accounts are authorized by City Manager.

5. Cash counts are done by two or more individuals.

6. Bank reconciliations are reviewed.

7. Prompt posting of cash receipt entries in books.

8. Receipt forms are prenumbered, accounted for, and physically secured.

9. Proper approval required for write-offs of customer accounts.

10. Checks are restrictively endorsed upon receipt or when run through cash register.

11. Adequate physical security over cash.

12. Individuals that handle cash do not post to customer account records or process billing statements.

13. Adequate supervision of Finance Department operations.

B. Significant revenues are confirmed directly with payor and compared with City books to make sure amounts are recorded properly.

C. Cash balances are substantiated by confirming all account balances recorded in books. Bank reconciliations are reviewed for propriety and recalculated by the auditor. All significant reconciling items on bank reconciliations are verified as valid reconciling items by proving to subsequent bank statements.

CITY OF COSTA MESA

SEGREGATION OF RESPONSIBILITIES OF THE TREASURY FUNCTIONS

	Function	Responsibility
1.	Authorization of investment transactions:	
	Formal investment policy should be:	
	* Prepared by:	City Treasurer
	* Submitted to:	City Council
	Investment transactions should be approved by	City Treasurer and/or External Investment Manager
2.	Execution of investment transactions	Assistant Finance Director and/or Finance Officer - Revenue and/or External Investment Manager
3.	Investment transactions approved for compliance with investment policy and/or State law	Assistant Finance Director and/or External Investment Manager
4.	Timely recording of investment transactions:	
	Recording of investment transactions in the Treasurer's records	Finance Officer - Revenue
	Recording of investment transactions in the accounting records	Accounting Supervisor and/or Accountant
5.	Verification of investment, i.e., match broker confirmation to Treasurer's records	Assistant Finance Director and/or Finance Officer - Revenue and/or External Investment Manager

6. Safeguarding of assets and records:

Reconciliation of Treasurer's records to the accounting records

Reconciliation of Treasurer's records to bank statements and safekeeping records

Accounting Supervisor
and/or Accountant

CITY OF COSTA MESA

SEGREGATION OF RESPONSIBILITIES OF THE TREASURY FUNCTIONS (Continued)

	Function	Responsibility
6.	Safeguarding of Assets and Records (continued):	
	Annual review of (a) financial institution's financial condition, (b) safety, liquidity, and potential yields of investment instruments.	Assistant Finance Director with Treasurer's approval
7.	No less than an annual review of investment portfolio as prepared by Treasurer including: • Investment types • Purchase Price • Par values • Market values • Maturity dates • Investment yields • Conformance to stated investment policy • Safekeeping reports	External Independent Auditors
8.	Periodic review of investment portfolio and strategies.	Finance and Pension Advisory Committee

Glossary of Investment Terms

AGENCIES. Shorthand market terminology for any obligation issued by *a government-sponsored entity (GSE),* or a *federally related institution.* Most obligations of GSEs are not guaranteed by the full faith and credit of the US government. Examples are:

FFCB. The Federal Farm Credit Bank System provides credit and liquidity in the agricultural industry. FFCB issues discount notes and bonds.

FHLB. The Federal Home Loan Bank provides credit and liquidity in the housing market. FHLB issues discount notes and bonds.

FHLMC. Like FHLB, the Federal Home Loan Mortgage Corporation provides credit and liquidity in the housing market. FHLMC, also called "FreddieMac" issues discount notes, bonds and mortgage pass-through securities.

FNMA. Like FHLB and FreddieMac, the Federal National Mortgage Association was established to provide credit and liquidity in the housing market. FNMA, also known as "FannieMae," issues discount notes, bonds and mortgage pass-through securities.

GNMA. The Government National Mortgage Association, known as "GinnieMae," issues mortgage pass-through securities, which are guaranteed by the full faith and credit of the US Government.

PEFCO. The Private Export Funding Corporation assists exporters. Obligations of PEFCO are not guaranteed by the full faith and credit of the US government.

TVA. The Tennessee Valley Authority provides flood control and power and promotes development in portions of the Tennessee, Ohio, and Mississippi River valleys. TVA currently issues discount notes and bonds.

ASKED. The price at which a seller offers to sell a security.

ASSET BACKED SECURITIES. Securities supported by pools of installment loans or leases or by pools of revolving lines of credit.

AVERAGE LIFE. In mortgage-related investments, including CMOs, the average time to expected receipt of principal payments, weighted by the amount of principal expected.

BANKER'S ACCEPTANCE. A money market instrument created to facilitate international trade transactions. It is highly liquid and safe because the risk of the trade transaction is transferred to the bank which "accepts" the obligation to pay the investor.

BENCHMARK. A comparison security or portfolio. A performance benchmark is a partial market index, which reflects the mix of securities allowed under a specific investment policy.

BID. The price at which a buyer offers to buy a security.

BROKER. A broker brings buyers and sellers together for a transaction for which the broker receives a commission. A broker does not sell securities from his own position.

CALLABLE. A callable security gives the issuer the option to call it from the investor prior to its maturity. The main cause of a call is a decline in interest rates. If interest rates decline since an issuer issues securities, it will likely call its current securities and reissue them at a lower rate of interest. Callable securities have reinvestment risk as the investor may receive its principal back when interest rates are lower than when the investment was initially made.

CERTIFICATE OF DEPOSIT (CD). A time deposit with a specific maturity evidenced by a certificate. Large denomination CDs may be marketable.

CERTIFICATE OF DEPOSIT ACCOUNT REGISTRY SYSTEM (CDARS). A private placement service that allows local agencies to purchase more than $250,000 in CDs from a single financial institution (must be a participating institution of CDARS) while still maintaining FDIC insurance coverage. CDARS is currently the only entity providing this service. CDARS facilitates the trading of deposits between the California institution and other participating institutions in amounts that are less than $250,000 each, so that FDIC coverage is maintained.

COLLATERAL. Securities or cash pledged by a borrower to secure repayment of a loan or repurchase agreement. Also, securities pledged by a financial institution to secure deposits of public monies.

COLLATERALIZED MORTGAGE OBLIGATIONS (CMO). Classes of bonds that redistribute the cash flows of mortgage securities (and whole loans) to create securities that have different levels of prepayment risk, as compared to the underlying mortgage securities.

COMMERCIAL PAPER. The short-term unsecured debt of corporations.

COST YIELD. The annual income from an investment divided by the purchase cost. Because it does not give effect to premiums and discounts which may have been included in the purchase cost, it is an incomplete measure of return.

COUPON. The rate of return at which interest is paid on a bond.

CREDIT RISK. The risk that principal and/or interest on an investment will not be paid in a timely manner due to changes in the condition of the issuer.

CURRENT YIELD. The annual income from an investment divided by the current market value. Since the mathematical calculation relies on the current market value rather than the investor's cost, current yield is unrelated to the actual return the investor will earn if the security is held to maturity.

DEALER. A dealer acts as a principal in security transactions, selling securities from and buying securities for his own position.

DEBENTURE. A bond secured only by the general credit of the issuer.

DELIVERY VS. PAYMENT (DVP). A securities industry procedure whereby payment for a security must be made at the time the security is delivered to the purchaser's agent.

DERIVATIVE. Any security that has principal and/or interest payments which are subject to uncertainty (but not for reasons of default or credit risk) as to timing and/or amount, or any security which represents a component of another security which has been separated from other components ("Stripped" coupons and principal). A derivative is also defined as a financial instrument the value of which is totally or partially derived from the value of another instrument, interest rate, or index.

DISCOUNT. The difference between the par value of a bond and the cost of the bond, when the cost is below par. Some short-term securities, such as T-bills and banker's acceptances, are known as discount securities. They sell at a discount from par, and return the par value to the investor at maturity without additional interest. Other securities, which have fixed coupons, trade at a discount when the coupon rate is lower than the current market rate for securities of that maturity and/or quality.

DIVERSIFICATION. Dividing investment funds among a variety of investments to avoid excessive exposure to any one source of risk.

DURATION. The weighted average time to maturity of a bond where the weights are the present values of the future cash flows. Duration measures the price sensitivity of a bond to changes in interest rates. (See modified duration).

FEDERAL FUNDS RATE. The rate of interest charged by banks for short-term loans to other banks. The Federal Reserve Bank through open-market operations establishes it.

FEDERAL OPEN MARKET COMMITTEE. A committee of the Federal Reserve Board that establishes monetary policy and executes it through temporary and permanent changes to the supply of bank reserves.

LEVERAGE. Borrowing funds in order to invest in securities that have the potential to pay earnings at a rate higher than the cost of borrowing.

LIQUIDITY. The speed and ease with which an asset can be converted to cash.

LOCAL AGENCY INVESTMENT FUND (LAIF). A voluntary investment fund open to government entities and certain non-profit organizations in California that is managed by the State Treasurer's Office.

LOCAL GOVERNMENT INVESTMENT POOL. Investment pools that range from the State Treasurer's Office Local Agency Investment Fund (LAIF) to county pools, to Joint Powers Authorities (JPAs). These funds are not subject to the same SEC rules applicable to money market mutual funds.

MAKE WHOLE CALL. A type of call provision on a bond that allows the issuer to pay off the remaining debt early. Unlike a call option, with a make whole call provision, the issuer makes a lump sum

payment that equals the net present value (NPV) of future coupon payments that will not be paid because of the call. With this type of call, an investor is compensated, or "made whole."

MARGIN. The difference between the market value of a security and the loan a broker makes using that security as collateral.

MARKET RISK. The risk that the value of securities will fluctuate with changes in overall market conditions or interest rates.

MARKET VALUE. The price at which a security can be traded.

MARKING TO MARKET. The process of posting current market values for securities in a portfolio.

MATURITY. The final date upon which the principal of a security becomes due and payable.

MEDIUM TERM NOTES. Unsecured, investment-grade senior debt securities of major corporations which are sold in relatively small amounts on either a continuous or an intermittent basis. MTNs are highly flexible debt instruments that can be structured to respond to market opportunities or to investor preferences.

MODIFIED DURATION. The percent change in price for a 100 basis point change in yields. Modified duration is the best single measure of a portfolio's or security's exposure to market risk.

MONEY MARKET. The market in which short-term debt instruments (T-bills, discount notes, commercial paper, and banker's acceptances) are issued and traded.

MORTGAGE PASS-THROUGH SECURITIES. A securitized participation in the interest and principal cash flows from a specified pool of mortgages. Principal and interest payments made on the mortgages are passed through to the holder of the security.

MUNICIPAL SECURITIES. Securities issued by state and local agencies to finance capital and operating expenses.

MUTUAL FUND. An entity which pools the funds of investors and invests those funds in a set of securities which is specifically defined in the fund's prospectus. Mutual funds can be invested in various types of domestic and/or international stocks, bonds, and money market instruments, as set forth in the individual fund's prospectus. For most large, institutional investors, the costs associated with investing in mutual funds are higher than the investor can obtain through an individually managed portfolio.

NATIONALLY RECOGNIZED STATISTICAL RATINGS ORGANIZATION (NRSRO). A credit rating agency that the Securities and Exchange Commission in the United States uses for regulatory purposes. Credit rating agencies provide assessments of an investment's risk. The issuers of investments, especially debt securities, pay credit rating agencies to provide them with ratings. The three most prominent NRSROs are Fitch, S&P, and Moody's.

NEGOTIABLE CD. A short-term debt instrument that pays interest and is issued by a bank, savings or federal association, state or federal credit union, or state-licensed branch of a foreign bank. Negotiable CDs are traded in a secondary market and are payable upon order to the bearer or initial depositor (investor).

PREMIUM. The difference between the par value of a bond and the cost of the bond, when the cost is above par.

PREPAYMENT SPEED. A measure of how quickly principal is repaid to investors in mortgage securities.

PREPAYMENT WINDOW. The time period over which principal repayments will be received on mortgage securities at a specified prepayment speed.

PRIMARY DEALER. A financial institution (1) that is a trading counterparty with the Federal Reserve in its execution of market operations to carry out U.S. monetary policy, and (2) that participates for statistical reporting purposes in compiling data on activity in the U.S. Government securities market.

PRUDENT PERSON (PRUDENT INVESTOR) RULE. A standard of responsibility which applies to fiduciaries. In California, the rule is stated as "Investments shall be managed with the care, skill, prudence and diligence, under the circumstances then prevailing, that a prudent person, acting in a like capacity and familiar with such matters, would use in the conduct of an enterprise of like character and with like aims to accomplish similar purposes."

REALIZED YIELD. The change in value of the portfolio due to interest received and interest earned and realized gains and losses. It does not give effect to changes in market value on securities, which have not been sold from the portfolio.

REGIONAL DEALER. A financial intermediary that buys and sells securities for the benefit of its customers without maintaining substantial inventories of securities and that is not a primary dealer.

REPURCHASE AGREEMENT. Short-term purchases of securities with a simultaneous agreement to sell the securities back at a higher price. From the seller's point of view, the same transaction is a reverse repurchase agreement.

SAFEKEEPING. A service to bank customers whereby securities are held by the bank in the customer's name.

STRUCTURED NOTE. A complex, fixed income instrument, which pays interest, based on a formula tied to other interest rates, commodities or indices. Examples include inverse floating rate notes which have coupons that increase when other interest rates are falling, and which fall when other interest rates are rising, and "dual index floaters," which pay interest based on the relationship between two other interest rates - for example, the yield on the ten-year Treasury note minus the Libor rate. Issuers of such notes lock in a reduced cost of borrowing by purchasing interest rate swap agreements.

SUPRANATIONAL. A Supranational is a multi-national organization whereby member states transcend national boundaries or interests to share in the decision making to promote economic development in the member countries.

TOTAL RATE OF RETURN. A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains, and losses in the portfolio.

U.S. TREASURY OBLIGATIONS. Securities issued by the U.S. Treasury and backed by the full faith and credit of the United States. Treasuries are considered to have no credit risk, and are the benchmark for interest rates on all other securities in the US and overseas. The Treasury issues both discounted securities and fixed coupon notes and bonds.

TREASURY BILLS. All securities issued with initial maturities of one year or less are issued as discounted instruments, and are called Treasury bills. The Treasury currently issues three- and six-month T-bills at regular weekly auctions. It also issues "cash management" bills as needed to smooth out cash flows.

TREASURY NOTES. All securities issued with initial maturities of two to ten years are called Treasury notes, and pay interest semi-annually.

TREASURY BONDS. All securities issued with initial maturities greater than ten years are called Treasury bonds. Like Treasury notes, they pay interest semi-annually.

VOLATILITY. The rate at which security prices change with changes in general economic conditions or the general level of interest rates.

YIELD TO MATURITY. The annualized internal rate of return on an investment which equates the expected cash flows from the investment to its cost.

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-192 **Meeting Date:** 3/17/2026

TITLE:

CONTINUATION REQUEST OF AN INTRODUCTION AND FIRST READING BY TITLE ONLY OF AN ORDINANCE AMENDING CHAPTER III OF TITLE 15 OF THE COSTA MESA MUNICIPAL CODE RELATING TO DRAINAGE AND ADOPTION OF DEVELOPMENT IMPACT FEES FOR STORM DRAINAGE AND ADOPTION OF A CAPITAL IMPROVEMENT PLAN AS PART OF THE NEXUS STUDY AND COMPLETION OF THE STORM DRAIN SYSTEM MASTER PLAN (SDSMP) UPDATE

DEPARTMENT: **PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION**

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

CONTACT INFORMATION: **SEUNG YANG, P.E., CITY ENGINEER, (714) 754-5335**

RECOMMENDATION:

Staff recommends the City Council open the public hearing and continue the item to the April 7, 2026, City Council meeting.

BACKGROUND:

The public hearing for the Adoption of Storm Drain Development Impact Fees and associated Nexus Study and Municipal Code amendments was noticed for the March 17, 2026, City Council Meeting. However, following the initial noticing of the item, it is recommended that it be continued to the April 7, 2026, City Council Meeting.

Phase 1 of the Storm Drain System Master Plan update was completed and accepted by City Council on October 15, 2024. This included the following reports:

- Existing Conditions Assessment Report (ECAR)
- Proposed Drainage and Water Quality Improvements

Phase 2 of the Storm Drain System Master Plan is the Storm Drainage Impact Fee Nexus Study. It can be found on the City's webpage at: <https://www.costamesaca.gov/storm>.
All information regarding the Storm Drain System Master Plan Update study can also be found on the City's webpage at: <https://www.costamesaca.gov/storm>.

ANALYSIS:

The public hearing is being continued to the April 7, 2026, City Council Meeting. The City's consultant, Harris & Associates, will be available to present the item at this meeting.

ALTERNATIVES:

There are no recommended alternatives.

FISCAL REVIEW:

A full fiscal analysis will be included as part of the agenda report for the public hearing on April 7, 2026. Revenues from drainage assessment fees are recorded in the Drainage Fees Fund (Fund 209), which has a current uncommitted fund balance of approximately $200,000.

LEGAL REVIEW:

The legal review will be included as part of the April 7, 2026, report.

CITY COUNCIL GOALS AND PRIORITIES:

The Storm Drain System Master Plan Update 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
- Advance Environmental Sustainability and Climate Resiliency

CONCLUSION:

Staff recommends the City Council open the public hearing and continue the item to the April 7, 2026, City Council meeting.

File #: 25-619 **Meeting Date:** 3/17/2026

TITLE:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA REPEALING, REPLACING AND AMENDING TITLE 9 (LICENSES AND BUSINESS REGULATIONS) OF THE COSTA MESA MUNICIPAL CODE, CHAPTER II (REGULATION OF CERTAIN BUSINESSES), ARTICLE 24 (JUST CAUSE RESIDENTIAL TENANT PROTECTIONS)

DEPARTMENT: **CITY MANAGER**

PRESENTED BY: **NATE ROBBINS, NEIGHBORHOOD IMPROVEMENT MANAGER**

CONTACT INFORMATION: **NATE ROBBINS, 714-754-5274**

RECOMMENDATION:

Introduce and give first reading to Ordinance No. 2026-xx repealing, replacing and amending Title 9 (Licenses and Business Regulations) of the Costa Mesa Municipal Code, Chapter II (Regulation of Certain Businesses), Article 24 (Just Cause Residential Tenant Protections).

BACKGROUND:

Assembly Bill 1482

On October 8, 2019, the Governor of California signed into law Assembly Bill 1482 (AB-1482), otherwise known as the Tenant Protection Act of 2019. In summary, AB-1482 prohibits owners of residential real property from evicting a tenant without just cause when said tenant has occupied a residential unit for a minimum of 12 consecutive months. AB-1482 further delineates just-cause evictions into two separate categories: At-Fault and No-Fault. As their names imply, just-cause at-fault evictions are triggered when a tenant performs or fails to perform specific actions that cause an owner to terminate a lease, whereas no-fault just-cause evictions are actions taken by the owner to terminate a lease in the absence of any wrongdoing by the tenant.

AB 1482 allows owners to issue an at-fault just cause eviction for any of the following:

A. Failure to pay rent
B. Breach of a material term of the lease
C. Allowing or causing a nuisance
D. Committing waste
E. Failure to execute an extension upon expiration of the lease
F. Criminal activity
G. Subletting in violation of the lease

H. Tenant's refusal to allow the owner to enter the real property

I. Using the property for an unlawful purpose

J. An employee or agent of the owner fails to vacate upon being terminated

K. Tenant's failure to surrender the property after providing written notice of their intent to surrender

Further, AB 1482 allows owners to issue a no-fault just cause eviction for any of the following:

A. Intent to occupy the property by the owner or an immediate family member

B. Withdrawal of the property from the rental market

C. Complying with an order from a government agency, court, or ordinance

D. Intent to demolish or substantially rehabilitate the property

Costa Mesa Tenant Protections Ordinance

On November 7, 2023, the City Council voted to adopt Urgency Ordinance No. 2023-04 ("Ordinance") amending Title 9 of the Costa Mesa Municipal Code by adding Chapter II to support Costa Mesa renters facing no-fault eviction. The Ordinance was identical to the provisions of the State of California's Tenant Protection Act, including the enhancements listed below. As stated in the Ordinance, failure to perform any of these requirements renders a notice to vacate void.

1. The Ordinance requires property owners to notify the City within 72 hours after giving notice to their tenant of a no-fault eviction.

2. The Ordinance requires owners to pay tenants being issued a no-fault eviction relocation benefits equal to the greater of the tenant's current monthly rent, or one (1) month of Fair Market Rent (FMR) as determined annually by the U.S. Department of Housing and Urban Development (HUD).

3. The Ordinance requires owners to notify the City during the permitting process when a no-fault just cause eviction justification is to perform a substantial remodel of the housing unit.

On September 9, 2025, the City Council directed staff to bring forth an amendment to the Ordinance that would require property owners to notify the City when issuing an eviction notice to their tenant, including both no-fault and at-fault evictions. This direction followed requests from several members of the public for the City to track both no-fault and at-fault evictions in order to collect and analyze data.

ANALYSIS:

Currently, there is no mechanism for tracking at-fault eviction data in Costa Mesa. At-fault evictions that are uncontested by the tenant do not require reporting to any public agency, as the tenant chooses to vacate the property upon receipt of a notice from the property owner. Contested at-fault evictions require the property owner to file an Unlawful Detainer complaint with the Superior Court; however, this data is not available to the public except on a case-by-case basis, upon subpoena as

part of litigation proceedings.

Proposed Amendments to the Ordinance

The proposed amendments to the Urgency Ordinance ("Amendment") would update the language in Sections 9-402.D. and 9-403.C. (Attachment 1). The proposed changes are italicized in bold below:

- Section 9-402.D. An owner of residential property who has issued a ***no-fault notice*** to terminate a tenancy, ***or who has filed an at-fault unlawful detainer complaint in the superior court, for*** just cause as provided in this Article***,*** shall provide notice in writing to the City of Costa Mesa, City Manager or his or her designee, at 77 Fair Drive, Post Office Box 1200, Costa Mesa, California 92628-1200 within 72 hours of issuing the notice to terminate the tenancy to the tenant ***or filing the unlawful detainer complaint***. The notice shall be provided using a form prepared by the City and available on its website.

- Section 9-403.C. An owner's failure to strictly comply with section 9-402 or this section shall render ***a*** notice of ***no-fault*** termination void.

As indicated in the language above, the Amendment would require property owners to notify the City of both no-fault and at-fault evictions, but the penalty for failure to comply with the provisions of the Ordinance would be different for both.

- As currently stated in the Ordinance, failure to comply with the provisions regarding no-fault evictions results in the notice of termination being rendered void. Further, property owners who fail to render void a termination of tenancy deemed unlawful by the City may be subject to a Civil Citation for violation of the City's Municipal Code.

- As proposed by the Amendment, failure to comply with the provisions regarding at-fault evictions would not affect the property owner's ability to move forward with the eviction but may result in the issuance of a Civil Citation for violation of the City's Municipal Code.

Civil Citation fines start at $150 for the first violation (per landlord/property/unit) and increase to $300 and $500 for second and third violations, respectively, of the same Ordinance with a 12-month period. For example, if a property owner fails to notify the City of an at-fault eviction, they may be subject to a fine of $150. If that same property owner fails to notify the City of a second at-fault eviction within the same 12-month period, they may be subject to a $300 fine. A third failure to notify the City, and each failure thereafter during the same 12-month period, may result in a $500 fine.

Grace Period for Enforcement

While the Amendment would impose potential enforcement action against property owners who fail to properly notify the City when issuing an at-fault eviction, the City's intent is to provide a 12-month grace period where no enforcement action will be taken. This grace period will allow the City to conduct outreach to the community and property owners to ensure all are aware of the updates to the law.

Community and Property Owner Outreach

Should the Council choose to adopt the Amendment, City staff will conduct outreach to inform both renters and property owners of their rights and responsibilities regarding the City's tenant protection laws. This outreach will include:

- Updating the City's website to include the adopted provisions and provide technical information and documentation to assist property owners in satisfying the requirements of the law.
- Posting flyers at key locations around the City, including City Hall, libraries, community centers, etc.
- Mailing information to property owners of residential units covered by the Ordinance.
- Providing direct assistance to property owners via phone or email.

Additional Considerations

Staff met with representatives from the California Apartment Association and Orange County Apartment Association to receive feedback regarding the proposed amendments. Regardless of the City's intent in amending the Ordinance to require reporting of at-fault evictions, both groups stated that these changes will imply that the City will provide supportive services like landlord/tenant mediation, legal advice and/or in-court representation, financial assistance, housing navigation to locate/secure a new housing unit, and more. They believe additional supportive and financial resources need to be allocated to assist tenants facing an at-fault eviction. In their opinion, failure to do so will cause confusion and frustration among the rental community.

ALTERNATIVES:

The City Council can choose to reject the updated language proposed by the Amendment and direct staff to bring back alternative language, or direct staff to leave the language of the Ordinance as it was adopted.

FISCAL REVIEW:

The Amendment imposes enforcement action on property owners who fail to properly notify the City upon issuing an at-fault eviction, thus violating the Costa Mesa Municipal Code (CMMC). Civil Citations for this type of CMMC violation are subject to escalating fines of $150 for the first violation and increase to $300 and $500 for second and third violations, respectively, of the same Ordinance with a 12-month period.

LEGAL REVIEW:

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

CITY COUNCIL GOALS AND PRIORITIES:

Diversify, stabilize and increase housing to reflect community needs.

CONCLUSION:

Introduce and give first reading to Ordinance No. 2026-xx repealing, replacing and amending Title 9 (Licenses and Business Regulations) of the Costa Mesa Municipal Code, Chapter II (Regulation of Certain Businesses), Article 24 (Just Cause Residential Tenant Protections).

ORDINANCE NO. 2026-xx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA REPEALING, REPLACING AND AMENDING TITLE 9 (LICENSES AND BUSINESS REGULATIONS) OF THE COSTA MESA MUNICIPAL CODE, CHAPTER II (REGULATION OF CERTAIN BUSINESSES, ARTICLE 24 (JUST CAUSE RESIDENTIAL TENANT PROTECTIONS)

WHEREAS, The California Legislature adopted the Tenant Protection Act of 2019 (Civil Code section 1946.2, *et seq*., the "Act") which, as of January 1, 2020, provides "just cause" eviction protections to qualifying tenants of certain residential real property, and amended the Act pursuant to SB 567 in 2023 to add additional requirements to take effect on April 1, 2024; and

WHEREAS, The Act, in subsection (g)(1)(B) ((i)(1)(B) of Civil Code Section 1946.2 as amended), states that a local ordinance requiring "just cause" for landlords to terminate a residential tenancy is valid and will prevail over the Act so long as the just cause eviction protections in the local ordinance are consistent with the Act and, so long as the ordinance, as supported by binding legislative findings of the local government, is "more protective" than the Act by: further limiting the reasons for terminating a residential tenancy, providing for higher relocation assistance, or providing additional tenant protections that are not otherwise prohibited by law; and

WHEREAS, The City of Costa Mesa ("City") is a California General Law city with broad "police powers" vested in municipalities by California's Constitution, pursuant to which the City may make and enforce laws necessary to protect and preserve the health, safety, and general welfare of its residents; and

WHEREAS, Pursuant to this broad authority and express authorization in the Act, the City Council for the City of Costa Mesa ("City Council") finds it necessary and appropriate to adopt a local ordinance establishing "just cause" eviction protections that are both consistent with the just cause projections of the Act and "more protective" than the Act in specified circumstances; and

WHEREAS, Based upon all matters presented to it in connection with its consideration of this ordinance, the City Council finds and declares that the legislative findings and declarations made herein are true, correct, and binding, and that all legal prerequisites to the adoption of this ordinance have been duly performed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES ORDAIN AS FOLLOWS:

SECTION 1. Title 9 (LICENSES AND BUSINESS REGULATIONS) of the Costa Mesa Municipal Code, Chapter II (REGULATION OF CERTAIN BUSINESSES, ARTICLE 24 (JUST CAUSE RESIDENTIAL TENANT PROTECTIONS) is hearby repealed, replaced and amended to read as follows:

CHAPTER II

ARTICLE 24. JUST CAUSE RESIDENTIAL TENANT PROTECTIONS.

Section 9-400 **Findings and Purpose**
Section 9-401 **Definitions**
Section 9-402 **Just Cause Required for Terminating a Residential Tenancy; Just Cause Defined**
Section 9-403 **Notices to Terminate a Tenancy for Curable Lease Violations and No-Fault Just Cause**
Section 9-404 **Relocation Assistance; Specified Circumstances**
Section 9-405 **Notice to Tenants of California Limits on Rent Increases**
Section 9-406 **Exclusions from Article**
Section 9-407 **Waiver of Rights Ineffective**
Section 9-408 **Violations and Enforcement**

Section 9-400 Findings and Purpose.

In compliance with subdivision (g)(1)(B) of California Civil Code Section 1946.2 ((i)(1)(B) of section 1946.2 of the California Civil Code effective April 1, 2024), the City Council for the City of Costa Mesa finds and declares that:

A. The provisions of this Article requiring “just cause” for termination of a residential tenancy are consistent with Section 1946.2 of the Civil Code; and

B. The provisions of this Article are more protective than Section 1946.2 of the Civil Code by providing for higher relocation assistance and the imposition of civil penalties in specified circumstances, and by including additional tenant protections that are not prohibited by any other provision of law.

Section 9-401 Definitions.

In addition to the terms and phases otherwise defined in this Article, the following terms shall have the meaning given:

“Fair Market Rent” shall mean the Department of Housing and Urban Development Final Fair Market Rents Documentation System for the Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area, FMRs for All Bedroom Sizes, for the fiscal year in which the action is taken.

"Owner” includes any person, acting as principal or through an agent, having the right to offer residential real property for rent, and includes a predecessor in interest to the owner, except that this term does not include the owner or operator of a mobile home park, or the owner of a mobile home or his or her agent.

"Residential real property" includes any dwelling or unit that is intended for human habitation.

"Tenancy" means the lawful occupation of residential real property and includes a lease or sublease, and “tenant” means an individual in lawful occupation of residential real property and includes a lease or sublease.

Section 9-402 **Just Cause Required for Terminating a Residential Tenancy; Just Cause Defined.**

A. Notwithstanding any other law, after a tenant has continuously and lawfully occupied a residential real property for 12 months, the owner of the residential real property shall not terminate the tenancy without just cause, which shall be stated in the written notice to terminate tenancy. If any additional adult tenants are added to the lease before an existing tenant has continuously and lawfully occupied the residential real property for 24 months, then this subdivision shall only apply if either of the following are satisfied:

1. All of the tenants have continuously and lawfully occupied the residential real property for 12 months or more.

2. One or more tenants have continuously and lawfully occupied the residential real property for 24 months or more.

B. For purposes of this Article, "just cause" includes either at-fault just cause or no-fault just cause:

1. “At-fault just cause” includes any of the following:

a. Default in the payment of rent.

b. A breach of a material term of the lease, as described in paragraph (3) of Section 1161 of the California Code of Civil Procedure, including, but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.

c. Maintaining, committing, or permitting the maintenance or commission of a nuisance as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.

d. Committing waste as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.

e. The tenant had a written lease that terminated on or after January 1, 2020, or January 1, 2022, if the lease is for a tenancy in a mobilehome, and after a written request or demand from the owner, the tenant has refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate this Article or any other provision of law.

f. Criminal activity by the tenant on the residential real property, including any common areas, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the California Penal Code, on or off the residential real property, that is directed at any owner or agent of the owner of the residential real property.

g. Assigning or subletting the premises in violation of the tenant's lease, as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.

h. The tenant's refusal to allow the owner to enter the residential real property as authorized by Sections 1101.5 and 1954 of the California Civil Code, and Sections 13113.7 and 17926.1 of the California Health and Safety Code.

i. Using the premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.

j. The employee, agent, or licensee's failure to vacate after their termination as an employee, agent, or licensee as described in paragraph (1) of Section 1161 of the California Code of Civil Procedure.

k. When the tenant fails to deliver possession of the residential real property after providing the owner written notice as provided in Section 1946 of the California Civil Code of the tenant's intention to terminate the hiring of the real property, or makes a written offer to surrender that is accepted in writing by the landlord, but fails to deliver possession at the time specified in that written notice as described in paragraph (5) of Section 1161 of the California Code of Civil Procedure.

2. "No-fault just cause" includes any of the following:

a.(i) Intent to occupy the residential real property by the owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents for a minimum of 12 continuous months as that person's primary residence.

(ii) For leases entered into on or after July 1, 2020, or July 1, 2022, if the lease is for a tenancy in a mobilehome, clause (i) shall apply only if the tenant agrees, in writing, to the termination, or if a provision of the lease allows the owner to terminate the lease if the owner, or the owner's spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the residential real property. Addition of a provision allowing the owner to terminate the lease as described in this clause to a new or renewed rental agreement or fixed-term lease constitutes a similar provision for the purposes of subparagraph e of paragraph B.1.

(iii) This subparagraph does not apply if the intended occupant occupies a rental unit on the property or if a vacancy of a similar unit already exists at the property.

(iv) The written notice terminating a tenancy for a just cause pursuant to this subparagraph shall contain the name or names and relationship to the owner of the intended occupant. The written notice shall additionally include notification that the tenant may request proof that the intended occupant is an owner or related to the owner as defined in subclause (ii) of clause (viii). The proof shall be provided upon request and may include an operating agreement and other non-public documents.

(v) Clause (i) applies only if the intended occupant moves into the rental unit within 90 days after the tenant vacates and occupies the rental unit as a primary residence for at least 12 consecutive months.

(vi) (I) If the intended occupant fails to occupy the rental unit within 90 days after the tenant vacates or fails to occupy the rental unit as their primary residence for at least 12 consecutive months, the owner shall offer the unit to the tenant who vacated it at the same rent and lease terms in effect at the time the tenant vacated and shall reimburse the tenant for reasonable moving expenses incurred in excess of any relocation assistance that was paid to the tenant in connection with the written notice.

(II) If the intended occupant moves into the rental unit within 90 days after the tenant vacates, but dies before having occupied the rental unit as a primary residence for 12 months, as required by clause (vi), this will not be considered a failure to comply with this section or a material violation of this section by the owner as provided in section 9-408.

(vii) For a new tenancy by someone other than the "intended occupant" commenced during the time periods described in clause (v), the accommodations shall be offered and rented or leased at the lawful rent in effect at the time any notice of termination of tenancy is served.

(viii) As used in this subparagraph B.2.a:

(I) "Intended occupant" means the owner of the residential real property or the owner's spouse, domestic partner, child, grandchild, parent, or grandparent, as described in clause (i).

(II) “Owner” means any of the following:

(a) An owner who is a natural person that has at least a 25-percent recorded ownership interest in the property.

(b) An owner who is a natural person who has any recorded ownership interest in the property if 100 percent of the recorded ownership is divided among owners who are related to each other as sibling, spouse, domestic partner, child, parent, grandparent, or grandchild.

(c) An owner who is a natural person whose recorded interest in the property is owned through a limited liability company or partnership.

(III) For purposes of subclause (II), “natural person” includes any of the following:

(a) A natural person who is a settlor or beneficiary of a family trust.

(b) If the property is owned by a limited liability company or partnership, a natural person with a 25-percent ownership interest in the property.

(IV) “Family trust” means a revocable living trust or irrevocable trust in which the settlors and beneficiaries of the trust are persons who are related to each other as sibling, spouse, domestic partner, child, parent, grandparent, or grandchild.

(V) “Beneficial owner” means a natural person or family trust for whom, directly or indirectly and through any contract arrangement, understanding, relationship, or otherwise, and any of the following applies:

(a) The natural person exercises substantial control over a partnership or limited liability company.

(b) The natural person owns 25 percent or more of the equity interest of a partnership or limited liability company.

(c) The natural person receives substantial economic benefits from the assets of a partnership.

b. Withdrawal of the residential real property from the rental market.

c. The owner complying with any of the following:

(i) An order issued by a government agency or court relating to habitability that necessitates vacating the residential real property.

(ii) An order issued by a government agency or court to vacate the residential real property.

(iii) A local ordinance that necessitates vacating the residential real property.

d.

(i) Intent to demolish or to substantially remodel the residential real property.

(ii) For purposes of this subparagraph, “substantially remodel” means either of the following that cannot be reasonably accomplished in a safe manner that allows the tenant to remain living in the place and that requires the tenant to vacate the residential real property for at least 30 consecutive days:

(I) The replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency.

(II) The abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws.

(iii) For purposes of this subparagraph, a tenant is not required to vacate the residential real property on any days where a tenant could continue living in the residential real property without violating health, safety, and habitability codes and laws. Cosmetic improvements alone, including painting, decorating, and minor repairs, or other work that can be performed safely without having the residential real property vacated, do not qualify as substantial remodel.

(iv) A written notice terminating a tenancy for a just cause pursuant to this subparagraph shall include all of the following information:

(I) A statement informing the tenant of the owner's intent to demolish the property or substantially remodel the rental unit property.

(II) The following statement:

"If the substantial remodel of your unit or demolition of the property as described in this notice of termination is not commenced or completed, the owner must offer you the opportunity to re-rent your unit with a rental agreement containing the same terms as your most recent rental agreement with the owner at the rental rate that was in effect at the time you vacated. You must notify the owner within thirty (30) days of receipt of the offer to re-rent of your acceptance or rejection of the offer, and, if accepted, you must reoccupy the unit within thirty (30) days of notifying the owner of your acceptance of the offer."

(III) A description of the substantial remodel to be completed, the approximate expected duration of the substantial remodel, or if the property is to be demolished, the expected date by which the property will be demolished, together with one of the following:

(i) A copy of the permit or permits required to undertake the substantial remodel or demolition.

(ii) Only if a notice is issued pursuant to subclause (II) of clause (ii) of this subsection d. and the remodel does not require any permit, a copy of the signed contract with the contractor hired by the owner to complete the substantial remodel, that reasonably details the work that will be undertaken to abate the hazardous materials as described in subclause (II) of clause (ii).

(IV) A notification that if the tenant is interested in reoccupying the rental unit following the substantial remodel, the tenant shall inform the owner of the tenant's interest in reoccupying the rental unit following the substantial remodel and provide to the owner the tenant's address, telephone number, and email address.

C. Before an owner of residential real property issues a notice to terminate a tenancy for no-fault just cause described in paragraph B.2.d of this section, the owner shall have obtained all necessary permits for the demolition or remodeling work from all applicable governmental agencies. In the case of a permit issued by the City, the permit issuance will be conditioned upon the owner providing a complete list of all tenants whose tenancies will be terminated in connection with the permitted work.

D. An owner of residential property who has issued a no-fault notice to terminate a tenancy, or who has filed an at-fault unlawful detainer complaint in the superior court, for just cause as provided in this Article, shall provide notice in writing to the City of Costa Mesa, City Manager or his or her designee, at 77 Fair Drive, Post Office Box 1200, Costa Mesa, California 92628-1200 within 72 hours of issuing the notice to terminate the tenancy to the tenant or filing the unlawfuful detainer complaint. The notice shall be provided using a form prepared by the City and available on its website.

Section 9-403 **Notices to Terminate a Tenancy for Curable Lease Violations and No-Fault Just Cause.**

A. Before an owner of residential real property issues a notice to terminate a tenancy for just cause that is a curable lease violation, the owner shall first give notice of the lease violation to the tenant with an opportunity to cure the violation pursuant to paragraph (3) of Section 1161 of the California Code of Civil Procedure. If the violation is not cured within the time period set forth in the notice, a three-day notice to quit without an opportunity to cure may thereafter be served to terminate the tenancy.

B. If an owner issues a notice to terminate a tenancy for no-fault just cause, the owner shall include written notice of the tenant's right to relocation assistance or rent waiver pursuant to Section 9-404 of this Article. If the owner elects to waive the rent for the final month(s) under paragraph A.2. of Section 9-404, the notice shall state the amount of rent waived and that no rent is due for the final month (or months) of the tenancy.

C. An owner's failure to strictly comply with section 9-402 or this section shall render a notice of no-fault termination void.

Section 9-404 Relocation Assistance; Specified Circumstances.

A. For a tenancy for which just cause is required to terminate the tenancy under paragraph A. of Section 9-402, if an owner of residential real property issues a termination notice based on a no-fault just cause described in paragraph B.2 of Section 9-402 (no-fault just cause), the owner shall, regardless of the tenant's income, at the owner's option, do one of the following:

1. Assist the tenant to relocate by providing a direct payment to the tenant as described in paragraph C. of this section.

2. Waive in writing the payment of rent in an amount equal to that described in paragraph C. of this section prior to the rent becoming due.

B. If an owner issues a notice to terminate a tenancy for no-fault just cause, the owner shall notify the tenant in the written termination notice of the tenant's right to relocation assistance or rent waiver pursuant to this section. If the owner elects to waive the rent for the final month of the tenancy as provided in subparagraph 2 of paragraph A, the notice shall state the amount of rent waived and that no rent is due for the final month of the tenancy as provided in paragraph C. of this section.

C. The amount of relocation assistance or rent wavier shall be equal to one month of the Fair Market Rental rate for a unit of similar size, or one month of the tenant's rent that was in effect when the owner issued the notice to terminate the tenancy, whichever is greater, with any difference owing to the tenant to be paid within 15 calendar days of service of the Notice to Terminate the Tenancy.

D. Any relocation assistance required by this section shall be provided within 15 calendar days of service of the notice to terminate the tenancy.

E. If a tenant fails to vacate after the expiration of the notice to terminate the tenancy, the actual amount of any relocation assistance or rent waiver provided pursuant to this section shall be recoverable as damages in an action to recover possession.

F. Notwithstanding the provisions of this section, if it is determined by any government agency or court that the tenant is at fault for the condition or conditions triggering the order or need to vacate under paragraph B.2.c of Section 9-402 (owner compliance with court or government order), the tenant shall not be entitled to relocation assistance or rent waiver.

G. The relocation assistance or rent waiver required by this section shall be credited against any other relocation assistance required by any other law.

H. An owner's failure to strictly comply with paragraphs A., B., C. and D. of this section shall render the notice of termination void.

Section 9-405 Notice to Tenants of California Limits on Rent Increases.

An owner of residential real property that is subject to this Article shall provide notice to the tenant as follows:

A. For any tenancy commenced or renewed on or after July 1, 2020, as an

addendum to the lease or rental agreement, or as a written notice signed by the tenant, with a copy provided to the tenant.

B. For a tenancy existing prior to July 1, 2020, by written notice to the tenant no later than August 1, 2020, or as an addendum to the lease or rental agreement.

C. The notification or lease provision shall be in no less than 12-point type and shall include the following:

> "California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information."

D. For a tenancy commenced or renewed after November 7, 2023, the final sentence of the written notice tenant or lease provision shall read as follows: “See Section 1946.2 of the Civil Code and Title 9, Chapter II, Article 24 of the Costa Mesa Municipal Code for more information.”

E. The provision of the notice shall be subject to Section 1632 of the California Civil Code.

F. An owner’s failure to comply with any provision of this section shall render the written termination notice void.

Section 9-406 Exclusions from Article.

This Article shall not apply to the following types of residential real properties or residential circumstances:

A. Transient and tourist hotel occupancy as defined in subdivision (b) of Section 1940 of the California Civil Code.

B. Housing accommodations in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, as defined in Section 1569.2 of the California Health and Safety Code, or an adult residential facility, as defined in Chapter 6 of Division 6 of Title 22 of the Manual of Policies and Procedures published by the California State Department of Social Services.

C. Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12, inclusive, school.

D. Housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner who maintains their principal residence at the residential real property.

E. Single-family owner-occupied residences, including a residence in which the owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit or a junior accessory dwelling unit.

F. A property containing two separate dwelling units within a single structure in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, so long as the owner continues in occupancy, and neither unit is an accessory dwelling unit or a junior accessory dwelling unit.

G. Housing that has been issued a certificate of occupancy within the previous 15 years.

H. Residential real property that is alienable separate from the title to any other dwelling unit, provided that both of the following apply:

1. The owner is not any of the following:

(i) A real estate investment trust, as defined in Section 856 of the Internal Revenue Code.

(ii) A corporation.

(iii) A limited liability company in which at least one member is a corporation.

(iv) Management of a mobilehome park, as defined in Section 798.2.

2.(i) The tenants have been provided written notice that the residential property is exempt from this Article using the following statement:

"This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation."

(ii) (I) Except as provided in subclause (II), for a tenancy existing before July 1, 2020, the notice required under clause (i) may, but is not required to, be provided in the rental agreement.

(II) For a tenancy in a mobile home existing before July 1, 2022, the notice required under clause (i) may, but is not required to, be provided in the rental agreement.

(iii) (I) Except as provided in subclause (II), for any tenancy commenced or renewed on or after July 1, 2020, the notice required under clause (i) must be provided in the rental agreement.

(II) For any tenancy in a mobile home commenced or renewed on or after July 1, 2022, the notice required under clause (i) shall be provided in the rental agreement.

(iv) Addition of a provision containing the notice required under clause (i) to any new or renewed rental agreement or fixed-term lease constitutes a similar provision for the purposes of subparagraph e of paragraph 1 of subdivision B.

I. Housing restricted by deed, regulatory restriction contained in an agreement with a government agency, or other recorded document as affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the California Health and Safety Code, or subject to an agreement that provides housing subsidies for affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the California Health and Safety Code or comparable federal statutes.

J. This Article shall not apply to a homeowner of a mobile home, as defined in Section 798.9.

Section 9-407 Waiver of Rights Ineffective.

Any waiver of the rights under this Article shall be void as contrary to public policy.

Section 9-408 Violations and Enforcement.

A. An owner who attempts to recover possession of a rental unit in material violation of this Article shall be liable to the tenant in a civil action for all of the following:

1. Actual damages.

2. In the court's discretion, reasonable attorney's fees and costs.

3. Upon a showing that the owner has acted willfully or with oppression, fraud, or malice, up to three times the actual damages. An award may also be entered for punitive damages for the benefit of the tenant against the owner.

B. The Attorney General, in the name of the people of the State of California, and the city attorney in the name of the city, may seek injunctive relief based on violations of this section.

C. The City may enforce the provisions of this Article pursuant to Title 1, Chapter II of the Costa Mesa Municipal Code.

SECTION 2. CEQA. This ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, as it is not a "project" and has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment. (14 Cal. Code Regs. § 15378(a).) Further, the ordinance is exempt from CEQA because there is no possibility that the ordinance or its implementation would have a significant negative effect on the environment. (14 Cal. Code Regs. § 15061(b)(3).) The City Clerk may cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

SECTION 3. SEVERABILITY. The City Council declares that should any provision, section; paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this ordinance shall remain in full force and effect.

SECTION 4. This ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code section 36937.

SECTION 5. The City Clerk of the City of Costa Mesa shall certify to the passage of this ordinance and shall cause the same to be posted in the manner required by law.

PASSED AND ADOPTED this xx day of xx 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
John Stephens, Mayor

ATTEST:

_____
Brenda Green, City Clerk

APPROVED AS TO FORM:

_____
Kimberly Hall Barlow, City Attorney

I, Brenda Green, City Clerk of the City of Costa Mesa, California, do hereby certify that the foregoing urgency ordinance was introduced and passed at a regular meeting of the City Council of the City of Costa Mesa held on the xx day of xx 2026.

_____
Brenda Green, City Clerk

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-170 **Meeting Date:** 3/17/2026

TITLE:

ADOPTION OF A RESOLUTION TO AMEND THE SIXTH CYCLE HOUSING ELEMENT (2021-2026) OF THE CITY OF COSTA MESA'S GENERAL PLAN (PCTY-26-0001) IN CONJUNCTION WITH THE HOUSING ELEMENT SITES REZONING (PCTY-25-0008 AND PSPA-26-0001) AND FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DEPARTMENT: **ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION**

PRESENTED BY: **MICHELLE HALLIGAN, SENIOR PLANNER, ANNA MCGILL, ADVANCE PLANNING MANAGER, AND CATHY TANG SAEZ, DUDEK**

CONTACT INFORMATION: **MICHELLE HALLIGAN, SENIOR PLANNER, (714) 754-5608**

RECOMMENDATION:

The Planning Commission recommends the City Council adopt Resolution No. 2026-XX to adopt the amendments to the Housing Element of the City's General Plan to add two Housing Element Opportunity Sites and remove 17 Housing Element Opportunity Sites from Appendix B and the associated Environmental Quality Act environmental determination (Attachment 1).

Proposed sites to be added to the Housing Element Sites Inventory

HE Site	Address or APN	HE Site	Address or APN
209*	2000 Harbor Blvd.	210*	418-181-11 (address to be assigned)

* Proposed Housing Element Site Unique ID

Proposed sites to be removed from the Housing Element Sites Inventory

HE Site	Address or APN	HE Site	Address or APN	HE Site	Address or APN
96	610 W. 18th St.	140	685 Sunflower Ave.	195	2180 Harbor Blvd.
134	3390 Harbor Blvd.	141	3410 Bristol St.	198	APN: 140-041-83
136	3390 Harbor Blvd.	145	3333 Bristol St.	203	1590 Adams Ave.
137	3315 Fairview Rd.	146	APN: 412-491-11	204	1590 Adams Ave.
138	1201 S. Coast Dr.	147	3333 Bristol St.	205	3420 Bristol St.
139	3400 Bristol St.	194	2180 Harbor Blvd.		

Item #: **Meeting Date: 3/17/2026**

TITLE: ADOPTION OF A RESOLUTION TO AMEND THE SIXTH CYCLE HOUSING ELEMENT (2021-2026) OF THE CITY OF COSTA MESA GENERAL PLAN (PCTY-26-0001) IN CONJUNCTION WITH THE HOUSING ELEMENT SITES REZONING (PCTY-25-0008 AND PSPA-26-0001) AND FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: MICHELLE HALLIGAN, SENIOR PLANNER, ANNA MCGILL, ADVANCE PLANNING MANAGER, AND CATHY TANG SAEZ, DUDEK

CONTACT INFORMATION: MICHELLE HALLIGAN, SENIOR PLANNER, (714) 754-5608

RECOMMENDATION:

The Planning Commission recommends the City Council adopt Resolution No. 2026-XX to adopt the amendments to the Housing Element of the City's General Plan to add two Housing Element Opportunity Sites and remove 17 Housing Element Opportunity Sites from Appendix B and the associated Environmental Quality Act environmental determination (Attachment 1).

Proposed sites to be added to the Housing Element Sites Inventory

HE Site	Address or APN	HE Site	Address or APN
209*	2000 Harbor Blvd.	210*	418-181-11 (address to be assigned)

* Proposed Housing Element Site Unique ID

Proposed sites to be removed from the Housing Element Sites Inventory

HE Site	Address or APN	HE Site	Address or APN	HE Site	Address or APN
96	610 W. 18th St.	140	685 Sunflower Ave.	195	2180 Harbor Blvd.
134	3390 Harbor Blvd.	141	3410 Bristol St.	198	APN: 140-041-83
136	3390 Harbor Blvd.	145	3333 Bristol St.	203	1590 Adams Ave.
137	3315 Fairview Rd.	146	APN: 412-491-11	204	1590 Adams Ave.
138	1201 S. Coast Dr.	147	3333 Bristol St.	205	3420 Bristol St.
139	3400 Bristol St.	194	2180 Harbor Blvd.		

BACKGROUND:

Many California jurisdictions, including the City of Costa Mesa, are using overlay districts as a mechanism for implementing their Housing Elements. An overlay district is a type of zoning that allows for supplemental or additive uses (such a residential or commercial uses) in addition to the base zoning allowed uses. In the case of Housing Element implementation, and as was intended by the proposed City's Mixed Use Overlay District (MUOD), the City could meet its Regional Housing Needs Assessment (RHNA) by adding an overlay district on top of base the base zoning to allow for residential and mixed use (residential + commercial) development (see Figure 1 below). Overlays were meant to be flexible and additive for property owners, whereby a property owner could continue to develop under base zoning or utilize the overlay for additional development opportunities. Under this assumption, several property owners expressed interest in being added to the City's Housing Element Sites Inventory as a means of obtaining additional development opportunities. As part of the overall Neighborhoods Where We All Belong (NWWAB) rezoning efforts, the City is studying additionally applying a Mixed-Use Overlay District to Measure K sites that are not Housing Element Inventory Sites (see Attachment 5). Wider community visioning and an Environmental Impact Report (EIR) is being conducted as part of this wider effort.

Figure 1. Overlay District and Base Zoning Functionality

On October 10, 2025, the California Court of Appeal (Second Appellate District), in *New Commune DTLA LLC v. City of Redondo Beach*, held that a residential overlay on Housing Element sites cannot satisfy a jurisdiction's RHNA if the underlying zoning allows development without residential uses. The California Supreme Court declined to review the decision.

The opinion held that in order to meet the RHNA, the zoning or an overlay district on Housing Element sites must require:

1. At least 50 percent of new development on each site to be residential; and
2. A minimum density of 20 units per acre, which is also consistent with another court case, *Martinez v. City of Clovis (2023)*, concluding that an overlay to establish residential development on Housing Element sites shall have a minimum density of 20 units per acre to meet the intent of state law.

Staff determined that the Court of Appeal's opinion means that any overlay on Housing Element sites would need to supersede the base zoning and require new development to include a minimum of 50 percent residential at a minimum of 20 units per acre. This opinion represented a large shift in how jurisdictions previously understood and utilized overlays for Housing Element implementation. Put simply, this opinion represented a potential loss of flexibility.

Following the Court of Appeal decision, the City sent a letter to property owners on the Housing Element sites inventory, informing them of the court opinion and that it may affect property for future development, as well as request for their contact information to keep them informed on the Neighborhoods Where We All Belong (NWWAB) effort and any other associated regulations that may affect their property. In response to this letter, the City received a several calls, emails, and meeting requests from Housing Element site property owners. These inquiries ranged from general questions to requests to be added to the NWWAB project's interest parties list, to concerns about remaining on the sites inventory. Concurrently, staff have also been fielding calls/meetings from property owners that have expressed interest in being added to the sites inventory.

On February 9, 2026, the Planning Commission held a public hearing on amendments to the Zoning Code, Zoning Map and North Costa Mesa Specific Plan (NCMSP) to rezone the Housing Element Sites and implement programs of the City of Costa Mesa Sixth Cycle (2021-2029) Housing Element. The Planning Commission recommended that the City Council find that the project is statutorily exempt from CEQA pursuant to Public Resources Code section 21080.085(a) (SB 131), adopt an Ordinance amending chapters in Title 13 of the Costa Mesa Municipal Code (Zoning Code), and recommend that the City Council adopt a Resolution or Ordinance approving an amendment to the NCMSP for consistency with the Mixed-Use Overlay District (MUOD) on Housing Element Opportunity Sites. The Planning Commission received public comments from property owners requesting to be removed/added to the Housing Element Sites Inventory to also exclude those sites from the MUOD. As part of their motion, the Planning Commission directed staff to revise the MUOD to reflect the request.

- February 9, 2026, Agenda Report and Attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7869925&GUID=46ADE2E0-93B1-4307-BB85-FCF45BA3A0C2

At their February 23, 2026, meeting, the Planning Commission considered and recommended the City Council approve an amendment to the Housing Element of the General Plan to add two sites and remove 17 sites (listed in Tables 1 and 2 below) at the request of their respective owners. This targeted amendment to Appendix B simply added text references to two Measure K sites joining the inventory and removed text references regarding the 17 sites. If adopted by the City Council, the amendment of the sites inventory will trigger a 180-day time period wherein the City must conduct a "no net loss" analysis, identify adequate sites to maintain capacity to meet the RHNA, and obtain

approval from the California Department of Housing and Community Development (HCD) prior to the City Council adopting revisions to the Housing Element. The Planning Commission voted 6-1 to approve a resolution recommending City Council approval of the amendments (Attachment 7). Public comments pertaining to the Planning Commission agenda item from the February 23, 2026 are provided in Attachment 8.

- February 23, 2026, Agenda Report and Attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7922544&GUID=692D0434-F1D3-4FC7-A9F2-21B75AC2D44B

DESCRIPTION:

Staff received letters from three property owners requesting to have their sites removed and letters from two property owners requesting to have their sites added to the City of Costa Mesa Sixth Cycle (2021-2029) Housing Element Sites Inventory (see Attachment 4). In their letters, property owners noted long-term nonresidential uses and concern about the *New Commune DTLA LLC v. City of Redondo Beach* court opinion and its potential impacts on their property, including potentially reducing future development flexibility. To maintain transparency while implementing the Housing Element, including evolving state legislation and court decisions, and in alignment with the Planning Commission direction at the February 9, 2026, public hearing, the City initiated a General Plan Amendment to honor these requests by proposing to add two and remove 17 Housing Element Opportunity Sites listed in Tables 1 and 2:

Table 1. Proposed sites to be added to the Housing Element Sites Inventory

HE Site	Address or APN	HE Site	Address or APN
209*	2000 Harbor Blvd.	210*	418-181-11 (address to be assigned)

* Proposed Housing Element Site unique ID

Table 2. Proposed sites to be removed from the Housing Element Sites Inventory

HE Site	Address or APN	HE Site	Address or APN	HE Site	Address or APN
96	610 W. 18th St.	140	685 Sunflower Ave.	195	2180 Harbor Blvd.
134	3390 Harbor Blvd.	141	3410 Bristol St.	198	APN: 140-041-83
136	3390 Harbor Blvd.	145	3333 Bristol St.	203	1590 Adams Ave.
137	3315 Fairview Rd.	146	APN: 412-491-11	204	1590 Adams Ave.
138	1201 S. Coast Dr.	147	3333 Bristol St.	205	3420 Bristol St.
139	3400 Bristol St.	194	2180 Harbor Blvd.		

The proposed targeted amendments to the City of Costa Mesa Sixth Cycle (2021-2029) Housing Element are limited to revisions to Appendix B to add or remove the proposed Housing Element Sites. Note that these amendments represent simplified updates at this time, with more comprehensive and thorough amendments to be completed throughout the Housing Element at a later date as the City engages in the No Net Loss analysis process described later in this report. The proposed amendments to Appendix B are included in Attachment 2 (Exhibit A). A strikethrough version of the proposed targeted amendments is included in Attachment 3.

ANALYSIS:

Staff is proposing targeted amendments in response to the requests received from property owners to either be added to or removed from the Housing Element. To date, staff has received letters from two property owners requesting two sites be added to the Housing Element Sites Inventory as well as letters from three property owners requesting a total of 17 sites to be removed (Attachment 4). The full breakdown of sites proposed to be added and removed from the Housing Element Sites Inventory is included in Attachment 6.

For sites proposed to be added to the Housing Element Sites Inventory, the City must assign a unique ID and make appropriate assumptions for the density and distribution of income levels for the site. This information is summarized in Table 1 of Attachment 6. The proposed Housing Element site with unique ID 210 (APN 418-181-11 adjacent to 2821 Bristol Street) is an active planning entitlement application (PRZN-26-0001), and the assumptions for this proposed site are consistent with the proposed entitlement request. In the case of the 2000 Harbor site, staff have been in conversation with the anticipated owner/developer and have included assumptions for this site based on pre-application discussions. Including realistic assumptions is intended to help prevent the City from having to make future no net loss findings for these specific sites.

For the 17 sites requested to be removed from the Housing Element Sites Inventory (as summarized in Table 2 of Attachment 6), proposed revisions include removing the site from the Appendix B Sites Inventory table and any additional references to that site within the Housing Element. While these sites will not be proposed to be rezoned as part of the proposed actions to City Council on March 17, they are still Measure K sites and will become part of the overall considerations of the longer term NWWAB process (as identified on the Attachment 5 Updated Housing Element Opportunity and Measure K Sites Map).

Overall, this request would result in a net loss of 15 sites and 5,431 housing units from the City's Housing Element Sites Inventory. Table 3 shows the total net unit loss and the loss in each income category. Given these net losses, the City will need to make No Net Loss findings and determination and begin a process to reopen its Housing Element.

Table 3. Total net units lost from the Housing Element Sites Inventory

	Net Units	Very Low	Low	Moderate	Above Moderate
Total	5,431	843	455	869	3,264

No Net Loss

The "No Net Loss" provisions of state Planning and Zoning Law (Government Code section 65863) provide that if housing developments are approved on these sites with fewer lower income units than projected in the Housing Element, the City must demonstrate within 180 days that it still has enough sites designated in the Housing Element to accommodate the City's remaining need for lower income housing. State law provides that the City must make the findings whenever it "allows development … by administrative, quasi-judicial, legislative, or other action" that results in fewer units by income category than identified in the City's Housing Element. When approving development projects with fewer lower income units than shown in the Housing Element, the City must make the findings and determination for No Net Loss per Government Code section 65863. If after the identified action, insufficient sites remain, the City must identify within 180 days and "make available" additional sites to accommodate the City's RHNA at the appropriate income levels.

While there is no specific legal requirement to maintain a buffer and part of the Housing Element, jurisdictions typically plan for and maintain a healthy "buffer" (usually 10-20 percent) as part of their RHNA cycle, so that they can continue to process entitlements for development projects and still make the needed findings and determination for No Net Loss, without the need to continually reopen the Housing Element during the planning period (2021-2029). The City's adopted Housing Element includes a 45 percent buffer, accommodating 17,042 units when the RHNA is 11,760.

The proposed amendments to the Sixth Cyle (2021-2029) Housing Element constitute a legislative action removing net 15 sites and 5,431 net units. This action will essentially remove the entire RHNA buffer and remove some of the sites needed to meet RHNA in certain income categories (such as low and very low income). As such, the City must make the necessary No Net Loss findings and determination and will have 180 days to identify new Housing Element sites to accommodate the City's RHNA. Following City Council action on these amendments, staff will be initiating a Housing Element update to increase housing capacity and/or identify additional sites necessary to maintain capacity for RHNA and an appropriate buffer (typically 10-20 percent).

GENERAL PLAN CONFORMANCE

The proposed amendments to the City of Costa Mesa Sixth Cycle (2021-2029) Housing Element comply with Government Code section 65863 and are consistent with Program 3A, which requires the City to maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers. The City must monitor the Housing Element throughout the planning period and ensure that the City has adequate sites available to accommodate its RHNA. According to Government Code section 65863, a local jurisdiction shall not "permit or cause its inventory of sites identified in the housing element to be insufficient to meet its remaining unmet share of the regional housing need for lower and moderate-income households." As part of the City Council's action tonight, the City makes the findings and determination for No Net Loss per Government Code section 65863 and will then have 180 days to identify and "make available" additional sites to accommodate the City's RHNA at the appropriate income levels.

ENVIRONMENTAL DETERMINATION

On November 15, 2022, the Costa Mesa City Council adopted Resolution No. 2022-67, certifying the Mitigated Negative Declaration (MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP) that analyzed the candidate housing sites for the 6th Cycle (2021-2029) Housing Element. The Mitigated Negative Declaration provided environmental clearance for the adoption of the Housing Element, which included the overall Regional Housing Needs Allocation (RHNA) and additional capacity to maintain a buffer. The action to add/remove Housing Element sites falls within the capacity studied under this MND and MMRP. Additionally, pursuant to SB 131, on July 1, 2025, a new statutory CEQA exemption, Public Resources Code section 21080.085(a), went into effect, providing an exemption for actions needed to implement Housing Elements, including implementation of Program 3A, which requires the City to continue to maintain an inventory of sites to meet RHNA. The City's proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure. Therefore, the proposed amendments are statutorily exempt from CEQA pursuant to Public Resources Code section 21080.085(a).

ALTERNATIVES:

The City Council has the following alternatives:

1. **Approval with modifications.** The City Council may approve with modifications to the proposed amendments the City of Costa Mesa Sixth Cycle (2021-2029) Housing Element of the City's General Plan to add two Housing Element Opportunity Sites provided that the revisions are internally consistent and consistent with the General Plan and State law.

2. **Continue the Resolution review to a date certain.** The City Council may continue the item to a date certain with direction for staff to return with additional information, changes, and/or clarifications for City Council consideration.

FISCAL REVIEW:

There are no fiscal impacts associated with this action; contingency budget approved for the Housing Element rezoning program will be allocated to updating the Housing Element to identify adequate sites within HCD's 180-day requirement. Funding for Housing Element Rezoning Program is available in the Housing Authority Fund (Fund 222). The project has a budget of $2.4 million, of which $500,000 is available in the project balance at the time of the City Council hearing date.

LEGAL REVIEW:

The proposed Resolution, draft General Plan Amendment, and report have been prepared in conjunction with and review by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to California Government Code section 65854 (amended by Assembly Bill 2904 in 2025) public notification for amending the Housing Element of the General Plan has been completed no less than 10 days prior to the date of the public hearing:

1. On-site posting. A public notice was posted at City Hall and on the City's website on March 6, 2026.
2. Newspaper publication. A public notice was published in the Daily Pilot newspaper on March 6, 2026.

Additionally, information about the meeting and associated actions was posted to the NWWAB webpage (https://www.costamesaneighborhoods.com) and distributed via email to the project interest list on February 17, 2026, February 20, 2026, and March 9, 2026. Finally, as noted in the background section, the City sent a letter to Housing Element site property owners in December 2025 regarding the potential impacts of the *New Commune DTLA LLC v. City of Redondo Beach* court decision and since this time have been fielding telephone calls and holding meetings with property owners to answer questions and further discuss potential concerns. City staff have been in contact with the property owners that made requests to be added to or removed from the City of Costa Mesa Sixth Cycle (2021-2029) Housing Element. These property owners have been notified of the public hearing via telephone, email, and received a hard copy notice of the public hearing in the mail.

Any public comments received for the March 17, 2026 City Council meeting, may be viewed at this link: CITY OF COSTA MESA - Calendar (legistar.com)

CITY COUNCIL GOALS AND PRIORITIES:

The targeted update to the Housing Element Sites Inventory (Appendix B) will trigger comprehensive revisions to the Housing Element to support the following City Council Goal:

1. Diversity, stabilize and increase housing to reflect community needs.

CONCLUSION:

Following City Council action on these amendments, staff anticipate initiating a Housing Element update to increase housing capacity and/or identify additional sites necessary to maintain capacity for RHNA and 10-20 percent buffer.

Community engagement on the Measure K sites, as part of the NWWAB, is still actively and concurrently underway. Round 2 community workshops were held in the first week of March and stakeholder focus group meetings are scheduled for March 19th. City staff is also continuing the analysis of potential impacts of Measure K property development opportunities on the environment through the Environmental Impact Report process. Staff will continue to update the Planning Commission, City Council, and community on project progress through the project website, www.costamesaneighborhoods.com, emails to the interest list, and study sessions.

RESOLUTION NO. 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO ADOPT AMENDMENTS TO THE HOUSING ELEMENT OF THE GENERAL PLAN TO UPDATE THE HOUSING ELEMENT OPPORTUNITY SITES INVENTORY AND DETERMINING THE AMENDMENTS ARE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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 Housing Element of the City's General Plan (PCTY-26-0001) to add two Housing Element Opportunity Sites and remove 17 Housing Element Opportunity Sites;

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., this Housing Element Update constitutes a General Plan Amendment;

WHEREAS, California Government Code section 65580, et sec. (State Housing Element Law) requires each city and county to adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, quantified objectives, and sites to further the development, improvement, and preservation of housing;

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 the City Council;

WHEREAS, on February 23, 2026, the Planning Commission held a duly noticed public hearing and approved Resolution No. PC-2026-07 on a 6-1 vote recommending that the City Council adopt amendments to the Housing Element of the General Plan to add two Housing Element Opportunity Sites and remove 17 Housing Element

Opportunity Sites and make minor text amendments to reflect that additional updates would follow at a later date;

WHEREAS, on March 17, 2026, the City Council held a duly noticed public hearing to consider the Planning Commission's recommendation to approve the amendments, with all persons having the opportunity to speak for and against the proposal at the public hearing;

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162, staff reviewed the previously adopted Mitigated Negative Declaration for the 6th Cycle (2021-2029) Housing Element and determined that a subsequent Environmental Impact Report or a Negative Declaration is not required for the removal of 17 Housing Element Opportunity Sites from the City of Costa Mesa Housing Element in that the removal would not constitute result in new environmental impacts since the prior environmental documents have been certified. 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 that analyzed the candidate housing sites on 352 acres for the Housing Element. The addition of new Housing Element Opportunity Sites was determined to be exempt from CEQA, pursuant to Public Resources Code section 21080.085(a) (also known as SB 131);

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 Housing Element of the General Plan 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 sites inventory of the Housing 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 17th day of March, 2026.

_____
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. 2026-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 17th day of March, 2026, 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 17th day of March, 2026.

_____
Brenda Green, City Clerk

ATTACHMENT 2

EXHIBIT A

Appendix B

Sites Analysis (text updates to add two sites and remove 17 sites; a comprehensive update to be conducted following a No Net Loss analysis later in 2026)

A. Candidate Sites Analysis Overview

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Costa Mesa's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). As described in this appendix, the development capacity for each site depends largely on its location within the City, a specific plan or urban plan area as well as known development factors. Where possible, property owners were consulted to help the City better understand potential future housing growth on candidate housing sites within the City.

This appendix contains **Table B-5**, which identifies each candidate housing site within Costa Mesa's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

- Address
- Ownership
- Zoning (including Specific Plan areas, Urban Plans, and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing use

A summary of this information is included within the Housing Resources section **(Chapter 3)** of Costa Mesa's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis within this appendix shows that the City of Costa Mesa has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites which either currently permit or will be rezoned to permit development of residential uses at or above 30 dwelling units per acre
- Identification of City owned properties suitable for the development of housing
- Future development of accessory dwelling units (ADUs)

Table B-1: Summary of RHNA Status and Sites Inventory (to be comprehensively updated following a No Net Loss analysis later in 2026)					
	Very Low Income*	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	2,919	1,794	2,088	4,959	11,760
Units Constructed in Projection Period (Begins June 30, 2021)	3	19	9	8	39
Remaining Unmet RHNA	2,916	1,775	2,079	4,951	11,721
Large Sites					
Fairview Developmental Center	575	345	690	690	2,300
Sakioka Lot 2	120	60	120	900	1,200
Senior Center Housing Project	40	20	0	0	60
Pacific Arts Plaza and Town Center	53	27	53	402	535
Total Potential Capacity - Large Sites	--	--	--	--	--
Overlays, Specific Plans, and Urban Plans					
North Costa Mesa Specific Plan	--	--	--	--	--
SoBECA Urban Plan	128	70	141	383	732
Mesa West Bluff Urban Plan	195	109	208	555	1,071
19 West Urban Plan	115	64	123	335	640
Harbor Mixed Use Overlay	270	151	286	778	1,485
Total Potential Capacity - Overlays, Specific Plans, and Urban Plans	--	--	--	--	--
Projected ADU Construction					
Projected ADU Construction	97	168	117	8	391
Sites Inventory Total					
Total Units towards RHNA	--	--	--	--	--
Total Capacity Over RHNA Categories	--	--	--	--	--
*The City's Extremely Low Income (ELI) housing need is assumed to be 50% of the very low RHNA need for the planning period.					

1. Approved Projects and Projects in the Pipeline

Approved Projects since June 30, 2022

As shown in **Table B-1**, the City of Costa Mesa has approved residential development projects since the start of the projection period for the 6th Cycle. The projection period is the time in which development activity can count towards meeting the City's 6th Cycle RHNA need. Cities within the Southern California Association of Governments (SCAG) region can begin taking credit for the 6th cycle for development that was approved on or after June 30th, 2021. **Table B-2** contains projects that received approvals during that timeframe.

Table B-2: Units Permitted				
Address	Building Permit Number	Date Issued	Type	Income Category
900 W 20th Street	BC21-00060	7/6/2021	ADU	Low
2994 Croftdon Street, Unit B	BC21-00123	7/7/2021	ADU	Moderate
1850 Paros Circle	BC20-00583	7/7/2021	ADU	Moderate
230 Sherwood Place, Unit B	BC20-00469	7/12/2021	ADU	Low
257 Knox Place	BC21-00228	7/16/2021	ADU	Moderate
2175 Tustin Avenue, Unit C	BC21-00121	7/20/2021	ADU	Low
2545 Westminster Avenue, Unit B	BC21-00225	7/20/2021	ADU	Low
281 E 20th Street	BC20-00376	7/27/2021	SFR	Above Moderate
281 E 20th Street, Unit B	BC20-00376	7/27/2021	ADU	Low
118 Magnolia Street, Unit B	BC21-00261	8/11/2021	ADU	Low
382 Ramona Way, Unit B	BC21-00110	8/11/2021	ADU	Low
700 W 20th Street, Unit D	BC21-00296	8/12/2021	ADU	Very Low
482 E 20th Street, Unit A	BC21-00321	8/13/2021	ADU	Low
2049 Monrovia Avenue, Unit B	BC21-00113	8/31/2021	ADU	Moderate
536 Caleigh Lane	BC19-00957	9/8/2021	SFR	Above Moderate
324 Costa Mesa Street, Unit B	BC20-00578	9/20/2021	ADU	Low
227 Mesa Drive, Unit B	BC21-00140	9/22/2021	ADU	Moderate
330 Ogle Street, Unit B	BC21-00355	9/27/2021	ADU	Low
379 E 19th Street, Unit B	BC21-00190	9/28/2021	ADU	Low
861 Joann Street, Unit B	BC21-00269	9/28/2021	ADU	Moderate
1951 Rosemary Place	BC20-00111	9/28/2021	SFR	Above Moderate
1951 Rosemary Place, Unit B	BC20-00111	9/28/2021	ADU	Moderate
1939 Continental Avenue, Unit B	BC21-00166	10/5/2021	ADU	Very Low
1984 Orange Avenue	BC21-00461	10/13/2021	ADU	Moderate
2510 Carnegie Avenue	BC21-00339	10/14/2021	ADU	Low
974 Linden Place	BC21-00137	10/14/2021	ADU	Very Low
2687 Elden Avenue, Unit B	BC21-00530	10/18/2021	ADU	Low
320 Colleen Place	BC21-00334	11/5/2021	SFR	Above Moderate
320 Colleen Place, Unit B	BC21-00333	11/5/2021	ADU	Low

Table B-2: Units Permitted				
Address	Building Permit Number	Date Issued	Type	Income Category
3078 Roanoke Lane, Unit B	BC21-00265	11/5/2021	ADU	Moderate
246 Cecil Place	BC21-00293	11/16/2021	SFR	Above Moderate
2014 Maple Avenue, Unit 108	BC21-00534	11/22/2021	ADU	Low
2014 Maple Avenue, Unit 109	BC21-00535	11/22/2021	ADU	Low
466 E 18th Street, Unit B	BC21-00408	11/23/2021	ADU	Low
257 Flower Street	BC21-00644	12/3/2021	SFR	Above Moderate
2458 Norse Avenue	BC21-00626	12/3/2021	SFR	Above Moderate
2845 Ellesmere Avenue, Unit B	BC21-00341	12/7/2021	ADU	Low
473 Ogle Street	BC21-00694	12/14/2021	SFR	Above Moderate
363 Rochester Street	BC21-00625	12/20/2021	ADU	Low

Projects in the Pipeline

Development projects that are in the planning process but have not received land use approvals or building permit are considered "in the pipeline." For applications submitted for a land use approval, projects are considered "pending" until the necessary land use approvals are issued, at which point a project is deemed "approved." Once a building permit is issued, the project is identified as "building permit issued." When project construction is completed, and all necessary building safety inspections have been completed a certificate of occupancy or "final building permit" is issued.

Pursuant to the HCD Housing Element Site Inventory Guidebook Government Code Section 65583.2, for projects yet to receive their certificate of occupancy or final building permit, the element must demonstrate that the project is expected to be built within the planning period. The City believes that many of these "in the pipeline" housing units are likely to be developed within the planning period and could further the City's efforts in reaching its required RHNA, if/once developed. Although "projects in the pipeline" are not included as "candidate housing sites", they represent opportunities for future housing construction in Costa Mesa within the planning period. If/when these housing units are built, the units will count toward achieving the City's RHNA allocation as mandated by State law.

The below summary includes housing projects at various planning/development stages, and consist of potential housing developments of various sizes, types and housing affordability ranges. The summary includes recent housing projects that have been submitted for land use approvals at this time but are not yet "approved"; projects that are "approved" but no building permits have been issued or applied for; and other housing projects that City staff is working on in partnership with other entities or agencies to develop housing resources in the City.

- **Senior Housing Project at the Senior Center (Jamboree Housing ENA)** – On July 21, 2020, the City Council approved an Exclusive Negotiating Agreement (ENA) with Jamboree Housing Corporation in determining the feasibility, and potential terms, for the right to acquire a long-term leasehold interest in an approximately 0.90-acre portion of the parking lot at the Senior Center property to develop a senior housing project. The conceptual density study plans envisioned the potential for

60 senior affordable dwelling units at the site. An application for an Urban Master Plan Screening for the proposed project was submitted in November 2021 and staff continues to work with the applicant to bring the project forward for a decision.

- Urban Plan Screening Project (1711 & 1719 Pomona Avenue) – On November 16, 2021, the City Council considered an Urban Plan Screening of a Master Plan request for eight live/work units on a 0.46-acre lot. The proposed Master Plan includes a deviation request from the Urban Plan's live/work standards for minimum lot size. The urban planning screening process is the City's first stage of development review for projects proposed in mixed-use overlay districts. The Council generally supported the project's concept, including the request for a deviation from minimum lot size and provided the applicant guidance for the project proposal to include in a future application for Planning Commission consideration.
- Urban Plan Screening Project (1540 Superior Avenue) – On January 18, 2022, the City Council is scheduled to consider an Urban Plan Screening request for nine live/work units on a 0.44-acre lot. The Urban Plan screening process is the City's first stage of development review for projects proposed in mixed-use overlay districts. After the City Council screening, the applicant will use the City Council's guidance to include in a future application for Planning Commission consideration.
- One Metro West (1683 Sunflower Avenue) – The proposed project is a mixed-use development and consists of residential, specialty retail, creative office, and recreational uses. The project is proposed to include up to 1,057 dwelling units (anticipated to be rental units), 25,000 square feet of commercial creative office, 6,000 square feet of specialty retail, and 1.5-acres of public open space. The proposed development includes three multi-family residential structures with a maximum building height of seven stories; one stand-alone office building up to four stories in height; tenant-serving commercial retail space integrated into one of the residential structures; open space; landscaping; streetscape improvements; and a Class-I bike trail system on Sunflower Avenue providing access to the Santa Ana River Trail. The project was approved by City Council in 2021. The project includes 10 percent (106 units) of the residential development project component to be affordable (67 very low income units and 39 low income units) for 40 years. The proposed Project is subject to Measure Y, as codified in Article 22, Chapter IX of Title 13 (Zoning) of the Costa Mesa Municipal Code. Pursuant to Measure Y, after final approval by the City Council, including all CEQA review, the voters must then approve the Project.
- Costa Mesa Village (2540 Newport Boulevard) – Costa Mesa Village is an existing 97-unit SRO/efficiency development which was redeveloped many years ago from an existing motel. An application to update and amend the original entitlement (which allowed for the conversion of the former motel into an SRO/efficiency unit development) was submitted in November of 2021. The intent of the Conditional Use Permit amendment is to modify and update the conditions of the original entitlement while adhering to the City of Costa Mesa's recent SRO policy. The update will include revisions to enhance project housing and social services to qualified low-income individuals and persons with disabilities. Up to 23 of the 97 housing units are anticipated to be supported by Section a 811 subsidy administered by the California Housing Finance Agency (CalHFA) for persons with developmental disabilities, with the remaining units to continue as affordable housing units for individuals living/working in the City of Costa Mesa. The project is expected to be heard by the Planning Commission on January 24, 2022, with the final decision by the City Council thereafter.
- Project Homekey – On November 16, 2021, the City Council directed staff to collaborate with the County of Orange and associated development partners to submit application(s) for the Homekey Program grant funding for the acquisition, rehabilitation and conversion of one or two motel locations proposed for permanent supportive housing. City staff have been working with several existing motel owners of properties that range between approximately 40 to 90 units. The

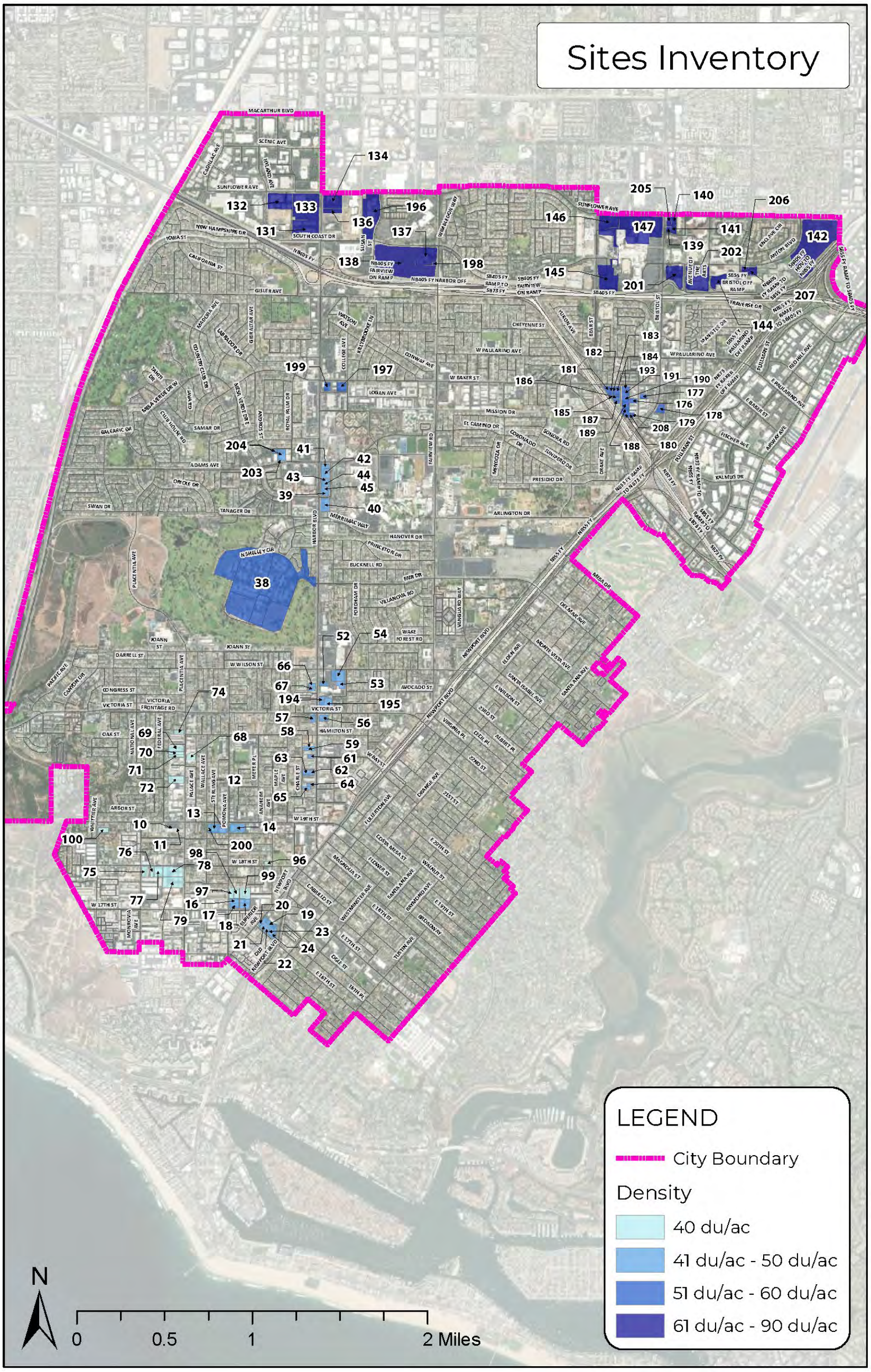
proposals will provide direct permanent supportive housing with funding from the City of Costa Mesa, the County and (if awarded) Homekey grant funds from the State. The target population for these units would include at risk or currently homeless individuals and seniors, age 62 and over, and chronic homeless individuals and couples, with a subset of the units for eligible persons that qualify for Mental Health Services Act (MHSA) programs. Because the City operates the 72 bed Bridge Shelter on Airway Avenue, the Homekey Program could provide a seamless opportunity to stabilize this most vulnerable population where supportive services are provided on site, in the expedited Homekey permanent supportive housing model.

- The Plant (765-767 Baker Street and 2972 Century Place) – This project consists of the proposed renovation of three existing commercial buildings (containing the former Car Mart and Plant Stand) totaling 19,100 square feet, for retail and restaurant uses surrounding a central courtyard area. In addition, new buildings are proposed consisting of two greenhouse structures which will contain food stall uses, and a four-story mixed-use building with 48 residential units, 14 live/work units, and 2,570 square feet of workshop/maker office space above a two-level parking structure. This project was approved by the City Council in 2019.
- Families Forward (Pomona Avenue) – Families Forward, founded in 1984, is committed to preventing and ending family homelessness in Orange County. Families Forward has acquired and is working on plans to rehabilitate and expand a multi-family property on Pomona Avenue. At completion, the project will include the interior and exterior renovation of the existing 6 units and the addition of 2 new accessory dwelling units that will collectively house 8 families at risk of, or experiencing, homelessness. Families Forward has submitted preliminary plans to the City and are working to advance construction plans which are expected to be submitted to the City for expedited review in January 2022. The project will be owned and operated by Families Forward but is being constructed as a collaboration between Families Forward and HomeAid of Orange County. Families Forward will provide wrap-around services to low- to moderate-income family residents and provide a case manager, housing resource specialist, and other professionals to build a plan toward self-sufficiency. The families will also receive supportive services such as counseling, career coaching and access to our food pantry.

  In 2020, Families Forward helped house and bring an end to homelessness for 15 Costa Mesa families (49 adults and children), with 33 Costa Mesa families accessing the Families Forward food pantry and taking another step towards stability. When complete, the Pomona project will serve as an entry point for families in and near Costa Mesa. Also, on November 17, 2020, the City Council approved a Subrecipient Agreement with Families Forward to establish a Tenant Based Rental Assistance (TBRA) program to assist qualified, very low-income households who are current residents of Costa Mesa (or households with strong community ties to Costa Mesa).

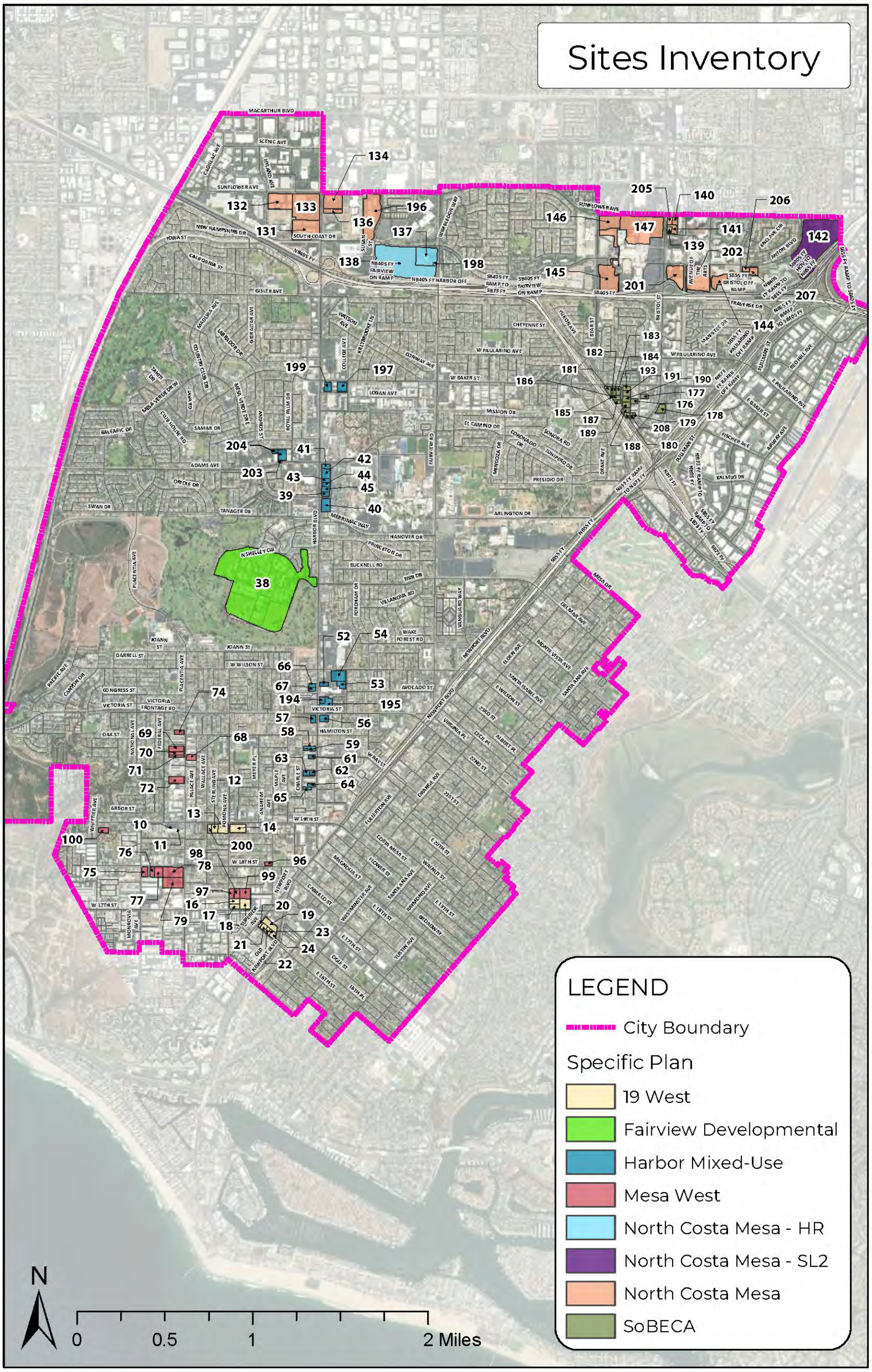
For a variety of reasons, not all projects in the pipeline complete the planning approval or building permit process and are built and occupied. However, these projects provide an indication of what future housing construction may include within the Housing Element planning period. As indicated above, City staff will continue to work with the aforementioned project applicants and other City housing efforts to reach the City's goals.

Figure B-1: Map of Candidate Housing Sites (All Income Categories)*



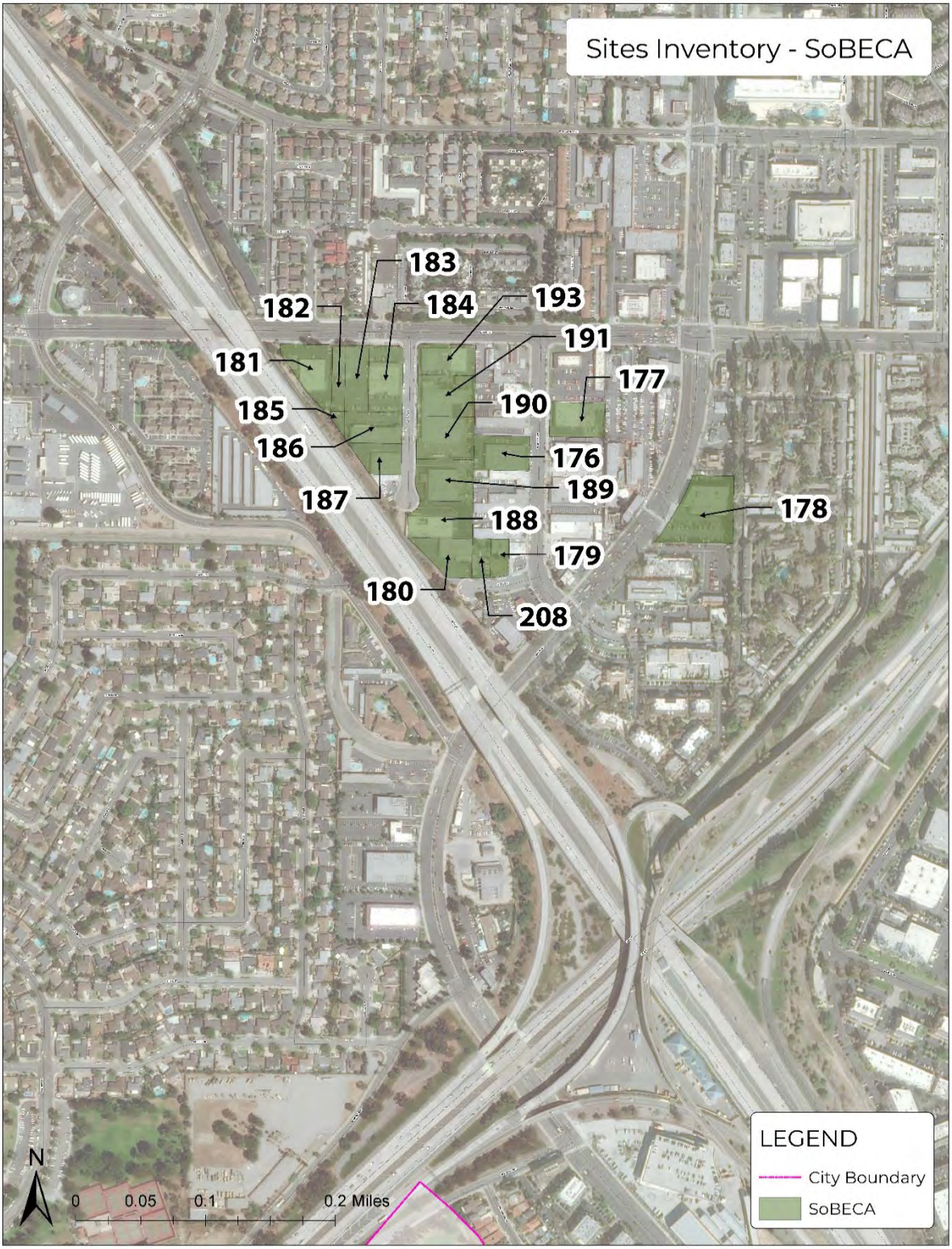
*Comprehensive Sites Inventory map update to be conducted following a No Net Loss analysis later in 2026.

Figure B-2: Map of Candidate Housing Sites (By Zoning)*



*Comprehensive Sites Inventory Zoning map update to be conducted following a No Net Loss analysis later in 2026.

Figure B-2: Map of Candidate Housing Sites (SoBECA Focus)



2. Selection of Sites

The City of Costa Mesa has identified sites with capacity to accommodate the 2021-2029 RHNA. The City has identified parcels within a variety of different zones, specific plan areas, urban plans, and overlays. Each of these either currently permit residential development or will be amended per **Programs 3B and 3C** to permit residential development at the densities specified in **Table B-5.** The identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. It was found that a number of the existing uses (identified in **Table B-5**) are either permanently closed or available for lease. Many of the uses are in multi-tenant commercial centers with one ownership and most show little to no evidence of recent investment or redevelopment.

The City does not have access to most leasing information as these are generally private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period. When possible, the City had discussions with property owners to determine interest in redevelopment for residential uses. The analysis also includes several letters of potential residential development interest in **Appendix A**.

Community Input on Sites Selection

Community input was an important component of the sites identification and selection process. The City conducted multiple public outreach meetings, including district specific meetings where community members gave input on areas of importance within their district. This information was collected as notes on maps of each district and can be found in **Appendix C.** Community members also provided feedback on potential housing development types and focus areas on the online community survey. Additionally, draft versions of the sites inventory were discussed at both Planning Commission and City Council study sessions, with decision makers providing input and community members able to make public comments.

Lastly, the City held discussions with major property owners within the City to better understand their long-range plans for development of the properties under their ownership. The City used these discussions to more accurately determine potential unit yield and affordability assumptions for some of the identified candidate housing sites. Additional information is provided for specific properties in **Table B-5**.

3. Redevelopment of Non-Vacant Sites for Residential Uses

The City of Costa Mesa does not have sufficient vacant land available to accommodate fifty percent of their low/very-low income RHNA. To accommodate the need at all income levels, the City has analyzed sites within non-residentially zoned areas that permit residential development through Specific Plans, Urban Plans, or Overlays. The City also evaluated and included parcels not currently within Urban Plans which will be added when those Urban Plans are amended as part of **Programs 3B and 3C**.

As the City cannot accommodate 50 percent of the low/very low income RHNA, state law requires that the City analyze the following:

- Analysis of leases that would prevent redevelopment of the site,
- The extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- The City's past experience with converting existing uses to higher density residential uses,

- Current market demand for the existing use,
- Development trends and market conditions, and
- Regulatory or other incentives to encourage redevelopment.

Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Costa Mesa.

Experience Developing Non-Vacant Sites for Residential Uses

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped within non-residentially zoned areas that included residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved development plan, are shown in Table B-3. The City's analysis showed that prior uses on these redeveloped sites were similar in nature to the existing uses on sites identified within the sites inventory in Table B-6. Based on the information provided in Table B-3, the City has created a classification system for sites with characteristics that are applicable to the candidate sites inventory. The intent of this classification system is to draw parallels from past development and local knowledge and trends in development to the potential future development of the candidate housing sites identified. These classifications are based in real past development that has occurred within the City and while some comparisons may not be an exact match for the sites identified, they show a strong correlation with the understanding that every parcel is unique in terms of site characteristics, existing use, ownership, and other factors which can affect future development. The development classes are generally defined as:

- **Development Class A:** Uses on these sites prior to redevelopment included either light industrial or office type uses. These are areas that previously served commercial or office businesses and have redeveloped throughout the city based on property owner interest and market trends. This also includes uses within the SoBECA Urban Plan area.
- Development Class B: Uses on these sites prior to redevelopment included self-storage, vehicle storage, and industrial uses. Many of these sites are located within the Mesa West or 19 West Urban Plan areas which covers a large portion of the industrial areas within the City.
- Development Class C: Uses on these sites prior to redevelopment included primarily commercial uses along Harbor Boulevard or another major city commercial corridor. These projects are typically in a mixed-use setting, whether within the same development or directly adjacent. Many of these sites are within the Harbor Mixed-Use Urban Plan area.
- Development Class D: These sites are motel conversions within the City. The City is continuing to pursue Project Homekey funds to encourage redevelopment of specific motels within the City in coordination with property owners and operators of these buildings.
- EX: Existing proposed project or anticipated project.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in **Table B-6**. This analysis is based on information readily available to the City and research that can be found through online research. The City does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

The following residential development projects have been constructed on parcels that were either non-residentially zoned or had an existing non-residential use on-site within Costa Mesa.

Table B-3: Example Development of Non-Vacant Sites for Residential Uses

Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis	Development Class
125 Baker St.	240	PDR - HD	Industrial use	This development is a 240-unit wrap apartment complex on a 4.2-acre parcel in a largely industrial and office area of Costa Mesa. The project was built at a density of approximately 57 du/ac. The site was previously a light industrial and office uses use similar to some of the identified candidate housing sites. The project was rezoned from CL to PDR-HD.	A
1957 Newport Blvd.	38	PDR - HD	Self-storage use and trailer storage lot	This development is a 38-unit condominium project along the Newport Blvd commercial corridor. The site was previously a self-storage and trailer storage use similar to some of the identified candidate housing sites. The project was rezoned from C1 to PDR-HD.	B
2277 Harbor Blvd.	200	PDR - HD	Motel use	This development is a 200-unit apartment complex on a previous motel use site. This development is located on Harbor Boulevard and shares many existing characteristics with sites identified within this corridor in the candidate sites inventory. The project was rezoned from C1 to PDR-HD.	D
671 W. 17th St.	177	MG	Brownfield development (Argotech Industries)	This development is 177 live/work and loft residential units and was developed on a site that was previously largely surface parking area. This site is in the Mesa West Urban Plan area and adjacent to some of the sites identified within the candidate housing sites analysis. This project also shares many existing use characteristics with those identified sites.	B
1620 and 1644	89	MG	Industrial use (Ametek	This development is 89 live/work residential units on a former industrial use site in the	B

Table B-3: Example Development of Non-Vacant Sites for Residential Uses					
Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis	Development Class
Whittier Ave.			Aerospace and Defense)	Mesa West Bluffs Urban Plan area. Similar to 671 W. 17th Street, this site shares many geographic and existing use characteristics with sites identified in the candidate housing sites analysis.	
1500 Mesa Verde Drive East	215	PDC	Vacant commercial area	This development is 215 senior apartments developed at four stories along Harbor Boulevard directly adjacent to existing commercial uses. This project is an example of the types of horizontal mixed-use projects that the City anticipates may develop along Harbor Boulevard and matches assumptions made in the Housing Element.	C
1527 Newport Boulevard	40	C2 & MG	Industrial uses, including boat and automobile repair	This development is 40 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.	B
132, 134, 140 Industrial Way	22	C2 & MG	Industrial uses, including boat and automobile repair	This development is 22 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.	B
1677-1985 Superior Avenue	49	C2 & MG	Gas station and a mixture of commercial and industrial uses.	This development is 49 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.	B
2025 Placentia Avenue	36	MG	Commercial and industrial uses, including storage and repair for boats	This development is 36 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the Mesa West Bluffs Urban Plan area along Placentia Avenue and previous uses are consistent with sites identified within the sites inventory.	B
2095 Harbor Boulevard	29	PDC	Commercial buildings and gas station which had been vacant for several years.	This development is 28 single-family homes with live/work potential, including ground floor commercial/office workspaces and two stories above for residential. This development is in the Harbor Mixed Use Urban Plan area along Harbor Avenue and	C

Table B-3: Example Development of Non-Vacant Sites for Residential Uses					
Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis	Development Class
				previous uses are consistent with sites identified within the sites inventory.	
1672 Placentia Avenue	32	MG	Boat yard and industrial building	This development is 32 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the Mesa West Bluffs Urban Plan area along Placentia Avenue and previous uses are consistent with sites identified within the sites inventory.	B

This analysis of recent sample development projects shows that residential development occurs within the City on sites that have existing non-residential uses. As indicated in the analysis notes, these example sites share many characteristics with the candidate housing sites in **Table B-6.** This demonstrates that there is development potential on these sites as well as interest in developing these types of sites for residential uses within Costa Mesa.

Existing Uses on Candidate Sites and Redevelopment Opportunity

The City has identified and analyzed existing use on candidate sites in **Table B-6** below. As the City is a built-out community, consisting mainly of commercial retail, industrial and single-family housing, a primary goal was to identify sites compatible for the development of multifamily and mixed-use housing as well as not displace existing residents. Therefore, the City identified the best possible sites with the most feasible opportunity for redevelopment over the next 8 years.

Housing Market Analysis

In addition to an on-the-ground existing use analysis, the City of Costa Mesa has market conditions to facilitate the redevelopment of non-vacant sites for residential. **Table B-3** above shows that a total of 1,167 dwelling units have been constructed through redevelopment in the City. Additionally, a California Association of Realtors report for Historic Housing trends shows that the average time a unit spends on the market in Orange County is just 18.6 days in the last four years (2017-2021) and just 13.3 days in the last two years.[1] Specifically in Costa mesa, homes spent just over one month on market and the sale-to-list price ratio was 100.14%, indicating a sellers' market and the need for more housing.[2] According to the New Homes Directory (online resource), historical Housing Market data, the average price for an attached unit, 1,500 square feet or less, increased by 48 percent over the last planning cycle ($434,87 in 2014 to $645,000 in 2021).[3]

[1] Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: December 9, 2021. https://www.car.org/marketdata/data

[2] Realtor.com, Housing Market Summary, Costa Mesa. Accessed Online: December 9, 2021. https://www.realtor.com/realestateandhomes-search/Costa-Mesa_CA/overview

[3] New Homes Directory.com, Historical Housing Report in Costa Mesa, Accessed Online: December 9, 2021. https://www.newhomesdirectory.com/California/Costa_Mesa/historical-housing-report

Additionally, the according to the CAR Current Sales and Price Statistical Survey, the median cost of a home for sale in Orange County increased by 20 percent from 2020-2021 (from $930,000 in October 2020 to $1,120,000 in October 2021).[4] The indicators above signify an increased market demand for new housing.

4. Development of Small Site Parcels

The City of Costa Mesa has identified several candidate housing sites that are smaller than half an acre in size. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has only identified sites smaller than half an acre which show the likelihood of redeveloping in conjunction with other parcels which collectively meet the half acre requirement or where the property owner/developer has provided a draft development proposal to the City. The likelihood of redevelopment was based primarily on common ownership amongst adjacent parcels which share a property line. In most instances, these parcels are currently developed as a single use and it is reasonable to anticipate that the collection of parcels will redevelop as one new development to maximize efficiency and design of the new use. Candidate sites less than half an acre in size represent a small portion of the City's overall RHNA need.

The potential candidate sites which are anticipated to be consolidated into a single development are identified within Table B-6.

The candidate sites that are smaller than half an acre are shown in Table B-4 below along with descriptions of their likelihood to redevelop that go beyond the descriptions in Table B-6.

[4] Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: December 9, 2021. https://www.car.org/marketdata/data

Table B-4: Analysis of Candidate Housing Sites Under 0.5 acres					
APN	Unique ID	Address	Specific Plan/Urban Plan Area	Size (Ac)	Use Description
418-181-11	210	Bristol St. (to be assigned)	N/A	0.43	The subject property is a surface parking lot. The property owner/developer provided a pre-application and rezoning application for a 10-unit residential development project. In February 2026, the property owner/developer requested to have the site added to the Housing Element.
42543103	20	1666 Superior Ave	19 West	0.29	These are all adjacent parcels in a contiguous block bounded by E 16th Street, Superior Avenue, E 17th Street, and Newport Blvd. All parcels within this block have been identified as candidate housing sites and total 4.70 acres. Sites 22 and 23 are owned by the same property owner. The existing uses are all car-related industrial uses which are single-story. As shown in **Table B-2**, the City worked with property owners of parcels along Industrial Way (Specifically 132, 134, and 140 Industrial Way, less than a quarter mile southwest of these identified parcels) to facilitate the development of residential uses on parcels previously occupied with the same types of uses as these three parcels (boat and auto repair uses). These parcels are located within the 19 West Urban Plan area and are permitted to develop in the same manner as the parcels along Industrial Way.
42543105	22	126 E 16th St	19 West	0.42	
42543106	23	126 E 16th St	19 West	0.35	
41817101	208	754 Saint Clair St	SoBECA	0.27	These parcels are occupied by warehouse and light industrial uses within the SoBECA Urban Plan area. The SoBECA Urban Plan focuses on residential as a mixed-use component and promoting the development of residential in addition to the existing commercial anchors in the Mall and the Camp. The City has established Program 3D to update the Urban Plans within the City to focus more heavily on residential uses at the identified densities. As identified in **Table B-2**, the City developed Baker Block on industrial parcels which previously occupied similar light industrial uses in a largely industrial corridor approximately one-third of a mile from the
41817102	179	752 Saint Clair St	SoBECA	0.26	
41820202	182	841 Baker St	SoBECA	0.33	
41820205	185	2969 Century Pl	SoBECA	0.09	

Table B-4: Analysis of Candidate Housing Sites Under 0.5 acres					
APN	Unique ID	Address	Specific Plan/Urban Plan Area	Size (Ac)	Use Description
					SoBECA area. These uses have similar historical context and assumptions have been tied to this project and others as examples of redeveloping these types of uses for residential within industrial areas.

Additionally, Policy LU-2.10 of the City of Costa Mesa's Land Use Element within the General Plan promotes lot consolidation of residential properties. While the sites identified in the table above are commercial in nature, the intent of the policy remains effective in consolidating smaller parcels towards the creation of a larger residential development.

5. Development of Large Site Parcels

The 2021-2029 sites inventory includes several sites that are larger than 10 acres. These sites exceed the AB1397 size requirement and require additional analysis. The following background and analysis relates to each site in the inventory that exceeds that inventory. The City has conducted meetings with each of these major property owners to determine their future interest in developing housing on the identified properties. These properties when developed pursuant to the densities included within this Housing Element would be subject to the City's inclusionary housing requirements which are in process and anticipated to be adopted per Program 2A. This supports the City's assumptions of affordability on the sites described below. The housing element also includes Program 3R which commits the City to take actions to promote the development of large parcels at the densities and affordability levels identified within the housing element. There are no unit caps within the City which would limit the number of units which can be developed on these sites. That is subject to the densities provided within the City's zoning code.

Fairview Developmental Center

The Fairview Developmental Center (FDC) is a State-owned property that is approximately 109 acres in size and located on Harbor Boulevard within Costa Mesa. The FDC currently serves as one of the largest residential facilities for developmentally disabled persons in the State of California. The FDC was previously identified in the City's 5th cycle Housing Element (2013-2021) and the City has continued discussions with the State to determine the potential residential yield of the area taking into consideration the existing uses.

In January 2020, the Costa Mesa Fairview Developmental Center Ad Hoc Committee met to discuss potential development yields for the site. The Committee presented a report to the City Council which summarized its strategic engagement in the development of the local vision, priorities, and reasoning behind the stated preliminary vision of a solutions-based, housing-first model for the site. The Committee took into consideration the City's recent efforts to open a homeless shelter and identified opportunities for permanent supportive housing and integrated workforce housing within the City. Conceptual yield studies and draft plans have also been compiled for the property and helped to inform development capacity assumptions. There are no current development agreements or density caps on the property as residential uses are not currently permitted. The City will need to come to an agreement with the State of California

for future use of the site and then solicit input from the development community on potential entitlement, likely through a competitive bid process. The City is confident that there is significant interest in redeveloping the property once it becomes available based on informal discussions with developers during the housing element update process.

FDC was discussed multiple times in public workshops by local housing advocacy groups in support of residential uses on the site for primarily affordable housing developments and workforce housing. The City has established Program 3B to work with the State of California to establish the FDC area as a mixed-use village that prioritizes housing and promotes development at the densities and affordability levels identified within this housing element. As stated in Program 3B, the City envisions a two-year process to negotiate future residential development use on the site. If not established within two years, the City will identify additional sites to accommodate a potential shortfall in sites to accommodate the remaining RHNA.

The City's 6th Cycle analysis includes an assumption of 2,300 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.

Sakioka Lot 2

Sakioka Lot 2 is a 30.93-acre site located north of the 405 Freeway with General Plan Land Use designation that allows up to 660 residential units, 863,000 Square feet of office or retail use and a Floor Area Ratio of 1.0. The property is also located in the North Costa Mesa Specific Plan.

The site is currently under a development agreement (DA) that was recently extended for ten years until May of 2031. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. This development would occur pursuant to the new densities identified within the Housing Element, which may lead to the development of more units than currently established under the DA. The property owner and City could potentially amend the current DA or the property owner may develop outside of the DA but under the zoning requirements of the North Costa Mesa Specific Plan in order to achieve more than 660 residential units in the future. Therefore, the existing DA does not present a cap or restriction on the future number of potential units on the Sakioka Lot 2 parcel. Furthermore, there are not affordability caps within the current DA which would limit the number of units which may be affordable. The City's 6th Cycle analysis includes an assumption of 1,200 dwelling units broken down into the very low, low, moderate, and above moderate-income categories. The property owner has expressed interest in communications with the City in developing for residential uses within the 8-year planning cycle.

Pacific Arts Plaza

Pacific Arts Plaza project is an 18.3-acre site located in South Coast Plaza Town Center currently developed with a variety of office buildings and restaurants. The site is designated Cultural Arts Center (CAC) by the General Plan and has a zoning designation of Town Center (TC). The property is also located in the North Costa Mesa Specific Plan. Portions of the site are under a Development Agreement. The existing development approvals referenced in the original Development Agreement that allows for a maximum Floor Area Ratio (FAR) of 1.55 and maximum building square footage of 1,227,978. The Development Agreement was recently extended for two years and will expire in August of 2023. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas.

6. Accessory Dwelling Units

Accessory dwelling units, or ADUs, are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications so far in 2022. The City approved/permitted the following number of ADUs since 2018:

- 2018 – 4 ADUS
- 2019 – 6 ADUS
- 2020 – 19 ADUs
- 2021 – 43 ADUs
- 2022 – 68 ADUs

Of the 41 permits issued in 2021, 1 was available at the extremely-low income level, 3 were available at the very-low income level, 25 were available at the low-income level, and 12 were available at the moderate income level. As of the end of April 2022, the City of Costa Mesa has seen an increase in ADU activity. The City has approved and is in the process of issuing permits for 27 ADUs through approximately one-third of the year. Projected out over 2022, this demonstrates the continued trend of ADU growth and puts the City on pace for 81 approved ADUs in 2022. This exceeds the City's 2022 projection of 50 units by 31 units and positions the City well to exceed its projected ADUs within the planning period.

In compliance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JrADUs) are permitted only in single dwelling unit zones.

The City of Costa Mesa has determined based on past performance that it is appropriate to anticipate the development of 391 accessory dwelling units from 2021 to 2029 (approximately 50 per year through the planning period). Approximately 265 of these units are anticipated to be affordable at the low and very-low-income categories. A total of 117 ADUs are anticipated to be affordable at the moderate-income level and 8 ADUs are anticipated at the above moderate-income level. This affordability estimation is based on guidance from SCAG and HCD based on surveys of existing ADUs in the SCAG region between April and June 2020. Another local factor that contributes to the City's anticipated overall ADU growth expectations is that the City's ADU provisions are more flexible than the State ADU regulations, and therefore are more desirable for ADU development. For example, the State's minimum standard related to ADU required parking is that ADU's located within 500 feet of certain transit areas are not required to provide parking, whereas the City's ADU standards allow ADUs to be constructed without any parking regardless of location. Also, the State's minimum standard related to ADU height is that a local ADU ordinance shall allow an ADU height a minimum of 16 feet, whereas the City's ADU height standards allow a building height of 27 feet. Lastly, the State's minimum floor area requirement for ADUs is 850 square feet for studio units and 1,000 square feet for one-bedroom units, whereas the City's ADU floor area standards allow for larger ADUs in

that a detached ADU can be constructed up to 1,200 square feet, and an attached ADU may be the greater of 1,000 square feet or 50 percent of the size of the existing residential unit.

The City performed a trend analysis looking at the growth in ADUs from 2018 – 2021. That analysis is shown in the table below.

Table B-5: ADU Assumption Analysis (2018 – 2021)	
Year	ADU Permitted (2018-Based Strategy)
Projection Period Total:	*390*
2028	*50*
2027	*50*
2026	*50*
2025	*50*
2024	*50*
2023	*50*
*2022**	*68*
*2021**	*43*
2020*	19
2019*	6
2018*	4
"*" indicates actual permitted ADUs within that year.	

As shown in **Table B-4**, Costa Mesa has seen sustained increases in ADU production each year since 2018 with the lowest being a 50% increase between 2018 and 2019 as new State laws and local processes were not common knowledge amongst homeowners. The City expects that they while ADU production is likely to continue to increase year after year, there may be some drop off in that increase as more property owners develop ADUs. The City anticipates approximately 50 ADUs will be permitted per year for the remainder of the planning period.

A further indication of this is recent development trends observed by the City. Planning staff recently received and processed a development which included 13 ADUS which were conversions of existing garages. These units ranged from 152 to 363 square feet and consisted of a studio unit arrangement with one bathroom. This is a direct result of two actions: (1) developers and local property owners becoming educated on the new ADU laws and (2) the City of Costa Mesa making diligent efforts to discuss ADU potential and provide informational materials to the community. In addition to the methodology and concrete local data presented above, the City understands that ADU trends may change. In response, the housing element includes **Program 3M** to monitor ADU production every two years and has stated actions should production not match the anticipated amount in the housing element.

To assist in furthering the recognition and understanding of ADUs potential within Costa Mesa and reach the City's ADU development projections, Costa Mesa has included **Program 3E**, which identifies actions the City will take to promote and incentivize the development of ADUs during the planning period. As outlined in the program, these actions include:

- Coordinating with the County on implementation of a permit-ready ADU program
- Post a user-friendly FAQ on the City's website to assist the public with the general questions.

- Waiving specific permitting fees to make ADU development more feasible
- Creating an expedited plan check review process to ease the process for homeowners
- Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners

7. Water, Sewer, and Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site. The City has sufficient total water and sewer capacity (existing and planned) to accommodate the 2021-2029 regional housing need. The City plans for future housing growth through the Mesa Water District Urban Water Management Plan (UWMP). This was most recently updated in 2020. Future sewer capacity is planned for through the Costa Mesa Sanitary District Sewer System Management Plan (SSMP), which was most recently amended and recertified by the Board of Directors in January 2021.

B. Calculation of Unit Capacity

This section contains a description of the candidate sites identified to meet Costa Mesa's RHNA need at all income levels. The full list of these sites is presented in Table B-6.

1. Realistic Capacity and Affordability Calculations

Costa Mesa's 2021-2029 Housing Element sites analysis assumes that each identified candidate housing site will develop with at a range of income levels. Primarily, it is assumed that sites identified within Table B-6 will redevelop with the following affordability characteristics:

- 30% of units available to residents in the low and very low-income categories
- 20% of units available to residents in the moderate-income category
- 50% of units available to residents in the above moderate-income category

Costa Mesa recognizes that not all sites within the inventory will develop such that they meet these affordability assumptions. The following developments have all occurred recently within the City's urban plans, specific plans, overlays, or on non-residentially zoned sites. Many of these are described in more detail in Table B-2.

- 2277 Harbor Blvd – Previous motel use that underwent a rezone from C1 to PDR-HD and developed as a fully residential project with 200 apartment units.
- 671 W 17th Street – Previous industrial brownfield site in the Mesa West Bluff Urban Plan which developed as a fully residential project with 177 live/work units.
- 1620 and 1644 Whittier Avenue – Previous industrial use in the Mesa West Bluff Urban Plan which developed as a fully residential project with 89 live/work units.
- 1500 Mesa Verde East Drive – Commercially zoned parcel along Harbor Boulevard which developed as a fully residential project with 215 senior apartments.
- Brickyard East and West – Previous industrial warehouse uses along Placentia Avenue which developed as a fully residential project with 29 townhouse units.

Consistent with local housing market trends data presented earlier in this appendices, the City of Costa Mesa is seeing an increase in residential development and rarely receives requests for fully non-residential uses in the area identified within the candidate housing sites analysis.

The City has established goals and programs within the Housing Element aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. If the City is able to identify partnerships leading to fully affordable projects, that would also help to cover any potential shortfall in capacity in any of the four income categories. The City of Costa Mesa recognizes that should a "No Net Loss" situation occur, they will be required to identify additional sites and has analyzed additional potential housing sites within the Housing Element's environmental clearance document.

There are several candidate housing sites in which the affordability assumptions differ from those presented above. Those sites include:

- **APN 418-181-11 (address to be assigned).** This site was developed as a surface parking lot. The property owner/developer has applied for a pre-application and rezoning to accommodate a ten-unit residential development with one low income unit. The other nine units are assumed to be affordable to above moderate income households.
- **Costa Mesa Senior Housing Project (APN 424-211-01).** This site is owned by the City of Costa Mesa who has had previous discussions with a developer on a fully affordable project on this site. This site assumes 60 units which are all affordable at the lower income levels.
- **Fairview Developmental Center.** This site is analyzed previously in the large site analysis portion of this appendices. This site is owned by the State of California and the City anticipates working in collaboration with the State to support the goal of developing affordable housing. The City has assumed that approximately 40% of the units on this site will be available to residents at the lower income levels, while 30% will be available to residents at the moderate-income levels. The remaining units are anticipated to be market-rate.
- **Sakioka Lot 2.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the lower income levels. This site has an existing development agreement.
- **Pacific Arts Plaza and Town Center.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the low and very-low income levels. This site has an existing development agreement.

2. Specific Plan, Urban Plan, and Overlays

As identified in **Programs 3B and 3C**, of the Housing Plan **(Chapter 4)**, the City will be modifying some of the existing Specific Plans, Urban Plans, and Overlays within Costa Mesa. The densities identified in **Table B-6** reflect revisions to many of these areas to permit residential development at a higher density than what the current zoning permits as of adoption of this document. As noted, the City has three years to complete these zoning amendments. The City is proposing to either analyze or modify the following areas:

- North Costa Mesa Specific Plan
- 19 West Urban Plan
- SoBECA Urban Plan
- Mesa West Bluff Urban Plan

- Residential Ownership Urban Plan (Propose to Remove)
- Residential Incentive Overlay
- Harbor Mixed-Use Overlay

These areas, with the exception of the Residential Ownership Urban Plan, which is proposed to be removed, will be modified through **Programs 3B through 3C** to permit residential development at or above the default density for Costa Mesa of 30 dwelling units per acre. When considering appropriate densities, the City held outreach meetings with members of the community, decision-makers, the development community, and major property owners. As part of these meetings, the City discusses and analyzed what densities were appropriate to maintain the character of the surrounding neighborhoods while also presenting the opportunity for future residential development that can realistically facilitate the development of units available at the lower income levels.

The City will continue to conduct community outreach post adoption of the Housing Element to discuss potential revisions to development standards within these areas with the goal of effectively planning for future affordable housing. Densities established as a part of future zoning changes must accommodate the densities shown in **Table B-6** for the sites identified.

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
424-281-21	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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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	14,103	45,248	31%	B

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		residential street (Charle 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	12,757	31,475	41%	C

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		property is surrounded 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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)																					
Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.																					
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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		and profit yield, residential conversion during this planning period.				
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				
424-281-01	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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
424-281-19	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., 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	19,676	64,716	30%	B

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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.	50,219	122,853	41%	B

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 Element cycle is also considered an incentive for the property owner to develop residential.	18,808	59,063	32%	B
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	160,463	326,700	49%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		redevelopment of the site for residential uses. In addition, the site is considered very large with extensive areas for residential development.				
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 residential development.	130,197	326,700	40%	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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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
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 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	16,880	39,375	43%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	18,531	39,251	47%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	12,329	36,507	34%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	6,401	17,870	36%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	15,474	46,602	33%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 Housing Element cycle would incentivize property ownership to convert to residential.	13,488	36,893	37%	A
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	10,200	27,436	37%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				
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 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	14,382	47,242	30%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 from commercial/industrial to mixed use development. The existing warehouse is a single story that may be redeveloped to support mixed use development including	17,227	49,090	35%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	18,109	51,374	35%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	18,372	49,319	37%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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,	16,802	36,615	46%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				
418-101-05	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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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, 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)	93,238	130,680	71%	EX

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		to the east, commercial to the south and a business center/post office to the north.				
419-203-08	209	2000 Harbor	OC HARBOR MEDICAL PLAZA LLC	C1	GC	5		1.55	25				38	0	4	0	34	Existing retail center with surface parking lot. Property owner/developer requested to have the site added to the Housing Element for future residential development.				C
418-181-11	210	To be assigned (Bristol St)	2821 BRISTOL SITE LLC	CL	GC	3		0.43	23	Vacant			10	0	1	0	9	Existing surface parking lot. Property owner/developer applied for a pre-application, residential rezoning, and requested to have the site added to the Housing Element for future 10-unit development with one unit affordable to a low income household.				EX

ATTACHMENT 3

Appendix B

Sites Analysis (text updates to add two sites and remove 17 sites; a comprehensive update to be conducted following a No Net Loss analysis later in 2026)

A. Candidate Sites Analysis Overview

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Costa Mesa's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). As described in this appendix, the development capacity for each site depends largely on its location within the City, a specific plan or urban plan area as well as known development factors. Where possible, property owners were consulted to help the City better understand potential future housing growth on candidate housing sites within the City.

This appendix contains **Table B-5**, which identifies each candidate housing site within Costa Mesa's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

- Address
- Ownership
- Zoning (including Specific Plan areas, Urban Plans, and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing use

A summary of this information is included within the Housing Resources section **(Chapter 3)** of Costa Mesa's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis within this appendix shows that the City of Costa Mesa has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites which either currently permit or will be rezoned to permit development of residential uses at or above 30 dwelling units per acre
- Identification of City owned properties suitable for the development of housing
- Future development of accessory dwelling units (ADUs)

DRAFT

Table B-1: Summary of RHNA Status and Sites Inventory (to be comprehensively updated following a No Net Loss analysis later in 2026)					
	Very Low Income*	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	2,919	1,794	2,088	4,959	11,760
Units Constructed in Projection Period (Begins June 30, 2021)	3	19	9	8	39
Remaining Unmet RHNA	2,916	1,775	2,079	4,951	11,721
Large Sites					
Fairview Developmental Center	575	345	690	690	2,300
Sakioka Lot 2	120	60	120	900	1,200
~~Home Ranch~~	~~221~~	~~110~~	~~221~~	~~1,663~~	~~2,215~~
Senior Center Housing Project	40	20	0	0	60
Pacific Arts Plaza and Town Center	53	27	53	402	535
Total Potential Capacity - Large Sites	~~1,009~~	~~562~~	~~1,084~~	~~3,655~~	~~6,310~~
Overlays, Specific Plans, and Urban Plans					
North Costa Mesa Specific Plan	~~1,201~~	~~695~~	~~1,269~~	~~3,265~~	~~6,435~~
SoBECA Urban Plan	128	70	141	383	732
Mesa West Bluff Urban Plan	195	109	208	555	1,071
19 West Urban Plan	115	64	123	335	640
Harbor Mixed Use Overlay	270	151	286	778	1,485
Total Potential Capacity - Overlays, Specific Plans, and Urban Plans	~~1,909~~	~~1,089~~	~~2,027~~	~~5,316~~	~~10,363~~
Projected ADU Construction					
Projected ADU Construction	97	168	117	8	391
Sites Inventory Total					
Total Units towards RHNA	~~3,015~~	~~1,819~~	~~3,228~~	~~8,979~~	~~17,042~~
Total Capacity Over RHNA Categories	~~103%~~	~~102%~~	~~155%~~	~~181%~~	~~145%~~
*The City's Extremely Low Income (ELI) housing need is assumed to be 50% of the very low RHNA need for the planning period.					

1. Approved Projects and Projects in the Pipeline

Approved Projects since June 30, 2022

As shown in **Table B-1**, the City of Costa Mesa has approved residential development projects since the start of the projection period for the 6th Cycle. The projection period is the time in which development activity can count towards meeting the City's 6th Cycle RHNA need. Cities within the Southern California Association of Governments (SCAG) region can begin taking credit for the 6th cycle for development that was approved on or after June 30th, 2021. **Table B-2** contains projects that received approvals during that timeframe.

Table B-2: Units Permitted				
Address	Building Permit Number	Date Issued	Type	Income Category
900 W 20th Street	BC21-00060	7/6/2021	ADU	Low
2994 Croftdon Street, Unit B	BC21-00123	7/7/2021	ADU	Moderate
1850 Paros Circle	BC20-00583	7/7/2021	ADU	Moderate
230 Sherwood Place, Unit B	BC20-00469	7/12/2021	ADU	Low
257 Knox Place	BC21-00228	7/16/2021	ADU	Moderate
2175 Tustin Avenue, Unit C	BC21-00121	7/20/2021	ADU	Low
2545 Westminster Avenue, Unit B	BC21-00225	7/20/2021	ADU	Low
281 E 20th Street	BC20-00376	7/27/2021	SFR	Above Moderate
281 E 20th Street, Unit B	BC20-00376	7/27/2021	ADU	Low
118 Magnolia Street, Unit B	BC21-00261	8/11/2021	ADU	Low
382 Ramona Way, Unit B	BC21-00110	8/11/2021	ADU	Low
700 W 20th Street, Unit D	BC21-00296	8/12/2021	ADU	Very Low
482 E 20th Street, Unit A	BC21-00321	8/13/2021	ADU	Low
2049 Monrovia Avenue, Unit B	BC21-00113	8/31/2021	ADU	Moderate
536 Caleigh Lane	BC19-00957	9/8/2021	SFR	Above Moderate
324 Costa Mesa Street, Unit B	BC20-00578	9/20/2021	ADU	Low
227 Mesa Drive, Unit B	BC21-00140	9/22/2021	ADU	Moderate
330 Ogle Street, Unit B	BC21-00355	9/27/2021	ADU	Low
379 E 19th Street, Unit B	BC21-00190	9/28/2021	ADU	Low
861 Joann Street, Unit B	BC21-00269	9/28/2021	ADU	Moderate
1951 Rosemary Place	BC20-00111	9/28/2021	SFR	Above Moderate
1951 Rosemary Place, Unit B	BC20-00111	9/28/2021	ADU	Moderate
1939 Continental Avenue, Unit B	BC21-00166	10/5/2021	ADU	Very Low
1984 Orange Avenue	BC21-00461	10/13/2021	ADU	Moderate
2510 Carnegie Avenue	BC21-00339	10/14/2021	ADU	Low
974 Linden Place	BC21-00137	10/14/2021	ADU	Very Low
2687 Elden Avenue, Unit B	BC21-00530	10/18/2021	ADU	Low
320 Colleen Place	BC21-00334	11/5/2021	SFR	Above Moderate
320 Colleen Place, Unit B	BC21-00333	11/5/2021	ADU	Low

DRAFT

Table B-2: Units Permitted				
Address	Building Permit Number	Date Issued	Type	Income Category
3078 Roanoke Lane, Unit B	BC21-00265	11/5/2021	ADU	Moderate
246 Cecil Place	BC21-00293	11/16/2021	SFR	Above Moderate
2014 Maple Avenue, Unit 108	BC21-00534	11/22/2021	ADU	Low
2014 Maple Avenue, Unit 109	BC21-00535	11/22/2021	ADU	Low
466 E 18th Street, Unit B	BC21-00408	11/23/2021	ADU	Low
257 Flower Street	BC21-00644	12/3/2021	SFR	Above Moderate
2458 Norse Avenue	BC21-00626	12/3/2021	SFR	Above Moderate
2845 Ellesmere Avenue, Unit B	BC21-00341	12/7/2021	ADU	Low
473 Ogle Street	BC21-00694	12/14/2021	SFR	Above Moderate
363 Rochester Street	BC21-00625	12/20/2021	ADU	Low

Projects in the Pipeline

Development projects that are in the planning process but have not received land use approvals or building permit are considered "in the pipeline." For applications submitted for a land use approval, projects are considered "pending" until the necessary land use approvals are issued, at which point a project is deemed "approved." Once a building permit is issued, the project is identified as "building permit issued." When project construction is completed, and all necessary building safety inspections have been completed a certificate of occupancy or "final building permit" is issued.

Pursuant to the HCD Housing Element Site Inventory Guidebook Government Code Section 65583.2, for projects yet to receive their certificate of occupancy or final building permit, the element must demonstrate that the project is expected to be built within the planning period. The City believes that many of these "in the pipeline" housing units are likely to be developed within the planning period and could further the City's efforts in reaching its required RHNA, if/once developed. Although "projects in the pipeline" are not included as "candidate housing sites", they represent opportunities for future housing construction in Costa Mesa within the planning period. If/when these housing units are built, the units will count toward achieving the City's RHNA allocation as mandated by State law.

The below summary includes housing projects at various planning/development stages, and consist of potential housing developments of various sizes, types and housing affordability ranges. The summary includes recent housing projects that have been submitted for land use approvals at this time but are not yet "approved"; projects that are "approved" but no building permits have been issued or applied for; and other housing projects that City staff is working on in partnership with other entities or agencies to develop housing resources in the City.

- Senior Housing Project at the Senior Center (Jamboree Housing ENA) – On July 21, 2020, the City Council approved an Exclusive Negotiating Agreement (ENA) with Jamboree Housing Corporation in determining the feasibility, and potential terms, for the right to acquire a long-term leasehold interest in an approximately 0.90-acre portion of the parking lot at the Senior Center property to develop a senior housing project. The conceptual density study plans envisioned the potential for

60 senior affordable dwelling units at the site. An application for an Urban Master Plan Screening for the proposed project was submitted in November 2021 and staff continues to work with the applicant to bring the project forward for a decision.

- Urban Plan Screening Project (1711 & 1719 Pomona Avenue) – On November 16, 2021, the City Council considered an Urban Plan Screening of a Master Plan request for eight live/work units on a 0.46-acre lot. The proposed Master Plan includes a deviation request from the Urban Plan's live/work standards for minimum lot size. The urban planning screening process is the City's first stage of development review for projects proposed in mixed-use overlay districts. The Council generally supported the project's concept, including the request for a deviation from minimum lot size and provided the applicant guidance for the project proposal to include in a future application for Planning Commission consideration.
- Urban Plan Screening Project (1540 Superior Avenue) – On January 18, 2022, the City Council is scheduled to consider an Urban Plan Screening request for nine live/work units on a 0.44-acre lot. The Urban Plan screening process is the City's first stage of development review for projects proposed in mixed-use overlay districts. After the City Council screening, the applicant will use the City Council's guidance to include in a future application for Planning Commission consideration.
- One Metro West (1683 Sunflower Avenue) – The proposed project is a mixed-use development and consists of residential, specialty retail, creative office, and recreational uses. The project is proposed to include up to 1,057 dwelling units (anticipated to be rental units), 25,000 square feet of commercial creative office, 6,000 square feet of specialty retail, and 1.5-acres of public open space. The proposed development includes three multi-family residential structures with a maximum building height of seven stories; one stand-alone office building up to four stories in height; tenant-serving commercial retail space integrated into one of the residential structures; open space; landscaping; streetscape improvements; and a Class-I bike trail system on Sunflower Avenue providing access to the Santa Ana River Trail. The project was approved by City Council in 2021. The project includes 10 percent (106 units) of the residential development project component to be affordable (67 very low income units and 39 low income units) for 40 years. The proposed Project is subject to Measure Y, as codified in Article 22, Chapter IX of Title 13 (Zoning) of the Costa Mesa Municipal Code. Pursuant to Measure Y, after final approval by the City Council, including all CEQA review, the voters must then approve the Project.
- Costa Mesa Village (2540 Newport Boulevard) – Costa Mesa Village is an existing 97-unit SRO/efficiency development which was redeveloped many years ago from an existing motel. An application to update and amend the original entitlement (which allowed for the conversion of the former motel into an SRO/efficiency unit development) was submitted in November of 2021. The intent of the Conditional Use Permit amendment is to modify and update the conditions of the original entitlement while adhering to the City of Costa Mesa's recent SRO policy. The update will include revisions to enhance project housing and social services to qualified low-income individuals and persons with disabilities. Up to 23 of the 97 housing units are anticipated to be supported by Section a 811 subsidy administered by the California Housing Finance Agency (CalHFA) for persons with developmental disabilities, with the remaining units to continue as affordable housing units for individuals living/working in the City of Costa Mesa. The project is expected to be heard by the Planning Commission on January 24, 2022, with the final decision by the City Council thereafter.
- Project Homekey – On November 16, 2021, the City Council directed staff to collaborate with the County of Orange and associated development partners to submit application(s) for the Homekey Program grant funding for the acquisition, rehabilitation and conversion of one or two motel locations proposed for permanent supportive housing. City staff have been working with several existing motel owners of properties that range between approximately 40 to 90 units. The

DRAFT

proposals will provide direct permanent supportive housing with funding from the City of Costa Mesa, the County and (if awarded) Homekey grant funds from the State. The target population for these units would include at risk or currently homeless individuals and seniors, age 62 and over, and chronic homeless individuals and couples, with a subset of the units for eligible persons that qualify for Mental Health Services Act (MHSA) programs. Because the City operates the 72 bed Bridge Shelter on Airway Avenue, the Homekey Program could provide a seamless opportunity to stabilize this most vulnerable population where supportive services are provided on site, in the expedited Homekey permanent supportive housing model.

- The Plant (765-767 Baker Street and 2972 Century Place) – This project consists of the proposed renovation of three existing commercial buildings (containing the former Car Mart and Plant Stand) totaling 19,100 square feet, for retail and restaurant uses surrounding a central courtyard area. In addition, new buildings are proposed consisting of two greenhouse structures which will contain food stall uses, and a four-story mixed-use building with 48 residential units, 14 live/work units, and 2,570 square feet of workshop/maker office space above a two-level parking structure. This project was approved by the City Council in 2019.
- Families Forward (Pomona Avenue) – Families Forward, founded in 1984, is committed to preventing and ending family homelessness in Orange County. Families Forward has acquired and is working on plans to rehabilitate and expand a multi-family property on Pomona Avenue. At completion, the project will include the interior and exterior renovation of the existing 6 units and the addition of 2 new accessory dwelling units that will collectively house 8 families at risk of, or experiencing, homelessness. Families Forward has submitted preliminary plans to the City and are working to advance construction plans which are expected to be submitted to the City for expedited review in January 2022. The project will be owned and operated by Families Forward but is being constructed as a collaboration between Families Forward and HomeAid of Orange County. Families Forward will provide wrap-around services to low- to moderate-income family residents and provide a case manager, housing resource specialist, and other professionals to build a plan toward self-sufficiency. The families will also receive supportive services such as counseling, career coaching and access to our food pantry.

  In 2020, Families Forward helped house and bring an end to homelessness for 15 Costa Mesa families (49 adults and children), with 33 Costa Mesa families accessing the Families Forward food pantry and taking another step towards stability. When complete, the Pomona project will serve as an entry point for families in and near Costa Mesa. Also, on November 17, 2020, the City Council approved a Subrecipient Agreement with Families Forward to establish a Tenant Based Rental Assistance (TBRA) program to assist qualified, very low-income households who are current residents of Costa Mesa (or households with strong community ties to Costa Mesa).

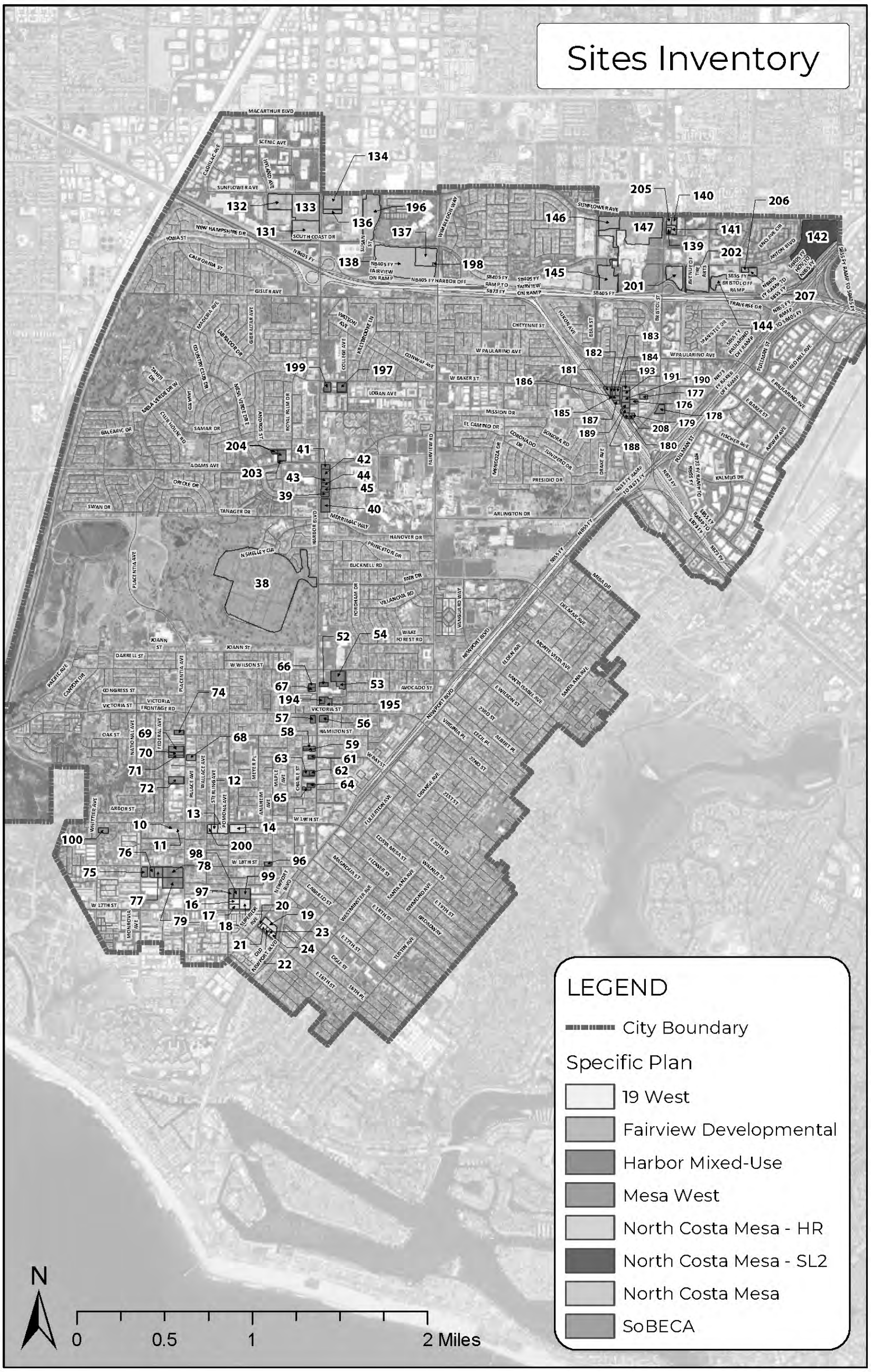
For a variety of reasons, not all projects in the pipeline complete the planning approval or building permit process and are built and occupied. However, these projects provide an indication of what future housing construction may include within the Housing Element planning period. As indicated above, City staff will continue to work with the aforementioned project applicants and other City housing efforts to reach the City's goals.

DRAFT

Figure B-1: Map of Candidate Housing Sites (All Income Categories)*

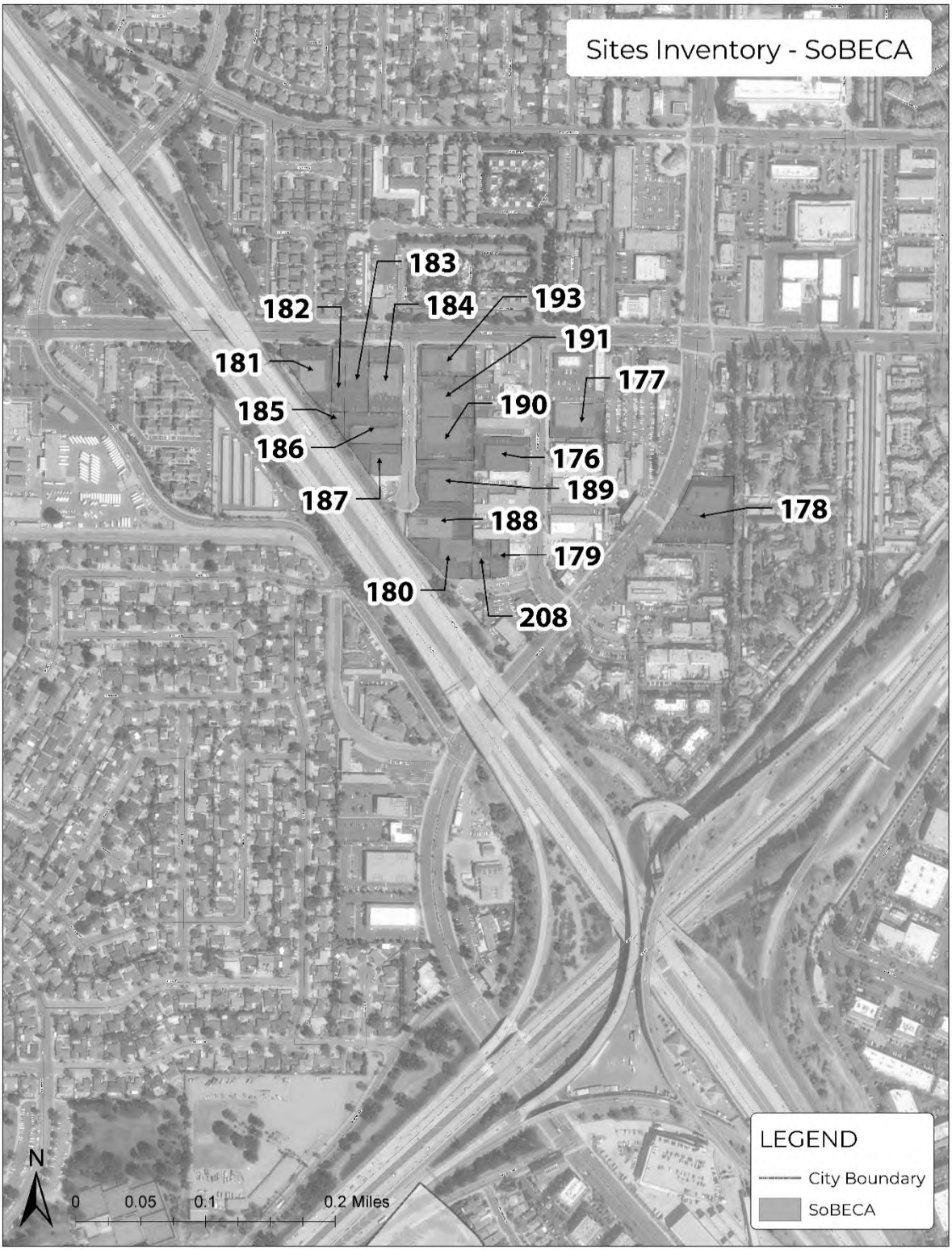
*Comprehensive Sites Inventory map update to be conducted following a No Net Loss analysis later in 2026.

Figure B-2: Map of Candidate Housing Sites (By Zoning)*



*Comprehensive Sites Inventory Zoning map update to be conducted following a No Net Loss analysis later in 2026.

Figure B-2: Map of Candidate Housing Sites (SoBECA Focus)



2. Selection of Sites

The City of Costa Mesa has identified sites with capacity to accommodate the 2021-2029 RHNA. The City has identified ~~99~~ parcels within a variety of different zones, specific plan areas, urban plans, and overlays. Each of these either currently permit residential development or will be amended per Programs 3B and 3C to permit residential development at the densities specified in Table B-5. The identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. It was found that a number of the existing uses (identified in Table B-5) are either permanently closed or available for lease. Many of the uses are in multi-tenant commercial centers with one ownership and most show little to no evidence of recent investment or redevelopment.

The City does not have access to most leasing information as these are generally private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period. When possible, the City had discussions with property owners to determine interest in redevelopment for residential uses. The analysis also includes several letters of potential residential development interest in Appendix A.

Community Input on Sites Selection

Community input was an important component of the sites identification and selection process. The City conducted multiple public outreach meetings, including district specific meetings where community members gave input on areas of importance within their district. This information was collected as notes on maps of each district and can be found in Appendix C. Community members also provided feedback on potential housing development types and focus areas on the online community survey. Additionally, draft versions of the sites inventory were discussed at both Planning Commission and City Council study sessions, with decision makers providing input and community members able to make public comments.

Lastly, the City held discussions with major property owners within the City to better understand their long-range plans for development of the properties under their ownership. The City used these discussions to more accurately determine potential unit yield and affordability assumptions for some of the identified candidate housing sites. Additional information is provided for specific properties in Table B-5.

3. Redevelopment of Non-Vacant Sites for Residential Uses

The City of Costa Mesa does not have sufficient vacant land available to accommodate fifty percent of their low/very-low income RHNA. To accommodate the need at all income levels, the City has analyzed sites within non-residentially zoned areas that permit residential development through Specific Plans, Urban Plans, or Overlays. The City also evaluated and included parcels not currently within Urban Plans which will be added when those Urban Plans are amended as part of Programs 3B and 3C.

As the City cannot accommodate 50 percent of the low/very low income RHNA, state law requires that the City analyze the following:

- Analysis of leases that would prevent redevelopment of the site,
- The extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- The City's past experience with converting existing uses to higher density residential uses,

- Current market demand for the existing use,
- Development trends and market conditions, and
- Regulatory or other incentives to encourage redevelopment.

Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Costa Mesa.

Experience Developing Non-Vacant Sites for Residential Uses

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped within non-residentially zoned areas that included residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved development plan, are shown in Table B-3. The City's analysis showed that prior uses on these redeveloped sites were similar in nature to the existing uses on sites identified within the sites inventory in Table B-6. Based on the information provided in Table B-3, the City has created a classification system for sites with characteristics that are applicable to the candidate sites inventory. The intent of this classification system is to draw parallels from past development and local knowledge and trends in development to the potential future development of the candidate housing sites identified. These classifications are based in real past development that has occurred within the City and while some comparisons may not be an exact match for the sites identified, they show a strong correlation with the understanding that every parcel is unique in terms of site characteristics, existing use, ownership, and other factors which can affect future development. The development classes are generally defined as:

- **Development Class A:** Uses on these sites prior to redevelopment included either light industrial or office type uses. These are areas that previously served commercial or office businesses and have redeveloped throughout the city based on property owner interest and market trends. This also includes uses within the SoBECA Urban Plan area.
- Development Class B: Uses on these sites prior to redevelopment included self-storage, vehicle storage, and industrial uses. Many of these sites are located within the Mesa West or 19 West Urban Plan areas which covers a large portion of the industrial areas within the City.
- Development Class C: Uses on these sites prior to redevelopment included primarily commercial uses along Harbor Boulevard or another major city commercial corridor. These projects are typically in a mixed-use setting, whether within the same development or directly adjacent. Many of these sites are within the Harbor Mixed-Use Urban Plan area.
- Development Class D: These sites are motel conversions within the City. The City is continuing to pursue Project Homekey funds to encourage redevelopment of specific motels within the City in coordination with property owners and operators of these buildings.
- EX: Existing proposed project or anticipated project.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in Table B-6. This analysis is based on information readily available to the City and research that can be found through online research. The City does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

The following residential development projects have been constructed on parcels that were either non-residentially zoned or had an existing non-residential use on-site within Costa Mesa.

Table B-3: Example Development of Non-Vacant Sites for Residential Uses

Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis	Development Class
125 Baker St.	240	PDR - HD	Industrial use	This development is a 240-unit wrap apartment complex on a 4.2-acre parcel in a largely industrial and office area of Costa Mesa. The project was built at a density of approximately 57 du/ac. The site was previously a light industrial and office uses use similar to some of the identified candidate housing sites. The project was rezoned from CL to PDR-HD.	A
1957 Newport Blvd.	38	PDR - HD	Self-storage use and trailer storage lot	This development is a 38-unit condominium project along the Newport Blvd commercial corridor. The site was previously a self-storage and trailer storage use similar to some of the identified candidate housing sites. The project was rezoned from C1 to PDR-HD.	B
2277 Harbor Blvd.	200	PDR - HD	Motel use	This development is a 200-unit apartment complex on a previous motel use site. This development is located on Harbor Boulevard and shares many existing characteristics with sites identified within this corridor in the candidate sites inventory. The project was rezoned from C1 to PDR-HD.	D
671 W. 17th St.	177	MG	Brownfield development (Argotech Industries)	This development is 177 live/work and loft residential units and was developed on a site that was previously largely surface parking area. This site is in the Mesa West Urban Plan area and adjacent to some of the sites identified within the candidate housing sites analysis. This project also shares many existing use characteristics with those identified sites.	B
1620 and 1644	89	MG	Industrial use (Ametek	This development is 89 live/work residential units on a former industrial use site in the	B

Table B-3: Example Development of Non-Vacant Sites for Residential Uses					
Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis	Development Class
Whittier Ave.			Aerospace and Defense)	Mesa West Bluffs Urban Plan area. Similar to 671 W. 17th Street, this site shares many geographic and existing use characteristics with sites identified in the candidate housing sites analysis.	
1500 Mesa Verde Drive East	215	PDC	Vacant commercial area	This development is 215 senior apartments developed at four stories along Harbor Boulevard directly adjacent to existing commercial uses. This project is an example of the types of horizontal mixed-use projects that the City anticipates may develop along Harbor Boulevard and matches assumptions made in the Housing Element.	C
1527 Newport Boulevard	40	C2 & MG	Industrial uses, including boat and automobile repair	This development is 40 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.	B
132, 134, 140 Industrial Way	22	C2 & MG	Industrial uses, including boat and automobile repair	This development is 22 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.	B
1677-1985 Superior Avenue	49	C2 & MG	Gas station and a mixture of commercial and industrial uses.	This development is 49 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.	B
2025 Placentia Avenue	36	MG	Commercial and industrial uses, including storage and repair for boats	This development is 36 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the Mesa West Bluffs Urban Plan area along Placentia Avenue and previous uses are consistent with sites identified within the sites inventory.	B
2095 Harbor Boulevard	29	PDC	Commercial buildings and gas station which had been vacant for several years.	This development is 28 single-family homes with live/work potential, including ground floor commercial/office workspaces and two stories above for residential. This development is in the Harbor Mixed Use Urban Plan area along Harbor Avenue and	C

Table B-3: Example Development of Non-Vacant Sites for Residential Uses					
Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis	Development Class
				previous uses are consistent with sites identified within the sites inventory.	
1672 Placentia Avenue	32	MG	Boat yard and industrial building	This development is 32 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the Mesa West Bluffs Urban Plan area along Placentia Avenue and previous uses are consistent with sites identified within the sites inventory.	B

This analysis of recent sample development projects shows that residential development occurs within the City on sites that have existing non-residential uses. As indicated in the analysis notes, these example sites share many characteristics with the candidate housing sites in **Table B-6.** This demonstrates that there is development potential on these sites as well as interest in developing these types of sites for residential uses within Costa Mesa.

Existing Uses on Candidate Sites and Redevelopment Opportunity

The City has identified and analyzed existing use on candidate sites in **Table B-6** below. As the City is a built-out community, consisting mainly of commercial retail, industrial and single-family housing, a primary goal was to identify sites compatible for the development of multifamily and mixed-use housing as well as not displace existing residents. Therefore, the City identified the best possible sites with the most feasible opportunity for redevelopment over the next 8 years. ~~In additional to the analysis in **Table B-6** the City utilized locally available SCAG data to identify the following key indicators that the sites included for low and very low-income opportunity are the most appropriate:~~

~~Nine percent of the sites are within areas identifies as Highest Resource by the TCAC~~

~~55 percent of the sites are within areas identified as moderate resource~~

~~On average, there are 90 healthcare facilities within a one-mile drive from the identified sites~~

~~On average, there are 4 grocery stores or markets within a one-mile drive from the identified sites~~

~~97 percent of the sites identified are within a High-Quality Transit area, meaning the 97 percent of sites are within one half mile of a well serviced transit stop or a transit corridor with 15 minute or less service frequency during peak commute hours.~~

Housing Market Analysis

In addition to an on-the-ground existing use analysis, the City of Costa Mesa has market conditions to facilitate the redevelopment of non-vacant sites for residential. **Table B-3** above shows that a total of 1,167 dwelling units have been constructed through redevelopment in the City. Additionally, a California Association of Realtors report for Historic Housing trends shows that the average time a unit spends on the market in Orange County is just 18.6 days in the last four years (2017-2021) and just 13.3 days in the last

two years.[1] Specifically in Costa mesa, homes spent just over one month on market and the sale-to-list price ratio was 100.14%, indicating a sellers' market and the need for more housing.[2] According to the New Homes Directory (online resource), historical Housing Market data, the average price for an attached unit, 1,500 square feet or less, increased by 48 percent over the last planning cycle ($434,87 in 2014 to $645,000 in 2021).[3]

Additionally, the according to the CAR Current Sales and Price Statistical Survey, the median cost of a home for sale in Orange County increased by 20 percent from 2020-2021 (from $930,000 in October 2020 to $1,120,000 in October 2021).[4] The indicators above signify an increased market demand for new housing.

4. Development of Small Site Parcels

The City of Costa Mesa has identified several candidate housing sites that are smaller than half an acre in size. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has only identified sites smaller than half an acre which show the likelihood of redeveloping in conjunction with other parcels which collectively meet the half acre requirement or where the property owner/developer has provided a draft development proposal to the City. The likelihood of redevelopment was based primarily on common ownership amongst adjacent parcels which share a property line. In most instances, these parcels are currently developed as a single use and it is reasonable to anticipate that the collection of parcels will redevelop as one new development to maximize efficiency and design of the new use. Candidate sites less than half an acre in size represent a small portion of the City's overall RHNA need. ~~A total of nine sites comprise the potential for 114 units, which is 1 percent of the City's total RHNA need for the period of 11,760.~~

The potential candidate sites which are anticipated to be consolidated into a single development are identified within **Table B-6**.

The candidate sites that are smaller than half an acre are shown in **Table B-4** below along with descriptions of their likelihood to redevelop that go beyond the descriptions in **Table B-6**.

[1] Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: December 9, 2021. https://www.car.org/marketdata/data

[2] Realtor.com, Housing Market Summary, Costa Mesa. Accessed Online: December 9, 2021. https://www.realtor.com/realestateandhomes-search/Costa-Mesa_CA/overview

[3] New Homes Directory.com, Historical Housing Report in Costa Mesa, Accessed Online: December 9, 2021. https://www.newhomesdirectory.com/California/Costa_Mesa/historical-housing-report

[4] Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: December 9, 2021. https://www.car.org/marketdata/data

Table B-4: Analysis of Candidate Housing Sites Under 0.5 acres					
APN	Unique ID	Address	Specific Plan/Urban Plan Area	Size (Ac)	Use Description
418-181-11	210	Bristol St. (to be assigned)	N/A	0.43	The subject property is a surface parking lot. The property owner/developer provided a pre-application and rezoning application for a 10-unit residential development project. In February 2026, the property owner/developer requested to have the site added to the Housing Element.
42543103	20	1666 Superior Ave	19 West	0.29	These are all adjacent parcels in a contiguous block bounded by E 16th Street, Superior Avenue, E 17th Street, and Newport Blvd. All parcels within this block have been identified as candidate housing sites and total 4.70 acres. Sites 22 and 23 are owned by the same property owner. The existing uses are all car-related industrial uses which are single-story. As shown in **Table B-2**, the City worked with property owners of parcels along Industrial Way (Specifically 132, 134, and 140 Industrial Way, less than a quarter mile southwest of these identified parcels) to facilitate the development of residential uses on parcels previously occupied with the same types of uses as these three parcels (boat and auto repair uses). These parcels are located within the 19 West Urban Plan area and are permitted to develop in the same manner as the parcels along Industrial Way.
42543105	22	126 E 16th St	19 West	0.42	
42543106	23	126 E 16th St	19 West	0.35	
41817101	208	754 Saint Clair St	SoBECA	0.27	These parcels are occupied by warehouse and light industrial uses within the SoBECA Urban Plan area. The SoBECA Urban Plan focuses on residential as a mixed-use component and promoting the development of residential in addition to the existing commercial anchors in the Mall and the Camp. The City has established Program 3D to update the Urban Plans within the City to focus more heavily on residential uses at the identified densities. As identified in **Table B-2**, the City developed Baker Block on industrial parcels which previously occupied similar light industrial uses in a largely industrial corridor approximately one-third of a mile from the
41817102	179	752 Saint Clair St	SoBECA	0.26	
41820202	182	841 Baker St	SoBECA	0.33	
41820205	185	2969 Century Pl	SoBECA	0.09	
~~13931321~~	~~203~~	~~1590 Adams Ave~~	~~SoBECA~~	~~0.27~~	

Table B-4: Analysis of Candidate Housing Sites Under 0.5 acres					
APN	Unique ID	Address	Specific Plan/Urban Plan Area	Size (Ac)	Use Description
					SoBECA area. These uses have similar historical context and assumptions have been tied to this project and others as examples of redeveloping these types of uses for residential within industrial areas.
~~14004183~~	~~198~~	~~N/A~~	~~North Costa Mesa~~	~~0.23~~	~~This parcel is part of the overall Home Ranch parcel described in the Large Site analysis in the following section. Home Ranch is currently a mostly vacant site within the North Costa Mesa Specific Plan area that has an existing development agreement and is currently planned for residential development. The City has actively worked with the property owner throughout the 6th Cycle Housing Element update process to identify an appropriate number of residential units to allocate towards the site. The property owner has indicated they intend to develop residential uses on the Home Ranch site and they are permitted to alter their development agreement or develop outside of it, meaning there are no unit caps in place.~~ ~~While this individual parcel is less than half an acre, it is in common ownership with the larger Home Ranch site which exceeds the half acre standard. This parcel is currently vacant.~~

Additionally, Policy LU-2.10 of the City of Costa Mesa's Land Use Element within the General Plan promotes lot consolidation of residential properties. While the sites identified in the table above are commercial in nature, the intent of the policy remains effective in consolidating smaller parcels towards the creation of a larger residential development.

5. Development of Large Site Parcels

The 2021-2029 sites inventory includes several sites that are larger than 10 acres. These sites exceed the AB1397 size requirement and require additional analysis. The following background and analysis relates to each site in the inventory that exceeds that inventory. The City has conducted meetings with each of these major property owners to determine their future interest in developing housing on the identified properties. These properties when developed pursuant to the densities included within this Housing Element would be subject to the City's inclusionary housing requirements which are in process and anticipated to be adopted per Program 2A. This supports the City's assumptions of affordability on the sites described below. The housing element also includes Program 3R which commits the City to take actions to promote the development of large parcels at the densities and affordability levels identified

within the housing element. There are no unit caps within the City which would limit the number of units which can be developed on these sites. That is subject to the densities provided within the City's zoning code.

Fairview Developmental Center

The Fairview Developmental Center (FDC) is a State-owned property that is approximately 109 acres in size and located on Harbor Boulevard within Costa Mesa. The FDC currently serves as one of the largest residential facilities for developmentally disabled persons in the State of California. The FDC was previously identified in the City's 5th cycle Housing Element (2013-2021) and the City has continued discussions with the State to determine the potential residential yield of the area taking into consideration the existing uses.

In January 2020, the Costa Mesa Fairview Developmental Center Ad Hoc Committee met to discuss potential development yields for the site. The Committee presented a report to the City Council which summarized its strategic engagement in the development of the local vision, priorities, and reasoning behind the stated preliminary vision of a solutions-based, housing-first model for the site. The Committee took into consideration the City's recent efforts to open a homeless shelter and identified opportunities for permanent supportive housing and integrated workforce housing within the City. Conceptual yield studies and draft plans have also been compiled for the property and helped to inform development capacity assumptions. There are no current development agreements or density caps on the property as residential uses are not currently permitted. The City will need to come to an agreement with the State of California for future use of the site and then solicit input from the development community on potential entitlement, likely through a competitive bid process. The City is confident that there is significant interest in redeveloping the property once it becomes available based on informal discussions with developers during the housing element update process.

FDC was discussed multiple times in public workshops by local housing advocacy groups in support of residential uses on the site for primarily affordable housing developments and workforce housing. The City has established Program 3B to work with the State of California to establish the FDC area as a mixed-use village that prioritizes housing and promotes development at the densities and affordability levels identified within this housing element. As stated in Program 3B, the City envisions a two-year process to negotiate future residential development use on the site. If not established within two years, the City will identify additional sites to accommodate a potential shortfall in sites to accommodate the remaining RHNA.

The City's 6th Cycle analysis includes an assumption of 2,300 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.

Sakioka Lot 2

Sakioka Lot 2 is a 30.93-acre site located north of the 405 Freeway with General Plan Land Use designation that allows up to 660 residential units, 863,000 Square feet of office or retail use and a Floor Area Ratio of 1.0. The property is also located in the North Costa Mesa Specific Plan.

The site is currently under a development agreement (DA) that was recently extended for ten years until May of 2031. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. This development would occur pursuant to the new densities identified within the Housing Element, which may lead to the development of more units than currently established under the DA. The property owner and City could

potentially amend the current DA or the property owner may develop outside of the DA but under the zoning requirements of the North Costa Mesa Specific Plan in order to achieve more than 660 residential units in the future. Therefore, the existing DA does not present a cap or restriction on the future number of potential units on the Sakioka Lot 2 parcel. Furthermore, there are not affordability caps within the current DA which would limit the number of units which may be affordable. The City's 6th Cycle analysis includes an assumption of 1,200 dwelling units broken down into the very low, low, moderate, and above moderate-income categories. The property owner has expressed interest in communications with the City in developing for residential uses within the 8-year planning cycle.

~~*Home Ranch*~~

~~Segerstrom Home Ranch is a 43-acre site located north of the 405 Freeway with a General Plan land use designation that allows up to 1.2 million square feet of office and up to 0.64 Floor Area Ratio. The property is also located in the North Costa Mesa Specific Plan. The site is currently under a development agreement that was executed in 2002 and extended in 2010 for additional 20 years until July of 2030.~~

~~The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. The property owner has expressed that there are future scenarios which consider fully developing the site for residential uses with some support commercial, which exceeds the assumptions in the housing element. The City conservatively analyzed the potential for a range of uses on the Home Ranch site. This would require a modification of the existing DA, which is possible with property owner and City support. The City's 6th Cycle analysis includes an assumption of 2,215 dwelling units broken down into the very low, low, moderate, and above moderate-income categories. The property owner has expressed interest in communications with the City in developing for residential uses within the 8-year planning cycle.~~

~~*South Coast Plaza*~~

~~South Coast Plaza is a large regional mall in the North Costa Mesa area. The mall has ample surface parking and as of adoption of this Housing Element, has a large, big box component which is currently vacant. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. The sites analysis makes a conservative potential redevelopment assumption of approximately 15 acres of the 128-acre property.~~

~~The City's 6th Cycle analysis includes an assumption of 1,959 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.~~

Pacific Arts Plaza

Pacific Arts Plaza project is an 18.3-acre site located in South Coast Plaza Town Center currently developed with a variety of office buildings and restaurants. The site is designated Cultural Arts Center (CAC) by the General Plan and has a zoning designation of Town Center (TC). The property is also located in the North Costa Mesa Specific Plan. Portions of the site are under a Development Agreement. The existing development approvals referenced in the original Development Agreement that allows for a maximum Floor Area Ratio (FAR) of 1.55 and maximum building square footage of 1,227,978. The Development Agreement was recently extended for two years and will expire in August of 2023. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas.

~~The City's 6th Cycle analysis includes an assumption of 535 dwelling units broken down into the very low, low, moderate, and above moderate income categories.~~

6. Accessory Dwelling Units

Accessory dwelling units, or ADUs, are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications so far in 2022. The City approved/permitted the following number of ADUs since 2018:

- 2018 – 4 ADUS
- 2019 – 6 ADUS
- 2020 – 19 ADUs
- 2021 – 43 ADUs
- 2022 – 68 ADUs

Of the 41 permits issued in 2021, 1 was available at the extremely-low income level, 3 were available at the very-low income level, 25 were available at the low-income level, and 12 were available at the moderate income level. As of the end of April 2022, the City of Costa Mesa has seen an increase in ADU activity. The City has approved and is in the process of issuing permits for 27 ADUs through approximately one-third of the year. Projected out over 2022, this demonstrates the continued trend of ADU growth and puts the City on pace for 81 approved ADUs in 2022. This exceeds the City's 2022 projection of 50 units by 31 units and positions the City well to exceed its projected ADUs within the planning period.

In compliance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JrADUs) are permitted only in single dwelling unit zones.

The City of Costa Mesa has determined based on past performance that it is appropriate to anticipate the development of 391 accessory dwelling units from 2021 to 2029 (approximately 50 per year through the planning period). Approximately 265 of these units are anticipated to be affordable at the low and very-low-income categories. A total of 117 ADUs are anticipated to be affordable at the moderate-income level and 8 ADUs are anticipated at the above moderate-income level. This affordability estimation is based on guidance from SCAG and HCD based on surveys of existing ADUs in the SCAG region between April and June 2020. Another local factor that contributes to the City's anticipated overall ADU growth expectations is that the City's ADU provisions are more flexible than the State ADU regulations, and therefore are more desirable for ADU development. For example, the State's minimum standard related to ADU required parking is that ADU's located within 500 feet of certain transit areas are not required to provide parking, whereas the City's ADU standards allow ADUs to be constructed without any parking regardless of location. Also, the State's minimum standard related to ADU height is that a local ADU ordinance shall allow an ADU

height a minimum of 16 feet, whereas the City's ADU height standards allow a building height of 27 feet. Lastly, the State's minimum floor area requirement for ADUs is 850 square feet for studio units and 1,000 square feet for one-bedroom units, whereas the City's ADU floor area standards allow for larger ADUs in that a detached ADU can be constructed up to 1,200 square feet, and an attached ADU may be the greater of 1,000 square feet or 50 percent of the size of the existing residential unit.

The City performed a trend analysis looking at the growth in ADUs from 2018 – 2021. That analysis is shown in the table below.

Table B-5: ADU Assumption Analysis (2018 – 2021)	
Year	ADU Permitted (2018-Based Strategy)
Projection Period Total:	*390*
2028	*50*
2027	*50*
2026	*50*
2025	*50*
2024	*50*
2023	*50*
*2022**	*68*
*2021**	*43*
2020*	19
2019*	6
2018*	4
"*" indicates actual permitted ADUs within that year.	

As shown in Table B-4, Costa Mesa has seen sustained increases in ADU production each year since 2018 with the lowest being a 50% increase between 2018 and 2019 as new State laws and local processes were not common knowledge amongst homeowners. The City expects that they while ADU production is likely to continue to increase year after year, there may be some drop off in that increase as more property owners develop ADUs. The City anticipates approximately 50 ADUs will be permitted per year for the remainder of the planning period.

A further indication of this is recent development trends observed by the City. Planning staff recently received and processed a development which included 13 ADUS which were conversions of existing garages. These units ranged from 152 to 363 square feet and consisted of a studio unit arrangement with one bathroom. This is a direct result of two actions: (1) developers and local property owners becoming educated on the new ADU laws and (2) the City of Costa Mesa making diligent efforts to discuss ADU potential and provide informational materials to the community. In addition to the methodology and concrete local data presented above, the City understands that ADU trends may change. In response, the housing element includes Program 3M to monitor ADU production every two years and has stated actions should production not match the anticipated amount in the housing element.

To assist in furthering the recognition and understanding of ADUs potential within Costa Mesa and reach the City's ADU development projections, Costa Mesa has included Program 3E, which identifies actions the City will take to promote and incentivize the development of ADUs during the planning period. As outlined in the program, these actions include:

- Coordinating with the County on implementation of a permit-ready ADU program
- Post a user-friendly FAQ on the City's website to assist the public with the general questions.
- Waiving specific permitting fees to make ADU development more feasible
- Creating an expedited plan check review process to ease the process for homeowners
- Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners

7. Water, Sewer, and Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site. The City has sufficient total water and sewer capacity (existing and planned) to accommodate the 2021-2029 regional housing need. The City plans for future housing growth through the Mesa Water District Urban Water Management Plan (UWMP). This was most recently updated in 2020. Future sewer capacity is planned for through the Costa Mesa Sanitary District Sewer System Management Plan (SSMP), which was most recently amended and recertified by the Board of Directors in January 2021.

B. Calculation of Unit Capacity

This section contains a description of the candidate sites identified to meet Costa Mesa's RHNA need at all income levels. The full list of these sites is presented in Table B-6.

1. Realistic Capacity and Affordability Calculations

Costa Mesa's 2021-2029 Housing Element sites analysis assumes that each identified candidate housing site will develop with at a range of income levels. Primarily, it is assumed that sites identified within Table B-6 will redevelop with the following affordability characteristics:

- 30% of units available to residents in the low and very low-income categories
- 20% of units available to residents in the moderate-income category
- 50% of units available to residents in the above moderate-income category

Costa Mesa recognizes that not all sites within the inventory will develop such that they meet these affordability assumptions ~~and has included a 37% buffer on the total number of units to assist in accommodating potential differences in future housing development~~. ~~This buffer is to accommodate the potential that sites may develop for 100% nonresidential uses, however recent development within Costa Mesa has indicated that is unlikely.~~ The following developments have all occurred recently within the City's urban plans, specific plans, overlays, or on non-residentially zoned sites. Many of these are described in more detail in Table B-2.

- 2277 Harbor Blvd – Previous motel use that underwent a rezone from C1 to PDR-HD and developed as a fully residential project with 200 apartment units.
- 671 W 17th Street – Previous industrial brownfield site in the Mesa West Bluff Urban Plan which developed as a fully residential project with 177 live/work units.

- 1620 and 1644 Whittier Avenue – Previous industrial use in the Mesa West Bluff Urban Plan which developed as a fully residential project with 89 live/work units.
- 1500 Mesa Verde East Drive – Commercially zoned parcel along Harbor Boulevard which developed as a fully residential project with 215 senior apartments.
- Brickyard East and West – Previous industrial warehouse uses along Placentia Avenue which developed as a fully residential project with 29 townhouse units.

Consistent with local housing market trends data presented earlier in this appendices, the City of Costa Mesa is seeing an increase in residential development and rarely receives requests for fully non-residential uses in the area identified within the candidate housing sites analysis.

The City has established goals and programs within the Housing Element aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. If the City is able to identify partnerships leading to fully affordable projects, that would also help to cover any potential shortfall in capacity in any of the four income categories. The City of Costa Mesa recognizes that should a "No Net Loss" situation occur, they will be required to identify additional sites and has analyzed additional potential housing sites within the Housing Element's environmental clearance document.

There are several candidate housing sites in which the affordability assumptions differ from those presented above. Those sites include:

- APN 418-181-11 (address to be assigned). This site was developed as a surface parking lot. The property owner/developer has applied for a pre-application and rezoning to accommodate a ten-unit residential development with one low income unit. The other nine units are assumed to be affordable to above moderate income households.
- Costa Mesa Senior Housing Project (APN 424-211-01). This site is owned by the City of Costa Mesa who has had previous discussions with a developer on a fully affordable project on this site. This site assumes 60 units which are all affordable at the lower income levels.
- Fairview Developmental Center. This site is analyzed previously in the large site analysis portion of this appendices. This site is owned by the State of California and the City anticipates working in collaboration with the State to support the goal of developing affordable housing. The City has assumed that approximately 40% of the units on this site will be available to residents at the lower income levels, while 30% will be available to residents at the moderate-income levels. The remaining units are anticipated to be market-rate.
- Sakioka Lot 2. The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the lower income levels. This site has an existing development agreement.
- ~~Home Ranch. The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the lower income levels. This site has an existing development agreement.~~
- Pacific Arts Plaza and Town Center. The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the low and very-low income levels. This site has an existing development agreement.

2. Specific Plan, Urban Plan, and Overlays

As identified in **Programs 3B and 3C**, of the Housing Plan **(Chapter 4)**, the City will be modifying some of the existing Specific Plans, Urban Plans, and Overlays within Costa Mesa. The densities identified in **Table B-6** reflect revisions to many of these areas to permit residential development at a higher density than what the current zoning permits as of adoption of this document. As noted, the City has three years to complete these zoning amendments. The City is proposing to either analyze or modify the following areas:

- North Costa Mesa Specific Plan
- 19 West Urban Plan
- SoBECA Urban Plan
- Mesa West Bluff Urban Plan
- Residential Ownership Urban Plan (Propose to Remove)
- Residential Incentive Overlay
- Harbor Mixed-Use Overlay

These areas, with the exception of the Residential Ownership Urban Plan, which is proposed to be removed, will be modified through **Programs 3B through 3C** to permit residential development at or above the default density for Costa Mesa of 30 dwelling units per acre. When considering appropriate densities, the City held outreach meetings with members of the community, decision-makers, the development community, and major property owners. As part of these meetings, the City discusses and analyzed what densities were appropriate to maintain the character of the surrounding neighborhoods while also presenting the opportunity for future residential development that can realistically facilitate the development of units available at the lower income levels.

The City will continue to conduct community outreach post adoption of the Housing Element to discuss potential revisions to development standards within these areas with the goal of effectively planning for future affordable housing. Densities established as a part of future zoning changes must accommodate the densities shown in **Table B-6** for the sites identified.

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
424-281-21	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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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	14,103	45,248	31%	B

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		residential street (Charle 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	12,757	31,475	41%	C

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		property is surrounded 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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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~~

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		~~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	19,676	64,716	30%	B

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		development" (i.e., 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	50,219	122,853	41%	B

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		properties constructed 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	18,808	59,063	32%	B

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		the next Housing 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	130,197	326,700	40%	EX

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		with extensive areas for 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~~	~~CJ 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~~	~~CJ 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~~

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		~~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~~

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		~~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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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~~	~~CJ 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~~

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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~~	~~CJ 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~~	~~CJ 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~~

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
~~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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				
419-203-08	209	2000 Harbor	OC HARBOR MEDICAL PLAZA LLC	C1	GC	5		1.55	25				38	0	4	0	34	Existing retail center with surface parking lot. Property owner/developer requested to have the site added to the Housing Element for future residential development.				C
418-181-11	210	To be assigned (Bristol St)	2821 BRISTOL SITE LLC	CL	GC	3		0.43	23	Vacant			10	0	1	0	9	Existing surface parking lot. Property owner/developer applied for a pre-application, residential rezoning, and requested to have the site added to the Housing Element for future 10-unit development with one unit affordable to a low income household.				EX

Docusign Envelope ID: 0658F50F-511E-490E-97E1-1A48EBD05034

Anna Wong

OC Harbor Medical Plaza, LLC

Cwong91801@yahoo.com

626-780-1116

February 5, 2026

City of Costa Mesa Planning Division

77 Fair Drive

Costa Mesa, CA 92626

Subject: Request to Include 2000 Harbor Blvd in the Housing Element Rezone (Mixed Use Overlay District)

To the Planning Division,

I am writing to respectfully request that the City of Costa Mesa include the property located at 2000 Harbor Boulevard within the Housing Element Rezone Program, specifically under the Mixed Use Overlay District. As the City continues its efforts to meet State Housing Element requirements and expand opportunities for housing production, 2000 Harbor Boulevard represents a highly suitable site for redevelopment.

The property's location within the Measure K planning area, as well as being located along a major commercial corridor, its proximity to transit, services, and employment centers, and its compatibility with surrounding land uses make it an ideal candidate for inclusion in the Mixed Use Overlay.

Incorporating this site into the Housing Element Rezone would:

• Support the City's RHNA obligations by adding a realistic and feasible housing opportunity site

• Encourage reinvestment along the Harbor Boulevard corridor

• Align with State objectives to increase housing capacity in infill, transit-accessible locations

• Promote the goals of Measure K since the Property is destined for rezone and there is current developer interest.

I respectfully request that staff evaluate the site for inclusion and provide guidance on any additional materials or analysis needed to facilitate this consideration. I am fully

Docusign Envelope ID: 0658F50F-511E-490E-97E1-1A48EBD05034

prepared to collaborate with the City to ensure the site can contribute meaningfully to Costa Mesa's housing strategy.

Thank you for your time, attention, and continued work on the Housing Element. I look forward to your response and to participating in the process as it moves forward.

Sincerely,

DocuSigned by:
Chsanna Wong
EC296E447099405...

Anna Wong

OC Harbor Medical Plaza, LLC

Friday, February 6th, 2026

Planning Commission
Economic & Development Services Department
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: Request to Include [2821 Bristol Street / APN 418-181-11] as a Housing Element Site in the Next General Plan Amendment

Dear Economic & Development Services Department Staff and Honorable Planning Commissioners,

I am writing to formally request that the parcel located at 2821 Bristol Street, Costa Mesa,. CA 92626 Assessor's Parcel Number 418-181-11, be evaluated and included as a Housing Element site in the City of Costa Mesa's next General Plan Amendment.

The inclusion of this site as a Housing Element site would allow us to deliver new housing units for the community. The subject parcel is well-situated to advance the City's housing objectives while aligning with Costa Mesa's broader planning goals. Its location, surrounding land use context, access to public transportation, major highways, proximity to employment centers and services, and ability to support residential development make it a strong candidate for inclusion in the City's Housing Element site inventory.

I respectfully request that City staff incorporate this parcel as a Housing Element site in the upcoming General Plan Amendment and provide guidance on any additional information required to support its consideration. I would welcome the opportunity to meet with staff or present additional analysis regarding the site's suitability.

Thank you for your time, consideration, and continued efforts to thoughtfully plan for Costa Mesa's future. I appreciate the City's collaborative approach and look forward to working constructively with staff and the Planning Commission.

Sincerely,

McQuin & Thomas Cole Baron
Partners, Pack Baron Companies
2292 North Batavia Ste C
Orange, CA 92865
714-323-7547
mab@packbaroncompanies.com
tcb@packbaroncompanies.com

Costa Mesa Women's Club
Since 1910

February 10, 2026

City of Costa Mesa
Michelle Halligan, Senior Planner
Economic & Development Services Dept
77 Fair Drive
Costa Mesa, CA 92626

Re: Subject 424-241-11, 610 W. 18th St. Costa Mesa

Dear Michelle Halligan,

The Costa Mesa Women's Club received a letter from you informing us that our Property has been identified as an Opportunity Site in the Housing Element Sites Inventory. We had no previous notification and were surprised, and confused, as to why our property was considered as a site that could be developed as residential or mixed-use projects.

Based on the map of the Opportunity Sites, the Women's Club is the only property affected in the neighborhood block that we are located in. On Monday, Feb. 9th, we attended the Costa Mesa Planning Commission Public Hearing to get a better understanding of this situation. It is extremely hard to vision high density housing being viable at this location.

Our organization has been around since 1910. We have owned this property for more than 75 years. We are a non-profit organization and have been honored by the City of Costa Mesa numerous times by the City of Costa Mesa, most recently in 2025. We provide resources for other Costa Mesa Non-Profits, including Women's Journey Foundation, other service organizations within Costa Mesa and most importantly to the local community. We have over 100 members who passionately believe in the mission of our Women's Club.

We respectfully request that our property be removed from the Housing Element Inventory list. Please send us a written confirmation that you have received this letter. Women's Club contact regarding this matter is: **Sandra Scheafer, 3327 California St, Costa Mesa 92626 Phone 714 267-2724 Email sandivvscheafer@gmail.com.** You may also call **President Gay Royer, 949-887-5992.**

Sincerely,

Sandra Scheafer

Sandra Scheafer, Director
Costa Mesa Women's Club

Fisher Real Estate Partners (Costa Mesa), LP
1417 Antigua Way
Newport Beach, CA 92627

February 2, 2026

Re: 2026 Housing Element Sites

Dear Anna McGill: Thank you for taking the time today to answer my questions on the Housing Element plan being worked on for early 2026 City Council approval.

Per discussion, we would like to opt-out of the current Housing Element plan. The lease with Trader Joe's prohibits the Landlord from making changes to the building and parking layout within the shopping center (both the anchor building and the strip building). As we shared, we are remodeling the site per the agreements within the lease. Trader Joe's has lease control for 30 years.

Address:	APN:	Unique ID
2170 Harbor Blvd (Anchor Building)	419-041-06	Site 195
2180 Harbor Blvd (Strip Building)	419-041-02	Site 194

Please remove us from the current list for Housing Element.

Sincerely,

Fisher Real Estate Partners (Costa Mesa), LP, a California limited partnership
By: 44678 Valley Center, LLC, a California limited liability company
its general partner

By: Nigel Fisher 2/2/2026

Nigel Fisher
Managing Member
714-330-4627
Nigel@FRPManagement.com

Cox, Castle & Nicholson LLP
3121 Michelson Drive, Suite 200 C
Irvine, California 92612-5678
P: 949.260.4600 **F**: 949.260.4699

Tim Paone
949.260.4655
tpaone@coxcastle.com

January 30, 2026

Mayor John Stephens
Mayor Pro Tem Manuel Chavez
Council Member Jeff Pettis
Council Member Andrea Marr
Council Member Loren Gameros
Council Member Mike Buley
Council Member Arlis Reynolds

c/o Carrie Tai
Director of Economic and Development Services
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Sent by Email to: Carrie.Tai@costamesaca.gov

Re: CJS Properties in Housing Element

Mayor Stephens and Members of the City Council:

As you know, C.J. Segerstrom & Sons ("CJS") has deep roots in the City of Costa Mesa. The City and CJS not only have significantly benefited from each other's continued success, but also have a demonstrated history of cooperation to further that success. It was with that cooperative spirit that CJS agreed to the City's request that fourteen properties owned by CJS (the "CJS Properties") be identified "Housing Element sites" with mixed-use overlays as part of the City's Housing Element update process. CJS's cooperation relied on the City's assurance that these overlays would not jeopardize existing zoning designations, but instead would give CJS the option to pursue residential uses if and when consistent with CJS's business planning. Standing alone, the Housing Element as adopted by the City Council in 2022 reflected that assurance.

Through no fault of the City, however, changing circumstances have lessened that assurance. Since 2022, new State housing laws have continued to proliferate, with the prospect of more to come. Both the City and the State's Department of Housing and Community Development ("HCD") have had to adapt not only to evolving State housing laws, but also to court decisions interpreting those laws, often with unexpected results. Concurrently, the City has been working to reconcile the various implications of Measure Y, Measure K, the "Neighborhoods Where We

All Belong" program, planning for the Fairview Developmental Center, and HCD's rezoning requirements. As a result, the risk of "unintended consequences" has become significant.

Unlike many landowners, CJS is neither in a hurry to develop its properties nor, at this time, focused upon residential development of the CJS Properties. To the contrary, the common reputational and economic interests of CJS and the City are to a significant degree tied to CJS's thoughtfully planned and highly successful commercial development. While these shared interests do not preclude residential development in the future, CJS is not ready to commit the CJS Properties to residential development at this time, whether directly or inadvertently.

As we have communicated since before the holidays, it has become clear that sooner or later CJS will need to request the removal of the CJS Properties from the Housing Element. Therefore, CJS is formally requesting the City to take all actions necessary to remove the CJS Properties from the Housing Element.

HE Site No.	CJS Site ID
134	Harbor Associates
136	Harbor Associates
137	Home Ranch
138	Home Ranch
198	Home Ranch
139	Town Center
140	Town Center

HE Site No.	CJS Site ID
141	Town Center
205	Town Center
145	South Coast Plaza
146	South Coast Plaza
147	South Coast Plaza
203	US Post Office
204	US Post Office

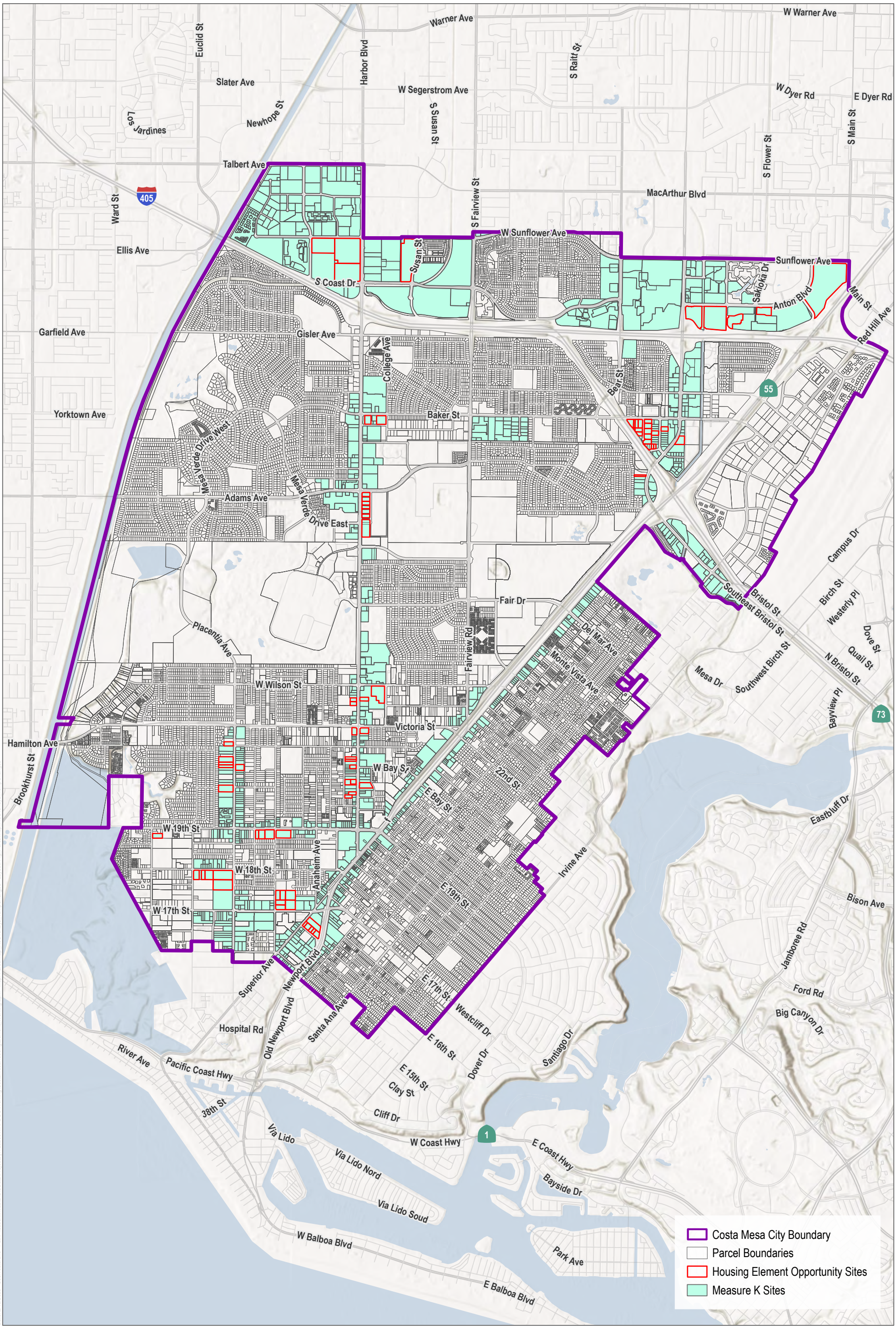
Please reach out to either me or Justin McCusker if you have any questions or if there are further steps which CJS must take to facilitate the near-term removal of the CJS Properties from the City's updated Housing Element.

Thank you.

COX, CASTLE & NICHOLSON LLP

By: Tim Paone
Partner

cc: Costa Mesa City Manager Cecilia Gallardo-Daly
Costa Mesa Planning Commissioners



SOURCE: City of Costa Mesa, Orange County Sanitation District, Open Street Map

DUDEK

0 0.25 0.5 Miles

Housing Element and Measure K Sites Map

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

Table 1. Proposed density and affordability distribution for sites proposed to be added to the Housing Element Sites Inventory

APN	Unique Id	Address	Zone	GPLU	Specific Plan	Size (Ac)	DU/AC	Net Units	VL	L	M	AM
418-181-11	210	To be Assigned	CL	GC	-	0.43	23	10	-	1	-	9
419-203-08	209	2000 Harbor	C1	GC	-	1.55	25	38	-	4	-	34

Table 2. Density and affordability distribution for sites proposed to be removed from the Housing Element Sites Inventory

APN	Unique Id	Address	Zone	GPLU	Specific Plan	Size (Ac)	DU/AC	Net Units	VL	L	M	AM
424-241-11	96	610 W. 18th St.	R2-HD	HDR	Mesa West	0.58	40	23	4	2	4	13
140-041-38	134	3390 Harbor	MP	IP	North Costa Mesa	5.78	90	520	98	57	104	260
140-041-63	136	3390 Harbor	MP	IP	North Costa Mesa	1.69	90	152	28	16	30	77
140-041-82	137	3315 Fairview Rd.	PDC	CC	North Costa Mesa	7.58	90	443	44	22	44	333
140-041-93	138	1201 S. Coast Dr.	PDC	CC	North Costa Mesa	30.30	90	1,772	177	88	177	1,330
410-051-48	139	3400 Bristol St.	TC	CAC	North Costa Mesa	0.53	90	47	8	5	9	25

Notes: GPLU = General Plan Land Use, DU/AC = density, VL- very low income, L – low income, M = moderate income, AM = above moderate income

APN	Unique Id	Address	Zone	GPLU	Specific Plan	Size (Ac)	DU/AC	Net Units	VL	L	M	AM
410-051-51	140	685 Sunflower Ave.	TC	CAC	North Costa Mesa	.88	90	78	14	8	15	41
410-051-52	141	3410 Bristol St.	TC	CAC	North Costa Mesa	1.35	90	121	22	13	24	61
412-491-07	145	3333 Bristol St.	PDC	RC	North Costa Mesa	6.41	90	575	120	60	115	288
412-491-11	146	-	PDC	RC	North Costa Mesa	5.37	90	483	91	53	96	243
412-501-06	147	3333 Bristol St.	PDC	RC	North Costa Mesa	10.00	90	900	171	99	180	450
19-041-02	194	2180 Harbor Blvd.	C1	G	Harbor Mixed-Use	0.77	50	38	7	4	7	21
419-041-06	195	2180 Habor Blvd.	C1	G	Harbor Mixed-Use	2.50	50	125	23	13	25	63
140-041-83	198	-	PDC	CC	North Costa Mesa	.023	90	0	0	0	0	0
139-313-21	203	1590 Adams Ave.	C1	G	Harbor Mixed-Use	0.19	50	9	1	0	1	7
139-313-30	204	1590 Adams Ave.	C1	G	Harbor Mixed-Use	2.40	50	120	22	13	24	60
410-501-25	205	3420 Bristol St.	TC	CAC	North Costa Mesa	0.75	90	70	13	7	14	35

Notes: GPLU = General Plan Land Use, DU/AC = density, VL- very low income, L – low income, M = moderate income, AM = above moderate income

RESOLUTION NO. PC-2026-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE SIXTH CYCLE HOUSING ELEMENT (2021-2029) OF THE CITY'S GENERAL PLAN IN CONNECTION WITH THE HOUSING ELEMENT SITES REZONING (PCTY-25-0008 AND PSPA-26-0001) TO ADD AND REMOVE CERTAIN HOUSING ELEMENT OPPORTUNITY SITES (PCTY-26-0001)

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 Housing Element of the City's General Plan to remove and replace specific Housing Element Opportunity Sites at the request of the respective property owners;

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., this Housing Element Update constitutes a General Plan Amendment;

WHEREAS, the City's Sixth Cycle (2021-2029) Housing Element was adopted by the Costa Mesa City Council on February 1, 2022, by Resolution No. 2022-06 and amendments adopted on November 15, 2022, by Resolution No. 2022-67, and was revised as recently as March 1, 2023, to incorporate non-substantive changes as directed by the City Council;

WHEREAS, the Planning Commission finds that the removal of 17 Housing Element Opportunity Sites and addition of two sites--both within the boundary of Measure K--to the Housing Element Candidate Sites Analysis at the request of the respective property owners, would not significantly impact any agency or special district within or abutting the City of Costa Mesa and does not constitute a major amendment to the General Plan within the meaning of Government Code Section 65352;

WHEREAS, this amendment to the Housing Element is necessary to remove 17 properties that the property owners have identified as no longer available for residential development in a manner that is suitable to meet the Regional Housing Needs Allocation,

and add two properties in support of reducing the loss of sites capacity at the request of the property owners;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 23, 2026, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines 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 Housing Element that would reduce development capacity. The action to add/remove Housing Element sites falls within the capacity studied under this MND and MMRP. Additionally, on July 1, 2025, a new statutory CEQA exemption, known as SB 131 or Public Resources Code Section 21080.085(a), went into effect, providing a CEQA exemption for actions needed to implement Housing Elements, including implementation of Program 3A, which requires the City to continue to maintain an inventory of sites to meet RHNA. The City's proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure. Therefore, the proposed amendments are statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.085(a). As such, additional environmental review is not required for this amendment to the Housing 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 Housing Element of the City's General Plan incorporated herein as Exhibit A.

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 23rd day of February, 2026.

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-2026-07 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on February 23, 2026, by the following votes:

AYES: Harlan, Andrade, Dickson, Klepack, Martinez, Rojas

NOES: Zich

ABSENT: None

ABSTAIN: None

Carrie Tai, Secretary
Costa Mesa Planning Commission

EXHIBIT A

Appendix B

Sites Analysis (text updates to add two sites and remove 17 sites; a comprehensive update to be conducted following a No Net Loss analysis later in 2026)

A. Candidate Sites Analysis Overview

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Costa Mesa's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). As described in this appendix, the development capacity for each site depends largely on its location within the City, a specific plan or urban plan area as well as known development factors. Where possible, property owners were consulted to help the City better understand potential future housing growth on candidate housing sites within the City.

This appendix contains **Table B-5**, which identifies each candidate housing site within Costa Mesa's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

- Address
- Ownership
- Zoning (including Specific Plan areas, Urban Plans, and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing use

A summary of this information is included within the Housing Resources section **(Chapter 3)** of Costa Mesa's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis within this appendix shows that the City of Costa Mesa has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites which either currently permit or will be rezoned to permit development of residential uses at or above 30 dwelling units per acre
- Identification of City owned properties suitable for the development of housing
- Future development of accessory dwelling units (ADUs)

Table B-1: Summary of RHNA Status and Sites Inventory (to be comprehensively updated following a No Net Loss analysis later in 2026)					
	Very Low Income*	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	2,919	1,794	2,088	4,959	11,760
Units Constructed in Projection Period (Begins June 30, 2021)	3	19	9	8	39
Remaining Unmet RHNA	2,916	1,775	2,079	4,951	11,721
Large Sites					
Fairview Developmental Center	575	345	690	690	2,300
Sakioka Lot 2	120	60	120	900	1,200
Senior Center Housing Project	40	20	0	0	60
Pacific Arts Plaza and Town Center	53	27	53	402	535
Total Potential Capacity - Large Sites	--	--	--	--	--
Overlays, Specific Plans, and Urban Plans					
North Costa Mesa Specific Plan	--	--	--	--	--
SoBECA Urban Plan	128	70	141	383	732
Mesa West Bluff Urban Plan	195	109	208	555	1,071
19 West Urban Plan	115	64	123	335	640
Harbor Mixed Use Overlay	270	151	286	778	1,485
Total Potential Capacity - Overlays, Specific Plans, and Urban Plans	--	--	--	--	--
Projected ADU Construction					
Projected ADU Construction	97	168	117	8	391
Sites Inventory Total					
Total Units towards RHNA	--	--	--	--	--
Total Capacity Over RHNA Categories	--	--	--	--	--
*The City's Extremely Low Income (ELI) housing need is assumed to be 50% of the very low RHNA need for the planning period.					

1. Approved Projects and Projects in the Pipeline

Approved Projects since June 30, 2022

As shown in **Table B-1**, the City of Costa Mesa has approved residential development projects since the start of the projection period for the 6th Cycle. The projection period is the time in which development activity can count towards meeting the City's 6th Cycle RHNA need. Cities within the Southern California Association of Governments (SCAG) region can begin taking credit for the 6th cycle for development that was approved on or after June 30th, 2021. **Table B-2** contains projects that received approvals during that timeframe.

Table B-2: Units Permitted				
Address	Building Permit Number	Date Issued	Type	Income Category
900 W 20th Street	BC21-00060	7/6/2021	ADU	Low
2994 Croftdon Street, Unit B	BC21-00123	7/7/2021	ADU	Moderate
1850 Paros Circle	BC20-00583	7/7/2021	ADU	Moderate
230 Sherwood Place, Unit B	BC20-00469	7/12/2021	ADU	Low
257 Knox Place	BC21-00228	7/16/2021	ADU	Moderate
2175 Tustin Avenue, Unit C	BC21-00121	7/20/2021	ADU	Low
2545 Westminster Avenue, Unit B	BC21-00225	7/20/2021	ADU	Low
281 E 20th Street	BC20-00376	7/27/2021	SFR	Above Moderate
281 E 20th Street, Unit B	BC20-00376	7/27/2021	ADU	Low
118 Magnolia Street, Unit B	BC21-00261	8/11/2021	ADU	Low
382 Ramona Way, Unit B	BC21-00110	8/11/2021	ADU	Low
700 W 20th Street, Unit D	BC21-00296	8/12/2021	ADU	Very Low
482 E 20th Street, Unit A	BC21-00321	8/13/2021	ADU	Low
2049 Monrovia Avenue, Unit B	BC21-00113	8/31/2021	ADU	Moderate
536 Caleigh Lane	BC19-00957	9/8/2021	SFR	Above Moderate
324 Costa Mesa Street, Unit B	BC20-00578	9/20/2021	ADU	Low
227 Mesa Drive, Unit B	BC21-00140	9/22/2021	ADU	Moderate
330 Ogle Street, Unit B	BC21-00355	9/27/2021	ADU	Low
379 E 19th Street, Unit B	BC21-00190	9/28/2021	ADU	Low
861 Joann Street, Unit B	BC21-00269	9/28/2021	ADU	Moderate
1951 Rosemary Place	BC20-00111	9/28/2021	SFR	Above Moderate
1951 Rosemary Place, Unit B	BC20-00111	9/28/2021	ADU	Moderate
1939 Continental Avenue, Unit B	BC21-00166	10/5/2021	ADU	Very Low
1984 Orange Avenue	BC21-00461	10/13/2021	ADU	Moderate
2510 Carnegie Avenue	BC21-00339	10/14/2021	ADU	Low
974 Linden Place	BC21-00137	10/14/2021	ADU	Very Low
2687 Elden Avenue, Unit B	BC21-00530	10/18/2021	ADU	Low
320 Colleen Place	BC21-00334	11/5/2021	SFR	Above Moderate
320 Colleen Place, Unit B	BC21-00333	11/5/2021	ADU	Low

Table B-2: Units Permitted				
Address	Building Permit Number	Date Issued	Type	Income Category
3078 Roanoke Lane, Unit B	BC21-00265	11/5/2021	ADU	Moderate
246 Cecil Place	BC21-00293	11/16/2021	SFR	Above Moderate
2014 Maple Avenue, Unit 108	BC21-00534	11/22/2021	ADU	Low
2014 Maple Avenue, Unit 109	BC21-00535	11/22/2021	ADU	Low
466 E 18th Street, Unit B	BC21-00408	11/23/2021	ADU	Low
257 Flower Street	BC21-00644	12/3/2021	SFR	Above Moderate
2458 Norse Avenue	BC21-00626	12/3/2021	SFR	Above Moderate
2845 Ellesmere Avenue, Unit B	BC21-00341	12/7/2021	ADU	Low
473 Ogle Street	BC21-00694	12/14/2021	SFR	Above Moderate
363 Rochester Street	BC21-00625	12/20/2021	ADU	Low

Projects in the Pipeline

Development projects that are in the planning process but have not received land use approvals or building permit are considered "in the pipeline." For applications submitted for a land use approval, projects are considered "pending" until the necessary land use approvals are issued, at which point a project is deemed "approved." Once a building permit is issued, the project is identified as "building permit issued." When project construction is completed, and all necessary building safety inspections have been completed a certificate of occupancy or "final building permit" is issued.

Pursuant to the HCD Housing Element Site Inventory Guidebook Government Code Section 65583.2, for projects yet to receive their certificate of occupancy or final building permit, the element must demonstrate that the project is expected to be built within the planning period. The City believes that many of these "in the pipeline" housing units are likely to be developed within the planning period and could further the City's efforts in reaching its required RHNA, if/once developed. Although "projects in the pipeline" are not included as "candidate housing sites", they represent opportunities for future housing construction in Costa Mesa within the planning period. If/when these housing units are built, the units will count toward achieving the City's RHNA allocation as mandated by State law.

The below summary includes housing projects at various planning/development stages, and consist of potential housing developments of various sizes, types and housing affordability ranges. The summary includes recent housing projects that have been submitted for land use approvals at this time but are not yet "approved"; projects that are "approved" but no building permits have been issued or applied for; and other housing projects that City staff is working on in partnership with other entities or agencies to develop housing resources in the City.

- **Senior Housing Project at the Senior Center (Jamboree Housing ENA)** – On July 21, 2020, the City Council approved an Exclusive Negotiating Agreement (ENA) with Jamboree Housing Corporation in determining the feasibility, and potential terms, for the right to acquire a long-term leasehold interest in an approximately 0.90-acre portion of the parking lot at the Senior Center property to develop a senior housing project. The conceptual density study plans envisioned the potential for

60 senior affordable dwelling units at the site. An application for an Urban Master Plan Screening for the proposed project was submitted in November 2021 and staff continues to work with the applicant to bring the project forward for a decision.

- **Urban Plan Screening Project (1711 & 1719 Pomona Avenue)** – On November 16, 2021, the City Council considered an Urban Plan Screening of a Master Plan request for eight live/work units on a 0.46-acre lot. The proposed Master Plan includes a deviation request from the Urban Plan's live/work standards for minimum lot size. The urban planning screening process is the City's first stage of development review for projects proposed in mixed-use overlay districts. The Council generally supported the project's concept, including the request for a deviation from minimum lot size and provided the applicant guidance for the project proposal to include in a future application for Planning Commission consideration.
- **Urban Plan Screening Project (1540 Superior Avenue)** – On January 18, 2022, the City Council is scheduled to consider an Urban Plan Screening request for nine live/work units on a 0.44-acre lot. The Urban Plan screening process is the City's first stage of development review for projects proposed in mixed-use overlay districts. After the City Council screening, the applicant will use the City Council's guidance to include in a future application for Planning Commission consideration.
- **One Metro West (1683 Sunflower Avenue)** – The proposed project is a mixed-use development and consists of residential, specialty retail, creative office, and recreational uses. The project is proposed to include up to 1,057 dwelling units (anticipated to be rental units), 25,000 square feet of commercial creative office, 6,000 square feet of specialty retail, and 1.5-acres of public open space. The proposed development includes three multi-family residential structures with a maximum building height of seven stories; one stand-alone office building up to four stories in height; tenant-serving commercial retail space integrated into one of the residential structures; open space; landscaping; streetscape improvements; and a Class-I bike trail system on Sunflower Avenue providing access to the Santa Ana River Trail. The project was approved by City Council in 2021. The project includes 10 percent (106 units) of the residential development project component to be affordable (67 very low income units and 39 low income units) for 40 years. The proposed Project is subject to Measure Y, as codified in Article 22, Chapter IX of Title 13 (Zoning) of the Costa Mesa Municipal Code. Pursuant to Measure Y, after final approval by the City Council, including all CEQA review, the voters must then approve the Project.
- **Costa Mesa Village (2540 Newport Boulevard)** – Costa Mesa Village is an existing 97-unit SRO/efficiency development which was redeveloped many years ago from an existing motel. An application to update and amend the original entitlement (which allowed for the conversion of the former motel into an SRO/efficiency unit development) was submitted in November of 2021. The intent of the Conditional Use Permit amendment is to modify and update the conditions of the original entitlement while adhering to the City of Costa Mesa's recent SRO policy. The update will include revisions to enhance project housing and social services to qualified low-income individuals and persons with disabilities. Up to 23 of the 97 housing units are anticipated to be supported by Section a 811 subsidy administered by the California Housing Finance Agency (CalHFA) for persons with developmental disabilities, with the remaining units to continue as affordable housing units for individuals living/working in the City of Costa Mesa. The project is expected to be heard by the Planning Commission on January 24, 2022, with the final decision by the City Council thereafter.
- **Project Homekey** – On November 16, 2021, the City Council directed staff to collaborate with the County of Orange and associated development partners to submit application(s) for the Homekey Program grant funding for the acquisition, rehabilitation and conversion of one or two motel locations proposed for permanent supportive housing. City staff have been working with several existing motel owners of properties that range between approximately 40 to 90 units. The

proposals will provide direct permanent supportive housing with funding from the City of Costa Mesa, the County and (if awarded) Homekey grant funds from the State. The target population for these units would include at risk or currently homeless individuals and seniors, age 62 and over, and chronic homeless individuals and couples, with a subset of the units for eligible persons that qualify for Mental Health Services Act (MHSA) programs. Because the City operates the 72 bed Bridge Shelter on Airway Avenue, the Homekey Program could provide a seamless opportunity to stabilize this most vulnerable population where supportive services are provided on site, in the expedited Homekey permanent supportive housing model.

- **The Plant (765-767 Baker Street and 2972 Century Place)** – This project consists of the proposed renovation of three existing commercial buildings (containing the former Car Mart and Plant Stand) totaling 19,100 square feet, for retail and restaurant uses surrounding a central courtyard area. In addition, new buildings are proposed consisting of two greenhouse structures which will contain food stall uses, and a four-story mixed-use building with 48 residential units, 14 live/work units, and 2,570 square feet of workshop/maker office space above a two-level parking structure. This project was approved by the City Council in 2019.
- **Families Forward (Pomona Avenue)** – Families Forward, founded in 1984, is committed to preventing and ending family homelessness in Orange County. Families Forward has acquired and is working on plans to rehabilitate and expand a multi-family property on Pomona Avenue. At completion, the project will include the interior and exterior renovation of the existing 6 units and the addition of 2 new accessory dwelling units that will collectively house 8 families at risk of, or experiencing, homelessness. Families Forward has submitted preliminary plans to the City and are working to advance construction plans which are expected to be submitted to the City for expedited review in January 2022. The project will be owned and operated by Families Forward but is being constructed as a collaboration between Families Forward and HomeAid of Orange County. Families Forward will provide wrap-around services to low- to moderate-income family residents and provide a case manager, housing resource specialist, and other professionals to build a plan toward self-sufficiency. The families will also receive supportive services such as counseling, career coaching and access to our food pantry.

  In 2020, Families Forward helped house and bring an end to homelessness for 15 Costa Mesa families (49 adults and children), with 33 Costa Mesa families accessing the Families Forward food pantry and taking another step towards stability. When complete, the Pomona project will serve as an entry point for families in and near Costa Mesa. Also, on November 17, 2020, the City Council approved a Subrecipient Agreement with Families Forward to establish a Tenant Based Rental Assistance (TBRA) program to assist qualified, very low-income households who are current residents of Costa Mesa (or households with strong community ties to Costa Mesa).

For a variety of reasons, not all projects in the pipeline complete the planning approval or building permit process and are built and occupied. However, these projects provide an indication of what future housing construction may include within the Housing Element planning period. As indicated above, City staff will continue to work with the aforementioned project applicants and other City housing efforts to reach the City's goals.

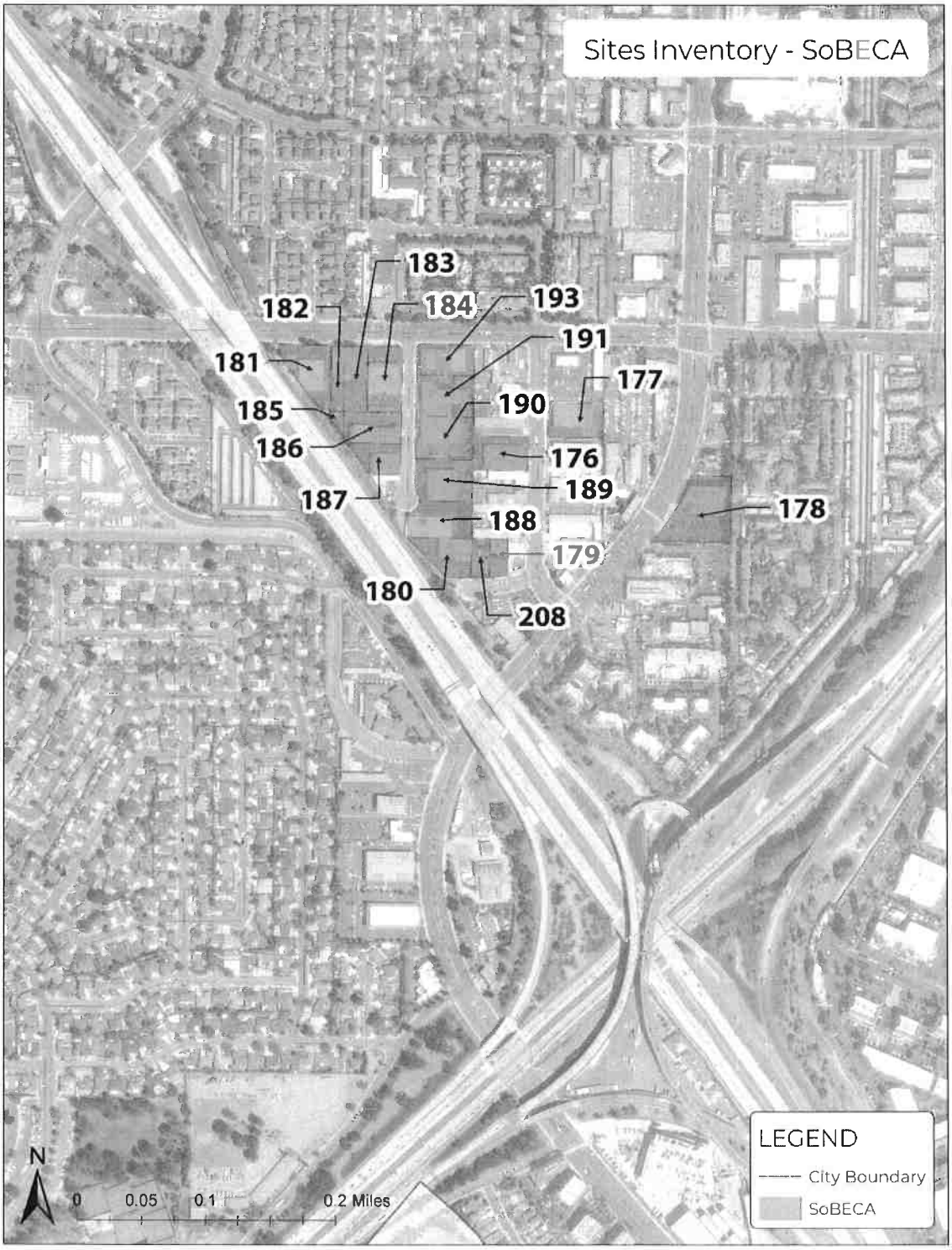
Figure B-1: Map of Candidate Housing Sites (All Income Categories)*

*Comprehensive Sites Inventory map update to be conducted following a No Net Loss analysis later in 2026.

Figure B-2: Map of Candidate Housing Sites (By Zoning)*

*Comprehensive Sites Inventory Zoning map update to be conducted following a No Net Loss analysis later in 2026.

Figure B-2: Map of Candidate Housing Sites (SoBECA Focus)



2. Selection of Sites

The City of Costa Mesa has identified sites with capacity to accommodate the 2021-2029 RHNA. The City has identified parcels within a variety of different zones, specific plan areas, urban plans, and overlays. Each of these either currently permit residential development or will be amended per **Programs 3B and 3C** to permit residential development at the densities specified in **Table B-5.** The identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. It was found that a number of the existing uses (identified in **Table B-5**) are either permanently closed or available for lease. Many of the uses are in multi-tenant commercial centers with one ownership and most show little to no evidence of recent investment or redevelopment.

The City does not have access to most leasing information as these are generally private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period. When possible, the City had discussions with property owners to determine interest in redevelopment for residential uses. The analysis also includes several letters of potential residential development interest in **Appendix A**.

Community Input on Sites Selection

Community input was an important component of the sites identification and selection process. The City conducted multiple public outreach meetings, including district specific meetings where community members gave input on areas of importance within their district. This information was collected as notes on maps of each district and can be found in **Appendix C.** Community members also provided feedback on potential housing development types and focus areas on the online community survey. Additionally, draft versions of the sites inventory were discussed at both Planning Commission and City Council study sessions, with decision makers providing input and community members able to make public comments.

Lastly, the City held discussions with major property owners within the City to better understand their long-range plans for development of the properties under their ownership. The City used these discussions to more accurately determine potential unit yield and affordability assumptions for some of the identified candidate housing sites. Additional information is provided for specific properties in **Table B-5**.

3. Redevelopment of Non-Vacant Sites for Residential Uses

The City of Costa Mesa does not have sufficient vacant land available to accommodate fifty percent of their low/very-low income RHNA. To accommodate the need at all income levels, the City has analyzed sites within non-residentially zoned areas that permit residential development through Specific Plans, Urban Plans, or Overlays. The City also evaluated and included parcels not currently within Urban Plans which will be added when those Urban Plans are amended as part of **Programs 3B and 3C**.

As the City cannot accommodate 50 percent of the low/very low income RHNA, state law requires that the City analyze the following:

- Analysis of leases that would prevent redevelopment of the site,
- The extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- The City's past experience with converting existing uses to higher density residential uses,

- Current market demand for the existing use,
- Development trends and market conditions, and
- Regulatory or other incentives to encourage redevelopment.

Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Costa Mesa.

Experience Developing Non-Vacant Sites for Residential Uses

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped within non-residentially zoned areas that included residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved development plan, are shown in **Table B-3.** The City's analysis showed that prior uses on these redeveloped sites were similar in nature to the existing uses on sites identified within the sites inventory in **Table B-6**. Based on the information provided in **Table B-3**, the City has created a classification system for sites with characteristics that are applicable to the candidate sites inventory. The intent of this classification system is to draw parallels from past development and local knowledge and trends in development to the potential future development of the candidate housing sites identified. These classifications are based in real past development that has occurred within the City and while some comparisons may not be an exact match for the sites identified, they show a strong correlation with the understanding that every parcel is unique in terms of site characteristics, existing use, ownership, and other factors which can affect future development. The development classes are generally defined as:

- **Development Class A:** Uses on these sites prior to redevelopment included either light industrial or office type uses. These are areas that previously served commercial or office businesses and have redeveloped throughout the city based on property owner interest and market trends. This also includes uses within the SoBECA Urban Plan area.
- **Development Class B:** Uses on these sites prior to redevelopment included self-storage, vehicle storage, and industrial uses. Many of these sites are located within the Mesa West or 19 West Urban Plan areas which covers a large portion of the industrial areas within the City.
- **Development Class C:** Uses on these sites prior to redevelopment included primarily commercial uses along Harbor Boulevard or another major city commercial corridor. These projects are typically in a mixed-use setting, whether within the same development or directly adjacent. Many of these sites are within the Harbor Mixed-Use Urban Plan area.
- **Development Class D:** These sites are motel conversions within the City. The City is continuing to pursue Project Homekey funds to encourage redevelopment of specific motels within the City in coordination with property owners and operators of these buildings.
- **EX:** Existing proposed project or anticipated project.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in **Table B-6**. This analysis is based on information readily available to the City and research that can be found through online research. The City does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

The following residential development projects have been constructed on parcels that were either non-residentially zoned or had an existing non-residential use on-site within Costa Mesa.

Table B-3: Example Development of Non-Vacant Sites for Residential Uses

Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis	Development Class
125 Baker St.	240	PDR - HD	Industrial use	This development is a 240-unit wrap apartment complex on a 4.2-acre parcel in a largely industrial and office area of Costa Mesa. The project was built at a density of approximately 57 du/ac. The site was previously a light industrial and office uses use similar to some of the identified candidate housing sites. The project was rezoned from CL to PDR-HD.	A
1957 Newport Blvd.	38	PDR - HD	Self-storage use and trailer storage lot	This development is a 38-unit condominium project along the Newport Blvd commercial corridor. The site was previously a self-storage and trailer storage use similar to some of the identified candidate housing sites. The project was rezoned from C1 to PDR-HD.	B
2277 Harbor Blvd.	200	PDR - HD	Motel use	This development is a 200-unit apartment complex on a previous motel use site. This development is located on Harbor Boulevard and shares many existing characteristics with sites identified within this corridor in the candidate sites inventory. The project was rezoned from C1 to PDR-HD.	D
671 W. 17th St.	177	MG	Brownfield development (Argotech Industries)	This development is 177 live/work and loft residential units and was developed on a site that was previously largely surface parking area. This site is in the Mesa West Urban Plan area and adjacent to some of the sites identified within the candidate housing sites analysis. This project also shares many existing use characteristics with those identified sites.	B
1620 and 1644	89	MG	Industrial use (Ametek	This development is 89 live/work residential units on a former industrial use site in the	B

Table B-3: Example Development of Non-Vacant Sites for Residential Uses					
Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis	Development Class
Whittier Ave.			Aerospace and Defense)	Mesa West Bluffs Urban Plan area. Similar to 671 W. 17th Street, this site shares many geographic and existing use characteristics with sites identified in the candidate housing sites analysis.	
1500 Mesa Verde Drive East	215	PDC	Vacant commercial area	This development is 215 senior apartments developed at four stories along Harbor Boulevard directly adjacent to existing commercial uses. This project is an example of the types of horizontal mixed-use projects that the City anticipates may develop along Harbor Boulevard and matches assumptions made in the Housing Element.	C
1527 Newport Boulevard	40	C2 & MG	Industrial uses, including boat and automobile repair	This development is 40 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.	B
132, 134, 140 Industrial Way	22	C2 & MG	Industrial uses, including boat and automobile repair	This development is 22 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.	B
1677-1985 Superior Avenue	49	C2 & MG	Gas station and a mixture of commercial and industrial uses.	This development is 49 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.	B
2025 Placentia Avenue	36	MG	Commercial and industrial uses, including storage and repair for boats	This development is 36 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the Mesa West Bluffs Urban Plan area along Placentia Avenue and previous uses are consistent with sites identified within the sites inventory.	B
2095 Harbor Boulevard	29	PDC	Commercial buildings and gas station which had been vacant for several years.	This development is 28 single-family homes with live/work potential, including ground floor commercial/office workspaces and two stories above for residential. This development is in the Harbor Mixed Use Urban Plan area along Harbor Avenue and	C

Table B-3: Example Development of Non-Vacant Sites for Residential Uses					
Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis	Development Class
				previous uses are consistent with sites identified within the sites inventory.	
1672 Placentia Avenue	32	MG	Boat yard and industrial building	This development is 32 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the Mesa West Bluffs Urban Plan area along Placentia Avenue and previous uses are consistent with sites identified within the sites inventory.	B

This analysis of recent sample development projects shows that residential development occurs within the City on sites that have existing non-residential uses. As indicated in the analysis notes, these example sites share many characteristics with the candidate housing sites in **Table B-6.** This demonstrates that there is development potential on these sites as well as interest in developing these types of sites for residential uses within Costa Mesa.

Existing Uses on Candidate Sites and Redevelopment Opportunity

The City has identified and analyzed existing use on candidate sites in **Table B-6** below. As the City is a built-out community, consisting mainly of commercial retail, industrial and single-family housing, a primary goal was to identify sites compatible for the development of multifamily and mixed-use housing as well as not displace existing residents. Therefore, the City identified the best possible sites with the most feasible opportunity for redevelopment over the next 8 years.

Housing Market Analysis

In addition to an on-the-ground existing use analysis, the City of Costa Mesa has market conditions to facilitate the redevelopment of non-vacant sites for residential. **Table B-3** above shows that a total of 1,167 dwelling units have been constructed through redevelopment in the City. Additionally, a California Association of Realtors report for Historic Housing trends shows that the average time a unit spends on the market in Orange County is just 18.6 days in the last four years (2017-2021) and just 13.3 days in the last two years.[1] Specifically in Costa mesa, homes spent just over one month on market and the sale-to-list price ratio was 100.14%, indicating a sellers' market and the need for more housing.[2] According to the New Homes Directory (online resource), historical Housing Market data, the average price for an attached unit, 1,500 square feet or less, increased by 48 percent over the last planning cycle ($434,87 in 2014 to $645,000 in 2021).[3]

[1] Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: December 9, 2021. https://www.car.org/marketdata/data

[2] Realtor.com, Housing Market Summary, Costa Mesa. Accessed Online: December 9, 2021. https://www.realtor.com/realestateandhomes-search/Costa-Mesa_CA/overview

[3] New Homes Directory.com, Historical Housing Report in Costa Mesa, Accessed Online: December 9, 2021. https://www.newhomesdirectory.com/California/Costa_Mesa/historical-housing-report

Additionally, the according to the CAR Current Sales and Price Statistical Survey, the median cost of a home for sale in Orange County increased by 20 percent from 2020-2021 (from $930,000 in October 2020 to $1,120,000 in October 2021).[4] The indicators above signify an increased market demand for new housing.

4. Development of Small Site Parcels

The City of Costa Mesa has identified several candidate housing sites that are smaller than half an acre in size. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has only identified sites smaller than half an acre which show the likelihood of redeveloping in conjunction with other parcels which collectively meet the half acre requirement or where the property owner/developer has provided a draft development proposal to the City. The likelihood of redevelopment was based primarily on common ownership amongst adjacent parcels which share a property line. In most instances, these parcels are currently developed as a single use and it is reasonable to anticipate that the collection of parcels will redevelop as one new development to maximize efficiency and design of the new use. Candidate sites less than half an acre in size represent a small portion of the City's overall RHNA need.

The potential candidate sites which are anticipated to be consolidated into a single development are identified within **Table B-6**.

The candidate sites that are smaller than half an acre are shown in **Table B-4** below along with descriptions of their likelihood to redevelop that go beyond the descriptions in **Table B-6**.

[4] Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: December 9, 2021. https://www.car.org/marketdata/data

Table B-4: Analysis of Candidate Housing Sites Under 0.5 acres					
APN	Unique ID	Address	Specific Plan/Urban Plan Area	Size (Ac)	Use Description
418-181-11	210	Bristol St. (to be assigned)	N/A	0.43	The subject property is a surface parking lot. The property owner/developer provided a pre-application and rezoning application for a 10-unit residential development project. In February 2026, the property owner/developer requested to have the site added to the Housing Element.
42543103	20	1666 Superior Ave	19 West	0.29	These are all adjacent parcels in a contiguous block bounded by E 16th Street, Superior Avenue, E 17th Street, and Newport Blvd. All parcels within this block have been identified as candidate housing sites and total 4.70 acres. Sites 22 and 23 are owned by the same property owner. The existing uses are all car-related industrial uses which are single-story. As shown in **Table B-2**, the City worked with property owners of parcels along Industrial Way (Specifically 132, 134, and 140 Industrial Way, less than a quarter mile southwest of these identified parcels) to facilitate the development of residential uses on parcels previously occupied with the same types of uses as these three parcels (boat and auto repair uses). These parcels are located within the 19 West Urban Plan area and are permitted to develop in the same manner as the parcels along Industrial Way.
42543105	22	126 E 16th St	19 West	0.42	
42543106	23	126 E 16th St	19 West	0.35	
41817101	208	754 Saint Clair St	SoBECA	0.27	These parcels are occupied by warehouse and light industrial uses within the SoBECA Urban Plan area. The SoBECA Urban Plan focuses on residential as a mixed-use component and promoting the development of residential in addition to the existing commercial anchors in the Mall and the Camp. The City has established Program 3D to update the Urban Plans within the City to focus more heavily on residential uses at the identified densities. As identified in **Table B-2**, the City developed Baker Block on industrial parcels which previously occupied similar light industrial uses in a largely industrial corridor approximately one-third of a mile from the
41817102	179	752 Saint Clair St	SoBECA	0.26	
41820202	182	841 Baker St	SoBECA	0.33	
41820205	185	2969 Century Pl	SoBECA	0.09	

Table B-4: Analysis of Candidate Housing Sites Under 0.5 acres					
APN	Unique ID	Address	Specific Plan/Urban Plan Area	Size (Ac)	Use Description
					SoBECA area. These uses have similar historical context and assumptions have been tied to this project and others as examples of redeveloping these types of uses for residential within industrial areas.

Additionally, Policy LU-2.10 of the City of Costa Mesa's Land Use Element within the General Plan promotes lot consolidation of residential properties. While the sites identified in the table above are commercial in nature, the intent of the policy remains effective in consolidating smaller parcels towards the creation of a larger residential development.

5. Development of Large Site Parcels

The 2021-2029 sites inventory includes several sites that are larger than 10 acres. These sites exceed the AB1397 size requirement and require additional analysis. The following background and analysis relates to each site in the inventory that exceeds that inventory. The City has conducted meetings with each of these major property owners to determine their future interest in developing housing on the identified properties. These properties when developed pursuant to the densities included within this Housing Element would be subject to the City's inclusionary housing requirements which are in process and anticipated to be adopted per **Program 2A**. This supports the City's assumptions of affordability on the sites described below. The housing element also includes Program 3R which commits the City to take actions to promote the development of large parcels at the densities and affordability levels identified within the housing element. There are no unit caps within the City which would limit the number of units which can be developed on these sites. That is subject to the densities provided within the City's zoning code.

Fairview Developmental Center

The Fairview Developmental Center (FDC) is a State-owned property that is approximately 109 acres in size and located on Harbor Boulevard within Costa Mesa. The FDC currently serves as one of the largest residential facilities for developmentally disabled persons in the State of California. The FDC was previously identified in the City's 5th cycle Housing Element (2013-2021) and the City has continued discussions with the State to determine the potential residential yield of the area taking into consideration the existing uses.

In January 2020, the Costa Mesa Fairview Developmental Center Ad Hoc Committee met to discuss potential development yields for the site. The Committee presented a report to the City Council which summarized its strategic engagement in the development of the local vision, priorities, and reasoning behind the stated preliminary vision of a solutions-based, housing-first model for the site. The Committee took into consideration the City's recent efforts to open a homeless shelter and identified opportunities for permanent supportive housing and integrated workforce housing within the City. Conceptual yield studies and draft plans have also been compiled for the property and helped to inform development capacity assumptions. There are no current development agreements or density caps on the property as residential uses are not currently permitted. The City will need to come to an agreement with the State of California

for future use of the site and then solicit input from the development community on potential entitlement, likely through a competitive bid process. The City is confident that there is significant interest in redeveloping the property once it becomes available based on informal discussions with developers during the housing element update process.

FDC was discussed multiple times in public workshops by local housing advocacy groups in support of residential uses on the site for primarily affordable housing developments and workforce housing. The City has established **Program 3B** to work with the State of California to establish the FDC area as a mixed-use village that prioritizes housing and promotes development at the densities and affordability levels identified within this housing element. As stated in **Program 3B**, the City envisions a two-year process to negotiate future residential development use on the site. If not established within two years, the City will identify additional sites to accommodate a potential shortfall in sites to accommodate the remaining RHNA.

The City's 6th Cycle analysis includes an assumption of 2,300 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.

Sakioka Lot 2

Sakioka Lot 2 is a 30.93-acre site located north of the 405 Freeway with General Plan Land Use designation that allows up to 660 residential units, 863,000 Square feet of office or retail use and a Floor Area Ratio of 1.0. The property is also located in the North Costa Mesa Specific Plan.

The site is currently under a development agreement (DA) that was recently extended for ten years until May of 2031. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. This development would occur pursuant to the new densities identified within the Housing Element, which may lead to the development of more units than currently established under the DA. The property owner and City could potentially amend the current DA or the property owner may develop outside of the DA but under the zoning requirements of the North Costa Mesa Specific Plan in order to achieve more than 660 residential units in the future. Therefore, the existing DA does not present a cap or restriction on the future number of potential units on the Sakioka Lot 2 parcel. Furthermore, there are not affordability caps within the current DA which would limit the number of units which may be affordable. The City's 6th Cycle analysis includes an assumption of 1,200 dwelling units broken down into the very low, low, moderate, and above moderate-income categories. The property owner has expressed interest in communications with the City in developing for residential uses within the 8-year planning cycle.

Pacific Arts Plaza

Pacific Arts Plaza project is an 18.3-acre site located in South Coast Plaza Town Center currently developed with a variety of office buildings and restaurants. The site is designated Cultural Arts Center (CAC) by the General Plan and has a zoning designation of Town Center (TC). The property is also located in the North Costa Mesa Specific Plan. Portions of the site are under a Development Agreement. The existing development approvals referenced in the original Development Agreement that allows for a maximum Floor Area Ratio (FAR) of 1.55 and maximum building square footage of 1,227,978. The Development Agreement was recently extended for two years and will expire in August of 2023. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas.

6. Accessory Dwelling Units

Accessory dwelling units, or ADUs, are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications so far in 2022. The City approved/permitted the following number of ADUs since 2018:

- 2018 – 4 ADUS
- 2019 – 6 ADUS
- 2020 – 19 ADUs
- 2021 – 43 ADUs
- 2022 – 68 ADUs

Of the 41 permits issued in 2021, 1 was available at the extremely-low income level, 3 were available at the very-low income level, 25 were available at the low-income level, and 12 were available at the moderate income level. As of the end of April 2022, the City of Costa Mesa has seen an increase in ADU activity. The City has approved and is in the process of issuing permits for 27 ADUs through approximately one-third of the year. Projected out over 2022, this demonstrates the continued trend of ADU growth and puts the City on pace for 81 approved ADUs in 2022. This exceeds the City's 2022 projection of 50 units by 31 units and positions the City well to exceed its projected ADUs within the planning period.

In compliance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JrADUs) are permitted only in single dwelling unit zones.

The City of Costa Mesa has determined based on past performance that it is appropriate to anticipate the development of 391 accessory dwelling units from 2021 to 2029 (approximately 50 per year through the planning period). Approximately 265 of these units are anticipated to be affordable at the low and very-low-income categories. A total of 117 ADUs are anticipated to be affordable at the moderate-income level and 8 ADUs are anticipated at the above moderate-income level. This affordability estimation is based on guidance from SCAG and HCD based on surveys of existing ADUs in the SCAG region between April and June 2020. Another local factor that contributes to the City's anticipated overall ADU growth expectations is that the City's ADU provisions are more flexible than the State ADU regulations, and therefore are more desirable for ADU development. For example, the State's minimum standard related to ADU required parking is that ADU's located within 500 feet of certain transit areas are not required to provide parking, whereas the City's ADU standards allow ADUs to be constructed without any parking regardless of location. Also, the State's minimum standard related to ADU height is that a local ADU ordinance shall allow an ADU height a minimum of 16 feet, whereas the City's ADU height standards allow a building height of 27 feet. Lastly, the State's minimum floor area requirement for ADUs is 850 square feet for studio units and 1,000 square feet for one-bedroom units, whereas the City's ADU floor area standards allow for larger ADUs in

that a detached ADU can be constructed up to 1,200 square feet, and an attached ADU may be the greater of 1,000 square feet or 50 percent of the size of the existing residential unit.

The City performed a trend analysis looking at the growth in ADUs from 2018 – 2021. That analysis is shown in the table below.

Table B-5: ADU Assumption Analysis (2018 – 2021)	
Year	**ADU Permitted (2018-Based Strategy)**
Projection Period Total:	***390***
2028	*50*
2027	*50*
2026	*50*
2025	*50*
2024	*50*
2023	*50*
*2022**	*68*
*2021**	*43*
2020*	19
2019*	6
2018*	4
"*" indicates actual permitted ADUs within that year.	

As shown in **Table B-4**, Costa Mesa has seen sustained increases in ADU production each year since 2018 with the lowest being a 50% increase between 2018 and 2019 as new State laws and local processes were not common knowledge amongst homeowners. The City expects that they while ADU production is likely to continue to increase year after year, there may be some drop off in that increase as more property owners develop ADUs. The City anticipates approximately 50 ADUs will be permitted per year for the remainder of the planning period.

A further indication of this is recent development trends observed by the City. Planning staff recently received and processed a development which included 13 ADUS which were conversions of existing garages. These units ranged from 152 to 363 square feet and consisted of a studio unit arrangement with one bathroom. This is a direct result of two actions: (1) developers and local property owners becoming educated on the new ADU laws and (2) the City of Costa Mesa making diligent efforts to discuss ADU potential and provide informational materials to the community. In addition to the methodology and concrete local data presented above, the City understands that ADU trends may change. In response, the housing element includes **Program 3M** to monitor ADU production every two years and has stated actions should production not match the anticipated amount in the housing element.

To assist in furthering the recognition and understanding of ADUs potential within Costa Mesa and reach the City's ADU development projections, Costa Mesa has included **Program 3E**, which identifies actions the City will take to promote and incentivize the development of ADUs during the planning period. As outlined in the program, these actions include:

- Coordinating with the County on implementation of a permit-ready ADU program
- Post a user-friendly FAQ on the City's website to assist the public with the general questions.

- Waiving specific permitting fees to make ADU development more feasible
- Creating an expedited plan check review process to ease the process for homeowners
- Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners

7. Water, Sewer, and Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site. The City has sufficient total water and sewer capacity (existing and planned) to accommodate the 2021-2029 regional housing need. The City plans for future housing growth through the Mesa Water District Urban Water Management Plan (UWMP). This was most recently updated in 2020. Future sewer capacity is planned for through the Costa Mesa Sanitary District Sewer System Management Plan (SSMP), which was most recently amended and recertified by the Board of Directors in January 2021.

B. Calculation of Unit Capacity

This section contains a description of the candidate sites identified to meet Costa Mesa's RHNA need at all income levels. The full list of these sites is presented in **Table B-6**.

1. Realistic Capacity and Affordability Calculations

Costa Mesa's 2021-2029 Housing Element sites analysis assumes that each identified candidate housing site will develop with at a range of income levels. Primarily, it is assumed that sites identified within **Table B-6** will redevelop with the following affordability characteristics:

- 30% of units available to residents in the low and very low-income categories
- 20% of units available to residents in the moderate-income category
- 50% of units available to residents in the above moderate-income category

Costa Mesa recognizes that not all sites within the inventory will develop such that they meet these affordability assumptions. The following developments have all occurred recently within the City's urban plans, specific plans, overlays, or on non-residentially zoned sites. Many of these are described in more detail in **Table B-2**.

- **2277 Harbor Blvd** – Previous motel use that underwent a rezone from C1 to PDR-HD and developed as a fully residential project with 200 apartment units.
- **671 W 17th Street** – Previous industrial brownfield site in the Mesa West Bluff Urban Plan which developed as a fully residential project with 177 live/work units.
- **1620 and 1644 Whittier Avenue** – Previous industrial use in the Mesa West Bluff Urban Plan which developed as a fully residential project with 89 live/work units.
- **1500 Mesa Verde East Drive** – Commercially zoned parcel along Harbor Boulevard which developed as a fully residential project with 215 senior apartments.
- **Brickyard East and West** – Previous industrial warehouse uses along Placentia Avenue which developed as a fully residential project with 29 townhouse units.

Consistent with local housing market trends data presented earlier in this appendices, the City of Costa Mesa is seeing an increase in residential development and rarely receives requests for fully non-residential uses in the area identified within the candidate housing sites analysis.

The City has established goals and programs within the Housing Element aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. If the City is able to identify partnerships leading to fully affordable projects, that would also help to cover any potential shortfall in capacity in any of the four income categories. The City of Costa Mesa recognizes that should a "No Net Loss" situation occur, they will be required to identify additional sites and has analyzed additional potential housing sites within the Housing Element's environmental clearance document.

There are several candidate housing sites in which the affordability assumptions differ from those presented above. Those sites include:

- **APN 418-181-11 (address to be assigned).** This site was developed as a surface parking lot. The property owner/developer has applied for a pre-application and rezoning to accommodate a ten-unit residential development with one low income unit. The other nine units are assumed to be affordable to above moderate income households.
- **Costa Mesa Senior Housing Project (APN 424-211-01).** This site is owned by the City of Costa Mesa who has had previous discussions with a developer on a fully affordable project on this site. This site assumes 60 units which are all affordable at the lower income levels.
- **Fairview Developmental Center.** This site is analyzed previously in the large site analysis portion of this appendices. This site is owned by the State of California and the City anticipates working in collaboration with the State to support the goal of developing affordable housing. The City has assumed that approximately 40% of the units on this site will be available to residents at the lower income levels, while 30% will be available to residents at the moderate-income levels. The remaining units are anticipated to be market-rate.
- **Sakioka Lot 2.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the lower income levels. This site has an existing development agreement.
- **Pacific Arts Plaza and Town Center.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the low and very-low income levels. This site has an existing development agreement.

2. Specific Plan, Urban Plan, and Overlays

As identified in **Programs 3B and 3C**, of the Housing Plan **(Chapter 4)**, the City will be modifying some of the existing Specific Plans, Urban Plans, and Overlays within Costa Mesa. The densities identified in **Table B-6** reflect revisions to many of these areas to permit residential development at a higher density than what the current zoning permits as of adoption of this document. As noted, the City has three years to complete these zoning amendments. The City is proposing to either analyze or modify the following areas:

- North Costa Mesa Specific Plan
- 19 West Urban Plan
- SoBECA Urban Plan
- Mesa West Bluff Urban Plan

- Residential Ownership Urban Plan (Propose to Remove)
- Residential Incentive Overlay
- Harbor Mixed-Use Overlay

These areas, with the exception of the Residential Ownership Urban Plan, which is proposed to be removed, will be modified through **Programs 3B through 3C** to permit residential development at or above the default density for Costa Mesa of 30 dwelling units per acre. When considering appropriate densities, the City held outreach meetings with members of the community, decision-makers, the development community, and major property owners. As part of these meetings, the City discusses and analyzed what densities were appropriate to maintain the character of the surrounding neighborhoods while also presenting the opportunity for future residential development that can realistically facilitate the development of units available at the lower income levels.

The City will continue to conduct community outreach post adoption of the Housing Element to discuss potential revisions to development standards within these areas with the goal of effectively planning for future affordable housing. Densities established as a part of future zoning changes must accommodate the densities shown in **Table B-6** for the sites identified.

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

APN	Unique Id	Address	Owner	Zoning	General Plan Land Use	Council District	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolid ation	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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
424-281-21	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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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	14,103	45,248	31%	B

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		residential street (Charle 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	12,757	31,475	41%	C

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		property is surrounded 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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				
424-281-01	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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
424-281-19	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., 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	19,676	64,716	30%	B

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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.	50,219	122,853	41%	B

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 Element cycle is also considered an incentive for the property owner to develop residential.	18,808	59,063	32%	B
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	160,463	326,700	49%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		redevelopment of the site for residential uses. In addition, the site is considered very large with extensive areas for residential development.				
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 residential development.	130,197	326,700	40%	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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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
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 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	16,880	39,375	43%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	18,531	39,251	47%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	12,329	36,507	34%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	6,401	17,870	36%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	15,474	46,602	33%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 Housing Element cycle would incentivize property ownership to convert to residential.	13,488	36,893	37%	A
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	10,200	27,436	37%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				
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 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	14,382	47,242	30%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 from commercial/industrial to mixed use development. The existing warehouse is a single story that may be redeveloped to support mixed use development including	17,227	49,090	35%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	18,109	51,374	35%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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	18,372	49,319	37%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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 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,	16,802	36,615	46%	A

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		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.				
418-101-05	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
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

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
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, 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)	93,238	130,680	71%	EX

Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA (to be comprehensively updated following a No Net Loss analysis later in 2026)

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

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
																		to the east, commercial to the south and a business center/post office to the north.				
419-203-08	209	2000 Harbor	OC HARBOR MEDICAL PLAZA LLC	C1	GC	5		1.55	25				38	0	4	0	34	Existing retail center with surface parking lot. Property owner/developer requested to have the site added to the Housing Element for future residential development.				C
418-181-11	210	To be assigned (Bristol St)	2821 BRISTOL SITE LLC	CL	GC	3		0.43	23	Vacant			10	0	1	0	9	Existing surface parking lot. Property owner/developer applied for a pre-application, residential rezoning, and requested to have the site added to the Housing Element for future 10-unit development with one unit affordable to a low income household.				EX

PARTIDA, ANNA PH-1

From: Cynthia McDonald <cmcdonald.home@gmail.com>
Sent: Monday, February 23, 2026 11:57 AM
To: ROJAS, JOHNNY; VALLARTA, ANGELY; ZICH, JON; HARLAN, JEFFREY; KLEPACK, KAREN; MARTINEZ, DAVID; robert.dickson@costameaca.gov; PC Public Comments
Cc: TAI, CARRIE; HALLIGAN, MICHELLE; MCGILL, ANNA; CITY CLERK
Subject: Public Hearing Item 1: Resolution recommending City Council amend Sixth Cycle Housing Element in connection with Housing Element Sites Rezoning

Dear Commissioners:

I respectfully request that staff address the following issues when this item is heard this evening.

1. HCD Notification and Approval

Has the Department of Housing and Community Development (HCD) been notified that the City intends to modify the Housing Element Sites Analysis in a manner that results in a net loss of approximately **46% of the City's non-buffered RHNA capacity**?

- If so, what was HCD's response?
- If not, why has the City not sought HCD guidance prior to advancing this action?

If the City proceeds without HCD input, how does it intend to respond should HCD initiate enforcement action requiring the City to replace the lost capacity? Similarly, how will the City respond if a developer, individual, or third party seeks to compel rezoning of other parcels to make up for the deficit?

2. Loss of Funding

The City has already lost funding for the homeless shelter due to Housing Element noncompliance.

- What additional funding has already been lost?
- As long as the City remains out of compliance, how does it intend to address potential losses of other critical funding sources, including but not limited to regional transportation funds, permanent local housing allocations, Affordable Housing and Sustainable Communities (AHSC) grants, local housing trust funds, CalHOME grants, infill infrastructure grants, and Pro-Housing Design funding?

3. Other Penalties and Enforcement Risks

How does the City plan to respond if HCD exercises its authority to suspend the City's ability to issue residential and nonresidential permits until the Housing Element is deemed compliant?

Additional risks include:

- **Loss of Permitting Authority:** A court could suspend the City's ability to issue building permits (including remodels), approve zoning changes, or approve subdivision maps—significantly disrupting development patterns and quality citywide.

- **Financial Penalties:** The City could face fines of up to **$100,000 per month**, which may be multiplied by a factor of six if unpaid.
- **Court Receivership:** A court could appoint a receiver with authority to remedy Housing Element deficiencies and bring the City into compliance.
- **Streamlined Ministerial Approvals:** The City could be subject to even less discretionary review than currently required, including fully ministerial approvals with no public hearings, in order to accelerate housing production.

4. Removal of Properties from the Sites Analysis

The agenda report identifies **17 properties** proposed for removal from the Housing Element Sites Analysis. Many of these property owners have legal counsel advising them to request removal.

Has the City notified other property owners—particularly those without legal representation—that they may also request removal of their properties? Failure to do so may expose the City to legal challenges or require additional amendments to the Sites Analysis.

How does the City intend to make a "No Net Loss" finding, when it is clearly losing 17 properties, and may lose even more? By upzoning other properties? Where?

5. Impacts on Other Housing Element Programs

Revisions to the Sites Analysis will necessitate updates to other Housing Element programs. For example:

Chapter 4, Program 3C (North Costa Mesa Specific Plan) currently states that:

- 16 sites totaling approximately **70.75 acres** are identified in the Sites Inventory,
- **6,435 units** are anticipated to meet the City's RHNA shortfall, and
- Rezoning will permit densities of up to **90 dwelling units per acre**, with no overall unit caps.

These figures are no longer accurate and must be corrected. What other Housing Element programs will require amendment as a result of these changes?

Another example is **Program 3B (Fairview Developmental Center)**, which states that if permits or entitlements are not issued by mid-2027, the City will identify alternative sites within 180 days, consistent with SB 166 (No Net Loss). Given that the City has not yet produced a draft Specific Plan, meeting this timeline appears unlikely. If additional sites must be identified, how does the City intend to do so when it is already unable to meet its RHNA obligations in other parts of Costa Mesa?

6. Broader Concerns and Next Steps

The City previously assured residents that it would bring the Housing Element into compliance. The potential penalties associated with noncompliance were a significant factor in promoting Measure K to voters. However, it now appears that Measure K has instead enabled increased development while leaving the City exposed to serious legal and financial risk.

The City characterizes the Measure K zoning as "additive," yet the proposed changes may result in net losses that undermine Housing Element compliance. Rushing this item forward without notifying all affected property owners or securing HCD approval risks long-term harm to the City.

Using "additives" in an engine may delay necessary repairs, but it can also cause greater damage over time. I urge the City to slow down, do this work correctly, and avoid compounding existing problems.

For these reasons, I respectfully request that you do not approve this item tonight.

Thank you for your consideration.

Sincerely,
Cynthia McDonald

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

PARTIDA, ANNA

PH-1

From: GREEN, BRENDA
Sent: Monday, February 23, 2026 11:41 AM
To: PC Public Comments
Subject: FW: Planning Commission Must Remove Costa Mesa Women's Club From Rezoning List

Respectfully,
Brenda Green
City Clerk

City Clerk's Office | (714) 754-5221
77 Fair Drive | Costa Mesa | CA 92626

As City Hall has reopened, we encourage the public to take advantage of our appointment system. Appointments can be made at **www.costamesaca.gov/appointments**. Please note that It is required that all guests check in with our Concierge Staff, located on the 1st Floor Lobby, upon arrival at City Hall.

From: Priscilla Rocco <dementedgardensprite@gmail.com>
Sent: Monday, February 23, 2026 11:39 AM
To: CITY CLERK <CITYCLERK@costamesaca.gov>; Gay Lee Royer <socalbubble@gmail.com>
Subject: Planning Commission Must Remove Costa Mesa Women's Club From Rezoning List

Planning Commission,

I am a member of the Costa Mesa Women's Club (CMWC), which has been a fixture in the city since 1910. Everything we do is for charity and the betterment of the city. We own our building on 610 West 18th Street. This land should be removed from the rezoning list. Better to rezone the golf course for affordable high-density housing, as it pollutes the ground water with all the chemicals used to keep the monoculture pristine for rich people to play a game.

Priscilla Rocco

PARTIDA, ANNA PH-1

From: Autumn Elliott <autumn@elliottimpact.com>
Sent: Monday, February 23, 2026 11:13 AM
To: PC Public Comments
Cc: Jia Min Cheng
Subject: Public Comments on Item #1 for today's Planning Commission meeting
Attachments: 2026.02.23 DRC and Elliott comments re Planning Commission Item re HE amendments.pdf; 2025.12.19 Email from Kim Barlow to DRC and Elliott re Costa Mesa Housing Element Program 2N.pdf; 2026.01.12 DRC and Elliott comments re proposed revisions to Costa Mesa RA ordinance.pdf

Attached please find public comments on Item No. 1 on today's Planning Commission agenda regarding amendments to the Sixth Cycle Housing Element. The document with today's date are our comments, and the other two documents are attachments to our comments.

Please let us know if there is any problem opening the documents or if you need anything else from us.

Thank you,

Autumn Elliott

Law Office of Autumn Elliott
325 N. Larchmont Blvd., Ste 307
Los Angeles, CA 90004
(213)500-9454

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

Disability Rights California
California's protection & advocacy system

LEGAL ADVOCACY UNIT
1831 K Street
Sacramento, CA 95811
Tel: (916) 504-5800
Fax: (916) 504-5801
TTY: (800) 719-5798
Intake Line: (800) 776-5746
www.disabilityrightsca.org

January 12, 2026

VIA EMAIL

Kimberly Hall Barlow
Jones Mayer
3777 N. Harbor Blvd.
Fullerton, CA 92835
khb@jones-mayer.com

RE: Costa Mesa's Proposed Revisions to RA Ordinance

Dear Ms. Barlow:

Thank you for the opportunity to review and comment on Costa Mesa's proposed revisions to the City's reasonable accommodation ordinance pursuant to the settlement agreement in the *Insight v. Costa Mesa* case.

In your December 19, 2025 email to us, you said that Costa Mesa was proposing to delete subsection (7) of Section 13-200.62(f) of the City's reasonable accommodation ordinance. You explained that the deletion is proposed because "it is operationally difficult for staff or the applicants to make this determination given lack of information and the difficulties in ensuring that any facilities adequately allow individual(s) with said disability(ies) to live in a residential setting. Furthermore, this subsection is unnecessary given the other provisions of the Reasonable Accommodation Ordinance." We support the deletion of subsection (7) from Section 13-200.62, which requires a finding that "the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting."

The deletion of subsection (7) is an important first step in bringing Costa Mesa's reasonable accommodation ordinance into compliance with state and federal fair housing requirements. However, in order to bring the entire reasonable accommodation regulation into compliance, Costa Mesa will need to make additional changes. Given the structure of the current ordinance, it will be difficult to do that by simply editing or rewording the text. Instead, we propose that the City repeal sections of the ordinance in their entirety and replace them with new ones.

To begin with, Section 13-200.62 (f) has problems that cannot be remedied without restructuring. That section is a list of findings "all of which are required for approval" of a reasonable accommodation request. But the list combines factors that the person or entity requesting the accommodation must establish in order to be entitled to an accommodation, i.e., the topics of Findings (1) and (2), with factors that are the City's burden to establish if it is going to deny the accommodation, i.e., the topics of Findings (3), (5), and (8). These two types of topics need to be separated to clearly delineate who – the person or entity making the request, or the City – bears the burden of proof.

As written, Findings (3), (5), and (8) require affirmative findings that there is no undue financial or administrative burden, no direct threat, and no fundamental alteration for the approval of a reasonable accommodation request. In other words, they require that the City affirmatively find that those factors are *not* present. This has the effect of putting the burden on the person or entity making the request to establish the absence of an undue burden or fundamental alteration. That is contrary to fair housing law, which makes it the City's burden to establish that there *is* an undue burden, direct threat, or fundamental alteration before denying a reasonable accommodation request. Fair housing law does not permit the City to make the establishment of the *absence* of those factors a requirement.

Undue burden, direct threat, and fundamental alteration can properly be in the reasonable accommodation ordinance, but the regulation needs to be structured in a way that makes clear that if the person or entity making the request establishes the factors addressed in Findings (1) and (2), the City must grant the accommodation unless it finds that granting the

accommodation *will* impose an undue financial or administrative burden, *will* result in a direct threat, or *will* result in a fundamental alteration (i.e., the inverse of the current language regarding findings). It does not work to combine them in the same list as the elements that the person or entity making the request has the burden to establish. The two types of findings must be bifurcated.

Moreover, the current structure of the reasonable accommodation ordinance also makes it difficult for the ordinance to adequately reflect the law governing the findings that the City must establish to deny an otherwise valid reasonable accommodation request. For example, where the ordinance authorizes the City to deny a reasonable accommodation request based on a direct threat finding, it must also state that in such a case the City must find that the threat cannot be mitigated by reasonable accommodation. 28 C.F.R. §35.139. A finding that granting a reasonable accommodation would be an undue burden or fundamental alteration must also be made "after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion." 28. C.F.R. §35.150(a)(3). It will be difficult to add such clarifications in a clear way unless the two types of findings under Section 13-200.62(f) are separated and the findings for which the City bears the burden are written in the affirmative.

Section 13-200.62 (f) also includes factors that do not fall within either the burden of the person or entity making the accommodation request or the allowable reasons for the City to deny a request, but instead layer on additional obligations that are not permitted under fair housing law. Finding (4) requires a finding that the "requested accommodation is consistent with surrounding uses in scale and intensity of use." The City cannot apply different occupancy, use, or development standards to shared housing for people with disabilities as compared to other forms of housing, nor can it require a household of people with disabilities to be limited to fewer people than a single housekeeping unit would be allowed to have. To the extent that a requested accommodation would result in housing that was vastly different from permitted housing uses, City staff could evaluate whether granting the request would constitute a fundamental alteration to a City program or would result in an undue burden or direct threat. But simply having the same number of people that a single housekeeping unit would

be allowed to have, or failing to meet another occupancy or development standard that was not also applied to single housekeeping units, could never fall within one of those permitted reasons for denying an accommodation request. Consistency with other uses should therefore not be listed as a separate required finding.

Likewise, Finding (6) requires in some instances "a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally." For the same reasons that the City is removing Finding (7), which also focuses on "facilities of a similar nature and operation" rather than on the specific housing that is at issue for a particular reasonable accommodation request, the City should remove Finding (6). It is just as true that it will be "operationally difficult for staff or the applicants to make this determination given lack of information" for Finding (6) as for Finding (7). Moreover, providing a feasibility study or market study about other housing does not fall within the burden of someone making a reasonable accommodation request. Making such a study a condition of approving a disability-related accommodation is therefore a discriminatory housing practice. This should likewise not be listed as a required finding.

The deletion of Finding (7) should also be accompanied by a revision to the language of Finding (2), which states that, "[t]he requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling." To ensure that City staff interpret Finding (2) consistent with fair housing laws, by focusing on the housing at issue in the request rather than "facilities of a similar nature and operation" elsewhere, Finding (2) should be revised to refer to an equal opportunity to use and enjoy "their dwelling," "the dwelling at issue in the accommodation request," or something similar.

In order to bring the reasonable accommodation ordinance into compliance with federal and state fair housing law, the City will also need to revise other portions of the ordinance. As reflected in the settlement agreement, we would welcome the opportunity to work with the City during that portion of its review of the reasonable accommodation ordinance and to provide feedback on any draft revisions of those other sections.

For those portions of the ordinance as well, it would be most effective for the City to repeal and replace language rather than try to work within the existing structure. For example, Section 13-200.62(b) loads burdensome and irrelevant requirements onto people or entities making reasonable accommodation requests. A lay homeowner who needs an accommodation due to disability should be able to comply with application requirements without having to hire an attorney or other expert to help them understand what they need to do. The City should limit the application to information that is necessary for the City to evaluate whether the person or entity making the request has met their burden, such as the location of the dwelling at issue, the existence of the disability, the nature of the accommodation that is being requested, and the connection between the disability and the requested accommodation. The provisions in Section 13-200.62(b) that require people or entities making reasonable accommodation requests to provide "[a]ny other information that the director reasonably determines is necessary for evaluating the request for reasonable accommodation" ((b)(3)) and "[a]ny other information that the hearing officer reasonably concludes is necessary to determine whether the findings required by subsection (e) of this section can be made" ((b)(7)) are particularly problematic because they are not limited to the information necessary to establish that a person or entity is entitled to a reasonable accommodation.

Section 13-200.62(d) provides that appeals of reasonable accommodation requests will be handled through the same procedures as "any other discretionary permit." However, the appeals process pertaining to reasonable accommodation requests needs to be navigable and manageable by lay people with disabilities. This provision should be repealed and replaced with new language that requires a prompt, clear statement of the reasons for any denial, establishes a simple procedure for requesting an appeal, provides a reasonable deadline for making requests for an appeal, and eliminates the need for individuals or entities to pay for the City's review of their reasonable accommodation determination.

Most importantly, the section of the reasonable accommodation ordinance addressing appeals must exempt them from the review procedures that govern general zoning matters in order to respect the privacy of people's disabilities and disability-related needs during any review process. Hearings regarding reasonable accommodations requests should not be

made by legislative bodies, and no public notice should be made regarding reasonable accommodation reviews. Public hearings create an opening for members of the public to express animus against people with disabilities, which imposes an improper barrier to people seeking such accommodations. For example, at the hearings regarding Insight's reasonable accommodation request, a member of the public told the Planning Commission that a person who is "mentally disabled does not belong in a neighborhood next door to me or any of us in this room," and someone testified to the City Council that the "mentally ill cannot associate with our children, neighbors." As you know, hearing those types of comments was traumatic for our client Ms. Doe, who spoke about her own experiences with mental illness, and the ways that staying at Insight's housing had helped her, at a hearing on Insight's reasonable accommodation request. Not only is the City not obligated to provide the public with a forum to intimidate and humiliate people like Ms. Doe, but the City cannot put people like her through such an ordeal as a condition of having their accommodation request reviewed. Nor can such animus play any part in the City's review of an accommodation request. For similar reasons, the ordinance should also make clear that only the person or entity making the request can appeal a decision regarding a reasonable accommodation, in contrast to the current language which permits virtually anyone – including neighbors with an animus against people with disabilities – to appeal.

Finally, Sections 13-200.62(e) and (g), regarding "considerations," overlap with the required "findings" in Section 13-200.62(f) in a way that impedes consistency with fair housing law. Like Section 13-200.62(f), these sections fail to make clear which elements are the burden of the person making the reasonable accommodation request to establish and which are the City's burden. Many of them are also improper considerations. For example, the City cannot take into account "whether granting the request would be consistent with the City's General Plan." By definition, any reasonable accommodation request pertaining to zoning will be inconsistent with the zoning scheme. "Requiring public entities to make exceptions to their rules and zoning policies is exactly what the FHAA does." *Anderson v. City of Blue Ash*, 798 F.3d 338, 363 (6th Cir. 2015); *City of Edmonds v. Washington State Bldg. Code Council*, 18 F.3d 802, 806 (9th Cir. 1994) (FHA imposes an affirmative duty to reasonably accommodate disabled persons). The question is not whether a requested disability

accommodation is inconsistent with the City's General Plan, but whether granting it would fundamentally alter the General Plan. To take another example, the City cannot take into consideration whether "the accommodation would result in a substantial increase in traffic or insufficient parking" (§ 13-200.62(g)(2)) or "create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation" (§ 13-200.62(g)(4)) unless it is also doing so with respect to single housekeeping units. Again, the City cannot impose more stringent development or occupancy standards on housing occupied by people with disabilities than on single housekeeping units, nor can it use vague or undefined conditions as a basis for denial of a reasonable accommodation request. These are examples, and not an exhaustive list, of the issues with subsections (e) and (g) of Costa Mesa's reasonable accommodation ordinance. We would be happy to provide additional comments or to discuss with you and with City staff in more detail our further thoughts on bringing the ordinance into compliance with state and federal fair housing requirements.

We appreciate your time and attention to our comments and look forward to working with you and the City further on these important access issues for Costa Mesa residents with disabilities. Please let us know if you would like to discuss any of these issues further.

Sincerely,

Autumn M. Elliott
Law Office of Autumn Elliott

Jia Min Cheng
Managing Attorney
Disability Rights California

Outlook

Costa Mesa Housing Element - Program 2N

From Kimberly Hall Barlow <khb@jones-mayer.com>

Date Fri 12/19/2025 9:42 AM

To Andrea.Rodriguez@disabilityrightsca.org <Andrea.Rodriguez@disabilityrightsca.org>; Autumn Elliott <autumn@elliottimpact.com>

Cc TAI, CARRIE <carrie.tai@costamesaca.gov>; Tarquin Preziosi <tp@jones-mayer.com>

Counsel: Pursuant to the terms of the City's settlement agreement with Insight Psychology and Jane Doe, we are submitting to you the proposed language to satisfy Program 2N of the City's Housing Element for your comment, should you desire to provide any:

Current Language:
"Any person seeking approval to construct and/or modify residential housing for person(s) with disabilities, and/or operate a residential care facility, group home, or referral facility, which will substantially serve persons with disabilities may apply for a reasonable accommodation to obtain relief from a Zoning Code provision, regulation, policy, or condition which causes a barrier to equal opportunity for housing."

In summary, whether a reasonable accommodation may be granted depends on whether it is necessary to give the disabled "an equal opportunity to use and enjoy a dwelling," and whether it is reasonable. The regulation provides that an accommodation is not reasonable if it "impose[s] an undue financial or administrative burden on the City" or "if it would fundamentally alter a City program, such as the City's zoning scheme." The regulation defines the procedures that must be followed in seeking an accommodation, including the "findings" that the City must make before granting the requested accommodation or an "alternative reasonable accommodations which provide an equivalent level of benefit to the applicant.

The findings required are:

1. "(1) The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws.
2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
3. The requested accommodation will not impose an undue financial or administrative burden on the city, as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law.
4. The requested accommodation is consistent with surrounding uses in scale and intensity of use.
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.
6. If economic viability is raised by the applicant as part of the applicant's showing that the requested accommodation is necessary, then a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally, not just for that particular applicant.

7. Whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.
8. The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program."

Proposed Change – Delete subsection (7) as it is operationally difficult for staff or the applicants to make this determination given lack of information and the difficulties in ensuring that any facilities adequately allow individual(s) with said disability(ies) to live in a residential setting. Furthermore, this subsection is unnecessary given the other provisions of the Reasonable Accommodation Ordinance.

Please let us know if you have any comments on this proposed language.

Kimberly Hall Barlow
Partner
Jones Mayer
3777 N. Harbor Blvd. | Fullerton, CA 92835
☎ (714) 446-1400 | 🖷 (714) 446-1448
khb@jones-mayer.com
www.jones-mayer.com
Please consider the environment before printing this e-mail

Disability Rights California
California's protection & advocacy system

LEGAL ADVOCACY UNIT
1831 K Street
Sacramento, CA 95811
Tel: (916) 504-5800
Fax: (916) 504-5801
TTY: (800) 719-5798
Intake Line: (800) 776-5746
www.disabilityrightsca.org

January 12, 2026

VIA EMAIL

Kimberly Hall Barlow
Jones Mayer
3777 N. Harbor Blvd.
Fullerton, CA 92835
khb@jones-mayer.com

RE: Costa Mesa's Proposed Revisions to RA Ordinance

Dear Ms. Barlow:

Thank you for the opportunity to review and comment on Costa Mesa's proposed revisions to the City's reasonable accommodation ordinance pursuant to the settlement agreement in the *Insight v. Costa Mesa* case.

In your December 19, 2025 email to us, you said that Costa Mesa was proposing to delete subsection (7) of Section 13-200.62(f) of the City's reasonable accommodation ordinance. You explained that the deletion is proposed because "it is operationally difficult for staff or the applicants to make this determination given lack of information and the difficulties in ensuring that any facilities adequately allow individual(s) with said disability(ies) to live in a residential setting. Furthermore, this subsection is unnecessary given the other provisions of the Reasonable Accommodation Ordinance." We support the deletion of subsection (7) from Section 13-200.62, which requires a finding that "the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting."

The deletion of subsection (7) is an important first step in bringing Costa Mesa's reasonable accommodation ordinance into compliance with state and federal fair housing requirements. However, in order to bring the entire reasonable accommodation regulation into compliance, Costa Mesa will need to make additional changes. Given the structure of the current ordinance, it will be difficult to do that by simply editing or rewording the text. Instead, we propose that the City repeal sections of the ordinance in their entirety and replace them with new ones.

To begin with, Section 13-200.62 (f) has problems that cannot be remedied without restructuring. That section is a list of findings "all of which are required for approval" of a reasonable accommodation request. But the list combines factors that the person or entity requesting the accommodation must establish in order to be entitled to an accommodation, i.e., the topics of Findings (1) and (2), with factors that are the City's burden to establish if it is going to deny the accommodation, i.e., the topics of Findings (3), (5), and (8). These two types of topics need to be separated to clearly delineate who – the person or entity making the request, or the City – bears the burden of proof.

As written, Findings (3), (5), and (8) require affirmative findings that there is no undue financial or administrative burden, no direct threat, and no fundamental alteration for the approval of a reasonable accommodation request. In other words, they require that the City affirmatively find that those factors are *not* present. This has the effect of putting the burden on the person or entity making the request to establish the absence of an undue burden or fundamental alteration. That is contrary to fair housing law, which makes it the City's burden to establish that there *is* an undue burden, direct threat, or fundamental alteration before denying a reasonable accommodation request. Fair housing law does not permit the City to make the establishment of the *absence* of those factors a requirement.

Undue burden, direct threat, and fundamental alteration can properly be in the reasonable accommodation ordinance, but the regulation needs to be structured in a way that makes clear that if the person or entity making the request establishes the factors addressed in Findings (1) and (2), the City must grant the accommodation unless it finds that granting the

accommodation *will* impose an undue financial or administrative burden, *will* result in a direct threat, or *will* result in a fundamental alteration (i.e., the inverse of the current language regarding findings). It does not work to combine them in the same list as the elements that the person or entity making the request has the burden to establish. The two types of findings must be bifurcated.

Moreover, the current structure of the reasonable accommodation ordinance also makes it difficult for the ordinance to adequately reflect the law governing the findings that the City must establish to deny an otherwise valid reasonable accommodation request. For example, where the ordinance authorizes the City to deny a reasonable accommodation request based on a direct threat finding, it must also state that in such a case the City must find that the threat cannot be mitigated by reasonable accommodation. 28 C.F.R. §35.139. A finding that granting a reasonable accommodation would be an undue burden or fundamental alteration must also be made "after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion." 28. C.F.R. §35.150(a)(3). It will be difficult to add such clarifications in a clear way unless the two types of findings under Section 13-200.62(f) are separated and the findings for which the City bears the burden are written in the affirmative.

Section 13-200.62 (f) also includes factors that do not fall within either the burden of the person or entity making the accommodation request or the allowable reasons for the City to deny a request, but instead layer on additional obligations that are not permitted under fair housing law. Finding (4) requires a finding that the "requested accommodation is consistent with surrounding uses in scale and intensity of use." The City cannot apply different occupancy, use, or development standards to shared housing for people with disabilities as compared to other forms of housing, nor can it require a household of people with disabilities to be limited to fewer people than a single housekeeping unit would be allowed to have. To the extent that a requested accommodation would result in housing that was vastly different from permitted housing uses, City staff could evaluate whether granting the request would constitute a fundamental alteration to a City program or would result in an undue burden or direct threat. But simply having the same number of people that a single housekeeping unit would

be allowed to have, or failing to meet another occupancy or development standard that was not also applied to single housekeeping units, could never fall within one of those permitted reasons for denying an accommodation request. Consistency with other uses should therefore not be listed as a separate required finding.

Likewise, Finding (6) requires in some instances "a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally." For the same reasons that the City is removing Finding (7), which also focuses on "facilities of a similar nature and operation" rather than on the specific housing that is at issue for a particular reasonable accommodation request, the City should remove Finding (6). It is just as true that it will be "operationally difficult for staff or the applicants to make this determination given lack of information" for Finding (6) as for Finding (7). Moreover, providing a feasibility study or market study about other housing does not fall within the burden of someone making a reasonable accommodation request. Making such a study a condition of approving a disability-related accommodation is therefore a discriminatory housing practice. This should likewise not be listed as a required finding.

The deletion of Finding (7) should also be accompanied by a revision to the language of Finding (2), which states that, "[t]he requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling." To ensure that City staff interpret Finding (2) consistent with fair housing laws, by focusing on the housing at issue in the request rather than "facilities of a similar nature and operation" elsewhere, Finding (2) should be revised to refer to an equal opportunity to use and enjoy "their dwelling," "the dwelling at issue in the accommodation request," or something similar.

In order to bring the reasonable accommodation ordinance into compliance with federal and state fair housing law, the City will also need to revise other portions of the ordinance. As reflected in the settlement agreement, we would welcome the opportunity to work with the City during that portion of its review of the reasonable accommodation ordinance and to provide feedback on any draft revisions of those other sections.

For those portions of the ordinance as well, it would be most effective for the City to repeal and replace language rather than try to work within the existing structure. For example, Section 13-200.62(b) loads burdensome and irrelevant requirements onto people or entities making reasonable accommodation requests. A lay homeowner who needs an accommodation due to disability should be able to comply with application requirements without having to hire an attorney or other expert to help them understand what they need to do. The City should limit the application to information that is necessary for the City to evaluate whether the person or entity making the request has met their burden, such as the location of the dwelling at issue, the existence of the disability, the nature of the accommodation that is being requested, and the connection between the disability and the requested accommodation. The provisions in Section 13-200.62(b) that require people or entities making reasonable accommodation requests to provide "[a]ny other information that the director reasonably determines is necessary for evaluating the request for reasonable accommodation" ((b)(3)) and "[a]ny other information that the hearing officer reasonably concludes is necessary to determine whether the findings required by subsection (e) of this section can be made" ((b)(7)) are particularly problematic because they are not limited to the information necessary to establish that a person or entity is entitled to a reasonable accommodation.

Section 13-200.62(d) provides that appeals of reasonable accommodation requests will be handled through the same procedures as "any other discretionary permit." However, the appeals process pertaining to reasonable accommodation requests needs to be navigable and manageable by lay people with disabilities. This provision should be repealed and replaced with new language that requires a prompt, clear statement of the reasons for any denial, establishes a simple procedure for requesting an appeal, provides a reasonable deadline for making requests for an appeal, and eliminates the need for individuals or entities to pay for the City's review of their reasonable accommodation determination.

Most importantly, the section of the reasonable accommodation ordinance addressing appeals must exempt them from the review procedures that govern general zoning matters in order to respect the privacy of people's disabilities and disability-related needs during any review process. Hearings regarding reasonable accommodations requests should not be

made by legislative bodies, and no public notice should be made regarding reasonable accommodation reviews. Public hearings create an opening for members of the public to express animus against people with disabilities, which imposes an improper barrier to people seeking such accommodations. For example, at the hearings regarding Insight's reasonable accommodation request, a member of the public told the Planning Commission that a person who is "mentally disabled does not belong in a neighborhood next door to me or any of us in this room," and someone testified to the City Council that the "mentally ill cannot associate with our children, neighbors." As you know, hearing those types of comments was traumatic for our client Ms. Doe, who spoke about her own experiences with mental illness, and the ways that staying at Insight's housing had helped her, at a hearing on Insight's reasonable accommodation request. Not only is the City not obligated to provide the public with a forum to intimidate and humiliate people like Ms. Doe, but the City cannot put people like her through such an ordeal as a condition of having their accommodation request reviewed. Nor can such animus play any part in the City's review of an accommodation request. For similar reasons, the ordinance should also make clear that only the person or entity making the request can appeal a decision regarding a reasonable accommodation, in contrast to the current language which permits virtually anyone – including neighbors with an animus against people with disabilities – to appeal.

Finally, Sections 13-200.62(e) and (g), regarding "considerations," overlap with the required "findings" in Section 13-200.62(f) in a way that impedes consistency with fair housing law. Like Section 13-200.62(f), these sections fail to make clear which elements are the burden of the person making the reasonable accommodation request to establish and which are the City's burden. Many of them are also improper considerations. For example, the City cannot take into account "whether granting the request would be consistent with the City's General Plan." By definition, any reasonable accommodation request pertaining to zoning will be inconsistent with the zoning scheme. "Requiring public entities to make exceptions to their rules and zoning policies is exactly what the FHAA does." *Anderson v. City of Blue Ash*, 798 F.3d 338, 363 (6th Cir. 2015); *City of Edmonds v. Washington State Bldg. Code Council*, 18 F.3d 802, 806 (9th Cir. 1994) (FHA imposes an affirmative duty to reasonably accommodate disabled persons). The question is not whether a requested disability

accommodation is inconsistent with the City's General Plan, but whether granting it would fundamentally alter the General Plan. To take another example, the City cannot take into consideration whether "the accommodation would result in a substantial increase in traffic or insufficient parking" (§ 13-200.62(g)(2)) or "create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation" (§ 13-200.62(g)(4)) unless it is also doing so with respect to single housekeeping units. Again, the City cannot impose more stringent development or occupancy standards on housing occupied by people with disabilities than on single housekeeping units, nor can it use vague or undefined conditions as a basis for denial of a reasonable accommodation request. These are examples, and not an exhaustive list, of the issues with subsections (e) and (g) of Costa Mesa's reasonable accommodation ordinance. We would be happy to provide additional comments or to discuss with you and with City staff in more detail our further thoughts on bringing the ordinance into compliance with state and federal fair housing requirements.

We appreciate your time and attention to our comments and look forward to working with you and the City further on these important access issues for Costa Mesa residents with disabilities. Please let us know if you would like to discuss any of these issues further.

Sincerely,

Autumn M. Elliott
Law Office of Autumn Elliott

Jia Min Cheng
Managing Attorney
Disability Rights California

PARTIDA, ANNA PH-1

From: Jim Fitzpatrick <jimfitzeco@gmail.com>
Sent: Monday, February 23, 2026 10:47 AM
To: PC Public Comments
Subject: Pubic Hearing #1 2.23.2026 - Reso City Council Amend Housing Element
Attachments: Pubic Hearing #1 2.23.2026 - Reso City Council Amend Housing Element.pdf; Pubic Hearing #1 2.23.2026 - Reso City Council Amend Housing Element.pdf

Please make available to Commissioners, and please make these comments part of the Public Record

Please confirm receipt of this email

Cheers,

Jim Fitzpatrick
Solutioneer in Residence

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

GROUP HOME ORDINANCE – REASONABLE ACCOMMODATION

QUESTIONS FOR PLANNING COMMISSION:

- Why have the Letters from Housing & Community Development (HCD), Disability Rights California (DRC) and The Ohio House (OH) **been ignored by Costa Mesa**?

- There's a rumor, "**The City is Winning**" with Group Homes, but is it? **INCORRECT**
  - City **lost** the INSIGHT CASE
    - **$1,750,000** million judgement against the City
    - City required to work with DRC to **modify the Group Home Ordinance**
      - The 2 sides remain very much apart from a successful resolution
      - Requirement to approve the Housing Element = Modify Group Home Ordinance

- How will Costa Mesa achieve "Substantial Compliance" with the Housing Element, **with these issues**?

- Costa Mesa has been compelled, in multiple ways, to modify the Group Home Ordinance
  - **Just exactly what has been modified**?

- Has HCD reviewed, commented or approved the current Group Home Ordinance modifications? **NO**
  - Prediction is the **City will receive another HCD Letter, prior to March 17**, even stronger than past

- Why is Costa Mesa picking this fight with HCD? **We need a Housing Element & we have bigger issues**

- How is it going with DRC? **Well, you can see from DRC's Letter, they are far apart**

- How is it going with Ohio House? **City has not responded**

- Has the City responded to CRD open complaint, seeking mediation? **NO**

- Does the City seek to move from the adversarial litigation phase to a phase of cooperation?
  - **Apparently Not?**

- In a structural budget deficit environment, can the City afford to continue the high spends of litigation, when a reasonable solution has been offered? **Please, think like a TaxPayer!**

- **PS:** Just what is an **"operator"?** Appears to be problematic, and an intentional **Trojan Horse?**

GROUP HOME ORDINANCE – REASONABLE ACCOMMODATION

QUESTIONS FOR PLANNING COMMISSION:

- Why have the Letters from Housing & Community Development (HCD), Disability Rights California (DRC) and The Ohio House (OH) **been ignored by Costa Mesa**?

- There's a rumor, "**The City is Winning**" with Group Homes, but is it? **INCORRECT**
  - City **lost** the INSIGHT CASE
    - **$1,750,000** million judgement against the City
    - City required to work with DRC to **modify the Group Home Ordinance**
      - The 2 sides remain very much apart from a successful resolution
      - Requirement to approve the Housing Element = Modify Group Home Ordinance

- How will Costa Mesa achieve "Substantial Compliance" with the Housing Element, **with these issues**?

- Costa Mesa has been compelled, in multiple ways, to modify the Group Home Ordinance
  - **Just exactly what has been modified**?

- Has HCD reviewed, commented or approved the current Group Home Ordinance modifications? **NO**
  - Prediction is the **City will receive another HCD Letter, prior to March 17**, even stronger than past

- Why is Costa Mesa picking this fight with HCD? **We need a Housing Element & we have bigger issues**

- How is it going with DRC? **Well, you can see from DRC's Letter, they are far apart**

- How is it going with Ohio House? **City has not responded**

- Has the City responded to CRD open complaint, seeking mediation? **NO**

- Does the City seek to move from the adversarial litigation phase to a phase of cooperation?
  - **Apparently Not?**

- In a structural budget deficit environment, can the City afford to continue the high spends of litigation, when a reasonable solution has been offered? **Please, think like a TaxPayer!**

- **PS:** Just what is an **"operator"?** Appears to be problematic, and an intentional **Trojan Horse?**

PARTIDA, ANNA

PH-1

From: GREEN, BRENDA
Sent: Monday, February 23, 2026 1:21 PM
To: PC Public Comments
Subject: FW: Public Comment submission
Attachments: Costa Mesa_ Amendment to the Sixth Cycle (2021–2029) Housing Element Sites Inventory.docx.pdf

Respectfully,
Brenda Green
City Clerk

City Clerk's Office | (714) 754-5221
77 Fair Drive | Costa Mesa | CA 92626

As City Hall has reopened, we encourage the public to take advantage of our appointment system. Appointments can be made at **www.costamesaca.gov/appointments**. Please note that It is required that all guests check in with our Concierge Staff, located on the 1st Floor Lobby, upon arrival at City Hall.

From: Alejandra Perez Matus <alejandrap@kennedycommission.org>
Sent: Monday, February 23, 2026 12:31 PM
To: GREEN, BRENDA <brenda.green@costamesaca.gov>
Cc: Cesar C. <cesarc@kennedycommission.org>; Kennedy C <kennedyc@kennedycommission.org>
Subject: Public Comment submission

Hi,

On Behalf of The Kennedy Commission I am writing to submit a letter of public comment for the Planning commission meeting, Item number 1 under Public Hearings. Attached is the letter,

Best Regards,
Alejandra Perez Matus
Project Manager
THE Kennedy COMMISSION

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

THE Kennedy COMMISSION
www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909

February 23, 2026

Jeffrey Harlan
Costa Mesa Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

RE: Item PH-1 – Amendment to the Sixth Cycle (2021–2029) Housing Element Sites Inventory

Honorable Chair Harlan and Costa Mesa City Planning Commission,

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations advocating for the production of homes affordable for families earning less than $30,000 annually in Orange County. Since 2001, we have successfully partnered with jurisdictions across the county to create housing and land-use policies that increase affordable housing opportunities for lower-income working families.

The Commission understands the complexity of the amendment before you, particularly in light of the recent appellate decision in New Commune DTLA LLC v. City of Redondo Beach and its implications for overlay-based Housing Element implementation. We understand that the City is responding to evolving legal guidance and property owner concerns. However, the scale and impact of the proposed changes warrant careful scrutiny.

According to the staff report, the amendment would remove 17 Housing Element Opportunity Sites and add two new sites, resulting in a net loss of 15 sites and 5,431 units from the Housing Element Sites Inventory. The unit loss by income category is as follows:

- 843 very low-income units
- 455 low-income units
- 869 moderate-income units
- 3,264 above-moderate units

When Costa Mesa adopted its Sixth Cycle Housing Element, it identified total site capacity for 17,042 units to meet a Regional Housing Needs Assessment (RHNA) obligation of 11,760 units. This created a 45 percent buffer above the required allocation. Buffers are not surplus housing; they are planning safeguards that account for sites that do not develop as anticipated, reductions in density, feasibility constraints, or changes in market conditions.

If the City removes 5,431 units from its adopted inventory of 17,042 units, the remaining theoretical capacity would be approximately 11,611 units. This amount falls below the City's RHNA requirement of 11,760 units. In practical terms, this action does not merely eliminate the 45 percent buffer — it reduces total site capacity below what is required to accommodate the City's assigned housing need.

Under Government Code § 65863 (No Net Loss), when a jurisdiction takes a legislative action that results in insufficient site capacity to accommodate its remaining RHNA by income category, the City must make formal findings and, if a deficit exists, identify and make available additional adequate sites within 180 days. Because this amendment reduces total site capacity below RHNA, it

triggers the City's No Net Loss obligations immediately upon adoption.

The income distribution of the lost capacity further heightens concern. Costa Mesa's RHNA obligation includes 2,821 very low-income units and 1,632 low-income units. To date, the City has permitted only 98 very low-income units (approximately 3 percent of its very low-income RHNA) and 162 low-income units (approximately 9 percent of its low-income RHNA). These are the categories where progress is most limited and where site adequacy is most critical.

The amendment would remove 843 very low-income units and 455 low-income units from the City's assumed site capacity. The central issue is not merely the number of units being removed, but whether the remaining inventory demonstrate sufficient capacity to accommodate the City's remaining unmet need in these categories. The staff report itself acknowledges that this action removes sites needed to meet RHNA in the low- and very low-income categories. Because No Net Loss requirements apply by income category—not merely in aggregate—any reduction that results in insufficient remaining lower-income site capacity obligates the City to identify replacement sites within 180 days.

Reopening the Housing Element mid-cycle introduces uncertainty and places the City in a reactive posture at a time when lower-income production remains substantially behind schedule. Identifying feasible sites capable of accommodating very low- and low-income housing at required minimum densities is significantly more complex than identifying sites for above-moderate housing.

We understand the City's effort to respond to legal developments and property owner requests. However, Housing Element implementation must balance private interests with the City's statutory obligation to plan for and accommodate housing for lower-income households. Removing 5,431 units of planned capacity without concurrently identifying specific replacement sites creates measurable risk to compliance and to the City's ability to meet its lower-income housing obligations.

Accordingly, we respectfully urge the Planning Commission to ensure that any recommendation to the City Council is paired with a clear and transparent corrective strategy, including:

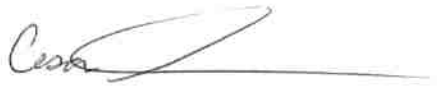
1. A defined public timeline for identifying and rezoning replacement sites sufficient to eliminate the site deficit and address the No Net Loss.
2. A commitment to restore at minimum a 15–20 percent RHNA buffer to provide planning stability and prevent a future No Net Loss.
3. A clear program on how very low- and low-income site capacity will be restored and maintained during the planning period.
4. Ongoing coordination with the California Department of Housing and Community Development to ensure continued compliance.
5. The City Should increase its Inclusionary Housing Ordinance from 10% to 15% to ensure that affordable housing is concurrently being built on opportunity sites to prevent more No Net Loss situations.

Costa Mesa's housing challenges require durable and proactive planning solutions. The numbers presented in the staff report demonstrate that this amendment has significant consequences for total capacity and for lower-income site adequacy. We urge the Commission to proceed with caution and to ensure that restoration of lower-income housing capacity occurs concurrently and transparently.

We look forward to working with the City of Costa Mesa to support the creation of affordable housing that meets the needs of our community. If you have any questions, please feel free to

contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,



Cesar Covarrubias
Executive Director

PARTIDA, ANNA

PH-1

From: Sue Lester <esellester@gmail.com>
Sent: Monday, February 23, 2026 2:15 PM
To: MARTINEZ, DAVID; DICKSON, ROBERT; ROJAS, JOHNNY; karenklepack@costamesaca.gov; VALLARTA, ANGELY; ZICH, JON
Cc: PARTIDA, ANNA
Subject: All Planning Commissioners re: CM Women's Club (CMWC)

Dear Members of the Planning Commission,

It is my intention to attend tonight's Planning Commission Meeting, however, I may not be able to make it in time. I would like this to be included as a part of the record in my absence pertaining to Item 1. under Public Hearings - Housing Element (2021-- 2029) Sites Rezoning

My letter is to support a letter written by Sandi Scheafer to the City if of Costa Mesa and its Planning Commission on behalf of the CMWC, to have the Costa Mesa Women's Club Property, located at 610 W.18th Street in Costa Mesa, removed from the list of "Opportunity Sites in the Housing Sites Element."

At the last planning commission meeting, prominent families/business entities were successful in having their properties removed from the list. While I acknowledge the importance of the invaluable financial contributions these entities have and continue to contribute to our community, they are not the only ones making significant contributions.

The CM Women's Club has been in existence for roughly 115 years, Although their contribution to our community has been different than that of the wealthy and powerful, it isn't any less valuable to the parts of the community it has and continues to serve. Located on the Westside, an area that is historically underserved and underrepresented, it serves as a safe place to meet, celebrate, and come together for a variety of reasons and the common good of families, businesses, groups, and organizations throughout our city. Safe, inclusive, welcoming locations like this are needed now more than ever!

As a member of the CMWC for almost ten years, I can attest to the good work being done by this wonderful, multigenerational women's organization . The CMWC raises money for local charities, volunteers time and resources to support a multitude of local worthwhile organizations and events across and beyond our city's borders.

Why should this property be removed from your list?

1. The Women's Club has no intention of selling or redeveloping this property.
2. By rezoning this property and including it on your list for "opportunity sites for housing" would be deliberately misleading because it is NOT available.
3. You will essentially be painting a huge target on this property and the backs of these fine ladies to then be pursued and hounded by unscrupulous land and real estate developers and self serving elected officials trying to get their hands on this property... and yes, this has already happened more than once.

The CMWC deserves your support and for you to respect their wishes for their own property. Don't turn your back on 115 years worth of service and support to this community. The Community and the CMWC deserves better.

Thank you in advance for your thoughtful consideration.

Respectfully,

Sue Lester
Costa Mesa resident/ community volunteer

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

From:	GREEN, BRENDA
To:	PARTIDA, ANNA
Subject:	FW: PC Hrg - 02-23-2026 - Public Comment - Public hearing item 1
Date:	Monday, February 23, 2026 5:37:53 PM
Attachments:	02-23-2026 LT PC objecting to recd code amd per HE housing program (SENT).pdf Exhibit 1-5.pdf image001.wmz image002.png image003.png image004.png image005.png image006.png

---

Respectfully,
Brenda Green
City Clerk
City Clerk's Office | (714) 754-5221
77 Fair Drive | Costa Mesa | CA 92626

As City Hall has reopened, we encourage the public to take advantage of our appointment system. Appointments can be made at **www.costamesaca.gov/appointments**. Please note that It is required that all guests check in with our Concierge Staff, located on the 1st Floor Lobby, upon arrival at City Hall.

From: Christopher Brancart <cbrancart@brancart.com>
Sent: Monday, February 23, 2026 11:34 AM
To: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>; MCGILL, ANNA <Anna.Mcgill@costamesaca.gov>; TAI, CARRIE <Carrie.Tai@costamesaca.gov>; CARON, MARTINA <Martina.Caron@costamesaca.gov>; COLGAN, JULIE <JULIE.COLGAN@costamesaca.gov>; OOSTERHOF, NAOMI <NAOMI.OOSTERHOF@costamesaca.gov>; PARTIDA, ANNA <ANNA.PARTIDA@costamesaca.gov>; CITY CLERK <CITYCLERK@costamesaca.gov>; PLANNING INFO <planninginfo@costamesaca.gov>
Subject: PC Hrg - 02-23-2026 - Public Comment - Public hearing item 1

- Please see the attached letter regarding tonight's public hearing before the Planning Commission, item 1, re code amendments to implement the City's Housing Element.

- The exhibits referenced in the attached letter are submitted in a separate file, Exhibits 1-5.

Please post this comment and include it in tonight's hearing record.

Thank you.

--
Christopher Brancart
Brancart & Brancart

(650) 879-0141 (voice)
(650) 879-1103 (fax)

CONFIDENTIALITY NOTICE: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, please call me. Thank you.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

BRANCART & BRANCART
ATTORNEYS AT LAW

Christopher Brancart
Elizabeth Brancart

P. O. BOX 686
PESCADERO, CA 94060

Telephone (650) 879-0141
Facsimile (650) 879-1103
www.brancart.com

Street Address
8205 Pescadero Road
Loma Mar, California 94021

February 23, 2026

Via Email and Facsimile

Michelle Halligan, Sr Planner
Anna McGill, Adv Planning Mgr
Carrie Tai, Director
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Fax: (714) 754-4856
michelle.halligan@costamesaca.gov
anna.mcgill@costamesaca.gov
carrie.tai@costamesaca.gov

Jeffrey Harlan, Chair
Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Fax: (714) 754-5028
pcpubliccomments@costamesaca.gov
cityclerk@costamesaca.gov
planninginfo@costamesaca.gov

Re: **Planning Commission Agenda: Public Hearing Item 1**
Meeting: February 23, 2026
Missed Opportunity: Objections, Issues, and Concerns

Dear Gentlepersons:

On February 9, 2026, the Planning Commission conducted a public hearing and adopted a resolution recommending code amendments to implement the following Housing Programs pursuant to the City's Sixth Cycle (2021–2029) Housing Element:

1. Program 2O (Definition of Single Housekeeping Unit): That the City will "review and revise the definition of 'single housekeeping unit' within the zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together."

2. Program 2P (Group Homes): That the City will "review and adopt revisions to its zoning code applicable to group homes to affirmatively further fair housing and comply with fair housing laws per the [following] objective: review and revise the City's zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses."

3. Program 2N (Reasonable Accommodation): That the City will "review and adopt revisions to its Reasonable Accommodation process to be consistent with State and federal fair housing requirements."

As addressed in my last letter, dated February 9, 2026, **the code amendments recommended in the Commission's February 9th resolution do not meaningfully implement any of these three Housing Programs, as required under the City's Sixth Cycle (2021–2029) Housing Element.** For reference, a copy of my letter, dated February 9, is attached as Exhibit 1.

Tonight's hearing misses an opportunity to address these deficiencies in that the Commission's February 9th resolution fails to considered the sufficiency of the City's implementation of Housing Programs 2N, 2O, and 2P in light of my last letter and the following materials that are directly related to this matter:

- HCD's *Group Home Technical Advisory*, dated December 2022 (Exhibit 2);
- The Attorney General's brief, filed June 29, 2023, analyzing the unlawful provisions in the City's current group home regulations (Exhibit 3); and,
- HCD's Letter, dated November 29, 2023 (Exhibit 4);
- The Settlement Agreement between Insight and the City, dated October 24, 2025 (Exhibit 5).

* * *

The Ohio House and its residents urge the Planning Commission to review and revise its February 9th resolution recommending code amendment regarding Housing Programs 2N, 2O, and 2P in light of these authorities.

Thank you for your consideration.

/s/ Christopher Brancart
cbrancart@brancart.com

Enclosures: Exhibits 1-5

Exhibit 1

BRANCART & BRANCART
ATTORNEYS AT LAW

Christopher Brancart
Elizabeth Brancart

P. O. BOX 686
PESCADERO, CA 94060

Telephone (650) 879-0141
Facsimile (650) 879-1103
www.brancart.com

Street Address
8205 Pescadero Road
Loma Mar, California 94021

February 9, 2026

Via Email and Facsimile

Michelle Halligan, Sr Planner
Anna McGill, Adv Planning Mgr
Carrie Tai, Director
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Fax: (714) 754-4856
michelle.halligan@costamesaca.gov
anna.mcgill@costamesaca.gov
carrie.tai@costamesaca.gov

Jeffrey Harlan, Chair
Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Fax: (714) 754-5028
pcpubliccomments@costamesaca.gov
cityclerk@costamesaca.gov
planninginfo@costamesaca.gov

Re: **Planning Commission Agenda Item PH-1**
Meeting: February 9, 2026
Objections, Issues, and Concerns

Dear Gentlepersons:

I write on behalf of The Ohio House and its residents, along with present and former Group Home owners, operators, and residents to address several issues regarding Agenda Item PH-1 to be heard, considered and acted upon by the Planning Commission at a public hearing on Monday, February 9, 2026. Item PH-1 asks the Planning Commission to approve a resolution recommending the adoption by the City Council of several code amendment purporting to implement specific housing programs set forth in the City's Sixth Cycle (2021-2029) Housing Element.

1. Issues Addressed in This Letter

This letter focuses exclusively on code amendments purporting to implement Housing Programs regarding the regulation of housing for persons with disability; specifically:

1. Program 2O (Definition of Single Housekeeping Unit): That the City will "review and revise the definition of 'single housekeeping unit' within the zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together."

2. Program 2P (Group Homes): That the City will "review and adopt revisions to its zoning code applicable to group homes to affirmatively further fair housing and comply with fair housing laws per the [following] objective: Review and revise the City's zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses."

3. Program 2N (Reasonable Accommodation): That the City will "review and adopt revisions to its Reasonable Accommodation process to be consistent with State and federal fair housing requirements."

To implement these programs, the City proposes to amended the following provisions of the City's zoning code (Title 13), set forth in Exhibit 3 in the Planning Commission Agenda Report:

4. Exhibit A: Chapter 1, Article 2, Definitions
5. Exhibit D: Chapter IV, Citywide Land Use Matrix
6. Exhibit H: Chapter IX, Article 15, Reasonable Accommodations
7. Exhibit K: Chapter XV, Group Homes; and,
8. Exhibit L: Chapter XVI, Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM,

PDC, and PDI (Planned Development Zones)

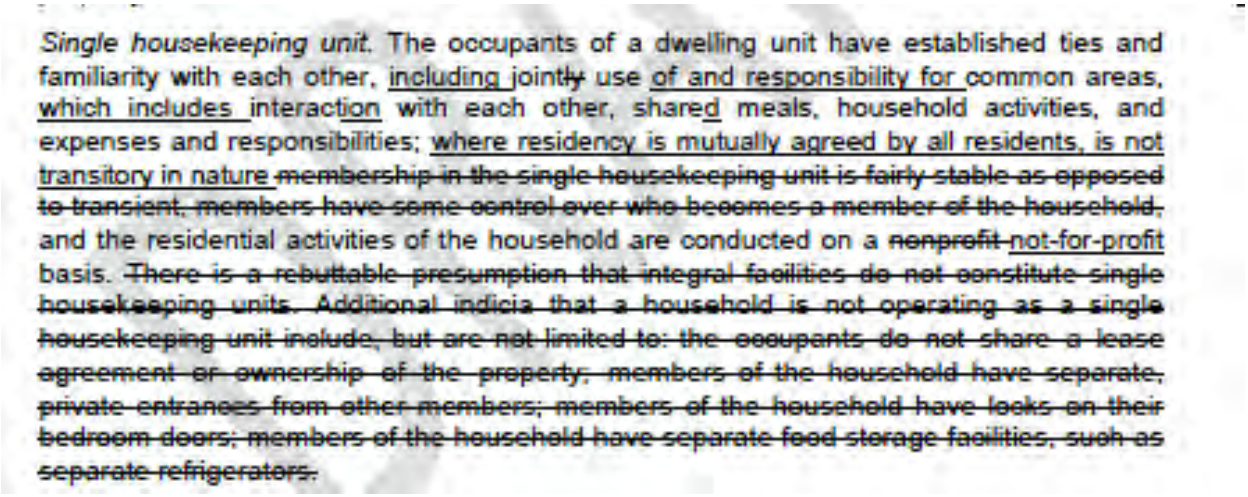
and the related Title 9's Group Home Operator's Permit, set forth in Exhibit 5.

These code amendments fail to meet the requirements in Housing Programs 2N, 2O, and 2P, but also, if enacted as presently proposed, each amendment violates three federal laws – the Fair Housing Act, ADA, and Rehabilitation Act – and several state statutes, including the California Government Code §§ 12955, 65008, 8899.50, and 11135 as well as the California Constitution.

2. The Proposed Amendment of the Definition of Single Housekeeping Unit fails to implement the requirements of the City's Housing Program 2O and promise to violate federal and state fair housing laws.

The definition of Single Housekeeping Unit (SHU) is the pivotal zoning provisions that governs housing opportunities throughout Costa Mesa's residential districts. Among all Residential Uses listed in the City's Land Use Matrix, CMMC TABLE 13-30, a Single Housekeeping Unit is the only use permitted of right in every residential districts. Thus, if the City chooses to classify an residential occupancy as a SHU, then that household may occupy any dwelling in Costa Mesa pursuant to the zoning code. If the City refuses to classify a residential occupancy as a SHU, then that household is prohibited from the City's residential districts unless specially or conditionally permitted by the City or compelled by state statute.

The City proposes to implement Housing Plan Program 2O ("Definition of Single Housekeeping Unit") by amending the current definition of Single Housekeeping Unit as follows:



Single housekeeping unit. The occupants of a dwelling unit have established ties and familiarity with each other, including jointly use of and responsibility for common areas, which includes interaction with each other, shared meals, household activities, and expenses and responsibilities; where residency is mutually agreed by all residents, is not transitory in nature ~~membership in the single housekeeping unit is fairly stable as opposed to transient, members have some control over who becomes a member of the household,~~ and the residential activities of the household are conducted on a ~~nonprofit~~ not-for-profit basis. ~~There is a rebuttable presumption that integral facilities do not constitute single housekeeping units. Additional indicia that a household is not operating as a single housekeeping unit include, but are not limited to: the occupants do not share a lease agreement or ownership of the property; members of the household have separate, private entrances from other members; members of the household have locks on their bedroom doors; members of the household have separate food storage facilities, such as separate refrigerators.~~

We urge the Planning Commission to reject the resolution recommending the adoption of the proposed amended definition of Single Housekeeping Unit (SHU) because it fails to implement Housing Program 2O, invites unlawful and arbitrary enforcement, and violates state and federal fair housing statutes.

a. The Proposed SHU Definition Perpetuates The City Discrimination against Persons with Disabilities

The City last amended its SHU definition in 2014 as part of Ordinance 14-13, the City's sweeping revision of its zoning code to compel the closure of existing group homes in R1 (SFR) districts – and to prohibit any new group homes there – unless the household qualified for issuance of a specially use permit. (This same framework was enacted by the City in 2015 to group homes in the City's MFR districts, as discussed below.) A fundamental, necessary condition of the City's discriminatory zoning restrictions enacted under Ordinance 14-13 was the simultaneous adoption of the current SHU definition. Given its inclusion in Ordinance 14-13, it should come as no surprise that the City repeatedly has admitted that the purpose of the current SHU definition was to exclude group homes from the definition and privilege afforded households classified as SHUs.

To achieve this result, the City includes a facially discriminatory presumption, a list of subjective, standardless criteria (carried forward in the proposed amendment), and several of observable indicia "that a household is not operating as a single housekeeping unit," including more than one rental agreement, private, separate entrances, separate food storage and refrigerators. The proposed amendment deletes the facially discriminatory presumption but also deletes the only objective, observable standards (locks, entrance, refrigerators) in the pivotal provisions. While those observable indicia were enacted for a discriminatory purpose, they at least had the virtue of being an objective standard that could be applied to readily observable conditions (lock, entrance, refrigerators). Once observable conditions are stripped from the definition, the proposed amendment devolves into a series of necessary conditions lacking objective standard and impossible to apply without invading a household's constitutionally protected privacy.

The upshot is chilling: If applied as written, there are few if any households that could qualify as SHUs. ***Worse still, the proposed definition commits the City to police personal relationship among every dwelling's occupants and to monitor the domestic affair of every household in Costa Mesa.***

b. The Text and Terms of the Proposed Single Housekeeping Unit Definition Offends Common Sense, Valid Zoning Principles, and Fair Housing Laws

The proposed SHU amendment lacks valid, measurable, discernable, objective standards to determine whether a household qualifies as a SHU. Moreover, even if it provided valid standards, its application depends on the City's observations and determination of the nature and quality of personal relationships amongst household members and their domestic affair within the privacy of their dwellings. In sum, the proposed SHU definition is useless in application, invalid on its face, and unconstitutional in effect.[1]

[1] There are several ways to assess the efficacy of a zoning definition. We can disaggregate its terms into necessary and sufficient conditions. We can evaluate whether its intention (what it connotes) aligns with its extension (what it denotes). But under any test, the ultimate question is whether the text provides objective standards that can be consistently applied to observable facts reflecting conditions that endure over time. Thus, most zoning regulation concern the physical

As drafted, the proposed definition consists of a series of necessary conditions regarding personal relationships that each occupant must satisfy and several domestic affairs that each occupant must perform. Each of these conditions is necessary. In other words, if the City decides that any one occupant fails to met any one of the following conditions, then the household is disqualified as a Single Housekeeping Unit:

> Single housekeeping unit. The occupants of a dwelling unit have **[1] established ties** and **[2] familiarity** with each other, including joint **[3] use** of and **[4] responsibility** for common areas, which includes **[5] interaction** with each other, **[6] shared meals**, **[7] household activities**, and **[8] expenses** and responsibilities; where **[9] residency is mutually agreed** by all residents, is **[10] not transitory** in nature and the residential activities of the household are conducted on a **[11] not-for-profit basis.**

A close examination of these necessary conditions demonstrates why the proposed definition is not only profoundly flawed for purported purpose (implementing Program 2O), but also wholly dependent on the City violating the California Constitution, fair housing law, and sound zoning principles.

---

as built environment or readily observable externalities. The proposed amended SHU definition meets none of these criteria under any framework.

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
01	**Established Ties** between each occupant with each other occupant.	No, lacks objective criteria measuring quality or quantity	a. Necessary condition must exist throughout the every persons occupancy at any point in time. b. To determine whether household's "established ties" are sufficient, each one-to-one relationship amongst occupants must be evaluated by the City; thus, in a six member household, there are 15 unique relationships to be evaluated. *C(n,r)[i.e., "n chose 2"]*.	Yes, for some households, but only by proxy, limiting Establish Ties to relationships defined by law (e.g., consanguinity), and thereby discriminating against non-traditional families. No, this conditions lack any objective criteria; moreover, this condition involves personal relationships that are inherently difficult to observe and assess since relationships transpire within sphere of constitutionally protected privacy
02	**Familiarity** between each occupant with each other occupant.	No, id.	Id.	No, this conditions lack any objective criteria; moreover, this condition involves personal relationships that are inherently difficult to observe and assess since relationships transpire within sphere of constitutionally protected privacy

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
03	**Joint use of . . . common areas**	Yes, in part, because - unlike other conditions - common areas are observable. No, since use lacks objective criteria measuring quality or quantity	Id.	No. This condition lack an objective standard; moreover, it occurs within the privacy of dwelling.
04	**Joint . . . responsibility for common areas**	No, lacks objective criteria measuring quality or quantity	Id.	No. This condition lack an objective standard; moreover, it occurs within the privacy of dwelling.
05	**Interaction with each other**	No, id.	Id.	No, this conditions lack any objective criteria; moreover, this condition involves personal relationships that are inherently difficult to observe and assess since relationships transpire within sphere of constitutionally protected privacy

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
06	**Shared meals**	No, id.	Id., but measured by participate rate of each occupant. (i.e., Assume five occupant and five "household activities," the City must examine each occupants participation rate in a total of 25 activities. *Cartesian Product (mxn)*	No. The scope, frequency, and participation rate transpires within the privacy of dwelling
07	**Shared . . . household activities**	No, id.	Id.,	No. This condition lacks an objective, reliable standard. Moreover, participation of domestic activities transpires within the privacy of dwelling.
08	**Shared . . . expenses**	No, Id.	Yes, with an administrative subpoena.	No, unless the City obtains an administrative subpoena to obtain detailed statements of household expenses and contributions by each member of the household

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
09	**Residency is mutually agreed by all residents**	No, Id., unless condition is intended to empowers any occupant at the time to bar any prospective occupant or oust any existing occupant from a household, regardless of that occupant's age or maturity, consensus of the other occupants, or the basis for the preclusion or ouster.	Id.	Possibility, but if and only if the City obtains confirmation from each occupant who occupied a dwelling during its purported status as a SHU.
10	**not transitory in nature**	No., Id.	No, without a duration of occupancy specified, this necessary condition cannot applied.	No, unless the City obtains an administrative subpoena, permitting the City to lawfully review records or compel statements that establish the date each occupant joined a household. This information, however, is meaningless without a temporal criterion.

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
11	**residential activities of the household are conducted on a not-for-profit basis**	No, Id.	Yes, with an administrative subpoena, but if and only if the City can verify that the housing provider is either is incorporated as a nonprofit or operates at a loss *and* that each occupant, regardless of age, infirmity, or capacity pays an equal share of the housing expense	No, unless the City obtains an administrative subpoena, permitting the City to lawfully obtain records showing that a housing provider is a nonprofit or operates at a loss and detailed financial records reflecting household expenses and contributions by each occupant.

Does the proposed SHU definition provide with the City's zoning and code enforcers (as well as its citizens) with robust, objective standards that can be reliably applied to readily observable facts reflecting conditions that endure over the lifetime of a household? The answer is obvious no. Worse, if you assume that the proposed definition means what it says, and its conditions were uniformly applied to the wide variety of household that exist in Costa Mesa[2], very few of those households could qualify as Single Housekeeping Unit. Worse still, under the proposed definition, the City is committed to policing the personal relationship and domestic affairs of its citizens, an undertaking that is as unpopular as it is unconstitutional.

We urge the Planning Commission to reject the resolution recommending the adoption of the proposed SHU definition.

3. The proposed amendments to zoning regulations governing group homes fail to implement the objective of the City's Housing Program 2P, perpetuate discrimination against disabled persons, and promise to violate federal and state fair housing laws.

[2] Please refer to the City's demographic profile in the City's Sixth Cycle Housing Element.

The City proposes to implement Housing Plan Program 2P ("Group Homes") by not making any substantive changes to its current group home regulations, codified as CMMC Title 13, Chaps. XV and XVI, and CMMC Title 9, Chap. II, Art. 23. See Meeting Packet, Exhibit 3. As a result, the City's group home regulations continue to discriminate against housing for disabled persons, as reflected in Exhibit 1 hereto.

The only substantive change proposed by the City is to import the definition of "operator" into the definition of group home or sober living home. That amendment is deeply flawed and will not cure the problems with the City's current group home regulations. The operator definition is standardless, circular, and assumes that landlords renting to non-disabled persons do not engage in placement, rule-setting, and behavioral oversight of their tenants—an demonstrably untrue assumption.

We urge the Planning Commission to reject the resolution recommending the adoption of the proposed amendments to the group home regulations because they are insufficient.

4. The proposed amendments to the City's RA regulations fail to implement the requirements of the City's Housing Program 2N, perpetuate discrimination against disabled persons, and promise to continue violating federal and state fair housing laws.

The City proposes to implement Housing Plan Program 2N ("Reasonable Accommodation") by making modest changes to the existing regulation that fail to fulfill this Housing Program's intent and continue a policy in violation of federal and state fair housing laws.

To implement Program 2N, the City must amend the current regulation to address each of the issues raised in DRC's letter to the City dated January 12, 2026, a copy of which is attached as Exhibit 2. In addition, the City must provide a cogent definition of "institutionalization" if it intends to apply that criterion as a basis for denying RA requests.

We urge the Planning Commission to reject the resolution recommending

adoption of the proposed RA regulation because it is insufficient.

Thank you for your consideration.

/s/ Christopher Brancart
cbrancart@brancart.com

Zoning regulations for unlicensed[1] residential uses in Costa Mesa's multi-family zoning districts

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	***Sober Living Home[2]***	***Group Home[3]***	***Boardinghouse, Small < 3 rental rooms[4]***	***Boardinghouse, Large < 7 rental rooms***	***Multi-family Dwelling[5]***
Use Definitions					
Use defined based on disability status of residents, CMMC 13-06	Yes, CC 9[6]	Yes, CC 5	No, CC 3	No, CC 3	No CC 4

EXHIBIT 1

-14-

[1] Licensed uses are subject to state-mandated zoning entitlements and restrictions. The Costa Mesa Municipal Code (CMMC) defines these uses as ***Residential care facilities.*** A residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but may not be limited to, the following: intermediate care facilities for the developmentally disabled (Health & Safety Code §§ 1267.8, 1267.9);community care facilities (Health & Safety Code § 1500 et seq.); residential care facilities for the elderly (Health &Safety Code § 1569 et seq.); residential care facilities for the chronically ill (22 C.C.R. § 87801(a)(5); Health & Safety Code § 1568.02); alcoholism and drug abuse facilities (Health & Safety Code §§ 11834.02—11834.30); pediatric day health and respite care facilities (Health & Safety Code § 1760 et seq.); residential health care facilities, including congregate living health facilities (Health & Safety Code §§ 1265—1271.1, 1250(i), 1250(e), (h)); family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children (Wel. & Inst. Code §§ 5115—5120)." CMMC 13-06.

[2] ***Sober living home*** means a group home for persons who are recovering from a drug and/or alcohol addiction and who are considered handicapped under state or federal law. Sober living homes shall not include the following: (1) residential care facilities; (2) any sober living home that operates as a single housekeeping unit." CMMC 13-06.

[3] ***Group home.*** A facility that is being used as a supportive living environment for persons who are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one (1) or more dwelling units. Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single housekeeping unit." CMMC 13-06.

[4] "***Boardinghouse.*** A residence or dwelling, other than a hotel, wherein rooms are rented under two (2) or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the residence. Boardinghouse, small means two (2) or fewer rooms being rented. Boardinghouse, large means three (3) to six (6) rooms being rented. Boardinghouses renting more than six (6) rooms are prohibited." CMMC 13-06.

[5] "***Dwelling, multi-family*** "Dwelling, multi-family" or "multi-family dwelling" is a building or buildings of permanent character placed on one (1) lot which is designed or used for residential occupancy by two (2) or more families." CMMC 13-06.

[6] ***"CC #"*** refers to page numbers in the excerpt of the current Costa Mesa Municipal Code [as of 05/09/2021], attached to this Table for reference.

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Use defined based on nature of the disability of dwelling's residents, CMMC 13-06	Yes, CC 9	No, CC 5	No, CC 3	No, CC 3	No CC 4
Permitted Zoning District					
Permitted in Residential Zoning District, CMMC 13-30, 13-204	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Multifamily Zoning Districts (R2-MD, R2-HD, R3), CMMC 13-30	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Planned Development Residential Districts (PDR-LD, PDR-MD, PDR-HD, PRD-NCM, PDC, PDI), CMMC 13-30, 13-204	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Institutional & Recreational (I&R) Zoning District [intended for "recreation, open space, health, public services," 13-20(i), CC 17]	Yes, CC 31	Yes, CC 31	No, CC 31	No, CC 31	No, CC 31
Specially or Conditionally Permitted in Institutional & Recreational (I&R) Zoning District [intended for "recreation, open space, health, public services," 13-20(i), CC 17]	NA, CC 31	NA, CC 31	No, CC 31	No, CC 31	No, CC 31
Nonconforming Use Status					
Existing uses required to apply for Special or Conditional Use Permit to	Yes, CC 67, 59	Yes, CC 67, 59	No, CC 54	No, CC 54	NA, CC 31

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
continue existing use, 13-324, 13-207.1 versus 13-204, 13-30					
Separation Requirement					
Separation requirement imposed on existing uses, 13-322, 13-323, 13-324 versus 13-30, 13-204, 13-207.1	Yes: At least 650 feet between dwelling and any group home, sober living home or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: At least 650 feet between dwelling and any group home, sober living home or state-licensed drug and alcohol treatment facility. CC 66-67	No, CC 54	No, CC 54	NA, 13-30
Separation requirement imposed on new uses, 13-322, 13-323, 13-324 versus 13-30 fn 7	Yes: At least 650 feet between dwelling and any group home, sober living home, or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: At least 650 feet between dwelling and any group home, sober living home, or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: Small boardinghouses shall locate at least six hundred fifty (650) feet from any other small boardinghouse. CC 49	Yes: Large boardinghouses shall be located at least one thousand (1,000) feet away from any other boardinghouse. CC 49	NA, 13-30
Dwelling Operator's Permit Required					
Owner or operator of dwelling must obtain an "Operator's Permit," CMMC 13-323, 9-372, or meet same conditions for	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Operator's Permit under SUP requirements, 13-322, 13-311					
Owner or operator of dwelling must obtain an "operator's permit" as a condition to qualify for a conditional use permit, CMMC 13-323, 9-372, or meet same conditions for Operator's Permit to qualify for SUP, 13-322, 13-311	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	No	No	No
Permit Application Requirements					
Permit Application: Required to list applicant/operator's every general partner and every owner with controlling interest in corporation. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide permit history or operation of similar use at any time anywhere in the United States. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide copy of rules governing conduct of residents occupying dwelling. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	***Sober Living Home[2]***	***Group Home[3]***	***Boardinghouse, Small < 3 rental rooms[4]***	***Boardinghouse, Large < 7 rental rooms***	***Multi-family Dwelling[5]***
Permit Application: Required to identify the name, address, telephone, CDL of onsite dwelling manager. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide document reflecting criteria for acceptance of resident in dwelling. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide blank copies of all forms that residents of dwelling are required to complete. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Notice Requirements, July 2017 (17-05) - October 2018 (18-06) time period					
Public notice of hearing on application for special use permit, CMMC 13-311(b) versus CMMC 13-29(c) [07/2017-09/2018]	Notice to be mailed to the ***owner of record and occupants*** of all properties within five hundred (500) feet of the location of the group home.	Notice to be mailed to the ***owner of record and occupants*** of all properties within five hundred (500) feet of the location of the group home.	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site
Occupancy limit on number of residents per dwelling					

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Occupancy limitation	City Housing Element	City Housing Element	State Housing Law/UHC	State Housing Law/UHC	State Housing Law/UHC
On-Site Manager Requirements					
Dwelling must have a 24/7 onsite manager. CMMC 13-311(a)(4) + CMMC 9-274(b)(1) versus State Housing Law	Yes, CC 62, 70	Yes, CC 62, 70	No, State Housing Law	No, State Housing Law	No, State Housing Law
Vehicle Restrictions					
Each dwelling resident limited to one vehicle that must be used as resident's primary form of transportation, 13-311(a)(5) + CMMC 9-274(b)(2)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Resident Parking Restrictions					
Each dwelling resident must park her vehicle on dwelling premises or within 500 feet of dwelling, 13-311(a)(5) + CMMC 9-274(b)(2) versus CMMC Title 10, Ch X (Stopping, Standing and Parking)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Eviction requirements					
Landlord/operator must notify resident's emergency contact, OCHA OC Links Referral Line, and Costa Mesa's Network for Homeless Solutions before an evicting resident, CMMC 13-311(a)(10) + 9-374(b)(6)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Landlord/operator must provide transportation to alternative housing to any resident evicted from dwelling, CMMC 13-311(a)(11) + 9-374(b)(7)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Landlord/operator must maintain eviction records for one year resident's eviction from dwelling, CMMC 13-311(a)(12) + 9-374(b)(8)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Regulation of Residents within Dwelling					
Each resident of dwelling must actively participate in a legitimate self-improvement program (e.g., 12-step program), CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must maintain records showing that resident is actively participating in a legitimate self-improvement program (e.g., 12-step program), CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate a rule warning that if a resident refuse to actively participating in a legitimate self-improvement program (e.g., 12-step program), then the resident may be evicted. CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/Operator must prohibit residents from use of any non-prescription drugs. CMMC 13-311(a)(14)(ii) + 9-374(b)(10)(ii)	Yes, CC 63, 71	No	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Landlord/operator must evict any resident caught using any non-prescription drug. CMMC 13-311(a)(14)(ii) + 9-374(b)(10)(ii)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate a good neighbor policy directing residents "to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit." CMMC 13-311(a)(14)(vi) + 9-374(b)(10)(v)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate written protocol for onsite manager to follow in response to a neighbor's complaint. CMMC protocol for 13-311(a)(14)(vi) + 9-374(b)(10)(v)	Yes, CC 63, 71	No	No	No	No
Owner, Landlord, Operator, and Employee Qualification Requirements					
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she was terminated from a job for sexual harassment, embezzlement, or illegally furnishing alcohol within two years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63, 71	Yes, CC 63, 71	No, CC 25	No, CC 25	No, CC 25

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was terminated from a job alcohol for sexual harassment, embezzlement, or illegally furnishing alcohol within two years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63, 71	Yes, CC 63, 71	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if he was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was convicted or pleaded nolo contrendere to any PC 451 arson offense or furnishing any controlled substance within 7 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she is in recovery from abuse of drugs or alcohol and has been abstained for less than one year before applying to the City for that zoning permit. CMMC 13-311(b)(6), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 64, 72	No	No, CC 25	No, CC 25	No, CC 25

Disability Rights California
California's protection & advocacy system

LEGAL ADVOCACY UNIT
1831 K Street
Sacramento, CA 95811
Tel: (916) 504-5800
Fax: (916) 504-5801
TTY: (800) 719-5798
Intake Line: (800) 776-5746
www.disabilityrightsca.org

January 12, 2026

VIA EMAIL

Kimberly Hall Barlow
Jones Mayer
3777 N. Harbor Blvd.
Fullerton, CA 92835
khb@jones-mayer.com

RE: Costa Mesa's Proposed Revisions to RA Ordinance

Dear Ms. Barlow:

Thank you for the opportunity to review and comment on Costa Mesa's proposed revisions to the City's reasonable accommodation ordinance pursuant to the settlement agreement in the *Insight v. Costa Mesa* case.

In your December 19, 2025 email to us, you said that Costa Mesa was proposing to delete subsection (7) of Section 13-200.62(f) of the City's reasonable accommodation ordinance. You explained that the deletion is proposed because "it is operationally difficult for staff or the applicants to make this determination given lack of information and the difficulties in ensuring that any facilities adequately allow individual(s) with said disability(ies) to live in a residential setting. Furthermore, this subsection is unnecessary given the other provisions of the Reasonable Accommodation Ordinance." We support the deletion of subsection (7) from Section 13-200.62, which requires a finding that "the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting."

EXHIBIT 2

The deletion of subsection (7) is an important first step in bringing Costa Mesa's reasonable accommodation ordinance into compliance with state and federal fair housing requirements. However, in order to bring the entire reasonable accommodation regulation into compliance, Costa Mesa will need to make additional changes. Given the structure of the current ordinance, it will be difficult to do that by simply editing or rewording the text. Instead, we propose that the City repeal sections of the ordinance in their entirety and replace them with new ones.

To begin with, Section 13-200.62 (f) has problems that cannot be remedied without restructuring. That section is a list of findings "all of which are required for approval" of a reasonable accommodation request. But the list combines factors that the person or entity requesting the accommodation must establish in order to be entitled to an accommodation, i.e., the topics of Findings (1) and (2), with factors that are the City's burden to establish if it is going to deny the accommodation, i.e., the topics of Findings (3), (5), and (8). These two types of topics need to be separated to clearly delineate who – the person or entity making the request, or the City – bears the burden of proof.

As written, Findings (3), (5), and (8) require affirmative findings that there is no undue financial or administrative burden, no direct threat, and no fundamental alteration for the approval of a reasonable accommodation request. In other words, they require that the City affirmatively find that those factors are *not* present. This has the effect of putting the burden on the person or entity making the request to establish the absence of an undue burden or fundamental alteration. That is contrary to fair housing law, which makes it the City's burden to establish that there *is* an undue burden, direct threat, or fundamental alteration before denying a reasonable accommodation request. Fair housing law does not permit the City to make the establishment of the *absence* of those factors a requirement.

Undue burden, direct threat, and fundamental alteration can properly be in the reasonable accommodation ordinance, but the regulation needs to be structured in a way that makes clear that if the person or entity making the request establishes the factors addressed in Findings (1) and (2), the City must grant the accommodation unless it finds that granting the

accommodation *will* impose an undue financial or administrative burden, *will* result in a direct threat, or *will* result in a fundamental alteration (i.e., the inverse of the current language regarding findings). It does not work to combine them in the same list as the elements that the person or entity making the request has the burden to establish. The two types of findings must be bifurcated.

Moreover, the current structure of the reasonable accommodation ordinance also makes it difficult for the ordinance to adequately reflect the law governing the findings that the City must establish to deny an otherwise valid reasonable accommodation request. For example, where the ordinance authorizes the City to deny a reasonable accommodation request based on a direct threat finding, it must also state that in such a case the City must find that the threat cannot be mitigated by reasonable accommodation. 28 C.F.R. §35.139. A finding that granting a reasonable accommodation would be an undue burden or fundamental alteration must also be made "after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion." 28. C.F.R. §35.150(a)(3). It will be difficult to add such clarifications in a clear way unless the two types of findings under Section 13-200.62(f) are separated and the findings for which the City bears the burden are written in the affirmative.

Section 13-200.62 (f) also includes factors that do not fall within either the burden of the person or entity making the accommodation request or the allowable reasons for the City to deny a request, but instead layer on additional obligations that are not permitted under fair housing law. Finding (4) requires a finding that the "requested accommodation is consistent with surrounding uses in scale and intensity of use." The City cannot apply different occupancy, use, or development standards to shared housing for people with disabilities as compared to other forms of housing, nor can it require a household of people with disabilities to be limited to fewer people than a single housekeeping unit would be allowed to have. To the extent that a requested accommodation would result in housing that was vastly different from permitted housing uses, City staff could evaluate whether granting the request would constitute a fundamental alteration to a City program or would result in an undue burden or direct threat. But simply having the same number of people that a single housekeeping unit would

be allowed to have, or failing to meet another occupancy or development standard that was not also applied to single housekeeping units, could never fall within one of those permitted reasons for denying an accommodation request. Consistency with other uses should therefore not be listed as a separate required finding.

Likewise, Finding (6) requires in some instances “a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally.” For the same reasons that the City is removing Finding (7), which also focuses on “facilities of a similar nature and operation” rather than on the specific housing that is at issue for a particular reasonable accommodation request, the City should remove Finding (6). It is just as true that it will be “operationally difficult for staff or the applicants to make this determination given lack of information” for Finding (6) as for Finding (7). Moreover, providing a feasibility study or market study about other housing does not fall within the burden of someone making a reasonable accommodation request. Making such a study a condition of approving a disability-related accommodation is therefore a discriminatory housing practice. This should likewise not be listed as a required finding.

The deletion of Finding (7) should also be accompanied by a revision to the language of Finding (2), which states that, “[t]he requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.” To ensure that City staff interpret Finding (2) consistent with fair housing laws, by focusing on the housing at issue in the request rather than “facilities of a similar nature and operation” elsewhere, Finding (2) should be revised to refer to an equal opportunity to use and enjoy “their dwelling,” “the dwelling at issue in the accommodation request,” or something similar.

In order to bring the reasonable accommodation ordinance into compliance with federal and state fair housing law, the City will also need to revise other portions of the ordinance. As reflected in the settlement agreement, we would welcome the opportunity to work with the City during that portion of its review of the reasonable accommodation ordinance and to provide feedback on any draft revisions of those other sections.

For those portions of the ordinance as well, it would be most effective for the City to repeal and replace language rather than try to work within the existing structure. For example, Section 13-200.62(b) loads burdensome and irrelevant requirements onto people or entities making reasonable accommodation requests. A lay homeowner who needs an accommodation due to disability should be able to comply with application requirements without having to hire an attorney or other expert to help them understand what they need to do. The City should limit the application to information that is necessary for the City to evaluate whether the person or entity making the request has met their burden, such as the location of the dwelling at issue, the existence of the disability, the nature of the accommodation that is being requested, and the connection between the disability and the requested accommodation. The provisions in Section 13-200.62(b) that require people or entities making reasonable accommodation requests to provide "[a]ny other information that the director reasonably determines is necessary for evaluating the request for reasonable accommodation" ((b)(3)) and "[a]ny other information that the hearing officer reasonably concludes is necessary to determine whether the findings required by subsection (e) of this section can be made" ((b)(7)) are particularly problematic because they are not limited to the information necessary to establish that a person or entity is entitled to a reasonable accommodation.

Section 13-200.62(d) provides that appeals of reasonable accommodation requests will be handled through the same procedures as "any other discretionary permit." However, the appeals process pertaining to reasonable accommodation requests needs to be navigable and manageable by lay people with disabilities. This provision should be repealed and replaced with new language that requires a prompt, clear statement of the reasons for any denial, establishes a simple procedure for requesting an appeal, provides a reasonable deadline for making requests for an appeal, and eliminates the need for individuals or entities to pay for the City's review of their reasonable accommodation determination.

Most importantly, the section of the reasonable accommodation ordinance addressing appeals must exempt them from the review procedures that govern general zoning matters in order to respect the privacy of people's disabilities and disability-related needs during any review process. Hearings regarding reasonable accommodations requests should not be

made by legislative bodies, and no public notice should be made regarding reasonable accommodation reviews. Public hearings create an opening for members of the public to express animus against people with disabilities, which imposes an improper barrier to people seeking such accommodations. For example, at the hearings regarding Insight's reasonable accommodation request, a member of the public told the Planning Commission that a person who is "mentally disabled does not belong in a neighborhood next door to me or any of us in this room," and someone testified to the City Council that the "mentally ill cannot associate with our children, neighbors." As you know, hearing those types of comments was traumatic for our client Ms. Doe, who spoke about her own experiences with mental illness, and the ways that staying at Insight's housing had helped her, at a hearing on Insight's reasonable accommodation request. Not only is the City not obligated to provide the public with a forum to intimidate and humiliate people like Ms. Doe, but the City cannot put people like her through such an ordeal as a condition of having their accommodation request reviewed. Nor can such animus play any part in the City's review of an accommodation request. For similar reasons, the ordinance should also make clear that only the person or entity making the request can appeal a decision regarding a reasonable accommodation, in contrast to the current language which permits virtually anyone – including neighbors with an animus against people with disabilities – to appeal.

Finally, Sections 13-200.62(e) and (g), regarding "considerations," overlap with the required "findings" in Section 13-200.62(f) in a way that impedes consistency with fair housing law. Like Section 13-200.62(f), these sections fail to make clear which elements are the burden of the person making the reasonable accommodation request to establish and which are the City's burden. Many of them are also improper considerations. For example, the City cannot take into account "whether granting the request would be consistent with the City's General Plan." By definition, any reasonable accommodation request pertaining to zoning will be inconsistent with the zoning scheme. "Requiring public entities to make exceptions to their rules and zoning policies is exactly what the FHAA does." *Anderson v. City of Blue Ash*, 798 F.3d 338, 363 (6th Cir. 2015); *City of Edmonds v. Washington State Bldg. Code Council*, 18 F.3d 802, 806 (9th Cir. 1994) (FHA imposes an affirmative duty to reasonably accommodate disabled persons). The question is not whether a requested disability

accommodation is inconsistent with the City's General Plan, but whether granting it would fundamentally alter the General Plan. To take another example, the City cannot take into consideration whether "the accommodation would result in a substantial increase in traffic or insufficient parking" (§ 13-200.62(g)(2)) or "create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation" (§ 13-200.62(g)(4)) unless it is also doing so with respect to single housekeeping units. Again, the City cannot impose more stringent development or occupancy standards on housing occupied by people with disabilities than on single housekeeping units, nor can it use vague or undefined conditions as a basis for denial of a reasonable accommodation request. These are examples, and not an exhaustive list, of the issues with subsections (e) and (g) of Costa Mesa's reasonable accommodation ordinance. We would be happy to provide additional comments or to discuss with you and with City staff in more detail our further thoughts on bringing the ordinance into compliance with state and federal fair housing requirements.

We appreciate your time and attention to our comments and look forward to working with you and the City further on these important access issues for Costa Mesa residents with disabilities. Please let us know if you would like to discuss any of these issues further.

Sincerely,

Autumn M. Elliott
Law Office of Autumn Elliott

Jia Min Cheng
Managing Attorney
Disability Rights California

Exhibit 2

December 2022

GROUP HOME TECHNICAL ADVISORY

CA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

EXHIBIT 2

TABLE OF CONTENTS

1. Executive Summary 1

2. Terms Used 5

3. Background 6

4. Framework for Assessing if Local Land Use Policies and Practices Comply with State Housing Laws' Protections of Group Homes 8

    A. Do the Policies and Practices Comply with Housing Element Law and AFFH Requirements? 9

    B. Do the Policies and Practices Unlawfully Discriminate Based on Disability or Other Protected Characteristics? 12

        i. Intentional Discrimination 14

        ii. Discriminatory Effects 17

        iii. Reasonable Accommodations 18

5. Supportive Housing and Transitional Housing Requirements 20

6. State Law Provides Broader Protections Than Federal Law 22

7. Common Issues In Local Ordinances That Regulate Group Homes 23

    A. Definitions of Single Housekeeping Units or Single-Family Homes 24

    B. Requirements that All Group Homes with More than Six Residents Must Obtain Permits to Locate in Single-Family Zones 25

    C. Retroactive Compliance 27

    D. Spacing Requirements 27

    E. Occupancy Limits and Building, Fire, or Other Health and Safety Code Requirements 30

    F. Requirements For Operators and Residents 30

    G. Civil Actions for Operating Without a Required State License 33

    H. Enforcing Generally Applicable Municipal Codes and Other Laws 36

8. Resource Materials and State Contacts 36

1. EXECUTIVE SUMMARY

Group homes are an especially important type of housing for persons with disabilities. By supporting their residents' individualized needs while providing flexible and affordable housing options, group homes help persons with disabilities live in deinstitutionalized settings that facilitate their integration into local communities.

In recent years, some local governments have amended their zoning ordinances to add new regulations for group homes, particularly for recovery residences—group homes that provide housing for persons recovering from alcoholism or drug addiction. These amendments have raised concerns that local governments are not complying with their affirmative obligations under state planning and zoning laws to promote more inclusive communities and affirmatively further fair housing (AFFH). These amendments have also generated disputes and confusion over whether local governments are violating fair housing laws by discriminating against persons with disabilities or other protected characteristics.

Among other concerns, local land use policies and practices can block new group homes from opening, force existing ones to close, and impose costs, legal fees, and administrative burdens that make it difficult for group homes to operate. These concerns arise in the context of a shortage of adequate housing for persons with disabilities, which is a particularly acute problem within California's broader housing crisis.

With concerns, disputes, and confusion continuing to grow, this Group Home Technical Advisory (Group Home TA) provides guidance on how state planning and zoning and fair housing laws apply when local governments attempt to regulate group homes through land use policies and practices. It is designed to help local governments comply with their obligations under these state laws, including, for example, the Planning and Zoning Law,[1] Housing Element Law,[2] AFFH provisions,[3] Anti-Discrimination in Land Use Law,[4] and the Fair Employment and Housing Act (FEHA)[5] (collectively, state housing laws).

The California Department of Housing and Community Development (HCD) is issuing the Group Home TA under its authority to provide guidance about housing law and

---

[1] Gov. Code, § 65000 et seq.

[2] Gov. Code, §§ 65580 - 65589.11.

[3] See, e.g., Gov. Code, §§ 8899.50, 65583, subds. (c)(5),(10).

[4] Gov. Code, § 65008.

[5] Gov. Code, § 12900 et seq.

policy.[6] The primary intended users are local planning agencies and their staff, but group home operators, advocates, and residents may also benefit from this information.

Contents

- **Background information about group homes** and the essential role they play in providing housing for persons with disabilities (pp. 6-8);
- **General guidance about overall state housing law standards** that (1) require local governments to remove constraints on group homes and affirmatively support them, and (2) prohibit local land use policies and practices that discriminate against group home owners, operators, and residents (pp. 8-23);
- **Specific guidance about how these standards apply to common issues** that arise when local governments attempt to regulate group homes through local land use policies and practices (pp. 23-36);
- **Lists of state government resource materials and contacts** (pp. 36-37).

Policy Guidance Summary

The Group Home TA's guidance for how local governments can comply with state housing laws regarding group homes includes the following:

- **Housing Element Law and AFFH.** Assess whether a policy or practice complies with Housing Element Law and AFFH requirements to avoid constraining housing for persons with disabilities and to affirmatively support this housing and its residents' fair housing choices (pp. 8-12). Consider the Group Home TA's examples of specific questions to guide local governments' analysis of these issues (pp.11-12).
- **Discriminatory Purpose or Effect.** Ensure that the policy or practice does not discriminate on the basis of disability or other characteristics protected by state law. Apply the Group Home TA's analysis on how to determine if a policy or practice has a discriminatory purpose or effect and how to implement flexible reasonable accommodation procedures that promptly and efficiently resolve accommodation requests in compliance with state housing laws and regulations. (pp. 12-20).

---

[6] See, e.g., Health & Saf. Code, §§ 50152, 50406, subds. (e), (n), 50456, subd. (a), 50459, subd. (a); Gov. Code, § 65585, subd. (a). The Group Home TA is intended to provide general informational guidance only. It does not constitute legal advice.

- **Supportive and Transitional Housing.** Comply with the specific protections for group homes that fall within the definitions of supportive or transitional housing (pp. 20-22).

- **State and Federal Law Distinctions.** Confirm that a policy or practice complies with state housing laws even if it complies with federal law, because California law provides broader and different protections than federal law (pp. 22-23).

- **Definition of Single-Family Residence**. Avoid restrictive definitions of single housekeeping units or single-family homes that impermissibly constrain group homes from locating in single-family zones. This includes, for example, avoiding definitions that equate group homes with boardinghouses, require all residents to share a common deed or lease, overly scrutinize residents' living arrangements, or automatically exclude group homes that are owned by for-profit businesses or pay staff to help manage a home's operations (pp. 24-25).

- **Group Homes that Do Not Provide Licensable Services.** Allow group homes that operate as single-family residences and that do not provide licensable services to locate in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences (pp. 25-26).

- **Group Homes that Provide Licensable Services to Six or Fewer Residents.** Allow group homes that operate as single-family residences and that provide licensable services to six or fewer residents to locate in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences (pp. 25-26).

- **Group Homes that Provide Licensable Services to Seven or More Residents.** Ensure that any permitting or approval requirements for group homes that provide licensable services to seven or more residents are consistent with state housing laws (pp. 25-26).

- **Preexisting Nonconforming Uses.** Avoid retroactively applying a new zoning provision to group homes that were already operating before the provision was enacted (p. 27).

- **Spacing Requirements.** Avoid requirements for minimum spacing between group homes that go beyond those the Legislature has specified for limited types of licensed facilities and that conflict with state housing laws (pp. 27-29).

- **Occupancy Limits and Building, Fire, or Other Health and Safety Code Requirements.** Apply the same, generally applicable, nondiscriminatory occupancy limits and other building, fire, health, and safety requirements to group homes that apply to other housing, subject to reasonable accommodation requirements or the Legislature's requirements for specific types of licensed facilities, such as those serving persons with limited mobility (p. 29).

- **Other Requirements for Group Home Operators and Residents.** Avoid the other examples of special requirements for operators and residents discussed that can overly constrain group homes, conflict with the duty to affirmatively support this housing, and discriminate on the basis of disability and other protected characteristics. Examples discussed include, among other things, parking requirements, restrictions on residents or staff, neighborhood notice requirements, and local law enforcement registration requirements (pp. 30-33).

- **State Administrative Procedures for Investigating Licensing Issues.** Use the Department of Health Care Services (DHCS) or California Department of Social Services (CDSS) processes for investigating and resolving complaints that unlicensed group homes are providing services that require licenses from these departments (pp. 33-35).

- **Public Nuisance and Other Code Enforcement Actions.** Use generally applicable, nondiscriminatory laws and code enforcement procedures to investigate and, if appropriate, prosecute group home operators that are creating public nuisances; violating building, housing, fire, or other public health and safety codes; committing fraud; or engaging in other unlawful activities (p. 36).

This summary and the Group Home TA are not intended as all-inclusive guides to every issue that might arise when local governments attempt to regulate group homes. But by following the Group Home TA's framework and considering how it applies to the examples of common issues, local governments can ensure that their land use policies and practices comply with state housing laws.

Conclusion

Local governments that follow the Group Home TA's guidance can still address concerns about group homeowners or operators that mistreat or abuse their residents, engage in insurance fraud or other illegal practices, or operate their homes in unsafe manners or in ways that create public nuisances. But research has shown that these problems are limited to a small minority of group homes, with the majority of group homes being well managed and operating compatibly with their surrounding neighborhoods, while providing essential housing resources. Focusing on individual

group homes that are problematic is more consistent with state law and helps avoid adopting overly broad and constraining zoning regulations for all group homes.

2. TERMS USED

Different laws use the term “group homes” to refer to different types of housing for different populations covered by different regulatory schemes. The following terms refer to various types of residences in which unrelated persons share the residence**:**

- **Shared Living Residences**—any housing shared by unrelated persons, including, for example, group homes, recovery residences, some community care residential facilities, some supportive and transitional housing, emergency shelters, boardinghouses, dormitories, etc.
- **Group Homes**—housing shared by unrelated persons with disabilities that provide peer and other support for their residents’ disability related needs and in which residents share cooking, dining, and living areas, and may, in some group homes, participate in cooking, housekeeping, and other communal living activities.
- **Licensed Group Homes**—group homes that provide services that require licenses under state law.
- **Unlicensed Group Homes**—group homes that may provide some supportive services for their residents but not services that require licenses under state law.
- **Recovery Residences** or **Sober Living Homes**—group homes for persons recovering from alcoholism or drug addiction in which the residents mutually support each other's recovery and sobriety and that do not require licenses from DHCS because they do not provide alcoholism or drug addiction recovery and treatment services.
- **Alcohol or Other Drug (AOD) Facilities**—residential facilities that must obtain licenses from DHCS because they provide alcoholism or drug addiction recovery and treatment services.[7]

[7] See, e.g., Health & Saf. Code, § 11834.02.

- **Community Care Residential Facilities**—residential facilities that must obtain licenses from CDSS because they provide 24-hour nonmedical care and supervision for adults or children.[8]

3. BACKGROUND

Among the many reasons that group homes are essential housing for persons with disabilities is the support these homes provide for their residents' individualized, disability-related needs. This includes the peer support that group homes encourage their residents to provide to each other when sharing a home, as well as the services these homes can provide. These services range from basic support for independent living to more intensive care and supervision services that require state licenses. By providing peer support, services, or both, group homes help their residents live in deinstitutionalized settings and integrate into local communities. For these and other reasons, as the California Legislature has recognized, "'persons with disabilities . . . are significantly more likely than other persons to live with unrelated persons in group [homes].'"[9]

Because group homes are such important housing resources for persons with disabilities, state law not only protects them from discriminatory land use policies and practices, it mandates that local governments affirmatively support group homes locating in their communities.[10] Federal law also protects group homes, leading courts across the country to conclude that "'encourag[ing] and support[ing] handicapped persons' right to live in a group home in the community of their choice'" is "'the public policy of the United States.'"[11]

The communities of choice for many group homes are often single-family neighborhoods. Recovery residences, for example, often locate in single-family

---

[8] See, e.g., Health & Saf. Code, §§ 1502, 1568.01, 1569.2, subds. (o)-(p).
[9] *Broadmoor San Clemente Homeowners Ass'n v. Nelson*, (1994) 25 Cal.App.4th 1, 6, quoting Stats. 1993, ch. 1277, § 18; 12 West Cal.Legis.Services, p. 6038.
[10] See, e.g., Gov. Code, §§ 8899.50, 65583, subds. (a)(1), (a)(7), (c)(10).
[11] *Broadmoor*, 25 Cal.App.4th at 9, quoting *Rhodes v. Palmetto Pathway Homes, Inc.* (South Carolina 1991) 303 S.C. 308, 400 S.E.2d 484, 486.

neighborhoods because this helps "'recovering addicts' reintegration into society and redevelopment of self-sufficiency."[12]

But "for every group home that is successfully established, experts estimate that another closes or never opens because of community opposition."[13] The legislative history of the Fair Employment and Housing Act (FEHA), Government Code section 12900 et seq., and federal Fair Housing Act ("FHA"), 42 U.S.C. section 3601 et seq., show that the Legislature and Congress considered local governments' longstanding practices of using land use ordinances to exclude group homes when amending these civil rights laws to protect housing for persons with disabilities.[14]

Local opposition to group homes is often based on fears that they will disrupt neighborhoods, increase crime rates or drug use, generate excessive traffic and parking, or lower property values. But numerous studies, representing decades of research, have found that fears like these are unfounded.[15] In fact, studies have shown that group homes are often the best maintained properties on their blocks and function so much like other homes "that most neighbors within one to two blocks . . . do not even know that a group home . . . is nearby."[16]

This is not to minimize very real problems that have arisen at some group homes. In particular, some local governments have raised concerns based on problems at some recovery residences operated by unscrupulous owners seeking to maximize their profits

---

[12] Laurie C. Malkin, *Troubles at the Doorstep: The Fair Housing Amendments Act of 1988 and Group Homes for Recovering Substance Abusers* (1995) 144 U. Pa. L. Rev. 757, 772-73 & nn. 55-60; *Oxford House, Inc. v. Township of Cherry Hill* ("*Cherry Hill*") (D. New Jersey 1992) 799 F.Supp. 450, 453.
[13] Malkin, *supra*, n. 12 at 795 & n. 171.
[14] See, e.g., *Broadmoor*, *supra*, 25 Cal. App. 4th at 6, quoting Stats.1993, ch. 1277, § 18; 12 West Cal.Legis.Services, p. 6038; H.R. Rep. 100-711, 23-24, reprinted in 1988 U.S.C.C.A.N. 2173, 2184-2185.
[15] See, e.g., Malkin, *supra*, n. 12 at 797-798 & nn. 181-184; Council of Planning Librarians, *There Goes the Neighborhood - A Summary of Studies Addressing the Most Often Expressed Fears about the Effects Of Group Homes on Neighborhoods in which They Are Placed* (Bibliography No. 259) (Apr. 1990); Senate Comm. on Health Analysis of SB 786, Feb. 17, 2017 at 3, 5.
[16] Daniel Lauber, *A Real LULU: Zoning for Group Homes and Halfway Houses Under The Fair Housing Amendments Act of 1988* (Winter 1996) 29 J. Marshall L. Rev. 369, 384-385 & n. 50-52.

at the expense of their residents' wellbeing. These problems have included neglecting and abusing residents, engaging in insurance fraud, and creating public nuisances.[17]

While these are very real concerns, the examples of exploitive, abusive, and illegal practices appear to be limited to a small minority of recovery residences.[18] Moreover, in contrast to laws specially designed to address fraud, violations of state licensing laws, or health and safety violations and public nuisances, local land use policies are often too blunt and too broadly sweeping for properly addressing these problems. They risk continuing the history of discrimination against group homes by doing more to constrain and exclude well-functioning ones than they do to abate problems at dysfunctional ones.

Before local governments amend their zoning ordinances to regulate group homes, they should first determine if the proposed amendments will comply with state housing laws. They should apply the Group Home TA's framework and consider its examples of common issues that arise when local governments attempt to use land use laws to regulate group homes.

4. Framework for Assessing if Local Land Use Policies and Practices Comply with State Housing Laws' Protections of Group Homes

Confirming that local land use policies and practices for group homes comply with state housing laws involves assessing whether they comply with requirements for local governments to affirmatively support this housing in their communities and whether they discriminate on the basis of disability or other protected characteristics. Both assessments are necessary to confirm that a local land use policy or practice complies with state housing laws. Although the Group Home TA discusses Housing Element Law

---

[17] See, e.g., Samantha Schmidt, *Drug Rehab 'Mogul' Convicted of Sexually Assaulting 7 Female Patients at Treatment Centers*, Washington Post, Feb. 27, 2018, https://www.washingtonpost.com/news/morning-mix/wp/2018/02/27/drug-rehab-mogul-convicted-of-sexually-assaulting-7-female-patients-at-treatment-centers/; Danielle L. Liberman, Current Development, *Not Too Sunny in the Sunshine State: The Need to Improve Florida's Opioid Abuse Treatment Centers to Combat the National Public Health Crisis*, 31 Geo. J. Legal Ethics 723, 735-738 (2018).

[18] See, e.g., Government Accounting Office, *Report to Congressional Requesters: Substance Use Disorder – Information on Recovery Housing Prevalence, Selected States' Oversight, and Funding* ("*GAO Report*") (March 2018) at 7-9 & n.18, available at https://www.gao.gov/assets/gao-18-315.pdf; see also studies cited *supra*, nn. 15-16.

and AFFH requirements before fair housing laws, local governments can assess their compliance with these laws in any order.

A. Do the Policies and Practices Comply with Housing Element Law and AFFH Requirements?

California law has long promoted more inclusive communities, such as by requiring local governments to protect and promote housing for persons with special needs, including, among others, lower income households and persons with disabilities or who have experienced homelessness.[19] Housing Element Law requires local governments to analyze the special housing needs of these populations and develop policies and programs to address those needs.[20]

As of January 1, 2019, AB 686 built upon these existing obligations to broadly require all state or local governments involved in programs or activities related to housing or community development to affirmatively further fair housing and take no actions inconsistent with this requirement.[21] The Legislature defined AFFH, to mean:

> taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.[22]

In AB 686, the Legislature also amended Housing Element Law to include new, specific AFFH requirements starting in 2021 for local governments when they prepare and implement housing elements. These requirements include, for example, identifying and addressing fair housing issues; analyzing integration and segregation patterns;

---

[19] See, e.g., Gov. Code, § 65583, subds. (a)(1), (a)(7); Housing Elements Building Blocks, available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks.
[20] See, e.g., Gov. Code, § 65583, subds. (a)(7), (c).
[21] Gov. Code, § 8899.50, subd. (a)(2).
[22] *Id.* at (a)(1).

analyzing patterns and trends of disparate housing needs and disproportionate access to housing opportunities; and setting specific goals, adopting responsive policies, and taking effective actions that will affirmatively further fair housing.[23]

Taken together, the earlier Housing Element Law provisions and the newer AFFH requirements clarify local governments' affirmative responsibilities regarding group homes. As the historical record and California and federal legislative histories confirm, local land use laws have too often treated group homes as problems to be avoided or restricted. Local governments' obligations under state law have been misunderstood as being limited to avoiding discrimination and meeting a minimum threshold for fulfilling the locality's share of regional housing needs for persons with disabilities.

But local governments must go beyond these basic requirements by actively supporting the inclusion of group homes in their communities and removing constraints on this housing. This includes, for example, supporting the housing choices of individuals with protected characteristics.[24] Persons with disabilities have the right to live in accessible housing in the most integrated setting appropriate to their needs, which includes having access to disability-related support and services that individuals need to live in deinstitutionalized settings.[25] Local governments must also avoid policies that unjustifiably displace group home occupants from their homes.[26]

HCD has previously issued guidance about local governments' obligations under older Housing Element Law provisions and the more recently enacted AFFH provisions. These guidance documents are available through links listed under the Planning and Community Development tab on HCD's website.[27] Local governments should read the detailed guidance provided in these documents, which include:

- Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update),[28]
- Housing Element Building Blocks,[29]

---

[23] See, e.g., Gov. Code, § 65583, subd. (c)(10).
[24] See, e.g., Gov. Code, § 65583, subd. (c)(10)(A)(iv); 24 C.F.R § 5.151 (2022).
[25] See, e.g., *Olmstead v. Zimring* (1999) 527 U.S. 581, 602, 607; 24 C.F.R. § 5.151 (2022); 28 C.F.R. § 35.130(d), (e)(1) (2022).
[26] Gov. Code. § 65583, subd. (c)(10)(A)(v).
[27] Available at https://www.hcd.ca.gov/.
[28] Available at http://www.hcd.ca.gov/community-development/affh/docs/AFFH_Document_Final_4-27-2021.pdf.
[29] Available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks.

- Housing Element Building Blocks – Persons with Disabilities,[30] and
- Housing Element Building Blocks – Constraints for People with Disabilities.[31]

HCD's earlier guidance documents discuss in more detail how local governments can assess their compliance with Housing Element Law and AFFH requirements. The following types of questions can help local jurisdictions assess if they are meeting their affirmative obligations to protect and promote the housing rights of persons with disabilities:[32]

- **Has the jurisdiction analyzed the special housing needs of persons with disabilities** by including in this analysis, among other things:
  - data about the number of persons and households in this group?
  - quantifiable and qualitative descriptions of their housing needs and descriptions of existing resources or programs for them?
  - assessments of unmet needs?

- **Has the jurisdiction analyzed and explained how it will meet those needs** by, among other things:
  - identifying potential programs, policy options, and resources?
  - discussing local resources and service providers?
  - identifying housing types that can accommodate persons with disabilities?
  - developing housing programs or strategies to address identified needs?

- **Has the jurisdiction analyzed and removed constraints on housing for persons with disabilities** by, among other things:
  - analyzing potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities?
  - examining ordinances, policies, or practices that are unjustifiably having the effect of constraining or excluding housing variety and availability for persons with disabilities?
  - providing reasonable accommodations for persons with disabilities through programs that remove constraints?
  - ensuring that its reasonable accommodation procedures comply with state fair housing laws and regulations?
  - in general, demonstrating local efforts to remove constraints?

---

[30] Available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/people-disabilities-including-developmental-disabilities.
[31] Available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/constraints-people-disabilities.
[32] See, e.g., Gov. Code, §§ 8899.50, 65583, subds. (a)(4), (7), (c)(3), (5), (10).

- **Has the jurisdiction met its AFFH obligations for persons with disabilities** by, among other things:
  - actively supporting their integration into the local community?
  - actively supporting their fair housing rights, including their right to choose where to live and to access housing opportunities with services and support for their disabilities?
  - considering whether policies and practices are displacing persons with disabilities from their homes?
  - examining and redressing segregated living patterns?
  - fostering the integration of persons with disabilities into the community?
  - conducting outreach and education in the community to support the fair housing rights of persons with disabilities?
  - identifying and analyzing any policies or practices that have the purpose or effect of discriminating against persons with disabilities, perpetuating their segregation, or impeding their integration?
  - examining any justifications for policies or practices with discriminatory effects and identifying and implementing less discriminatory alternatives?

- **Has the jurisdiction conducted individualized, evidence- and data-based research and analysis**, including for:
  - any specific benefits that it believes a land use policy or practice regarding group homes will provide to persons with disabilities?
  - any specific health or safety issues that a jurisdiction believes justify land use polices or practices regarding group homes?[33]

B. Do the Policies and Practices Unlawfully Discriminate Based on Disability or Other Protected Characteristics?

In addition to the laws requiring local governments to affirmatively support group homes, state fair housing laws prohibit jurisdictions from discriminating against them.[34] For example, the Anti-Discrimination in Land Use Law, Government Code section 65008,

---

[33] See, e.g., Cal. Code Regs., tit. 2, §§ 12042, subd. (f), 12179, subd. (b)(3).
[34] Fair housing laws protect group homes. See, e.g., Cal. Code Regs., tit. 2, § 12005, subd. (o); *Lakeside Resort Enterprises, LP v. Board of Sup's of Palmyra Twp*. (3d Cir. 2006) 455 F.3d 154, 159–60. See also *infra* at pp. 22-23 (explaining that while federal fair housing cases can provide important guidance for interpreting state fair housing laws, California's fair housing and disability rights laws provide broader protections than federal laws).

prohibits discriminatory local land use policies and practices and declares any such discriminatory policies or practices null and void.[35] This includes discrimination based on any characteristic protected by the FEHA and other state civil rights laws.[36]

Disability rights protections extend to persons with disabilities, persons regarded or treated as having, or having had, a disability, or persons with a record or history of a disability.[37] Complying with fair housing requirements for individuals with certain types of disabilities, such as individuals with developmental disabilities, will not excuse unlawful discrimination against other individuals with other types of disabilities, such as individuals recovering from alcoholism or drug addiction.[38]

The Anti-Discrimination in Land Use Law also includes protections not specified in the FEHA, such as prohibitions against land use policies and practices that discriminate against housing for "persons or families of very low, low, moderate, or middle income."[39] Therefore, depending on a group home's intended occupants, jurisdictions must consider whether their policies discriminate against not only persons with disabilities, but, for example, very low- or low income households if the residence is designed for persons with disabilities who have experienced homelessness.

State fair housing laws protect not only group homes' occupants, but other persons associated with them or other persons who may be harmed by discriminatory land use policies and practices, such as group homes' operators, owners, and landlords.[40]

---

[35] Gov. Code, § 65008, subds. (a), (b)(1). The FEHA similarly prohibits discriminatory land use policies and practices. Gov. Code, § 12955, subd. (l); Cal. Code Regs., tit. 2, §§ 12161, 12162. See also Government Code section 11135 (prohibiting discrimination by recipients of state funding or financial assistance).
[36] See, e.g., Gov. Code, §§ 65008, subds. (a)(1)(A), (b)(1)(B)(i), 65583, subd. (c)(5).
[37] Gov. Code, § 12926, subds. (j), (m); 42 U.S.C. § 3602(h); Joint Statement of the Department of Housing and Urban Development and the Department of Justice – State and Local Land Use Laws and Practices and the Application of the Fair Housing Act (Nov. 10, 2016) at 6 ("HUD – DOJ 2016 Jt. Stmt. on Local Land Use Laws"), available at https://www.justice.gov/opa/file/912366/download.
[38] Recovering from alcoholism or drug addiction is a disability protected by fair housing laws. See, e.g., *City of Edmonds v. Washington State Bldg. Code Council*, 18 F.3d 802, 803 (9th Cir.1994), aff'd *City of Edmonds v. Oxford House* (1995) 514 U.S. 725; *Cherry Hill*, supra, 799 F.Supp. at 459; HUD – DOJ 2016 Jt. Stmt. on Local Land Use Laws at 6.
[39] Gov. Code, § 65008, subds. (a)(3), (b)(1)(C).
[40] Gov Code § 65008, subds. (a)(1)(A), (b)(1)(B)(ii), incorporating Gov. Code, § 12955, subd. (m).

Identifying and correcting discriminatory land use policies and practices requires understanding three general types of discrimination:

1. intentional discrimination,
2. discriminatory effects, and
3. failure to provide reasonable accommodations.[41]

i. Intentional Discrimination

Intentional discrimination includes "an act or failure to act" in which any protected characteristic "is a motivating factor . . . even though other factors may have also motivated the practice."[42] Unlike employment discrimination law, in which plaintiffs must prove that a defendant's action or inaction was substantially motivated by a discriminatory purpose, under fair housing law, a "housing practice" can be found illegal if it "demonstrates an intent to discriminate in any manner."[43]

Intentional discrimination is best understood as purposeful discrimination because it "does not require proof of personal prejudice or animus."[44] Even if local officials are not hostile towards persons with disabilities or act with benign intents to help them, a discriminatory policy or practice can still be unlawful. It is also unlawful for government officials to acquiesce to members of the public's prejudicial views even if the officials themselves do not share those views.[45]

Establishing intentional discrimination often involves evidence that persons with protected characteristics were treated worse than others without those characteristics. But this is only one way to prove discrimination.[46] Intentional discrimination does not require "the existence of a similarly situated entity who or which was treated better . . . ."[47] A local land use policy or practice that "inflicts collateral damage by harming some, or even all, individuals from a favored group in order to successfully

---

[41] Although these are some of the most common, general types of discrimination issues that arise with local land use policies and practices, this is not an exhaustive list. See, e.g., Cal. Code Regs., tit. 2, §§ 12161-62 (listing more detailed examples).
[42] Gov. Code, § 12955.8; *Harris v. City of Santa Monica* (2013) 56 Cal.4th 203, 217-218; Cal. Code Regs., tit. 2, § 12041, subd. (b).
[43] Gov. Code, § 12955.8.
[44] Cal. Code Regs., tit. 2, § 12041, subd. (b).
[45] Cal. Code Regs., tit. 2, § 12161, subd. (c).
[46] *Pacific Shores Properties, LLC v. City of Newport Beach* (9th Cir. 2013) 730 F.3d 1142, 1158-1159.
[47] *Id*. at 1158.

harm members of a disfavored class does not cleanse the taint of discrimination."[48] Sometimes it "simply underscores the depth of the defendant's" discriminatory intent.[49]

Intentional discrimination can be established through facial discrimination, direct evidence, or circumstantial evidence.

Facial Discrimination

Facially discriminatory laws or policies explicitly regulate housing or take an adverse action based on a protected characteristic.[50] Local governments can engage in facial discrimination even when a law or policy does not expressly refer to, for example, group homes or persons with disabilities. "Proxy discrimination is a form of facial discrimination" in which a jurisdiction:

> enacts a law or policy that treats individuals differently on the basis of seemingly neutral criteria that are so closely associated with the disfavored group that discrimination on the basis of such criteria is, constructively, facial discrimination against the disfavored group. For example, discriminating against individuals with gray hair is a proxy for age discrimination because the fit between age and gray hair is sufficiently close.[51]

To avoid liability for a law or policy that facially discriminates against persons with disabilities, a local government must show that the policy:

> (1) either (a) actually benefits persons with disabilities or (b) is justified by individualized safety concerns raised by the persons the policy affects, and
>
> (2) is "the least restrictive means of achieving" one or both of these goals.[52]

---

[48] *Id*. at 1159.
[49] *Id*. See also *id*. at 1158 – 1162 & n. 23.
[50] Cal. Code Regs., tit. 2, § 12040, subd. (c).
[51] *Pacific Shores Properties*, 730 F.3d at 1160 n. 23, internal quotations and citations omitted.
[52] Cal. Code Regs., tit. 2, §§ 12042, subd. (f), 12161, subd. (d); *Larkin v. State of Mich. Dept. of Social Services* (6th Cir. 1996) 89 F.3d 285, 290.

These justifications for facial discrimination are "extremely narrow exception[s]," and jurisdictions should be wary of relying on them.[53] Jurisdictions must support them with at least, if not more than, the specific and thorough analysis and evidence required by Housing Element Law, including its AFFH provisions. Generalized concerns or ones based on stereotypes will not suffice.[54] Jurisdictions should also consider less discriminatory alternatives.[55] And in light of jurisdictions' obligations to "protect existing residents from displacement" and otherwise affirmatively further fair housing, laws or policies that displace group home occupants from their current, chosen residences warrant especially thorough scrutiny.[56]

Direct evidence

Direct evidence includes written or oral statements showing in themselves that a protected characteristic was a motivating factor in a local jurisdiction's decision. Direct evidence can itself establish a violation. The affirmative defenses for facial discrimination claims do not apply to direct evidence claims.[57]

Circumstantial Evidence

Even when policies or statements in themselves do not establish a discriminatory intent, local land use policies and practices can still be found discriminatory based on circumstantial evidence, which can include: (1) the policy's or practice's impact, (2) its historical background, (3) the more recent, specific sequence of events leading up to it, (4) departures from usual procedures, (5) departures from usual substantive standards, and (6) the legislative or administrative history.[58]

---

[53] *Dothard v. Rawlinson* (1977) 433 U.S. 321, 334; *Bangerter v. Orem City Corp.* (10th Cir. 1995) 46 F.3d 1491, 1504; see also *Koire v. Metro Car Wash* (1985) 40 Cal.3d 24, 31 nn. 7, 8 (explaining that public policy exceptions to Unruh Act's prohibitions of discrimination are "rare" and "should be carefully and narrowly construed").
[54] *Larkin*, 89 F.3d at 291-292 (rigorously examining and rejecting an agency's justifications and evidence for spacing and community notice requirements for group homes in holding that they violate the FHA).
[55] Cal. Code Regs., tit. 2, § 12042, subd. (f).
[56] See, e.g., Gov. Code, § 65583, subds. (c)(10)(A)(iv), (v).
[57] See, e.g., Cal. Code Regs., tit. 2, § 12042, subds. (c)-(e).
[58] HUD – DOJ 2016 Jt. Stmt. on Local Land Use Laws at 4, citing *Village of Arlington Heights v. Metro. Hous. Dev. Corp.* (1977) 429 U.S. 252, 265-68.

These factors are not the only ones that may be considered.[59] And "very little evidence" is needed to "raise a genuine issue" of a discriminatory intent.[60] Procedural or substantive departures from AFFH or housing element requirements when regulating group homes would be relevant evidence to consider in assessing if local officials acted for discriminatory purposes.

ii. DISCRIMINATORY EFFECTS

Even if a local government has not acted with a discriminatory purpose, its land use policies or practices can be found unlawful if they have an unjustified discriminatory effect. A discriminatory effect is generally established through statistical evidence showing that a policy or practice actually or predictably results in a disparate impact on a group of persons with protected characteristics or that it perpetuates segregation.[61]

If a local land use practice is found to have a discriminatory effect, a jurisdiction can avoid liability if it shows there is a legally sufficient justification for its policy or practice.[62] A jurisdiction must establish each of the following:

> (1) The practice is necessary to achieve one or more substantial, legitimate, nondiscriminatory purposes;
>
> (2) The practice effectively carries out the identified purpose;
>
> (3) The identified purpose is sufficiently compelling to override the discriminatory effect; and
>
> (4) There is no feasible alternative practice that would equally or better accomplish the identified purpose with a less discriminatory effect.[63]

Generalized or hypothetical analysis of these elements will not suffice. They must be "supported by evidence."[64]

To comply with Housing Element Law, including its AFFH provisions, a jurisdiction should not wait for group home occupants or operators to bring discriminatory effects claims but should research on its own whether its policies or practices have discriminatory effects on these residences. If so, the jurisdiction should also complete

---

[59] *Pacific Shores Properties*, 730 F.3d at 1159.
[60] *Id.*; Gov. Code, § 12955.8; Cal. Code Regs., tit. 2, § 12041, subd. (b).
[61] Cal. Code Regs., tit. 2, § 12060, subd. (b).
[62] Cal. Code Regs., tit. 2, § 12062, subd. (b).
[63] *Id.*
[64] Cal. Code Regs., tit. 2, § 12062, subd. (c).

the evidence-based analysis needed to determine whether there are legally sufficient justifications for these discriminatory policies or practices, including analyzing less discriminatory alternatives.

iii. Reasonable Accommodations

Discrimination can also arise from a jurisdiction failing "to make reasonable accommodations in rules, policies, practices, or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling."[65] A request for a reasonable accommodation may only be denied if:

> (1) The individual on whose behalf the accommodation was requested is not an individual with a disability;
>
> (2) There is no disability-related need for the requested accommodation (in other words, there is no [connection] between the disability and the requested accommodation);
>
> (3) The requested accommodation would constitute a fundamental alteration of the services or operations of the person who is asked to provide the accommodation.
>
> (4) The requested accommodation would impose an undue financial and administrative burden on the person who is asked to provide the accommodation; or
>
> (5) The requested accommodation would constitute a direct threat to the health or safety of others (i.e., a significant risk of bodily harm) or would cause substantial physical damage to the property of others, and such risks cannot be sufficiently mitigated or eliminated by another reasonable accommodation . . . .[66]

Three common issues, among others, can arise when group home operators or occupants request reasonable accommodations in local land use policies and practices:

1. **While a jurisdiction should adopt a formal reasonable accommodations process so that, among other reasons, the public knows how to request accommodations, these processes should be flexible enough to promptly and efficiently resolve accommodations requests without creating**

---

[65] Gov. Code, § 12927, subd. (c)(1).
[66] Cal Code Regs., tit. 2, § 12179.

unnecessary procedural barriers.[67] These processes should allow group home operators to request reasonable accommodations "at any time . . . while seeking or enjoying a housing opportunity," including, for example, when: (1) considering whether to buy or lease a home; (2) filing a permit application, or (3) responding to allegations they have violated a zoning code or other ordinance.[68] If local governments are repeatedly denying accommodation requests or delaying resolving them, they should analyze whether this is due to the requestors failing to provide sufficient information and support or to procedures erecting impermissible barriers to accommodations.[69]

2. **"'[I]n most cases, an individual's medical records or detailed information about the nature of a person's disability is not necessary'" to establish that a person has a disability or that this disability requires a reasonable accommodation in a land use policy or practice.**[70] A reliable third party with knowledge of a person's disabilities can usually provide sufficient information for assessing a request for an accommodation in a local land use policy or practice.[71] For example, it is well established that persons recovering from alcoholism or drug addiction have disabilities and that recovery residences support their recoveries. Thus, information provided by a recovery residence operator, such as its occupancy or other policies, for example, should generally suffice to establish its occupants have disabilities and the justifications for the

---

[67] See, e.g., *id.* at §§ 12176, subd. (c), 12178.
[68] See, e.g., *id.* at § 12176, subd. (f).
[69] See, e.g., *id.* at § 12177; see also these examples of reasonable accommodation ordinances: Oakland Mun. Code, ch. 17.131, available at https://library.municode.com/ca/oakland/codes/planning_code?nodeId=TIT17PL_CH17.131REACPOPR; Model Ordinance for Providing Reasonable Accommodation Under Federal and State Fair Housing Laws ("Model Reasonable Accommodation Ordinance"), Mental Health Advocacy Services, Inc. (September 2003), available at https://www.hcd.ca.gov/community-development/building-blocks/program-requirements/address-remove-mitigate-constraints/docs/model_reasonable_accomodation_ordinance.pdf.
[70] Supplement to Initial Statement of Reasons for FEHC's Fair Housing Regulations at 26, quoting HUD DOJ May 17, 2004 Joint Statement on Reasonable Accommodations, available at https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2019/07/FairHousingReg-SupplementInitialStatementReasons.pdf.
[71] Cal. Code Regs., tit. 2, § 12178.

requested accommodations, allowing local officials to assess the request without probing into the occupants' private medical records or histories.[72]

3. **Denials of reasonable accommodation requests must be based on individualized assessments, and specific evidence, not generalized or speculative concerns about group homes or persons with disabilities.** The state's fair housing regulations provide specific guidance about the type of evidence required to meet this standard.[73]

5. Supportive Housing and Transitional Housing Requirements

If a group home operates in ways that fall within the statutory definitions of supportive housing or transitional housing, jurisdictions must also comply with Housing Element Law's specific protections of these types of housing. This section summarizes these protections, which are explained more fully in other HCD guidance documents, including:

- Housing Accountability Act Technical Assistance Advisory (Sep. 15, 2020),[74]
- Housing Element Building Blocks – Zoning for a Variety of Housing Types,[75]
- Senate Bill 2 – Legislation Effective January 1, 2008: Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing (Apr. 10, 2013 update),[76] and
- Transitional and Supportive Housing, Chapter 183, Statutes of 2013 (SB 745) (Apr. 24, 2014).[77]

---

[72] *Id*; *Regional Economic Community Action Program, Inc. v. City of Middletown* (2d Cir. 2002) 294 F.3d 35, 47-48 & n.3, superseded on other grounds as stated in *Brooker v. Altoona Housing Authority* (W.D. Penn 2013) 2013 WL 2896814 at *9 n. 8.
[73] Cal. Code Regs., tit 2, § 12179.
[74] Available at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/hcd-memo-on-haa-final-sept2020.pdf.
[75] Available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/zoning-variety-of-housing-types.
[76] Available at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb-2-combined-update-mc-a11y.pdf.
[77] Available at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb745memo042414.pdf.

Supportive Housing Definition. Government Code section 65582, subdivision (g), defines supportive housing to mean housing that:

- has no limit on the length of stay;
- is linked to onsite or offsite services that assist residents in improving their health status, retaining the housing, and maximizing their ability to live and, where possible, work in the community; and
- is occupied by the "target population," which "means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act . . . and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans and homeless people."[78]

Transitional Housing Definition. Government Code section 65582, subdivision (j), defines "transitional housing" to mean "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance." Therefore, in contrast to supportive housing, transitional housing may limit the length of stay, is not required to provide supportive services (though may be linked to them), and is not limited to residents within the "target population."

Key Protections for Supportive and Transitional Housing. If a group home operates in ways that qualify it as either supportive or transitional housing, jurisdictions must comply with Housing Element Law's additional protections for these types of housing.

This includes the requirement that supportive and transitional housing "shall be considered a *residential use of property* and shall be *subject only to those restrictions that apply to other residential dwellings of the same type in the same zone*."[79] In other words, transitional housing and supportive housing are permitted in all zones allowing residential uses and are not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single-family home, apartments) in the

[78] Gov. Code, § 65582, subd. (i).
[79] Gov. Code, § 65583, subd. (c)(3), emphasis added.

same zone in which the transitional housing and supportive housing is located. For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone, and supportive housing located in a single-family home in a single-family zone is permitted in the same manner as a single-family home in the same zone.

In addition, if supportive housing meets the specifications of Government Code section 65650 et seq, it must be treated as "a use by right in all zones where multifamily and mixed uses are permitted . . . ."[80] By-right approval means that the use cannot require a conditional use permit or other discretionary review, even if a permit is required for other residential dwellings of the same type in the same zone.[81] This nondiscretionary (i.e., ministerial) approval requirement renders the proposed use statutorily exempt from the California Environmental Quality Act if the project "complies with written, objective development standards and policies."[82]

When supportive or transitional housing does require a permit of any type, the Housing Accountability Act limits jurisdictions' authority to deny the permit. These limits are discussed at length in HCD's Housing Accountability Act Technical Assistance Advisory (Sep. 15, 2020).[83]

6. State Law Provides Broader Protections Than Federal Law

The Legislature has specified that the FEHA may be interpreted broadly to provide "greater rights and remedies" than federal laws.[84] The Legislature has also emphasized that "[t]he law of this state in the area of disability provides protections independent from those in [federal law]," noting that California law "has always, even prior to passage of the federal [ADA], afforded additional protections."[85]

Examples of California providing "greater rights and remedies" than federal law include, among other things, state law's broader definitions of disabilities (e.g., only requiring a mere limitation of a major life activity for a mental or physical condition to qualify as a

---

[80] *Id.*
[81] *Id.*
[82] Gov. Code, § 65651, subd. (b)(2); Pub. Resources Code, § 21080, subd. (b)(1); Cal. Code Regs., tit. 14, §§ 15002, subds. (i)(1), 15268(a).
[83] See *supra*, n. 74.
[84] Gov. Code, §§ 12955.6, 12993.
[85] Gov. Code, § 12926.1, subd. (a).

disability compared to federal law requiring a substantial limitation); prohibition of land use policies and practices that discriminate against housing designed for persons or families of very low, low, moderate, or middle income; requirements for how local governments must affirmatively support housing for persons with disabilities; specific requirements for supportive and transitional housing; and reasonable accommodations regulations.[86]

Therefore, federal laws set a floor, not a ceiling, for the fair housing rights that the state may provide through the FEHA, Anti-Discrimination in Land Use Law, and other state laws.[87] Likewise, although federal court decisions about federal fair housing laws can provide important guidance for interpreting state fair housing laws, their interpretations of state laws are not binding authority.[88] Confusion can arise if local governments assume that resolving whether a local land use policy or practice complies with federal law automatically resolves whether it complies with state law.

To avoid this confusion, local governments should follow these two general guidelines:

- **If a policy or practice violates federal fair housing law, it also likely violates state law.**
- **But the converse is not necessarily true**. If a policy or practice complies with federal fair housing laws, local governments should independently determine whether it complies with state law's broader protections.

7. Common Issues In Local Ordinances That Regulate Group Homes

HCD cannot anticipate all the issues that might arise if local governments attempt to regulate group homes through local land use laws. But the following are examples of some common ones that can arise.

---

[86] See, e.g., Gov. Code, §§ 12926.1; 65008, subds. (a), (b); 65583, subds. (a), (c); Cal. Code Regs., §§ 12176-12185.
[87] See, e.g., Gov. Code, § 12926.1, subd. (a); *California Federal Sav. and Loan Ass'n v. Guerra* (1987) 479 U.S. 272, 285; 42 U.S.C. § 3615.
[88] See, e.g., Cal. Code Regs, tit. 2, § 11001, subd. (b).

A. Definitions of Single Housekeeping Units or Single-Family Homes

Zoning ordinances sometimes attempt to restrict or limit group homes in single-family residential zones (e.g., R-1) through definitions of single housekeeping units or single-family homes. Overly restrictive definitions risk violating not only state housing laws, but the California Constitution's protections of the rights of unrelated persons to live together in communal housing.[89]

Persons with disabilities choose to live in group homes because these homes provide peer and other support for their residents' disability-related needs, while helping to integrate residents into their communities. Group homes should be treated as single-housekeeping units if they are designed to foster these mutually supportive peer relationships; allow open-ended stays or at least, on average, stays of more than a few weeks; and provide shared kitchen, dining, living, and other spaces in which residents may, in certain homes, participate in basic, shared cooking and housekeeping activities.

In general, localities should avoid including provisions in definitions of shared-housekeeping units, single-family homes, or other single residential dwellings that:

- **Equate group homes with boardinghouses.** Group homes' shared communal purposes to provide peer and other support for their occupants' disability-related needs and to help integrate them into their local communities makes this an inapt comparison. Boardinghouses do not provide communal housing designed to support the needs of persons with disabilities.

- **Require all residents to share a common deed or lease**. The California Constitution's protections of personal privacy extend to individuals' choices to live together even when they are not joint owners or tenants.[90] And group homes can still provide a communal setting that supports their residents' needs without all residents being joint owners or tenants.

- **Automatically exclude group homes that are owned by for-profit businesses or that pay a house manager or resident to help manage a**

[89] See, e.g., *City of Santa Barbara v. Adamson* (1980) 27 Cal.3d 123.
[90] See, e.g., *Coalition Advocating Legal Housing Options v. City of Santa Monica* (2001) 88 Cal.App.4th 451, 458-459.

home's operations. These are well-established models for group homes.[91] And persons with certain types of disabilities may need supportive, in-house staff to be able to live in a group home.

- **Overly scrutinize living arrangements** by, for example, requiring residents to take care of all housekeeping tasks, share all bathrooms and refrigerators, and eat all meals together, or by prohibiting locks on bedroom doors. Localities do not impose such conditions on families of related persons, who may live in R-1 neighborhoods even if they can afford to hire housekeepers or gardeners, do not share all bathrooms, decline or lack the time to eat all meals together, or choose to install locks on parents', teenagers', or other relatives' bedroom doors. And different types of group homes may require different living arrangements and provide different levels of housekeeping or other services based on their residents' individualized needs or other considerations.

B. Requirements that All Group Homes with More than Six Residents Must Obtain Permits to Locate in Single-Family Zones

Some local zoning ordinances require all group homes with more than six residents to apply for conditional use permits or obtain other special approvals to locate in single-family zones. These ordinances appear to be based on Health and Safety Code statutes that require local governments to treat many types of licensed group homes with six or fewer residents the same as single-family homes and prohibit requiring these small, licensed group homes to obtain conditional use permits or other special approvals to locate in single-family zones.[92]

But local policies that require *all* group homes with more than six residents to obtain conditional use or other permits inappropriately turn state laws designed to remove constraints on small, licensed group homes into constraints on the many other group homes that do not require state licenses.

---

[91] Douglas L. Plocin and Diane Henderson, *A Clean and Sober Place to Live: Philosophy, Structure, and Purported Therapeutic Factors in Sober Living Homes*, 40 J Psychoactive Drugs (2008), https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2556949/ (discussing how a "'strong manager' model of operations" can function in ways that provide the same or similar benefits of a communal environment and peer support as group homes that residents own and operate themselves).

[92] See, e.g., Health & Saf. Code, §§ 1566.3, 1569.85,11834.23.

To comply with the Health and Safety Code's exemptions for small, licensed group homes and with housing element, AFFH, and fair housing requirements to remove constraints on and prevent discrimination against group homes, local governments should follow these guidelines:

- **Group homes that operate as single-family residences and that do not provide licensable services should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.** This is true even if these homes have more than six residents. Because these homes are not providing licensable services, they should be treated the same as other residences.[93]

- **Group homes that operate as single-family residences and that provide licensable services to six or fewer residents should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.** This complies with, among other things, the Health and Safety Code protections for these smaller, licensed group homes.

- **Group homes operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes.** Local governments must still provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures.[94] In addition, any substantive requirements for these group homes must still comply with the local government's obligations to remove constraints on housing for persons with disabilities, affirmatively support it, and prevent discrimination against it. The next sections provide further guidance on how to meet these obligations.[95]

---

[93] See also *supra* at pp. 20-22 (discussing specific protections for supportive and transitional housing).
[94] See, e.g., Letter from Attorney General Bill Lockyer to The Hon. William Hartz, Mayor of Adelanto (May 15, 2001) (explaining that relying on conditional use procedures to address reasonable accommodation requests can lead to fair housing violations).
[95] Although the Group Home TA focuses on group homes operating as single-family residences, the same principles apply to those operating, for example, as multifamily residences in multifamily zones.

C. Retroactive Compliance

Zoning codes typically allow uses that began lawfully before a new zoning provision was adopted or amended to continue after these new requirements are imposed, with the concept of legal nonconforming existing uses found in almost all zoning codes. For example, a local government may change zoning requirements to disallow auto repair uses in the downtown area. An existing auto repair shop would continue to be allowed to continue to operate because at the time when the use began it was an allowable use.[96]

Local governments should generally treat existing group homes similarly when amending their zoning codes. Retroactive application of new zoning provisions should be avoided, especially if it will displace persons with disabilities from the homes they have chosen. Any exception to the well-established practice of allowing legal non-conforming uses to continue should be supported by substantial analysis and evidence showing that it is required to protect public health, safety, and welfare. This analysis and evidence should include specific local data and evidence, not merely anecdotal reports about problems that have arisen at some group homes or generalized descriptions of the public health, safety, and welfare interests that the new amendments are designed to serve.

D. Spacing Requirements

Spacing requirements restrict group homes from locating within a specific distance of other group homes. Local governments should be very wary about imposing spacing requirements that extend beyond the limited requirements the Legislature has deemed necessary to prevent the overconcentration of certain licensed facilities to ensure their residents are integrated into their communities.

The Legislature has found spacing requirements justified only for specific types of licensed facilities. Community care facilities, intermediate care facilities serving persons with developmental disabilities who require intermittent but recurring skilled nursing care, and pediatric day health and respite care facilities that provide services to children with particularly acute or chronic healthcare needs and their parents or guardians must be separated by at least 300 feet. Congregate living health facilities serving persons with terminal or life-threatening illnesses or with catastrophic or severe disabilities

---

[96] See, e.g., *Hansen Brothers Enterprises, Inc. v. Board of Supervisors* (1996) 12 Cal.4th 533, 552; *Edmonds v. Los Angeles County* (1953) 40 Cal.2d 642, 651.

acquired through trauma or nondegenerative neurologic illness must be separated by at least 1,000 feet.[97]

Further limiting these spacing requirements, the Legislature has specified that they:

- apply to some types of licensed facilities, but not to others. For example, the spacing requirements apply only to some types of intermediate care facilities but not to AOD facilities or to residential care facilities for the elderly;
- apply to proposed, new facilities, not existing ones;
- only require separation of facilities with similar licenses; and
- allow closer spacing based on local needs and conditions.[98]

Contrary to these carefully crafted limitations on spacing requirements, some local governments have imposed spacing requirements on recovery residences, including those already in operation. These spacing requirements are very unlikely to withstand scrutiny under state housing laws. Among other things:

- **They are at odds with the Legislature's narrowly crafted spacing requirements in section 1267.9.**
- **They can conflict with local governments' obligations to, for example, remove constraints on housing for persons with disabilities, affirmatively support such housing, avoid policies that displace persons with protected characteristics, and affirmatively support their right to live where they choose.**[99]
- **They are very hard to justify based on the narrow exceptions that state fair housing laws allow for facial discrimination.** Justifications based on the goal of avoiding overconcentration are difficult to establish and require substantial and detailed statistical evidence establishing that an overconcentration of recovery residences has reached the point where it is, for example, creating an institutionalized living environment or perpetuating segregation within specific

---

[97] Health & Saf. Code, §§ 1267.9, subd. (b) (setting spacing requirements for these types of community care residential facilities), 1502 (defining facilities that are subject to 300-foot spacing requirements), 1250 (defining facilities subject to 1000-foot spacing requirements).
[98] Health & Saf. Code, § 1267.9.
[99] See, *supra,* at pp. 9-12.

neighborhoods or communities. Merely comparing the number of recovery residences in one city with the number in others generally will not suffice.[100]

- **They can lack the flexibility required to reasonably accommodate recovery residences and their occupants' disability-related needs.**

- **The Legislature has repeatedly rejected attempts to impose spacing requirements on recovery residences.** As recently as 2018, for instance, the Legislature declined to adopt SB 786, a bill that would have imposed a 300-foot spacing requirement on recovery residences.[101] The legislative history shows that the Legislature considered the lack of clear data showing that this spacing requirement would benefit persons recovering from alcohol and drug addiction. The Legislature also considered concerns that this spacing requirement would discriminate on the basis of disability, impede opening new recovery residences, reduce access to much needed recovery and treatment services, and stigmatize recovery residences and their occupants.[102]

In sum, local governments should avoid imposing spacing requirements that extend beyond those specified in Health and Safety Code section 1267.9.[103]

---

[100] See, *supra,* at pp. 15-16. Spacing requirements like this also need to withstand scrutiny under other standards for assessing intentional discrimination or discriminatory effects. See, *supra,* at pp. 12-19.

[101] Sen Bill No. 786 (2017-2018 Reg. Session). This bill is one of many times that the Legislature has declined to enact, or the Governor has vetoed bills attempting to regulate recovery residences. See, e.g., Sen. Com. on Health, analysis of Sen. Bill 786 (2017-2018 Reg. Sess.) at 7-8 (listing several other bills with similar provisions that the died in the Legislature between 2006 and 2007); California Research Bureau, *Sober Living Homes in California: Options for State and Local Regulation* (October 2016) at 14-16 (listing over 20 bills affecting recovery residences introduced between 1998 and 2016 that the Legislature did not pass or the Governor vetoed).

[102] Sen. Com. on Health Analysis of Sen. Bill 786 at 6, 8-9.

[103] Recent federal court decisions rejecting challenges under federal and California laws to spacing requirements for recovery residences have not considered the important differences between state and federal laws. See, e.g., *Yellowstone Women's First Step House, Inc. v. City of Costa Mesa* (C.D. Cal. Oct. 8. 2015) 2015 WL 13764131 at *7-8, affirmed in part and vacated in part, 2021 WL 4077001 (9th Cir. Sep. 8, 2021) (unpublished, nonprecedential decision). These differences include, for example, the affirmative duties that California's Housing Element Law imposes on local governments and the broader rights and remedies for persons with disabilities under California's fair housing laws. See, *supra,* at pp. 22-23.

E. Occupancy Limits and Building, Fire, or Other Health and Safety Code Requirements

Subject to the Legislature's requirements for specific types of licensed facilities, such as those serving persons with limited mobility, and to requests for reasonable accommodations, local governments should apply the same generally applicable occupancy limits to group homes that they do to other housing. Under the Uniform Housing Code section 503.2, at least one room in a dwelling unit must have a floor area of at least 120 square feet, with other habitable rooms, except kitchens, required to have a floor area of at least 70 feet. When more than two people occupy a room for sleeping purposes, the required floor area increases by 50 square feet. For example, a bedroom intended for two people could be as small as 70 square feet, while a bedroom would need to be at least 120 square feet to accommodate three people or at least 170 square feet to accommodate four people.

Likewise, to avoid imposing overly costly and burdensome constraints on group homes, the best practice is to apply the same general building, fire, and other health and safety codes that apply to other residences, subject to state health and safety code provisions specific to certain types of residential facilities.[104] Although group home operators may request reasonable accommodations from public health and safety standards, fair housing laws allow local governments to deny these requests if, among other things, they would cause direct threats to public health and safety.

F. Requirements For Operators and Residents

Requirements for operators and residents often take the form of specific services or management practices that the local jurisdiction feels are necessary for the successful operation of group homes. These requirements tend to deal with the internal affairs of the operations and frequently involve issues beyond those in typical land use regulations. For example, local jurisdictions do not typically regulate the number of daily visitors to a single-family home or other residential property.

When applied to group homes, these types of regulations raise concerns that a local government is imposing conditions on them that are contrary to its duties to support housing for persons with disabilities, prevent discrimination on the basis of disability or other protected characteristics, and provide reasonable accommodations.

---

[104] See, e.g., Health & Saf. Code, § 13113 (requiring sprinkler systems in certain licensed residential facilities).

Before adopting or applying any such regulations even for licensed group homes, local governments should analyze whether they are consistent with state housing laws and document this analysis. Local governments should also consider whether such regulations are consistent with the Health and Safety Code's provisions and regulations for licensed facilities.

Although this Group Home TA cannot address all potential issues regarding potential regulations of operators and residents, the following are examples of requirements taken from recent local ordinances:

Imposing Special Parking Requirements on Group Homes. Requiring group homes to have or construct additional off-street parking spaces can impose considerable costs that constrain housing opportunities for persons with disabilities. These special parking requirements will often conflict with the right to privacy under the California Constitution,[105] as well as local governments' obligations to affirmatively support housing for persons with disabilities and avoid discriminating against them. Jurisdictions imposing additional parking requirements assume that group homes serving adults will have more residents who drive and will therefore use more on-street parking than other households. But these assumptions should at the very least be tested by studying the actual causes and extent of on-street parking shortages in an area.[106] Local governments should also consider less discriminatory alternatives, such as street-parking permit systems for all households or other generally applicable parking and vehicle regulations.

Restricting Recovery Residence Occupants to Persons Actively Participating in Recovery Programs. While most occupants of recovery residences participate in recovery programs, local governments should not impose this as a condition of living in a recovery residence. There are different models of recovery, not all of which involve participating in 12-step or similar programs. And recovering from alcoholism or drug addiction is legally recognized as a protected disability regardless of whether someone has participated or is currently participating in a recovery or treatment program.[107]

---

[105] *Adamson*, *supra,* 27 Cal.3d at 133 (concluding that parking concerns are best addressed by limitations that "appl[y] evenly to all households" and concluding that zoning ordinances are suspect when they focus on users instead of uses).
[106] See, e.g., Lauber, *supra*, n. 16 at 385 & n. 52 (citing studies finding that group homes do not generate undue amounts of parking or traffic).
[107] *Hernandez v. Hughes Missile System Co.* (9th Cir. 2004) 362 F.3d 564, 568; HUD – DOJ 2016 Jt. Stmt. on Local Land Use Laws at 7-8.

Restricting Occupancy Exclusively to Persons with Disabilities. Regulations restricting group home occupancy exclusively to persons with disabilities or with a specific disability may sometimes intrude on individuals' fair housing choices and privacy rights. They also risk discriminating on the basis of other protected statuses. Inflexible occupancy restrictions, for example, could preclude group homes designed for families in which one member has a disability or recovery residences designed for parents in recovery who are seeking to reunite with their children.

Restricting Occupants or Staff from Homes Based on Their Criminal History Records. Policies that prohibit individuals from living in or working at group homes based on individuals' criminal history records may be intended to protect the occupants of these homes. But local governments contemplating adopting or applying such policies should carefully review California Code of Regulations, title 2, sections 11017.1; 12162, subdivision (b); and 12264-12271, which set parameters on using criminal history information that, among other things, restrict access to employment or housing. Local governments should also consider state laws and regulations that apply to criminal background checks for licensed facilities' employees.[108]

Requiring Recovery Residences or AOD Facilities to Immediately Remove Occupants Who Violate Policies Prohibiting Alcohol or Drug Use. Although Health and Safety Code section 11834.26, subdivision (d), requires AOD facilities to plan how to address a resident's relapse, that subdivision clarifies that this "does not require a licensee to discharge a resident." This recognizes that approaches to addressing someone's relapse may vary depending on a recovery residence's or AOD facility's program, the circumstances of the relapse, and an individual's personal history and needs. Local policies should allow the same flexibility. Moreover, requirements to immediately remove relapsing residents with tenancy rights may conflict with landlord-tenant laws.

Other Examples

- **House Manager Requirements**—requiring group homes to have a house manager on site around the clock or always available to come to the residence within 30 or 45 minutes.
- **Visitor Restrictions**—requiring group homes to limit who can visit and under what conditions.

---

[108] See, e.g., Health & Saf. Code §§ 1522, 1569.17, 11834.27; Cal. Code Regs., tit. 9, §§ 10564, 10615, 10624, tit. 22, §§ 80019-19.2.

- **Records Maintenance**—requiring group homes to maintain specific records about the internal affairs or occupants of the house.
- **Codes of Conduct**—requiring group homes to have special conduct codes for their residents.
- **Neighborhood Notice Requirements**—imposing special neighborhood notice requirements on group homes.
- **Law Enforcement Registration Requirements**—requiring group homes to register with the local sheriff's office or other law enforcement offices.

Regulations like these can be based on mistaken or prejudicial fears about group homes, instead of actual data and evidence. Particularly in light of research finding that fears about group homes endangering neighbors' health and safety are unfounded, [109] such provisions may in themselves be regarded as evidence that a local government is not complying with its requirements to affirmatively support housing for persons with disabilities and prevent discrimination against group homeowners, operators, and residents.

Regulations like these can also create unnecessary constraints on group homes by imposing overbroad, additional costs and burdens on the many group homes that capably serve their occupants' needs and seamlessly integrate into their communities. They can intrude on privacy rights. They can discriminate on the basis of disability or other protected characteristics if, for example, requirements like these are imposed on group homes but not on other housing. For these reasons, among others, regulations like these generally conflict with state housing laws.

G. Civil Actions for Operating Without a Required State License

Some categories of group homes, such as all those serving children, require state licenses. But many, if not most, group homes do not require state licenses to operate. These include, for example, group homes that provide peer support and limited services to residents but not the more extensive care and supervision that requires obtaining a license. Recovery residences that do not provide alcoholism or drug addiction recovery or treatment services are other examples of group homes that do not require licenses.

Examples of group homes that do require licenses include the ones in this table:

---

[109] See, *supra,* nn. 15-16.

Use	Health and Safety Code Sections	Licensing Agency
Community Care Residential Facilities (including various subcategories)	§ 1500 et seq. & § 1569 et seq., e.g.,	California Department of Social Services (CDSS)
AOD Facilities	§ 11834.01 et seq.	California Department of Health Care Services (DHCS)

Some local governments have amended their zoning ordinances to declare that operating a business without a required state license is a public nuisance. Some of these ordinances single out recovery residences that are providing recovery or treatment services without a license. These jurisdictions file civil actions seeking to abate these nuisances by closing some noncompliant recovery residences, requiring others to obtain the required license, or imposing limitations on recovery residences that were not providing recovery or treatment services.

Local governments have discretion to define as public nuisances' business or construction activities that are undertaken without a required permit or license. And at least one California appellate court has upheld a city's public nuisance action against a recovery residence where the owners' own website advertised that they provided on-site drug addiction treatment services.[110]

But jurisdictions considering adopting this practice should still carefully assess the issues and problems that can arise under state law. Guidelines for local governments considering this include the following:

- **Avoid targeting these nuisance actions on group homes operating without required licenses while ignoring other businesses operating in residences without required licenses.** Although public prosecutors have broad discretion to prioritize which violations or violators to prosecute, they cannot use this discretion in ways that discriminate on the basis of disability or other protected characteristics. Jurisdictions should not single out group homes unlawfully operating without required licenses while ignoring businesses doing the same thing in other residences.

[110] *City of Dana Point v. New Method Wellness, Inc.* (2019) 39 Cal.App.5th 985.

- **Give group homes the same opportunities to respond to and resolve alleged code violations as other alleged violators.** For example, if other property owners or businesses are allowed to respond to and resolve alleged code violations during investigations or administrative hearings, those same procedures should apply to group homes that are allegedly providing services that require a license without having obtained one.

- **Use the processes available through DHCS and CDSS, for example, for resolving allegations that a group home is operating without a required license**. If a locality has evidence that a residence is providing unlicensed recovery or treatment services in facilities under DHCS's jurisdiction or unlicensed care or supervision for residents in facilities under CDSS's jurisdiction, it should use these departments' processes for investigating such complaints and abating them if they have merit.[111] This is especially important when group home operators have not openly admitted that they are providing unlicensed services on-site.

  Determining what activities at a group home rise to the level of licensable services, in contrast to common policies or mutual support activities that do not require licenses, can involve nuanced and technical issues that are beyond the expertise of most local planning or code enforcement staff. DHCS's and CDSS's staff have the expertise and experience to investigate these claims, make these determinations, and abate violations of the licensing laws they enforce.

  If jurisdictions are filing their own, more costly civil actions to resolve disputes over whether a group home requires a license, this runs the risk of courts issuing mistaken rulings without the benefit of DHCS's or CDSS's findings and expertise.[112] It also raises questions under state housing laws about why a local government is not availing itself of DHCS's or CDSS's procedures and opting instead to subject a group home to more expensive and burdensome civil litigation.

---

[111] See, e.g., Cal. Code Regs., tit. 9, § 10542, tit. 22, § 80006.
[112] *Cf. Farmers Ins. Exchange v. Superior Court* (1992) 2 Cal.4th 377, 390 (explaining that under primary jurisdiction doctrine, courts may suspend proceedings to allow an administrative agency with specialized expertise to determine an issue within the scope of its regulatory authority).

H. Enforcing Generally Applicable Municipal Codes and Other Laws

If group home operators are engaging in activities that constitute public nuisances; violating generally applicable building, housing, or other health and safety laws; committing fraud; or engaging in other illegal activities, local governments can address these issues through the same code enforcement and other legal processes they apply to others who violate municipal codes and other laws. This may still require considering if reasonable accommodations are appropriate in some circumstances. And local governments should avoid overbroad or discriminatory applications of nuisance laws, such as basing nuisance actions on 911 calls for emergency services.[113] But if a group home is found to have violated local or state law, local governments may seek equitable relief that could include more stringent oversight and other affirmative relief to prevent further violations.

Focusing on individual group homes that are actually causing problems is a better practice than adopting overly broad and constraining regulations for all group homes that conflict with state housing laws.

8. Resource Materials and State Contacts

Resource Materials

Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update), available at https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Housing Accountability Act Technical Assistance Advisory, HCD (Sep. 15, 2020), available at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/hcd-memo-on-haa-final-sept2020.pdf

Housing Element Building Blocks, HCD, available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks

---

[113] See. e.g., Cal. Code Regs., tit. 2, § 12162, subd. (a); United States Department of Housing and Urban Development, Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Enforcement of Local Nuisance and Crime-Free Housing Ordinances (Sep. 13, 2016), available at https://www.hud.gov/sites/documents/FINALNUISANCEORDGDNCE.PDF.

Housing Element Building Blocks – Constraints for People with Disabilities, HCD, available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/constraints-people-disabilities

Housing Element Building Blocks – Persons with Disabilities, HCD, available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/people-disabilities-including-developmental-disabilities

Housing Element Building Blocks – Zoning for a Variety of Housing Types, HCD, available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/zoning-variety-of-housing-types

Joint Statement of the Department of Housing and Urban Development and the Department of Justice – State and Local Land Use Laws and Practices and the Application of the Fair Housing Act, HUD - DOJ (Nov. 10, 2016), available at https://www.justice.gov/opa/file/912366/download

Senate Bill 2—Legislation Effective January 1, 2008: Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing, HCD (Apr. 10, 2013 update), available at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb-2-combined-update-mc-a11y.pdf

Transitional and Supportive Housing, Chapter 183, Statutes of 2013 (SB 745), HCD (Apr. 24, 2014), available at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb745memo042414.pdf

Contacts

HCD

HCD accepts requests for technical assistance from local jurisdictions and requests for review of potential violations from any party. All comments submitted to HCD are subject to the California Public Records Act. Send email requests to: ComplianceReview@hcd.ca.gov.

California Department of Health Care Services (DHCS)

Information about DHCS's complaint process for licensing issues at AOD facilities is available at https://www.dhcs.ca.gov/individuals/Pages/Sud-Complaints.aspx, by emailing sudcomplaints@dhcs.ca.gov, or by calling (877) 685-8333.

California Department of Social Services (CDSS)

Information about CDSS's complaint process for licensing issues at facilities that it regulates is available at https://www.cdss.ca.gov/reporting/file-a-complaint/ccld-complaints or by calling (844) 538-8766.

EXHIBIT 3

22-56181

IN THE UNITED STATES COURT OF APPEALS

FOR THE NINTH CIRCUIT

THE OHIO HOUSE, LLC,

Plaintiff-Appellant,

v.

CITY OF COSTA MESA,

Defendant-Appellee.

On Appeal from the United States District Court
for the Central District of California

Case No. 8:19-cv-01710-JVS-GJS
Hon. James V. Selna, District Judge

BRIEF OF AMICI CURIAE THE CALIFORNIA CIVIL RIGHTS DEPARTMENT AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN SUPPORT OF APPELLANT AND REVERSAL

ROB BONTA
Attorney General of California
MICHAEL L. NEWMAN
DANIEL A. OLIVAS
Senior Assistant Attorneys General
JAMES F. ZAHRADKA II
CHRISTINA BULL ARNDT
Supervising Deputy Attorneys General

LISA C. EHRLICH (SBN 270842)
KENNETH J. SUGARMAN
Deputy Attorneys General
455 Golden Gate Avenue, Suite 11000
San Francisco, CA 94102-7004
Telephone: (415) 510-3489
Email: Lisa.Ehrlich@doj.ca.gov
Attorneys for California Civil Rights Department and California Department of Housing and Community Development

TABLE OF CONTENTS

Page

INTRODUCTION AND INTERESTS OF AMICI 1
ARGUMENT 3
I. California Law Prohibits Housing Discrimination Against People with Disabilities 4
A. FEHA and Its Implementing Regulations Prohibit Land Use Practices that Discriminate Against People with Disabilities 5
B. California's Constitutional Privacy Right Protects Group Home Residents 12
II. The Judgment Below Should Be Reversed Because Costa Mesa's Ordinances Violate California Law 13
A. Costa Mesa Failed to Make the Showings Necessary to Sustain Its Facially Discriminatory Ordinances Under FEHA 14
B. Costa Mesa Failed to Demonstrate Compliance with FEHA Reasonable Accommodation Requirements 21
III. Restrictive Zoning Codes Like Costa Mesa's Are Contrary to Public Policy and Have a Negative Impact on Housing for Californians with Disabilities 25
CONCLUSION 29

TABLE OF AUTHORITIES

Page

CASES

Auburn Woods I Homeowners Ass'n v. Fair Emp't & Hous. Comm'n
121 Cal. App. 4th 1578 (2004) 7

Broadmoor San Clemente Homeowners Ass'n v. Nelson
25 Cal. App. 4th 1 (1994) 13, 15

Brown v. Smith
55 Cal. App. 4th 767 (1997) 7

City of Santa Barbara v. Adamson
27 Cal. 3d 123 (1980) 12, 17, 24

City of Santa Barbara v. Adamson
90 Cal. App. 3d 606 (1979) 17

Coal. Advocating Legal Hous. Options v. City of Santa Monica
88 Cal. App. 4th 451 (2001) 12

Martinez v. City of Clovis
90 Cal. App. 5th 193 (2023) 7, 11, 12, 16

Oconomowoc Residential Programs, Inc. v. City of Milwaukee
300 F.3d 775 (7th Cir. 2002) 15, 25

Pac. Shores Props., LLC v. City of Newport Beach
730 F.3d 1142 (9th Cir. 2013) 6

Pack v. Fort Washington II
689 F. Supp. 2d 1237 (E.D. Cal. 2009) 20

Page v. Super. Ct.
31 Cal. App. 4th 1206 (1995) 7

TABLE OF AUTHORITIES
(continued)

Page

Socal Recovery, LLC v. City of Costa Mesa
56 F.4th 802 (9th Cir. 2023) 6, 28

Sada v. Robert F. Kennedy Med. Ctr.
56 Cal. App. 4th 138 (1997) … 6

Walker v. City of Lakewood
272 F.3d 1114 (9th Cir. 2001) 6

Yamaha Corp. of Am. v. State Bd. of Equalization
19 Cal. 4th 1 (1998) 7

STATUTES AND REGULATIONS

United States Code, Title 42
§ 3601 6
§ 3631 6

California Government Code
§ 8899.50 ..... 1, 18, 24
§ 8899.50(a)(1) 10, 11
§ 12161 8
§ 12161(a) 8
§ 12161(b) 8
§ 12162 8
§ 12900 ..... 1, 5
§ 12920 1
§ 12921 1
§ 12921(b) 5
§ 12926(j) 6
§ 12927(c)(1) 5, 9, 23
§ 12930(e) 1
§ 12930(j) 1
§ 12935(a) 7
§ 12955 5
§ 12955(*l*) 5, 10, 12

TABLE OF AUTHORITIES
(continued)

Page

§ 12955(m) 6
§ 12999 ..... 1, 5
§ 65000 10
§ 65008 1
§ 65580 1
§ 65582(f) 10
§ 65583 10
§ 65583(a)(5) 11, 16, 18, 24
§ 65583(a)(7) 11, 16, 18
§ 65583(b)(1) 11, 18
§ 65583(c)(3) 11, 18, 24
§ 65583(c)(5) 18, 24
§ 65583(c)(10)(A) 18, 24
§ 65583(c)(10)(A)(ii) 11, 18
§ 65583(c)(10)(A)(iv) 11, 16, 18
§ 65585(a) 2
§ 65585(e) 2
§ 65585(j) 2
§ 65589.11 1
§ 66499.58 10

California Health and Safety Code
§ 50152 2
§ 50456 2
§ 50459 2
§ 50464 2

TABLE OF AUTHORITIES
(continued)

Page

California Code of Regulations, title 2
§ 12005 1
§ 12005(bb) 7, 8
§ 12040(c) 14
§ 12042(f)(1)(A) 9, 14, 19
§ 12042(f)(1)(B) 9
§ 12042(f)(2) 9, 14, 20
§ 12176(c) 9
§ 12177 21
§ 12177(a) 10, 21
§ 12177(c) 10, 21
§ 12179(b)(1) 22
§ 12179(e) 9, 22
§ 12179(f) 9, 22
§ 12180(c)(6) 23
§ 12271 1

CONSTITUTIONAL PROVISIONS

California Constitution Article I, § 1 12

COURT RULES

Federal Rules of Appellate Procedure
Rule 29(a)(2) 3
Rule 29(a)(4)(E) 3

OTHER AUTHORITIES

Cal. Dep't of Hous. and Cmty. Dev., *Group Home Technical Advisory* (2022), https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf ..... *passim*

City Approved Sober Living/Group Homes, Costa Mesa, https://tinyurl.com/yukycasy 28

TABLE OF AUTHORITIES
(continued)

Page

Fusion Ctr., *Data Brief: 2020 and 2021 Increases in Deaths in California*, Cal. Dep't of Pub. Health (July 1, 2022), https://tinyurl.com/4bbcb5d4 28

Group Homes/Sober Living Information and Application, Costa Mesa, https://tinyurl.com/4wjhb6ky 29

Korcha et al., *Sober Living Houses: Research in Northern and Southern California*, Addiction Science & Clinical Practice (2015), https://tinyurl.com/rh8prtbw 26

Mericle et al., *Identifying the Availability of Recovery Housing in the U.S.: The NSTARR Project*, Drug and Alcohol Dependence 230 (2022), https://tinyurl.com/y48mpfze 28

Polcin et al., *Sober Living Houses for Alcohol and Drug Dependence: 18-Month Outcomes*, J. of Substance Abuse Treatment (2010), https://tinyurl.com/2ba5ccbw 17

Polcin et al., *What Did We Learn from Our Study on Sober Living Houses and Where Do We Go from Here?* J. of Psychoactive Drugs (Dec. 2010), https://tinyurl.com/yzcxmb3r 26

Substance Abuse and Mental Health Servs. Admin., *Recovery Housing: Best Practices and Suggested Guidelines* (2018), https://tinyurl.com/mr4c4arz 26

U.S. Dep't of Health & Human Servs., *Facing Addiction in America: The Surgeon General's Report on Alcohol, Drugs, and Health* (2016), https://tinyurl.com/ssnem8v3 25

INTRODUCTION AND INTERESTS OF AMICI

Californians have the right to obtain and hold housing of their choice without discrimination based on disability. Cal. Gov't Code §§ 12920-12921.[1] In fact, California law requires local governments to take affirmative actions to further opportunities for people with disabilities to live where they choose, in housing that meets their particular needs. These rights and requirements are enumerated in several state laws, including the California Fair Employment and Housing Act (FEHA, *id*. §§ 12900-12999) and its implementing regulations; the Housing Element Law (*id*. §§ 65580-65589.11); the Land Use Anti-Discrimination Law (*id*. § 65008); and the Affirmatively Furthering Fair Housing Law (*id*. § 8899.50).

The California Civil Rights Department (CRD, formerly known as the Department of Fair Employment and Housing) is the state agency charged with enforcing California's civil rights laws, including the fair housing protections in FEHA. In exercising this authority, CRD has promulgated comprehensive regulations implementing FEHA, *see, e.g.*, Cal. Code Regs. tit. 2, §§ 12005-12271, and has investigated and prosecuted civil actions under FEHA in state and federal court, *see* Gov't Code § 12930(e)-(j). CRD

[1] All statutory citations are to the California Codes unless otherwise indicated.

thus has a strong interest in the proper application of FEHA standards in housing discrimination cases in California.

The California Department of Housing and Community Development (HCD) is the state agency responsible for enforcing housing laws in California, and has "primary responsibility for development and implementation of housing policy." Health & Safety Code § 50152; *see also* Gov't Code § 65585(j). HCD's responsibilities also include advising cities on state housing law and policy, developing guidelines on "housing elements" and other housing law issues, and reviewing each local government's housing element for substantial compliance with the Housing Element Law. Health & Safety Code §§ 50456, 50459, 50464; Gov't Code § 65585(a)-(e). One of HCD's recent initiatives to carry this mandate out is its Group Home Technical Advisory, which was issued in 2022 in response to legal concerns around some local governments' adoption of new zoning regulations for group homes—housing shared by people with disabilities that provides support for the residents' disability-related needs—and explained

how these regulations can conflict with state law.[2] HCD thus has a strong interest in the proper application of state housing laws and their interaction with FEHA, including in the area of group homes.[3]

As discussed further below, it appears to amici that the district court failed to properly apply the broad protections California law affords people with disabilities with respect to housing. Amici therefore respectfully submit this brief to aid this Court's consideration of the important state law issues this case presents.

ARGUMENT

California law protects people with disabilities from housing discrimination, and requires cities to take affirmative actions in their land-use rules to advance the ability of people with disabilities to live in neighborhoods of their choice and in residential settings that address their

---

[2] This document is available on the Department's website at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf.

[3] No party's counsel authored this brief in whole or in part; no party or party's counsel contributed money that was intended to fund preparing or submitting this brief; and no person other than the amici curiae contributed money that was intended to fund preparing or submitting this brief. *See* Fed. R. App. P. 29(a)(4)(E). Amici have filed a motion for leave along with this brief, as the City of Costa Mesa refused to consent to the filing. *See* Fed. R. App. P. 29(a)(2).

particular disability-related needs. As one aspect of that statutory and regulatory scheme, FEHA requires courts to carefully scrutinize local land use laws, like Costa Mesa's, that facially discriminate against group homes for people with disabilities. Such laws are permissible only if they objectively benefit people with disabilities and are the least restrictive means of achieving the municipality's policy objectives. The judgment below should be reversed because Costa Mesa failed to make such a showing, and also failed to satisfy FEHA's reasonable-accommodation requirements. Ordinances like Costa Mesa's not only violate fundamental principles of state housing and antidiscrimination law; they are also contrary to California's critical public policy goals and do real harm to people with disabilities.[4]

I. CALIFORNIA LAW PROHIBITS HOUSING DISCRIMINATION AGAINST PEOPLE WITH DISABILITIES

FEHA and its regulations expressly prohibit housing discrimination against protected classes of individuals, including people with disabilities. FEHA's protection includes its incorporation of other state housing laws as a

[4] As Appellant's opening brief explains, it appears that federal law may require reversal as well. But amici will address only certain state law issues in this brief.

potential basis for liability. In addition, the California Constitution provides a privacy right that extends to group housing.

A. FEHA and Its Implementing Regulations Prohibit Land Use Practices that Discriminate Against People with Disabilities

FEHA provides comprehensive protection against housing and employment discrimination in California. Gov't Code §§ 12900-12999. It establishes as a "civil right" the "opportunity to seek, obtain, and hold housing without discrimination" on the basis of a number of enumerated protected characteristics. *Id.* § 12921(b). FEHA prohibits specific unlawful housing practices, including discrimination or harassment generally, retaliation, otherwise making unavailable or denying a dwelling based on discrimination, and discriminating through public or private land use practices. *Id.* § 12955; *see id*. § 12955(*l*) ("Discrimination includes, but is not limited to, restrictive covenants, zoning laws, denials of use permits, and other actions authorized under the Planning and Zoning Law . . . that make housing opportunities unavailable."). FEHA defines "discrimination" to include the "refusal to make reasonable accommodations in rules, policies, practices, or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling." *Id*. § 12927(c)(1).

FEHA prohibits discrimination based on, among other characteristics, disability, and "includes a perception that the person has any of those characteristics or that the person is associated with a person who has, or is perceived to have, any of those characteristics." Gov't Code § 12955(m). Individuals recovering from addiction are recognized as people with disabilities, *see id.* § 12926(j), and "sober living homes and other dwellings intended for occupancy by persons recovering from alcoholism and drug addiction are protected from illegal discrimination against the disabled." *Socal Recovery, LLC v. City of Costa Mesa*, 56 F.4th 802, 814 (9th Cir. 2023).

FEHA and its federal law counterpart, the Fair Housing Act (FHA), 42 U.S.C. §§ 3601-3631, are related but offer distinct sets of protections. California courts applying FEHA "'often follow decisions construing federal antidiscrimination statutes, as long as those decisions provide appropriate guidance.'" *Walker v. City of Lakewood*, 272 F.3d 1114, 1126 (9th Cir. 2001) (quoting *Sada v. Robert F. Kennedy Med. Ctr.*, 56 Cal. App. 4th 138, 150 n.6 (1997)). Thus, in some instances, this Court "'appl[ies] the same standards to FHA and FEHA claims.'" *Pac. Shores Props., LLC v. City of Newport Beach*, 730 F.3d 1142, 1156 n.14 (9th Cir. 2013) (quoting *Walker*, 272 F.2d at 1131 n.8). But FEHA has force independent of the FHA, and in

certain situations it "may provide greater protection against discrimination"—that is, "the FHA provides a minimum level of protection that FEHA may exceed." *Auburn Woods I Homeowners Ass'n v. Fair Emp't & Hous. Comm'n*, 121 Cal. App. 4th 1578, 1591 (2004) (quoting *Brown v. Smith*, 55 Cal. App. 4th 767, 780 (1997)); *see also, e.g.*, *Page v. Super. Ct.*, 31 Cal. App. 4th 1206, 1215-16 (1995) (declining to follow federal decisions that would limit supervisor's personal liability under California antidiscrimination statute); *Martinez v. City of Clovis*, 90 Cal. App. 5th 193, 254-73 (2023) (analyzing FEHA claim separately from FHA claim), *petition for review pending*, No. S280039 (Cal.).

Pursuant to its legislative authority, *see* Gov't Code § 12935(a), CRD has promulgated regulations implementing FEHA. These "quasi-legislative" regulations, which "have the dignity of statutes" under principles of California administrative law, *Yamaha Corp. of Am. v. State Bd. of Equalization*, 19 Cal. 4th 1, 10-11 (1998), are relevant to this case in at least three respects.

First, the FEHA regulations incorporate acts under other state housing laws into the definition of "[p]ublic land use practices" that can be challenged as discriminatory under FEHA. Cal. Code Regs. tit. 2, § 12005(bb). The regulations define "[p]ublic land use practices" to include

"all practices by governmental entities . . . in connection with development and land use that are related to or have an effect on existing or proposed dwellings or housing opportunities." *Id.*[5] The FEHA regulations specifically prohibit discriminatory treatment and discriminatory effects in such land use practices. *Id*. §§ 12161-12162. The regulations' definition of "land use practices" thus covers a broad range of potential public action, and prohibits such actions that make housing opportunities unavailable for people with disabilities and impose different requirements on a protected class, if the practice intentionally discriminates against or has a discriminatory effect on members of the protected class. *Id.* §§ 12005(bb), 12161(a)-(b).

Second, when a public entity's land use policy is facially discriminatory—as is the case with Costa Mesa's ordinances here, *see infra* at 14—the entity must make two specific showings to avoid liability. It must establish that the policy both "[o]bjectively benefits a protected class" *and*

[5] These practices include, among other things, adoption of ordinances, permitting and zoning decisions, actions under the Housing Element Law (part of the California Planning and Zoning Law and the State Housing Law, both cited in the regulation), and "[a]ll practices that could affect the availability, feasibility, use, or enjoyment of housing opportunities." Cal. Code Regs., tit. 2, § 12005(bb).

"[i]s the least restrictive means of achieving the identified purpose." Cal. Code Regs. tit. 2, § 12042(f)(1)(A), (f)(2).[6]

Third, the FEHA regulations also implement the statute's reasonable accommodation requirement. *See* Gov't Code § 12927(c)(1). As applicable to zoning and permitting cases, a public entity must "make reasonable accommodations unless providing the requested accommodation would constitute an undue financial and administrative burden or a fundamental alteration of its program." Cal. Code Regs. tit. 2, § 12176(c); *see* Gov't Code § 12927(c)(1) (discrimination can include failure to make reasonable accommodations).[7] Moreover, the regulations require that whenever a public entity cannot immediately grant a reasonable accommodation request, it must undertake a good-faith interactive process "to exchange information to

---

[6] In addition, or as an alternative, to demonstrating an "objective benefit," an entity may also show the policy "[r]esponds to legitimate safety concerns raised by the individuals affected by the facially discriminatory policy, rather than being based on stereotypes about them." Cal. Code Regs. tit. 2, § 12042(f)(1)(B). Here, the district court found the City had not offered any such concerns at trial to justify its regulations. ER 10.

[7] A proposed accommodation constitutes a "fundamental alteration" only if it would "change the essential nature of the services or operations of the person being asked to provide the accommodation or modification," and cannot be denied based on "fears or prejudices" about the disability, or because it "might possibly become an undue burden if extended to multiple other individuals who might request accommodations or modifications." Cal. Code Regs. tit. 2, § 12179(e)-(f).

identify, evaluate, and implement a reasonable accommodation or modification that allows the individual with a disability equal opportunity." Cal. Code Regs. tit. 2, § 12177(a). This includes affirmatively "identify[ing] if there is another accommodation or modification that is equally effective." *Id.* § 12177(c).

In addition to these regulatory provisions, FEHA's prohibition of actions that "make housing opportunities unavailable" based on protected characteristics, Gov't Code § 12955(*l*), is informed by state laws that require local jurisdictions to plan for and accommodate adequate housing opportunities for all individuals. A key aspect of the Planning and Zoning Law, Gov't Code §§ 65000-66499.58, is the requirement that local governments prepare a housing element, *see id.* § 65582(f). In that document, cities must thoroughly analyze fair housing issues related to housing for people with disabilities and set forth a program of actions that protect and promote such housing, as well as meaningfully, quantifiably, and affirmatively further fair housing. *Id.* § 65583.[8] Among other requirements,

[8] "'Affirmatively furthering fair housing"' is defined under California law to include "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on

the housing element must "demonstrate local efforts to remove governmental constraints that hinder . . . meeting the need for housing for persons with disabilities," *id.* § 65583(a)(5), and must "remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities," *id.* § 65583(c)(3). It must include a fair housing assessment with specific goals, implementation strategies, and "metrics and milestones" for evaluating results. *Id.* § 65583(c)(10)(A)(iv). Notably, to satisfy these obligations, cities are required to use and adduce data, analyses, and quantitative objectives. *See, e.g.*, *id.* § 65583(a)(5), (a)(7), (b)(1), & (c)(10)(A)(ii). In other words, numerous provisions of state housing law address the adequacy of local policies in protecting and promoting housing opportunities for people with disabilities.

Recently, the California Court of Appeal held that local governmental actions that violate the Planning and Zoning Law (including the Housing Element Law) and make housing opportunities unavailable to members of a protected class also violate FEHA. *Martinez*, 90 Cal. App. 5th at 268-71. The court concluded that the plaintiff had stated a FEHA claim by pleading

---

protected characteristics." Gov't Code § 8899.50(a)(1) (internal quotation marks in original).

that a local government's failure to comply with the Housing Element Law "'make[s] housing opportunities unavailable' as that phrase is used in . . . section 12955, subdivision (*l*)." *Id.* at 269. *Martinez* thus underscores that one important aspect of FEHA's housing-related protections stems from the statute's interaction with other state housing laws.

B. California's Constitutional Privacy Right Protects Group Home Residents

In addition to these state statutory and regulatory provisions, the California Constitution provides protections for people with disabilities living in communal, group home settings that courts must consider when examining local ordinances. This protection stems from Article I, Section 1 of the California Constitution, which declares an "inalienable right[]" to (among other things) "privacy."

In *City of Santa Barbara v. Adamson*, 27 Cal. 3d 123 (1980), the California Supreme Court held that this constitutional privacy right prohibited a city ordinance that disallowed more than five persons unrelated by blood or marriage from living in a communal setting. *Id.* at 134. The court explained that the state Constitution protects a "right of privacy not only in one's family but also in one's home . . . [and] the right to live with whomever one wishes." *Id.* at 130; *see also Coal. Advocating Legal Hous.*

Options v. City of Santa Monica, 88 Cal. App. 4th 451, 458-61 (2001) (rejecting city's limitations on who may live in an accessory dwelling unit because "the right to choose with whom to live is fundamental").

This protection is relevant here because of the importance of communal living arrangements to people with disabilities. Group homes can provide peer support for disability-related needs, help people with disabilities live in deinstitutionalized settings, and integrate residents into their communities. *See* Group Home Technical Advisory at 1, 6. As a result, the California Legislature has recognized that "'persons with disabilities . . . are significantly more likely than other persons to live with unrelated persons in group [homes].'" *Broadmoor San Clemente Homeowners Ass'n v. Nelson*, 25 Cal. App. 4th 1, 6 (1994) (quoting 1992 Cal. Stat., ch. 1277, § 18, and 12 West Cal. Legis. Serv. 6038 (legislative finding and declaration in statute relating to fair housing)).

II. THE JUDGMENT BELOW SHOULD BE REVERSED BECAUSE COSTA MESA'S ORDINANCES VIOLATE CALIFORNIA LAW

The district court failed to properly apply the state law principles just discussed, and there was no legally sufficient evidentiary basis for a reasonable jury to find for Costa Mesa, necessitating reversal.

A. Costa Mesa Failed to Make the Showings Necessary to Sustain Its Facially Discriminatory Ordinances Under FEHA

Costa Mesa's ordinances at issue here apply to "group homes," which are defined as dwellings "being used as a supportive living environment for persons who are considered handicapped under state or federal law." ER 251. As the district court correctly recognized, *see* ER 252, this scheme is a "'[f]acially discriminatory policy'" because it "explicitly conditions a housing opportunity on a protected basis, takes adverse action based on a protected basis, or directs adverse action to be taken based on a protected basis." Cal. Code Regs. tit. 2, § 12040(c) (internal quotation marks in original). Thus, to avoid liability here, Costa Mesa bore the burden of establishing both that its law "[o]bjectively benefits a protected class," *id.* § 12042(f)(1)(A), and that it "[i]s the least restrictive means of achieving the identified purpose," *id.* § 12042(f)(2). Costa Mesa did not satisfy either prong of this analysis.

"Objectively benefits a protected class." Costa Mesa's counterintuitive argument that its ordinances, which facially discriminate against group homes, in fact "objectively *benefit*" people with disabilities, ER 6-10, suffers from two key flaws.

First, the gravamen of Costa Mesa's successful "benefits" argument was that its policy purportedly advantages group homes by allowing them to avoid the restrictions the City places on "boarding houses"—*i.e.*, a 1,000-foot spacing requirement, exclusion from a single-family residential zone, and "a six-person and six-room limit." *See, e.g.*, ER 6-10. But a comparison between group homes for people with disabilities and boarding houses is inapt. The communal living, peer support, and other assistance that group homes provide are essential housing resources for people with disabilities, who may not be able to live without them, unlike the non-disabled residents of boarding houses. *Oconomowoc Residential Programs, Inc. v. City of Milwaukee*, 300 F.3d 775, 787 (7th Cir. 2002). Thus, group homes, unlike boarding houses, are protected by state and federal fair housing laws. *See e.g.*, *Broadmoor San Clemente Homeowners Ass'n*, 25 Cal. App. 4th. at 6; Group Home Technical Advisory at 24.

The City has failed to carry its burden to justify its regulations in this case, because treating people with disabilities who require group homes slightly better than "boarding house" residents is irrelevant. *See Oconomowoc*, 300 F.3d at 787. Costa Mesa's regulations placing burdens and restrictions on group homes do not result in a "benefit" to people with disabilities, who have needs addressed by group homes that people without

disabilities who live in boarding houses do not share. Nor has the City shown that it would actually be lawful to impose on group homes the restrictions it imposes on boarding houses, or that Ohio House and other group homes would not be entitled to reasonable accommodations from them. The "benefits" defense based on a comparison to boarding houses fails as a matter of law.

Costa Mesa's restrictions on group homes also conflict with the City's obligations under state law to affirmatively further fair housing for people with disabilities and account for their particular needs. Among other deficiencies, the City's policy fails to account for the "special housing needs" of "persons with disabilities," Gov't Code § 65583(a)(7); fails to "remove governmental constraints" on housing for people with disabilities, *id.* § 65583(a)(5); and fails to give "highest priority" to factors that "limit or deny fair housing choice or access to opportunity" for people with disabilities, *id.* § 65583(c)(10)(A)(iv). These failures may well independently violate FEHA by virtue of making housing opportunities unavailable to people with disabilities. *See Martinez*, 90 Cal. App. 5th at 268-70; *supra* at 10-12. At a minimum, however, they should foreclose Costa Mesa's argument that its facially discriminatory ordinances somehow objectively benefit people with disabilities.

The City seeks to distinguish Ohio House from other shared housing that it treats like single-family homes because not all of its occupants are joint owners or tenants. ER 5606, 5918. But in *Adamson*, the Court held that the California Constitution's protection of privacy rights still applies when a property owner or primary tenant (like Ohio House) is renting out rooms for others to live in a communal setting. *See Adamson*, 27 Cal. 3d at 127-28, 136 & n.5; *City of Santa Barbara v. Adamson*, 90 Cal. App. 3d 606, 153 Cal. Rptr. 507, 509 (1979) (confirming that Adamson was renting space in her house to the other occupants). In addition, group homes like Ohio House, in which the occupants are not joint owners or tenants, are well-established and important communal housing resources for people with disabilities.[9] It is incongruous to suggest that restrictions contradicting state constitutional rights could provide a legally cognizable "benefit" to people who live in group homes.

Second, in addition to the legal inadequacy of the alleged benefits themselves, Costa Mesa failed to meet its burden to produce sufficient

[9] *See* Group Home Technical Advisory at 24-25; Polcin et al., *Sober Living Houses for Alcohol and Drug Dependence: 18-Month Outcomes*, J. of Substance Abuse Treatment (2010); 38(4):356-365, at 2-4, https://tinyurl.com/2ba5ccbw.

evidence of the imposed restrictions' supposed benefit to people with disabilities. This failure is inconsistent with California's housing laws, which require public agencies to take meaningful actions to affirmatively further fair housing and to make related assessments in their planning, supported by objective, quantifiable data. Gov't Code §§ 8899.50, 65583(c)(10)(A). This includes an obligation to assess displacement risk, *id.* § 65583(c)(10)(A)(ii); analyze potential and actual governmental constraints on housing for people with disabilities and demonstrate efforts to remove constraints, *id.* § 65583(a)(5); perform a quantifiable analysis of housing needs for people with disabilities, *id.* § 65583(a)(7); state goals and quantified objectives relative to affirmatively furthering fair housing, *id.* § 65583(b)(1); address and work to remove constraints on housing for people with disabilities, *id.* § 65583(c)(3); and promote housing for people with disabilities, *id.* § 65583(c)(5).

Instead, the City's "benefits" defense relied on subjective, speculative, and unsubstantiated opinions that people with disabilities could benefit from the City's policy both allowing for the siting of group homes where they purportedly would not otherwise be allowed if they were regulated as "boarding houses," and requiring 650-foot separation to prevent potential feelings of institutionalization for group home residents. *See, e.g.*, ER 7-10.

Related, the City failed to fully consider and support with sufficient evidence, for example, the extent to which its policy precludes group homes in areas or locations where they otherwise would be sited, or already have been sited, ignoring the creation of new constraints on housing for people with disabilities. And the City failed to fully consider and support with sufficient evidence whether more housing opportunities of their choice for the protected class would be in fact lost rather than gained as a result of the policy, including ignoring displacement risks. As a result, the district court lacked the requisite objective evidence, such as detailed quantitative data, studies, or assessments of what the needs of people with disabilities were or what the actual effects of the City's group home policy would be. *See generally* ER 6-10; *see also* Cal. Code Regs. tit. 2, § 12042(f)(1)(A) (requiring defendants to show that a facially discriminatory housing policy "[o]bjectively benefits a protected class"). Indeed, what is known about the ordinances' actual effects undermines the City's claim, despite the lack of detailed quantitative studies. Those effects will include displacing dozens of people from their Ohio House homes and effectively imposing quotas on how many people recovering from addiction can live in each of the City's various neighborhoods, and therefore in the City as a whole.

"Least restrictive means." Even if Costa Mesa had been able to show that its ordinances objectively benefit people with disabilities, it would also have had to establish that its policy "[i]s the least restrictive means of achieving the identified purpose." Cal. Code Regs. tit. 2, § 12042(f)(2); *Pack v. Fort Washington II*, 689 F. Supp. 2d 1237, 1243-44, 1248 (E.D. Cal. 2009) (granting summary adjudication on FEHA facial discrimination claim because rule was not the least restrictive means of achieving alleged purpose and noting possible alternative rule).

The City did not demonstrate with sufficient evidence that it was unable to achieve its central claimed purpose—avoiding the creation of institutionalized living in residentially zoned areas—by less restrictive means than it chose. Again, assuming for purposes of discussion that the City's goal of limiting "institutionalization" was legitimate, the district court failed to scrutinize, for example, the City's claimed need for at least 650 feet of space between group homes as the least restrictive means of achieving this purpose. *See, e.g.*, ER 8-9 (lack of discussion of possible less restrictive alternatives the jury could have considered). This constitutes an independent ground for invalidating the City's facially discriminatory ordinances.

B. Costa Mesa Failed to Demonstrate Compliance with FEHA Reasonable Accommodation Requirements

Apart from having enacted facially discriminatory ordinances, the record here shows that Costa Mesa violated FEHA by failing to make a reasonable accommodation for Ohio House, which requested that it be permitted to operate within 550 feet of another group home rather than the minimum 650 feet required by the City's ordinance. This failure has two aspects. First, as specified in FEHA's regulations, Costa Mesa was required to undertake a good-faith interactive process in response to Ohio House's request for reasonable accommodation. Cal. Code Regs. tit. 2, § 12177. This includes evaluating and implementing a reasonable accommodation if possible, or *affirmatively* "identify[ing] if there is another accommodation or modification that is equally effective." *Id.* § 12177(a), (c). It appears that the City did not make these interactive efforts and the district court did not consider these requirements when determining there was sufficient evidence to find the denial of a reasonable accommodation did not violate FEHA. *See* ER 2892-97; ER 16.

Second, as relevant here, a requested accommodation may only be denied if it would constitute an unacceptable "fundamental alteration," meaning it would "change the essential nature of the services or operations"

being offered. Cal. Code Regs. tit. 2, § 12179(b)(1), (e). And, a reasonable accommodation request cannot be denied based on "fears or prejudices" about the disability, or because it "might possibly become an undue burden if extended to multiple other individuals who might request accommodations or modifications." *Id.* § 12179(f).

"Fundamental alteration." The court found that the jury had sufficient evidence to determine that a waiver of the 650-foot separation requirement constituted a "fundamental alteration" of the City's zoning code creating residential neighborhoods. This was based on City testimony that a "cluster of group homes increases the number of adults living in an area, which increase[s] parking and traffic, [and] leads to increased related complaints," such that "[t]he City wanted to reduce these effects to prevent the 'institutionalization' of residential neighborhoods and the degradation of the residential nature." ER 16.

Assuming only for purposes of argument that the City's goal was legitimate, the court's order did not discuss any sufficient evidence showing that a deviation from the 650-foot separation rule would lead to these negative results, let alone any sufficient evidence that the 100-foot departure from the rule that Ohio House requested would do so. Indeed, Ohio House had already been located 550 feet from another group home, and there was

no sufficient evidence discussed that this had created an institutionalized setting.

Moreover, the City's concerns are a far cry from what are properly considered fundamental alterations. FEHA and its regulations specifically anticipate that cities will need to adjust their zoning codes to reasonably accommodate disability-related housing needs, Gov't Code § 12927(c)(1); Cal. Code Regs tit. 2, § 12180(c)(6), undercutting the City's argument that the claimed speculative effects of increased density alleged here could be considered fundamental alterations. Here, the allegations of increased parking needs, van traffic, and loading and unloading passengers,[10] which could come from any home with several residents—such as a multi-generational family living together, a home that receives a large number of deliveries or visitors, or families with regular carpools—is unlikely to rise to the level of changing the "essential nature" of a residentially-zoned neighborhood. Because these effects can be caused by many different sources, they should be addressed by generally applicable parking regulations, traffic calming measures, or occupancy standards instead of

[10] The district court acknowledged that Ohio House did not receive any specific noise, parking, or smoking complaints in the past. ER 16.

singling out group homes with discriminatory and constraining regulations. *See, e.g.*, *Adamson*, 27 Cal. 3d at 133; Group Home Technical Advisory at 30-31.

The City's reaction to its claimed concerns also did not consider its obligations under state law to affirmatively furthering fair housing. These obligations include, among other things, protecting individuals with disabilities' right to housing of their choice, and the housing they find most suitable for their disability-related needs, while removing constraints on their ability to obtain this housing. *See, e.g.*, Gov't Code §§ 8899.50; 65583(a)(5), (c)(3), (c)(5), (c)(10)(A). The accommodation Ohio House has requested may be consistent with, and indeed required by, state housing law. The district court's failure to consider the requested accommodation in light of the City's obligations under state law was error.

"Fears or prejudices." To justify denying the accommodation, Costa Mesa argued that having a greater number of persons per household, like Ohio House does, strained the City's infrastructure, and could create "institutionalization" of zoned residential neighborhoods. ER 16. But this argument, rather than justifying denying Ohio House's accommodation request, appears to reflect a concern that other group homes might seek a similar accommodation in the future. It thus appears to rest on "fears or

prejudices" that multiple group homes might seek reasonable accommodations to locate or remain in Costa Mesa, and that group home residents somehow cause uniquely problematic traffic, noise, or activity (as the City allows similar traffic, noise, and activity from other homes with several residents). That is precisely the kind of prejudicial reasoning FEHA rejects. *Cf. Oconomowoc*, 300 F.3d at 786 (noting that FHA rejects city actions based on "blanket stereotypes about disabled persons rather than particularized concerns about individual residents . . . the use of stereotypes and ignorance, and . . . [g]eneralized perceptions about disabilities and unfounded speculations about threats to safety . . . as grounds to justify exclusion") (internal citations and quotation marks omitted).

III. RESTRICTIVE ZONING CODES LIKE COSTA MESA'S ARE CONTRARY TO PUBLIC POLICY AND HAVE A NEGATIVE IMPACT ON HOUSING FOR CALIFORNIANS WITH DISABILITIES

As discussed above, group homes are an essential resource for people with disabilities. Group homes that provide sober living environments play a key role in substance abuse recovery care.[11] They are "alcohol and drug free living environments that offer peer support for recovery outside the context

[11] U.S. Dep't of Health & Human Servs., *Facing Addiction in America: The Surgeon General's Report on Alcohol, Drugs, and Health* (2016) at 4-4, https://tinyurl.com/ssnem8v3.

of treatment."[12] According to the Substance Abuse and Mental Health Services Administration of the U.S. Department of Health and Human Services, community support "is a critical aspect of achieving and maintaining recovery," and thus, recovery residences "are uniquely qualified to assist individuals in all phases of recovery, especially those in early recovery, by furnishing social capital and recovery supports."[13] Research demonstrates that residents show improvement in a variety of areas, including drug and alcohol use, employment, psychiatric symptoms, and arrests.[14] Group homes thus enable people with disabilities to live in the community while still receiving the needed support for continued recovery.

As discussed above, California law recognizes the important benefits group homes provide to people with disabilities by establishing certain protections for them—protections that ordinances like Costa Mesa's fail to

---

[12] Polcin et al., *What Did We Learn from Our Study on Sober Living Houses and Where Do We Go from Here?* J. of Psychoactive Drugs (Dec. 2010) 42(4):425-433, at 2, https://tinyurl.com/yzcxmb3r.

[13] Substance Abuse and Mental Health Servs. Admin., *Recovery Housing: Best Practices and Suggested Guidelines* (2018) at 3, https://tinyurl.com/mr4c4arz.

[14] Korcha et al., *Sober Living Houses: Research in Northern and Southern California*, Addiction Science & Clinical Practice (2015) 10 (Suppl. 1):A30, https://tinyurl.com/rh8prtbw.

recognize. In addition to the problems inherent in the City's overall permitting requirements, the Group Home Technical Advisory explains how Costa Mesa's other, more specific group home regulations conflict with its duties to avoid discriminating against such housing and to affirmatively promote and protect it. These regulations include, for example, the City's 650-foot spacing requirement, definition of single housekeeping units, and special occupancy standards for group homes.[15] Discriminatory restrictions like these and others in Costa Mesa's ordinances "can block new group homes from opening, force existing ones to close, and impose costs, legal fees, and administrative burdens that make it difficult for group homes to operate."[16]

These problems are not hypothetical. Restrictive zoning codes have had—and continue to have—a negative impact on the availability of this important type of housing opportunity for people with disabilities.[17] As an initial matter, recent research demonstrates that group homes for those recovering from addiction are not highly concentrated in Orange County,

---

[15] *See generally* Group Home Technical Advisory at 23-36.

[16] *Id.* at 1.

[17] Group Home Technical Advisory at 7.

relative to the rest of California or the nation as a whole.[18] In fact, California is behind many other states in the number of such group homes per capita, despite having a higher age-adjusted alcohol/drug mortality rate than many other states.[19] Moreover, the last two years have seen a large percentage increase in the number of such deaths in California, indicating a likely increasing need for group homes in the State at a time when there are fewer homes per capita than many other states.[20]

Restrictive zoning codes can limit this number even further, as is evident from Costa Mesa's own data. Before Costa Mesa adopted its group home ordinances, it estimated there were 94 sober living homes in the City's residential zones. *Socal Recovery, LLC*, 56 F.4th at 806.[21] As of 2022, the City counted only 16 group homes, with at least 68 having closed. *Id.* at 806

---

[18] Mericle et al., *Identifying the Availability of Recovery Housing in the U.S.: The NSTARR Project*, Drug and Alcohol Dependence 230 (2022), at 6-8, figs. 1, 2, tbl. 1, https://tinyurl.com/y48mpfze.

[19] *Id.* at tbl. 1.

[20] Fusion Ctr., *Data Brief: 2020 and 2021 Increases in Deaths in California*, Cal. Dep't of Pub. Health (July 1, 2022), at 8, 9, tbl. 2, https://tinyurl.com/4bbcb5d4.

[21] The *SoCal Recovery* decision cites data from the city website: *City Approved Sober Living/Group Homes*, https://tinyurl.com/yukycasy. That decision did not consider the validity of the City's ordinances.

& nn.6-7. The City's closure list now includes 83 closed facilities, indicating that an additional 15 facilities may have closed.[22]

The expert evidence in this case confirms this alarming reduction in available housing for people with disabilities. Professor Brian Connolly concluded that the City's ordinances restricted the availability of group homes; some were even forced to close, displacing people with disabilities. *See* Connolly Expert Rep. at 53 (Feb. 14, 2022), ECF No. 249-3. His report also discusses how the closure of such facilities, as with other areas of the housing market, presumptively increases the cost of housing in remaining group homes. *Id.* at 54.

In short, restrictive zoning codes, such as those at issue here in Costa Mesa, constrain housing opportunities and choice for people with disabilities. This expressly contravenes FEHA, the State's housing and planning laws, the mission of CRD and HCD, and the policy of the State of California.

CONCLUSION

The judgment of the district court should be reversed.

---

[22] *Group Homes/Sober Living Information and Application*, Costa Mesa, https://tinyurl.com/4wjhb6ky (providing information on "Operators that have closed"). The list can be found at https://tinyurl.com/2absudwh.

Dated: June 29, 2023

Respectfully submitted,

ROB BONTA
Attorney General of California
MICHAEL L. NEWMAN
DANIEL A. OLIVAS
Senior Assistant Attorneys General
JAMES F. ZAHRADKA II
CHRISTINA BULL ARNDT
Supervising Deputy Attorneys General
KENNETH J. SUGARMAN
Deputy Attorney General

/s/ Lisa C. Ehrlich

LISA C. EHRLICH
Deputy Attorney General
Attorneys for Civil Rights Department and Department of Housing and Community Development

UNITED STATES COURT OF APPEALS
FOR THE NINTH CIRCUIT

Form 8. Certificate of Compliance for Briefs

Instructions for this form: http://www.ca9.uscourts.gov/forms/form08instructions.pdf

9th Cir. Case Number(s) 22-56181

I am the attorney or self-represented party.

This brief contains 5,897 words, including 0 words manually counted in any visual images, and excluding the items exempted by FRAP 32(f). The brief's type size and typeface comply with FRAP 32(a)(5) and (6).

I certify that this brief *(select only one)*:

[ ] complies with the word limit of Cir. R. 32-1.

[ ] is a **cross-appeal** brief and complies with the word limit of Cir. R. 28.1-1.

[X] is an **amicus** brief and complies with the word limit of FRAP 29(a)(5), Cir. R. 29-2(c)(2), or Cir. R. 29-2(c)(3).

[ ] is for a **death penalty** case and complies with the word limit of Cir. R. 32-4.

[ ] complies with the longer length limit permitted by Cir. R. 32-2(b) because *(select only one)*:
- [ ] it is a joint brief submitted by separately represented parties.
- [ ] a party or parties are filing a single brief in response to multiple briefs.
- [ ] a party or parties are filing a single brief in response to a longer joint brief.

[ ] complies with the length limit designated by court order dated _____.

[ ] is accompanied by a motion to file a longer brief pursuant to Cir. R. 32-2(a).

Signature */s/ Lisa C. Ehrlich* **Date** June 29, 2023
(use "s/[typed name]" to sign electronically-filed documents)

CERTIFICATE OF SERVICE

I hereby certify that, on this 29th day of June 2023, I electronically filed the foregoing ***BRIEF OF AMICI CURIAE THE CALIFORNIA CIVIL RIGHTS DEPARTMENT AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN SUPPORT OF APPELLANT AND REVERSAL*** with the Clerk of the Court of the United States Court of Appeals for the Ninth Circuit by using the CM/ECF system. I further certify that all participants in the case are registered CM/ECF users and that service will be accomplished by the CM/ECF system.

/s/Lisa Ehrlich
Lisa Ehrlich

EXHIBIT 4

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

November 29, 2023

Lori Ann Farrell Harrison, City Manager
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Dear Lori Ann Farrell Harrison:

RE: Group Home Ordinances – Letter of Technical Assistance

In the attached May 9, 2023, findings letter, the California Department of Housing and Community Development (HCD) offered to provide additional technical assistance regarding, among other things, implementation of Costa Mesa's (City) 6th cycle housing element programs to review its group home and related policies. This letter provides that technical assistance for the City's review of its group home ordinances, including Ordinance Nos. 14-13, 15-11, and 17-05, which amended Title 13 of the City's Municipal Code (MC 13), as well as related City policies, such as its reasonable accommodations procedures.

HCD has reviewed the City's group home ordinances and related policies under its authority pursuant to Government Code section 65585, which includes authority to review cities' compliance with the Land Use Discrimination Law (Gov. Code, § 65008), Affirmatively Furthering Fair Housing (AFFH) Law (Gov. Code, §§ 8899.50, 65583), and State Housing Element Law (Gov. Code, § 65580 et seq.). HCD finds that the City's group home ordinances and related policies violate Government Code sections 65008, 65583, and 8899.50 by failing to meet the City's obligations to affirmatively further, protect, and remove constraints on housing for persons with disabilities, and also by discriminating against this housing.

To comply with state law, the City must, among other things, immediately stop enforcing its group home ordinances, repeal them, and revise its reasonable accommodations policies. These actions are also necessary to timely and effectively implement the programs in the 6th cycle housing element that the City adopted on November 15, 2022, which are required for the City's housing element to substantially comply with State Housing Element Law. These include Program 2J (Transitional and Supportive Housing), 2N (Reasonable Accommodation), Program 2O (Definition of Single Housekeeping Unit), Program 2P (Group Homes), and 4A (Fair Housing).

Definitions

Various laws use the term “group homes” to refer to different types of housing for different populations. For the purposes of state fair housing and planning and zoning laws, the following terms refer to various types of residences in which unrelated persons share the residence:

- **Shared Living Residences**—any housing shared by unrelated persons, including, for example, group homes, recovery residences, some community care residential facilities, some supportive and transitional housing, emergency shelters, boardinghouses, and dormitories.
- **Group Homes**—housing shared by unrelated persons with disabilities that provide peer and other support for their residents’ disability-related needs and in which residents share cooking, dining, and living areas, and may, in some group homes, participate in cooking, housekeeping, and other communal living activities and that do not provide services that require licenses under state law.
- **Licensed Facilities**—shared living residences that provide services that require licenses under state law.
- **Recovery Residences** or **Sober Living Homes**—group homes for persons recovering from alcoholism or drug addiction in which the residents mutually support each other's recovery and sobriety and that do not require state licenses because they do not provide alcoholism or drug addiction recovery and treatment services.[1]
- **Alcohol or Other Drug (AOD) Facilities**—residential facilities that must obtain state licenses because they provide alcoholism or drug addiction recovery and treatment services.

[1] Individuals recovering from alcoholism or addiction are recognized as people with disabilities (see Gov. Code, § 12926, subd. (j)), and “sober living homes and other dwellings intended for occupancy by persons recovering from alcoholism and drug addiction are protected from illegal discrimination against the disabled.” *SoCal Recovery, LLC v. City of Costa Mesa* (“*SoCal Recovery*”) (9th Cir. 2023) 56 F.4th 802, 814.

Statutory Background

Land Use Discrimination Law

California's Planning and Zoning Law (Gov. Code, § 65000 et seq.) prohibits jurisdictions from engaging in discriminatory land use and planning activities. Specifically, Government Code section 65008, subdivision (a)(1), deems any action taken by a city to be null and void if it denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or any other land use in the state due to illegal discrimination. Section 65008 prohibits discrimination based on any characteristic, including disabilities, protected by other state or federal laws, while adding its own prohibitions of discrimination against individuals or households who have very low, low, moderate, or middle incomes.[2] The law further recites multiple categories of actions that are determined to be discriminatory, including enactment or administration of ordinances that prohibit or discriminate based on a protected characteristic[3] and imposition of requirements on a residential use for persons with protected characteristics that are not generally imposed upon other residential uses.[4]

AFFH Law

Government Code section 8899.50 requires all California public agencies, including cities, "to administer their programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and take no action that is materially inconsistent with [this] obligation . . . ."[5] AFFH means:

> taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.[6]

Moreover, the "duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development."[7]

---

[2] Gov. Code, § 65008, subds. (a)(1)(A), (b)(1)(B)-(C), (2)(B), (3).
[3] *Id.* at subd. (b)(1)(B).
[4] *Id.* at subd. (d)(2)(A).
[5] Gov. Code, § 8899.50, subds. (a)(2)(B), (b)(1), (2).
[6] *Id.* at subd. (a)(1).
[7] *Id.*

Housing Element Law

In addition to the general AFFH requirements in Government Code section 8899.50, State Housing Element Law includes more specific AFFH requirements for cities. Government Code section 65583 requires cities to thoroughly analyze fair housing issues related to housing for people with disabilities and set forth a program of actions that protect and promote such housing. Through their housing elements, cities must "remove governmental constraints that hinder . . . meeting the need for housing for persons with disabilities," which requires "remov[ing] constraints to, and provid[ing] reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities."[8] Section 65583 also requires cities to "promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities all persons regardless of . . . disability" or "other protected characteristics."[9] And cities' housing elements must include a fair housing assessment with specific goals, implementation strategies, and "metrics and milestones" for evaluating results.[10] In complying with these AFFH duties, cities are required to analyze data and set measurable objectives and milestones.[11]

Resource Materials

In revising its policies, amending its ordinances, and implementing its housing element programs, the City should consider HCD's Group Home Technical Advisory (Group Home TA)[12] and its AFFH Guidance Memorandum (AFFH Memo).[13] The City should also consider, among other things, the analysis in the amicus brief that HCD and CRD filed in the pending appeal in *The Ohio House, LLC v. City of Costa Mesa,* 9th Cir. Case No. 22-56181, Docket No. 25-2 (Amicus Brief). The guidance documents and Amicus Brief discuss relevant statutes, regulations, and case law, as well as HCD's and other government agencies' earlier guidance documents, academic papers, and demographic and statistical analyses.

[8] Gov. Code, § 65583, subds. (a)(6), (c)(3).
[9] *Id.* at subd. (c)(5).
[10] *Id.* at subd. (c)(10)(A)(iv).
[11] See, e.g., Gov. Code, § 65583, subds. (a)(5), (a)(7), (b)(1), (c)(10)(A)(ii).
[12] Available at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf.
[13] Available at https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Findings

HCD's findings include, but are not necessarily limited to, those described below.

Permitting Requirements

Ordinance Nos. 14-13, 15-11, and 17-05 establish permitting requirements for group homes.

- MC 13-311(a) requires a special use permit for unpermitted group homes of six or fewer occupants located in R1 (single-family) zones and prohibits group homes with seven or more occupants in these zones.
- MC Title 9, Chapter II, Article 23, 9-372 requires group homes of six or less to apply for an operator's permit, regardless of licensure status.
- MC 13-322 requires a Conditional Use Permit (CUP) for group homes of six or less in R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (Planned Development Zones) Zones.
- MC 13-323 requires a CUP for group homes in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (Planned Development Zones) with seven or more occupants.

The City's permitting requirements for group homes and its application and enforcement of these requirements violate Government Code sections 65008, 65583, and 8899.50 by, among other things, discriminating against housing for persons with disabilities, constraining and failing to promote this housing, and restricting the fair housing choices of persons with disabilities (their right to housing of their choice and the housing they find most suitable for their disability-related needs).

The ordinances do not impose similar restrictions on other dwellings located in the zones listed above. The discriminatory effects and constraints these permitting requirements impose on group homes are evident through, among other things, the City's own data showing how severely the permitting requirements have curtailed group homes in Costa Mesa. And there are considerable other discriminatory effects, including, and among other things, the costs and burdens imposed on group homes, the displacement of persons with disabilities from housing of their choice and the disruptions of their lives, and the City's efforts to deter new group homes from opening in Costa Mesa.[14]

[14] See, e.g., Amicus Brief at pp. 27-28; *SoCal Recovery*, *supra*, 56 F.4th at p. 806 (finding that Costa Mesa engaged in "an explicit effort to reduce the number of sober living homes operating within the City.").

Furthermore, the City should not continue attempting to justify its group home restrictions by comparing them to its treatment of boardinghouses. Group homes are designed to provide communal living environments with peer and other support for their occupants' disability-related needs and to help integrate their residents into local communities. Boardinghouses do not serve these same goals. Government Code sections 65008, 65882, and 8899.50 also impose specific and unique duties on cities to affirmatively promote and protect housing for persons with disabilities that do not similarly apply to all boardinghouses.

The overall problems with the City's permitting system require the City to immediately stop enforcing its group home ordinances and repeal them. To provide additional guidance, this letter discusses below further examples of how specific provisions in these ordinances conflict with the City's duties under Government Code sections 65008, 65583, and 8899.50.

Definition of Single Housekeeping Unit

MC 13-06 defines a single housekeeping unit as follows:

- Single housekeeping unit. The occupants of a dwelling unit have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, and expenses and responsibilities; membership in the single housekeeping unit is fairly stable as opposed to transient, members have some control over who becomes a member of the household, and the residential activities of the household are conducted on a nonprofit basis. There is a rebuttable presumption that integral facilities do not constitute single housekeeping units. Additional indicia that a household is not operating as a single housekeeping unit include, but are not limited to: the occupants do not share a lease agreement or ownership of the property; members of the household have separate, private entrances from other members; members of the household have locks on their bedroom doors; members of the household have separate food storage facilities, such as separate refrigerators.

HCD encourages the City to review pages 24-25 of the HCD Group Home Technical Advisory for policies to avoid when creating a definition of a single housekeeping unit. These problematic policies include requiring all residents to share a common lease or deed, excluding for-profit group homes and overly scrutinizing living arrangements (e.g., not allowing for locks on rooms or having separate entrances).

Lack of Grandfathering

Typically, when a zoning code changes, preexisting, nonconforming uses are "grandfathered" in and allowed to continue operating under the requirements that were in place before the amendments.[15] Costa Mesa's zoning code follows this well-established practice by allowing preexisting, nonconforming residential uses to continue operating unless they are abandoned, the dwellings they are in are declared physically unsafe, or the owner proposes structural alterations. (MC 13-203(b), 13-204.) But the City departs both from general grandfathering practices and its own grandfathering code provisions by requiring preexisting group homes to apply for permits in the same fashion as new ones to remain operational. (MC 13-311, 13-322, and 13-323.) This imposes discriminatory and constraining conditions on preexisting group homes, while creating displacement impacts that AFFH duties and State Housing Element Law require the City to consider and avoid.[16] The City should apply its generally applicable grandfathering provisions to preexisting group homes, subject to reasonable accommodations requirements.

Occupancy Limits

The City sets special occupancy limits on group homes that prohibit group homes of seven or more occupants in R-1 single family zones, require group homes with seven or more occupants to obtain permits to operate in other zones, and require group homes with six or fewer occupants to obtain permits to operate in any residential zone. (MC 9-372, 13-311)(a), 13-322, 13-323.) This is another example of the City imposing discriminatory and constraining restrictions on group homes. Concerns about overcrowding should be addressed through applying the generally applicable occupancy limits that apply to all residences instead of singling out specific types of housing based on occupants' disabilities.[17]

Costa Mesa's ordinances appear to be based on a faulty application of Health and Safety Code statutes that allow local governments to subject licensed group homes with more than six residents to conditional use or other discretionary approval processes but require local governments to treat many types of licensed group homes with six or fewer residents the same as single-family homes and prohibit requiring these small, licensed group homes to obtain conditional use permits or other special approvals to locate in single-family zones.[18] The City, however, cannot justify its restrictions on group homes

[15] See, e.g., *Edmonds v. Los Angeles County* (1953) 40 Cal.2d 642, 651 ("The rights of users of property as those rights existed at the time of the adoption of a zoning ordinance are well recognized and have always been protected.").
[16] Gov. Code, § 65583, subds. (c)(10)(A)(ii), (v).
[17] See Uniform Housing Code, § 503.2; see also *City of Santa Barbara v. Adamson* (1980) 27 Cal.3d 123, 133.
[18] See, e.g., Health & Saf. Code, §§ 1566.3, 1569.85, 11834.23.

through statutes designed to protect small licensed facilities, which provide higher levels of support and care that require state licenses.[19] These statutes specifically apply to licensed facilities, not to unlicensed group homes. In effect, the City is inappropriately transforming state laws designed to prevent local constraints on small, licensed facilities into constraints on group homes that do not provide services requiring state licenses. Moreover, the City is imposing more restrictions on group homes with six or fewer residents than state law allows it to impose on licensed facilities with similar numbers of residents. To avoid imposing overly costly and burdensome constraints on group homes, the best practice is to apply the same general building, fire, and other health and safety codes that apply to other residences, subject to state health and safety code provisions specific to certain types of licensed facilities and to reasonable accommodations requirements.[20]

Separation Requirement

MC 13-322, 13-323, and 13-324 require 650 feet of separation between group homes, sober living homes, or state-licensed drug and alcohol treatment facilities, new and existing.

These spacing requirements have a particularly severe impact on group homes, severely limiting where they can locate, causing group homes to close, and preventing others from opening. Yet the City has not shown that these spacing requirements are necessary or that there are health, safety, or similar justifications for the spacing requirements, or that if these were actual issues, that the City could not address them through less restrictive and discriminatory policies.

Pages 27-29 of the Group Home TA provides additional guidance illustrating why the City's spacing requirements conflict with its duties under state housing law (e.g., Gov. Code, §§ 8899.50, 65008, 65583, subds. (c), (1), (5), (10)), as does the Amicus Brief.

Vehicle and Parking Requirements

The City imposes special vehicle and parking requirements on group homes. MC 13-311(a)(5) states that each dwelling resident is limited to one vehicle that must be used as the resident's primary form of transportation. MC 13-311(a)(5) requires each dwelling resident to park their vehicle on dwelling premises or within 500 feet of the dwelling.

Concerns about parking and traffic should be addressed through generally applicable rules instead of restrictions that target housing for persons with disabilities.[21]

[19] See Group Home TA at pp. 25-26.
[20] See, e.g., Health & Saf. Code, § 13113 (requiring sprinkler systems in certain licensed facilities).
[21] See *Adamson*, *supra*, 27 Cal.3d at 133; Group Home TA at p 31.

Examples of Other Permitting and Operational Requirements

The City imposes the following restrictions on group homes but not on other residences:

- MC 13-311(a)(4) requires a manager to be present during all hours, seven days a week.
- MC 13-311(a)(14)(vi) requires that the operator must have a good neighbor policy directing residents "to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit."
- MC 13-311(b) requires group homes applying for a permit to provide notice to the owner of record and all occupants within 500 feet of the group home.

Singling out group homes for restrictions like these can burden group homes with additional, unjustified costs, while perpetuating fears and stereotypes about persons with disabilities. Pages 30-33 of the Group Home TA provide additional guidance on how to avoid these and other restrictions in Costa Mesa's group home ordinances that conflict with the City's duties under Government Code sections 8899.50, 65008, 65583, subds. (c)(1), (c)(5) and (10), among others.[22]

Reasonable Accommodations

Failing to make reasonable accommodations to rules or policies, in order to allow persons with disabilities the opportunity to access housing, is a form of discrimination.[23] Making reasonable accommodations is also necessary to fulfill the City's AFFH duties and its duties to remove constraints on housing for persons with disabilities.[24]

The City should review its reasonable accommodation policies in Municipal Code section 13-200.62, along with its application of these policies, to ensure compliance with state law.[25] For example, the City: (i) must avoid denying requested accommodations based on fears or prejudicial assumptions about people with disabilities, such as that group home residents somehow uniquely cause problematic traffic, noise, or activity; (ii)

---

[22] See also *Oconomowoc Residential Programs, Inc. v. City of Milwaukee* (7th Cir. 2002) 300 F.3d 775, 783 (finding that house manager requirement is discriminatory because it effectively mandates an "institutional" arrangement that is not "on par with" housing policies for those who are not disabled); *Potomac Group Home Corp. v. Montgomery County, Md.* (D. Md. 1993) 823 F.Supp. 1285, 1296 (finding that notice requirements discriminate against and stigmatize persons with disabilities).
[23] See, e.g., Gov. Code, § 12927, subd. (c)(1).
[24] See, e.g., Gov. Code, §§ 8899.50, 65583, subds. (a)(6), (c)(3), (5).
[25] See, e.g., Cal. Code Regs., tit. 2, §§ 12176-12185; Group Home TA at pp. 18-20; Amicus Brief at pp. 21-25.

may not place the burden on reasonable accommodation applicants to demonstrate that their requested accommodations would not create undue burdens on the City or fundamental alterations to its zoning code; (iii) may not require applicants to show that they could not find any other housing within the city that would meet their disability-related needs; and (iv) must engage in good faith with reasonable accommodation requests and avoid delay or burdensome procedural requirements.[26]

Costa Mesa May Still Address Problems that Might Arise at Individual Group Homes

The City has resources to legally address problems that might occur at individual group homes. If group home operators are engaging in activities that constitute public nuisances; violating generally applicable building, housing, or other health and safety laws; committing fraud; or engaging in other illegal activities, the City can address these issues through the same code enforcement and other legal processes it applies to others who violate municipal codes and other laws. If the City has evidence that a group home operator is providing services that require a license without obtaining one, it can contact the state's Department of Social Services or Department of Health Care Services, which can initiate investigations and take remedial action if appropriate.[27]

This may still require considering if reasonable accommodations are appropriate in some circumstances. And the City should avoid overbroad or discriminatory applications of nuisance laws, such as those basing civil nuisance actions on 911 calls for emergency services.[28] But if a group home is found to have violated local or state law, the City may, for example, seek equitable relief that could include more stringent oversight and other affirmative relief to prevent further violations.

Focusing on individual group homes that are actually causing problems is a better practice than adopting overly broad, constraining, and unlawful regulations for all group homes.

[26] See, e.g., Cal. Code Regs., tit. 2, §§ 12177-12179; 28. C.F.R. § 35.150(a)(3).
[27] See Group Home TA at pp. 33-36, 37.
[28] See. e.g., Cal. Code Regs., tit. 2, § 12162, subd. (a); see also California Attorney General Rob Bonta letter to all Cities and Counties in California re Crime Free Hosing Policies (Apr. 21, 2023), available at https://oag.ca.gov/system/files/attachments/press-docs/Crime%20Free%20Housing%20Guidance_4.21.23.pdf.

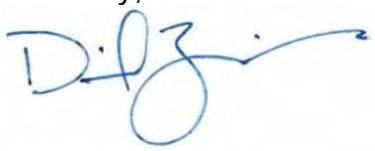
Conclusion

Costa Mesa's ordinances are blocking new group homes from opening, forcing existing ones to close, and imposing costs, administrative burdens, and fees that make it difficult for group homes to operate, while displacing persons with disabilities and disrupting their lives. The City is creating these restrictions and problems in the context of a shortage of adequate housing for persons with disabilities, which is a particularly acute issue within California's broader housing crisis.

HCD has reviewed the City's group home ordinances and found that they violate Government Code sections 65008, 65583, and 8899.50. The City must stop enforcing these ordinances, repeal them, change its reasonable accommodation policies and practices, and review other zoning practices in light of HCD's guidance to ensure that the City is complying with state law. These actions are necessary for the City to comply with its duties under Government Code sections 65008, 65583, and 8899.50, and are among the things that the City must do to bring its 6th cycle housing element into substantial compliance with State Housing Element Law.

For technical assistance regarding the City's 6th Cycle housing element, please contact Jose Armando Jauregui at jose.jauregui@hcd.ca.gov. If you have any questions regarding the content of this letter, please contact Bentley Regehr at bentley.regehr@hcd.ca.gov.

Sincerely,



David Zisser
Assistant Deputy Director
Local Government Relations and Accountability

Enclosures: Letter from HCD regarding City of Costa Mesa's 6th Cycle (2021-2029) Adopted Housing Element (May 9, 2023)

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

May 9, 2023

Lori Ann Farrell Harrison, City Manager
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Dear Lori Ann Farrell Harrison:

RE: City of Costa Mesa's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Costa Mesa's (City) housing element that was adopted on November 15, 2022 and received for review on March 10, 2023. In addition, the California Department of Housing and Community Development (HCD) considered technical modifications from its prior review authorized by Resolution Number 2022-67. Pursuant to Government Code section 65585, subdivision (h), HCD is reporting the results of its review. In addition, HCD considered comments from Costa Mesa First pursuant to Government Code section 65588, subdivision (c).

The adopted housing element meets the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq.). However, the housing element cannot be found in substantial compliance until the City has completed necessary rezones to make prior identified sites available and address the shortfall of sites to accommodate the RHNA pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021) as described below.

Pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), a jurisdiction that failed to adopt a compliant housing element within one year from the statutory deadline cannot be found in compliance until rezones to make prior identified sites available or accommodate a shortfall of sites, pursuant to Government Code section 65583, subdivision (c) (1) (A) and Government Code section 65583.2, subdivision (c), are completed. As this year has passed and Programs 3B (Fairview Development Center), 3C (North Costa Mesa Specific Plan), 3D (Urban plans and Overlays), and 3N (Reused sites) have not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning has been completed. Once the City completes the rezone, a copy of the resolution or ordinance should be transmitted to HCD. HCD will review the documentation and issue correspondence identifying the updated status of the City's housing element compliance.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 2A (Inclusionary Housing Ordinance)
- Program 2B (Affordable Housing Development)
- Program 2I (State Density Bonus Incentives)
- Program 2J (Transitional and Supportive Housing)
- Program 2M (Parking Standards for Residential Development)
- Program 2N (Reasonable Accommodation)
- Program 2O (Definition of Single Housekeeping Unit)
- Program 2P (Group Homes): Please note, HCD may follow up with additional technical assistance. Please see HCD's Group Home Technical Advisory at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf.
- Program 3B (Fairview Development Center)
- Program 3G (City-wide Vote Requirements)
- Program 3R (Development of Large Sites)
- Program 4A (Fair Housing)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i), grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or State Housing Element Law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the dedication and cooperation of the City's housing element team provided during the review and update. HCD particularly applauds the efforts of Jennifer Le and Scott Drapkin whose collaboration, communication, expertise and public service is truly commendable. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If you have any questions or need additional technical assistance, please contact Jose Armando Jauregui of our staff, at Jose.jauregui@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

Exhibit 5

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This Settlement Agreement and Mutual Release ("Agreement") is entered into as of this 24th day of October, 2025 ("Effective Date"), by and among, the Parties listed below (together with their respective successors, assigns, heirs and/or subrogees, individually, "Party" or, collectively, "Parties").

PARTIES

The parties ("Parties") to this Agreement, collectively and together with their successors and assigns are as follows:

1. Plaintiff and Counter-Defendant INSIGHT PSYCHOLOGY AND ADDICTION, INC, a California Corporation ("Insight");

2. Plaintiff JANE DOE, an individual ("Ms. Doe");

3. Defendant and Counter-Plaintiff CITY OF COSTA MESA, a general law municipal corporation ("City" or "Costa Mesa");

4. Counter-Defendants MARY HELEN BEATIFICATO, an individual ("Ms. Beatificato") and GERALD GROSSO, an individual ("Dr. Grosso").

RECITALS

1. For multiple years, Insight provided supportive housing for adults with mental health and cognitive disabilities, such as Ms. Doe, at 2641Santa Ana Avenue in the City of Costa Mesa (the "Property") in one of the City's multifamily zones (R2-MD).

2. Beginning in 2015, City adopted a series of zoning ordinances, including but not limited to Ordinance Nos. 15-11, 15-13, 17-05, and 17-06 (collectively, the "Group Home Regulations"), which among other things, require group homes in the City's multifamily zones to obtain a conditional use permit and operator's permit.

3. On March 12, 2020, Insight filed a complaint in the United States District Court for the Central District of California against the City, Case No. 8:20−cv−00504−MEMF−JDE (the "Action"), based on allegations that the City's adoption, implementation, and enforcement of its regulations for group homes violate State and Federal fair housing and antidiscrimination laws, including without limitation the federal Fair Housing Act, the Americans with Disabilities Act, Section 504 of the Rehabilitation Act, California's Fair Employment and Housing Act, and Section 11135 of the California Government Code (the "Claims"). On August 7, 2020, Ms. Doe joined the Action as a Plaintiff.

4. On October 30, 2020, the City filed counterclaims against Insight, Ms. Beatificato, and Dr. Grosso, which were later narrowed to a nuisance counterclaim against Insight, Ms. Beatificato, and Dr. Grosso for continuing to provide supportive housing without a conditional use permit and operator's permit after the City had denied Insight's applications for a conditional use

EXHIBIT 5

permit and operator's permit ("Counterclaim"). During the pendency of this case, Insight stopped providing its housing on the Property.

5. The Parties understand and agree that the Parties dispute liability, that litigation is expensive, and that this Agreement is a compromise and shall not be construed as an admission of liability at any time or for any purpose. Without any admission of liability or concession of the other Party's position, the Parties want to resolve all claims in this Agreement amicably. The Parties have agreed to the material terms in this Agreement and now seek to memorialize their settlement as set forth below.

6. The Parties do not admit, and expressly deny, violation of any federal, state or local law, and deny any wrongdoing or liability whatsoever.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and in further consideration of the promises exchanged herein, the Parties agree as follows:

1. City's Obligations

a. **Settlement Payment**. The City shall pay Insight and Ms. Doe the amount of One Million Seven Hundred Fifty Thousand Dollars ($1,750,000.00) (the "Settlement Payment") for their attorneys' fees, payable within fifteen (15) business days of the Effective Date. Payment shall be comprised of readily available funds made payable to Rutan and Tucker Client Trust Account. The Settlement Payment shall remain in the Rutan and Tucker Client Trust Account until it is distributed to Insight and Ms. Doe per separate written agreement.

b. **Amendment of Group Home Regulations**. The City shall implement Program 2N of the City's 6th Cycle 2021-2029 Housing Element Update (Revised March 1, 2023) by June 30, 2026. At the request of the City, Disability Rights California and/or the Law Office of Autumn Elliott may review and comment on revisions to the City's Reasonable Accommodation process. In particular, before the revision required under Program 2N is submitted to the Planning Commission or City Council for review, recommendation, or adoption, City staff are encouraged (but not required) to: (a) provide a draft of that revision to Disability Rights California and the Law Office of Autumn Elliott; (b) provide them with a reasonable period to comment on and respond to the draft revision; and (c) to discuss any comments with Disability Rights California or Elliott prior to submitting any proposed recommendation to the Planning Commission.

2. **Insight and Doe's Obligations**

a. **Distribution of Settlement Payment**. Concurrently herewith, Insight and Ms. Doe shall mutually agree in writing on the distribution of the Settlement Payment between Insight and Ms. Doe.

3. **Notifying Court of Settlement.** Upon execution of this Agreement, the Parties shall immediately file a Joint Notice advising the Court that the case has been settled, and the Parties shall withdraw any and all pending motions and requests, including requests for sanctions.

4. **Dismissal of Plaintiffs' Claims and City's Counterclaim**. Within fifteen (15) business days of the Effective Date, the Parties shall file a stipulation of dismissal pursuant to Rule 41(a)(1)(A)(ii) of the Federal Rules of Civil Procedure requesting dismissal with prejudice of the Claims filed by Insight and Ms. Doe and the Counterclaim filed by the City in the Action.

5. **Settlement; Mutual Releases**. Subject to the terms of this Agreement, the Parties hereby mutually waive, release and forever discharge any and all claims against each other arising from the Action and the facts and circumstances described in the Action, including Plaintiffs' Claims and the City's Counterclaim; and, the release contained herein includes a release of any and all disputes and/or claims related to the allegations of the Claims or the Counterclaim that were, or could have been, asserted in the Action, related to the facts of the Action (collectively the foregoing are the referred to herein as the "Released Claims.")

6. **Waiver of California Civil Code Section 1542**.

The Parties understand and agree that the releases provided herein extend to all of the Released Claims, whether known or unknown, suspected or unsuspected. With respect to the Released Claims, the Parties expressly waive and relinquish any and all rights they may have under California Civil Code Section 1542, which provides as follows:

> **"§ 1542. (General Release — Claims Extinguished.) A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."**

MKB Insight ____ Ms. Doe MKB Ms. Beatificato

____ Dr. Grosso ____ City

The Parties expressly waive and release any rights and benefits which they have or may have under any similar law or rule of any other jurisdiction and pertaining to the matters released herein. It is the Parties' intention through this Agreement and with the advice of counsel that they shall fully, finally and forever settle and release the Released Claims as set forth above. In furtherance of such intention, the release herein given shall be and remain in effect as a full and complete release of such matters, notwithstanding the discovery of any additional claims or facts relating thereto.

2. **Insight and Doe's Obligations**

a. **Distribution of Settlement Payment**. Concurrently herewith, Insight and Ms. Doe shall mutually agree in writing on the distribution of the Settlement Payment between Insight and Ms. Doe.

3. **Notifying Court of Settlement.** Upon execution of this Agreement, the Parties shall immediately file a Joint Notice advising the Court that the case has been settled, and the Parties shall withdraw any and all pending motions and requests, including requests for sanctions.

4. **Dismissal of Plaintiffs' Claims and City's Counterclaim**. Within fifteen (15) business days of the Effective Date, the Parties shall file a stipulation of dismissal pursuant to Rule 41(a)(1)(A)(ii) of the Federal Rules of Civil Procedure requesting dismissal with prejudice of the Claims filed by Insight and Ms. Doe and the Counterclaim filed by the City in the Action.

5. **Settlement; Mutual Releases**. Subject to the terms of this Agreement, the Parties hereby mutually waive, release and forever discharge any and all claims against each other arising from the Action and the facts and circumstances described in the Action, including Plaintiffs' Claims and the City's Counterclaim; and, the release contained herein includes a release of any and all disputes and/or claims related to the allegations of the Claims or the Counterclaim that were, or could have been, asserted in the Action, related to the facts of the Action (collectively the foregoing are the referred to herein as the "Released Claims.")

6. **Waiver of California Civil Code Section 1542**.

The Parties understand and agree that the releases provided herein extend to all of the Released Claims, whether known or unknown, suspected or unsuspected. With respect to the Released Claims, the Parties expressly waive and relinquish any and all rights they may have under California Civil Code Section 1542, which provides as follows:

> **"§ 1542. (General Release — Claims Extinguished.) A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."**

____ Insight ____ Ms. Doe ____ Ms. Beatificato

____ Dr. Grosso CGD City

The Parties expressly waive and release any rights and benefits which they have or may have under any similar law or rule of any other jurisdiction and pertaining to the matters released herein. It is the Parties' intention through this Agreement and with the advice of counsel that they shall fully, finally and forever settle and release the Released Claims as set forth above. In furtherance of such intention, the release herein given shall be and remain in effect as a full and complete release of such matters, notwithstanding the discovery of any additional claims or facts relating thereto.

2. **Insight and Doe's Obligations**

a. **Distribution of Settlement Payment**. Concurrently herewith, Insight and Ms. Doe shall mutually agree in writing on the distribution of the Settlement Payment between Insight and Ms. Doe.

3. **Notifying Court of Settlement.** Upon execution of this Agreement, the Parties shall immediately file a Joint Notice advising the Court that the case has been settled, and the Parties shall withdraw any and all pending motions and requests, including requests for sanctions.

4. **Dismissal of Plaintiffs' Claims and City's Counterclaim**. Within fifteen (15) business days of the Effective Date, the Parties shall file a stipulation of dismissal pursuant to Rule 41(a)(1)(A)(ii) of the Federal Rules of Civil Procedure requesting dismissal with prejudice of the Claims filed by Insight and Ms. Doe and the Counterclaim filed by the City in the Action.

5. **Settlement; Mutual Releases**. Subject to the terms of this Agreement, the Parties hereby mutually waive, release and forever discharge any and all claims against each other arising from the Action and the facts and circumstances described in the Action, including Plaintiffs' Claims and the City's Counterclaim; and, the release contained herein includes a release of any and all disputes and/or claims related to the allegations of the Claims or the Counterclaim that were, or could have been, asserted in the Action, related to the facts of the Action (collectively the foregoing are the referred to herein as the "Released Claims.")

6. **Waiver of California Civil Code Section 1542**.

The Parties understand and agree that the releases provided herein extend to all of the Released Claims, whether known or unknown, suspected or unsuspected. With respect to the Released Claims, the Parties expressly waive and relinquish any and all rights they may have under California Civil Code Section 1542, which provides as follows:

> **"§ 1542. (General Release — Claims Extinguished.) A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."**

____ Insight ____ Ms. Doe ____ Ms. Beatificato

GJG ____ Dr. Grosso ____ City

The Parties expressly waive and release any rights and benefits which they have or may have under any similar law or rule of any other jurisdiction and pertaining to the matters released herein. It is the Parties' intention through this Agreement and with the advice of counsel that they shall fully, finally and forever settle and release the Released Claims as set forth above. In furtherance of such intention, the release herein given shall be and remain in effect as a full and complete release of such matters, notwithstanding the discovery of any additional claims or facts relating thereto.

2. **Insight and Doe's Obligations**

a. **Distribution of Settlement Payment**. Concurrently herewith, Insight and Ms. Doe shall mutually agree in writing on the distribution of the Settlement Payment between Insight and Ms. Doe.

3. **Notifying Court of Settlement.** Upon execution of this Agreement, the Parties shall immediately file a Joint Notice advising the Court that the case has been settled, and the Parties shall withdraw any and all pending motions and requests, including requests for sanctions.

4. **Dismissal of Plaintiffs' Claims and City's Counterclaim**. Within fifteen (15) business days of the Effective Date, the Parties shall file a stipulation of dismissal pursuant to Rule 41(a)(1)(A)(ii) of the Federal Rules of Civil Procedure requesting dismissal with prejudice of the Claims filed by Insight and Ms. Doe and the Counterclaim filed by the City in the Action.

5. **Settlement; Mutual Releases**. Subject to the terms of this Agreement, the Parties hereby mutually waive, release and forever discharge any and all claims against each other arising from the Action and the facts and circumstances described in the Action, including Plaintiffs' Claims and the City's Counterclaim; and, the release contained herein includes a release of any and all disputes and/or claims related to the allegations of the Claims or the Counterclaim that were, or could have been, asserted in the Action, related to the facts of the Action (collectively the foregoing are the referred to herein as the "Released Claims.")

6. **Waiver of California Civil Code Section 1542**.

The Parties understand and agree that the releases provided herein extend to all of the Released Claims, whether known or unknown, suspected or unsuspected. With respect to the Released Claims, the Parties expressly waive and relinquish any and all rights they may have under California Civil Code Section 1542, which provides as follows:

> **"§ 1542. (General Release — Claims Extinguished.) A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."**

____ Insight ____JD____ Ms. Doe ____ Ms. Beatificato

____ Dr. Grosso ____ City

The Parties expressly waive and release any rights and benefits which they have or may have under any similar law or rule of any other jurisdiction and pertaining to the matters released herein. It is the Parties' intention through this Agreement and with the advice of counsel that they shall fully, finally and forever settle and release the Released Claims as set forth above. In furtherance of such intention, the release herein given shall be and remain in effect as a full and complete release of such matters, notwithstanding the discovery of any additional claims or facts relating thereto.

7. **Enforcement of Agreement**. This Agreement may be pleaded as a full and complete defense to any action, suit, or other proceeding by any Party hereto wherein the claims are concerning or related to the Released Claims and/or this Agreement; provided, however that any Party, as well as Disability Rights California, may move to enforce the specific terms of this Agreement by filing a Petition for Writ of Mandate and/or Complaint for Breach of Contract in Orange County Superior Court, after first meeting and conferring with the Party alleged to have violated any term of this Agreement. If any Party, or Disability Rights California, files a Petition for Writ of Mandate and/or Complaint for Breach of Contract in the Orange County Superior Court to enforce the specific terms of this agreement, no other Party may assert that a Party or Disability Rights California lack standing.

8. **Power and Authority**. Each person executing this Agreement represents and warrants that he or she has the power, and is duly authorized, to execute this Agreement on behalf of the person or entity that he or she purports to represent.

9. **Reliance on Representations**. The Parties each acknowledge and agree that the other Parties to this Agreement are entering into this Agreement in reliance on their respective representations set forth in this Agreement and that the failure of any such representation shall be a material breach of this Agreement without further action by any Party.

10. **Agreement Entered into Voluntarily**. This Agreement is entered into freely and voluntarily. Each Party has executed this Agreement with full knowledge of its significance and with the express intention of affecting its legal consequence. None of the Parties have relied upon any representation of any other Party in signing this Agreement. Each Party has had the opportunity to retain legal counsel to review and approve this Agreement.

11. **Neutral Construction**. The Parties agree that this Agreement may not be altered, amended, modified or otherwise changed except by a writing executed by each Party. Each Party further agrees that because each Party has been active in the preparation and negotiation of the terms of this Agreement, it shall not be construed against any Party in the event of any dispute as to the meaning of its terms.

12. **Governing Law**. This Agreement shall be deemed to have been entered into and shall be construed and enforced in accordance with the laws of the State of California.

13. **Severability**. In the event that, at any time after the execution of this Agreement, any portion or provision of it is found by a court of competent jurisdiction to be illegal, invalid, unenforceable, non-binding, or otherwise without legal force or effect, the remaining portion(s) will remain in force and be fully binding.

14. **Counterparts; Execution**. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts so executed shall constitute an agreement binding on all the Parties, notwithstanding that all the Parties are not a signatory to the same counterpart. This Agreement may be executed by facsimile or electronic signature, either of which will be deemed to have the same force and effect as an original signature.

[signatures on following page]

CITY OF COSTA MESA

By: Cecilia Gallardo-Daly
Its: Interim City Manager
Signed with authorization provided in closed session at the Regular City Council Meeting October 21, 2025

Approved as to Form:

JONES & MAYER

By: Kimberly Hall Barlow
Its: City Attorney

EVERETT DOREY LLP

By: Seymour B. Everett, III
Its: Special Counsel

INSIGHT PSYCHOLOGY & ADDICTION, INC

By: Mary Helen Beatificato
Its: Owner and General Counsel

MARY HELEN BEATIFICATO

By: Mary Helen Beatificato

GERALD GROSSO

By: Gerald Grosso

JANE DOE

By: Jane Doe
Signed with pseudonym to protect privacy

CITY OF COSTA MESA

By: Cecilia Gallardo-Daly
Its: Interim City Manager
Signed with authorization provided in closed session at the Regular City Council Meeting October 21, 2025

Approved as to Form:

JONES & MAYER

By: Kimberly Hall Barlow
Its: City Attorney

EVERETT DOREY LLP

By: Seymour B. Everett, III
Its: Special Counsel

INSIGHT PSYCHOLOGY & ADDICTION, INC

By: Mary Helen Beatificato
Its: Owner and General Counsel

MARY HELEN BEATIFICATO

By: Mary Helen Beatificato

GERALD GROSSO

By: Gerald Grosso

JANE DOE

By: Jane Doe
Signed with pseudonym to protect privacy

CITY OF COSTA MESA

By: Cecilia Gallardo-Daly
Its: Interim City Manager
Signed with authorization provided in closed session at the Regular City Council Meeting October 21, 2025

Approved as to Form:

JONES & MAYER

By: Kimberly Hall Barlow
Its: City Attorney

EVERETT DOREY LLP

By: Seymour B. Everett, III
Its: Special Counsel

INSIGHT PSYCHOLOGY & ADDICTION, INC

By: Mary Helen Beatificato
Its: Owner and General Counsel

MARY HELEN BEATIFICATO

By: Mary Helen Beatificato

GERALD GROSSO

By: Gerald Grosso

JANE DOE

Jane Doe
Jane Doe (Oct 24, 2025 19:48:36 EDT)

By: Jane Doe
Signed with pseudonym to protect privacy

CITY OF COSTA MESA

By: Cecilia Gallardo-Daly
Its: Interim City Manager
Signed with authorization provided in closed session at the Regular City Council Meeting October 21, 2025

Approved as to Form:

JONES & MAYER

By: Kimberly Hall Barlow
Its: City Attorney

EVERETT DOREY LLP

By: Seymour B. Everett, III
Its: Special Counsel

INSIGHT PSYCHOLOGY & ADDICTION, INC

By: Mary Helen Beatificato
Its: Owner and General Counsel

MARY HELEN BEATIFICATO

By: Mary Helen Beatificato

GERALD GROSSO

Gerald J Grosso
Gerald J Grosso (Oct 24, 2025 16:27:48 PDT)

By: Gerald Grosso

JANE DOE

By: Jane Doe
Signed with pseudonym to protect privacy

File #: 26-174 **Meeting Date:** 3/17/2026

TITLE:

A ZONING CODE AMENDMENT TO REZONE SIXTH CYCLE (2021-2029) HOUSING ELEMENT SITES AND IMPLEMENT HOUSING ELEMENT PROGRAMS TO COMPLY WITH STATE Law, A CONFORMING CODE AMENDMENT TO TITLE 9 OF THE MUNICIPAL CODE, A RESOLUTION TO AMEND THE NORTH COSTA MESA SPECIFIC PLAN FOR CONSISTENCY WITH THE HOUSING ELEMENT SITES REZONING, AND DISCUSSION OF A RESOLUTION FOR THE FUTURE CONSIDERATION OF ADOPTION OF FEES ASSOCIATED WITH NEW PROCESSES - PCTY-25-0008 AND PSPA-26-0001

DEPARTMENT: **ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION**

PRESENTED BY: **MICHELLE HALLIGAN, SENIOR PLANNER AND ANNA MCGILL, ADVANCE PLANNING MANAGER AND CATHY TANG-SAEZ, DUDEK**

CONTACT INFORMATION: **MICHELLE HALLIGAN, (714) 754-5608**

RECOMMENDATION:

Staff recommends the City Council find that the following actions are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a) (Senate Bill 131) and CEQA Guidelines Section 15061(b)(3); and

The Planning Commission recommends the City Council adopt Ordinance No. 2026-XX to amend Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to rezone Sixth Cycle (2021-2029) Housing Element sites and implement specific Housing Element programs, and find that the project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a) (Senate Bill 131) (Attachment 1); and

Staff recommends the City Council adopt Ordinance No. 2026-XX to amend Title 9 of the Costa Mesa Municipal Code (Licenses and Business Regulations) Article 23 for consistency with amendments to Chapter XVI of Title 13 (Planning, Zoning, and Development) (Attachment 3); and

The Planning Commission recommends the City Council adopt Resolution No. 2026-XX to amend the North Costa Mesa Specific Plan for consistency with the application of the Mixed-Use Overlay District on Housing Element sites and find that the project is statutorily exempt from the provisions of CEQA pursuant to Public Resources Code Section 21080.085(a) (SB 131) (Attachment 4); and

Staff recommends the City Council discuss and provide feedback on the draft Resolution No. 2026-XX establishing fees for new development review processes for housing projects, to be brought back

to City Council for adoption on April 7, 2026 (Attachment 6).

Item #: **Meeting Date: 03/17/2026**

TITLE: A ZONING CODE AMENDMENT TO REZONE SIXTH CYCLE (2021-2029) HOUSING ELEMENT SITES AND IMPLEMENT HOUSING ELEMENT PROGRAMS TO COMPLY WITH STATE LAW, A CONFORMING CODE AMENDMENT TO TITLE 9 OF THE MUNICIPAL CODE, A RESOLUTION TO AMEND THE NORTH COSTA MESA SPECIFIC PLAN FOR CONSISTENCY WITH THE HOUSING ELEMENT SITES REZONING, AND DISCUSSION OF A RESOLUTION FOR THE FUTURE CONSIDERATION OF ADOPTION OF FEES ASSOCIATED WITH NEW PROCESSES – PCTY-25-0008 AND PSPA-26-0001

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: MICHELLE HALLIGAN, SENIOR PLANNER AND ANNA MCGILL, ADVANCE PLANNING MANAGER AND CATHY TANG-SAEZ, DUDEK

CONTACT INFORMATION: MICHELLE HALLIGAN, (714) 754-5608

RECOMMENDATION:

Staff recommends the City Council find that the following actions are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a) (Senate Bill 131) and CEQA Guidelines Section 15061(b)(3); and

The Planning Commission recommends the City Council adopt Ordinance No. 2026-XX to amend Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to rezone Sixth Cycle (2021-2029) Housing Element sites and implement specific Housing Element programs, and find that the project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a) (Senate Bill 131) (Attachment 1); and

Staff recommends the City Council adopt Ordinance No. 2026-XX to amend Title 9 of the Costa Mesa Municipal Code (Licenses and Business Regulations) Article 23 for consistency with amendments to Chapter XVI of Title 13 (Planning, Zoning, and Development) (Attachment 3); and

The Planning Commission recommends the City Council adopt Resolution No. 2026-XX to amend the North Costa Mesa Specific Plan for consistency with the application of the Mixed-Use Overlay District on Housing Element sites and find that the project is statutorily exempt from the provisions of CEQA pursuant to Public Resources Code Section 21080.085(a) (SB 131) (Attachment 4); and

Staff recommends the City Council discuss and provide feedback on the draft Resolution No. 2026-XX establishing fees for new development review processes for housing projects, to be brought back to City Council for adoption on April 7, 2026 (Attachment 6).

ENVIRONMENTAL DETERMINATION:

On November 15, 2022, the Costa Mesa City Council adopted Resolution No. 2022-67, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites for the Sixth Cycle (2021-2029) Housing Element. The Mitigated Negative Declaration provided environmental clearance for the adoption of the Housing Element but did not study and mitigate the potential impacts of the rezoning actions. On July 1, 2025, a new statutory CEQA exemption, Public Resources Code Section 21080.085(a) (adopted by Senate Bill 131) went into effect, providing a CEQA exemption for rezoning actions needed to implement Housing Elements. The City's proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure. Therefore, the proposed amendments are statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.085(a). In addition, certain amendments are exempt pursuant to CEQA Guidelines Section 15061(b)(3).

BACKGROUND:

Since Spring 2025, the City has progressed on Neighborhoods Where We All Belong (NWAAB) effort, which implements Measure K and the adopted Housing Element to create housing development opportunities through rezoning and updating City regulations. The NWWAB effort was originally envisioned as a joint effort to conclude Fall 2026. In July 2025, the State of California passed Senate Bill (SB) 131, which established new CEQA statutory exemptions effective July 1, 2025, for specific housing and infrastructure projects. The City has been coordinating with the California Department of Housing and Community Development (HCD) on expediting Housing Element related actions to pursue a certified Housing Element.

On December 8, 2025, staff presented an update to the Planning Commission regarding the potential approach to rezoning Housing Element sites. The update included an overview of SB 131.With input from HCD, staff confirmed that under SB 131, carrying out actions in the Housing Element, such as amending the Zoning Code and North Costa Mesa Specific Plan to accommodate the Regional Housing Needs Assessment (RHNA), would be exempt from CEQA. Accordingly, the NWWAB rezoning effort has been bifurcated into two simultaneous work streams: one work stream focusing on expediting the rezoning of Housing Element sites, and a second work stream focusing on creating residential development opportunities on non-Housing Element Measure K sites on the City's original NWWAB timeline.

- December 8, 2025, Agenda Report and Attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7773717&GUID=27C0C59C-E645-40FE-9970-1CF616A43895

On January 26, 2026, the Planning Commission held a Study Session to discuss the draft rezoning of Housing Element sites, including within the North Costa Mesa Specific Plan, and draft amendments to Title 13 of the Costa Mesa Municipal Code (Zoning Code) to implement Housing Element programs.

- January 26, 2026, Agenda Report and Attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7826361&GUID=F156048D-17ED-4207-AD1F-00C34ADD4BC9

On February 9, 2026, the Planning Commission considered and recommended the City Council to approve proposed Zoning Code and North Costa Mesa Specific Plan amendments to rezone Housing Element sites, adopt an updated Mixed Use Overlay District (MUOD) to allow residential development on non-residential sites, and other Zoning Code amendments to implement specific Housing Element Programs, encourage and facilitate housing development, and comply with State law. As part of their motion, the Planning Commission also directed staff to honor the requests of several property owners to exclude those sites from the MUOD.

- February 9, 2026, Agenda Report and Attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7869925&GUID=46ADE2E0-93B1-4307-BB85-FCF45BA3A0C2

On February 23, 2026, the Planning Commission considered and recommended the City Council approve an amendment to the Housing Element of the General Plan to add two sites and remove 17 sites at the request of their respective owners. This targeted amendment simply added text references to two Measure K sites joining the inventory and removed text references regarding 17 sites. If adopted by the City Council, the amendment of the sites inventory will trigger a 180-day time period wherein the City must conduct a "no net loss" analysis, identify adequate sites to maintain capacity to meet the RHNA, and obtain approval from the HCD. Comprehensive updates to the Housing Element to reflect revised sites and capacities, related text, figure and table changes, and celebrate the City's progress in implementing dozens of programs would be conducted as part of this "no net loss" analysis and HCD compliance process.

- February 23, 2026, Agenda Report and Attachments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7922544&GUID=692D0434-F1D3-4FC7-A9F2-21B75AC2D44B

On March 17, 2026, under a separate action, the City Council will consider amending the Housing Element of the General Plan to add two sites and remove 17 sites from the Housing Element Sites Inventory. This item has been prepared for consistency with the Housing Element amendment action. However, if the City Council does not approve the amendment of the Housing Element of the General Plan or makes modifications, consistent modifications may need to be incorporated into these actions.

DESCRIPTION:

The City is actively implementing programs identified in the adopted Housing Element and is working toward certification by HCD. Rezoning Housing Element Sites is a key component required to achieve certification as it establishes the anticipated development capacity of each site. To expedite certification, staff proposes rezoning actions for Housing Element sites only (excluding the Fairview Development Center as it will be rezoned through a new specific plan), as well as other associated Zoning Code text amendments to implement Housing Element programs, and meeting State requirements.

The proposed Zoning Code amendments would establish a new section of the Mixed-Use Overlay District (MOUD) in the Zoning Ordinance to apply to all Housing Element Sites (excluding the 17 properties proposed to be removed and areas within the Fairview Developmental Center). Housing Element Opportunity Sites are outlined in red in Attachment 8 and reflect the staff recommendation to remove 17 sites and add an additional 2 sites. Additionally, the Zoning Code Amendment proposes to amend specific definitions related to housing including group homes and sober living homes, add land uses to the Land

Use Matrix, streamline specific application procedures, reduce select residential parking minimums, align the City's motel conversion termination of tenancy procedures with State and Federal law, and update the City's regulations pertaining to group homes, reasonable accommodation, and emergency shelters. Additional amendments to those areas of the Zoning Code are proposed to provide clarity, internal consistency, and remove outdated text.

The proposed rezoning also includes targeted amendments to the North Costa Mesa Specific Plan (NCMSP) to reflect the application of the MUOD to Housing Element Opportunity Sites the NCMSP. 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 7.

While this expedited pathway focuses on Housing Element Sites, non-Housing Element Measure K sites shown in Attachment 8 are still being considered and rezoned as part of the Neighborhoods Where We All Belong (NWWAB) rezoning effort.

ANALYSIS:

Zoning Amendments

Mixed-Use Overlay District (*Housing Element Programs 2N, 3C, and 3D)*
Per California Government Code Section 65583, cities and counties must identify adequate zoning and site capacity to accommodate their RHNA. In Costa Mesa, rezoning is necessary to establish adequate residential development capacity and a buffer of additional capacity to address California Government Code Section 65863 "no net loss" provisions that require jurisdictions to maintain capacity throughout the planning period.

To increase the development capacity of Housing Element Opportunity Sites, staff proposes to amend the City's Zoning Map and MUOD. The proposed amendment would create a new section of the MUOD, Section 13-83.58, Properties Identified in Housing Element, to be applied to all Housing Element Opportunity Sites, except the Fairview Developmental Center. The new section of the MUOD specifically establishes development criteria on Housing Element Opportunity Sites to encourage and facilitate residential development, subject to the following:

- Densities ranging from 20 units per acre up to the specific site density identified in the Housing Element (40, 50, and 90 units per acre);
- Basic objective design standards such as height and minimum setbacks that can accommodate the Housing Element-identified densities; and
- Ministerial review and approval procedures consistent with State law.

Additionally, amendments to the NCMSP only pertaining to Housing Element Opportunity Sites within the NCMSP are necessary for consistency with the Housing Element, Land Use Element revisions adopted by the City Council on November 4, 2025, and proposed MUOD.

To comply with state law (AB 1397), the amendment to the MUOD would allow "by-right" (ministerial) approval for projects on Housing Element Opportunity Sites that include at least 20 percent lower-income units. If adopted, the new section of the MUOD, along with an amendment to the Zoning Map (Attachment 2), would constitute the rezoning of Housing Element Opportunity Sites, except for the Fairview Developmental Center site which will be subject to a new specific plan, and is undergoing a separate

process under state law. See the updated Zoning Map (Attachment 2), new MUOD section (Attachment 7, Exhibit E), and amendments to the North Costa Mesa Specific Plan (Attachment 7, Exhibit N).

Finally, as part of their motion to the City Council, the Planning Commission directed revisions to Section 13-83.58(b)(3) to include an exception for the 14 properties listed in the public comment letter provided on February 7, 2026, on behalf of C.J. Segerstrom & Sons (CJS), requesting to be removed from the City's Housing Element Sites inventory and excluded from the MUOD. As part of a separate action, staff has prepared a resolution for the City Council amending the Sixth Cycle Housing Element (2021-2026 of the City of Costa Mesa's General Plan) to remove 17 sites (including the 14 CJS sites) from the Housing Element Sites Inventory. Therefore, when the City Council takes action to establish the MUOD and apply the overlay to the Housing Element Opportunity Sites, the overlay will not be proposed at these 14 sites and revisions to section 13-83.58(b)(3) are no longer needed. These 14 CJS sites are still Measure K sites and will be considered for rezoning as part of the broader NWWAB effort.

Planning Applications (*Housing Element Program 3S)*

California Government Code Section 65583 mandates that cities and counties address governmental constraints to housing construction such as removing restrictive zoning and lengthy planning application processing. The proposed amendments to Title 13, Chapter III, Planning Applications, will create a new "Streamline Development Review" process for the ministerial review of residential uses that are permitted by right under State law, projects that are one story in the R1, R2-MD, R2-HD, and R3 zones, and small commercial/mixed-use additions. For qualifying applications, Planning Division will conduct an expedited review against objective standards only.

As proposed, mixed-use applications that include residential development would be no longer subject to the discretionary process of a Master Plan application and Master Plan screening before the City Council. This amendment is anticipated to expedite the approval of mixed-use applications, which is an important component of Housing Element implementation strategy given that all Housing Element Opportunity Sites would be rezoned to be within a new section of the MUOD.

The proposed amendments, seen in Attachment 2 and in strikethrough format in Attachment 7, Exhibit C would remove Design Review and Minor Design Review. Currently, projects proposing three or more dwelling units must complete a subjective design review process which does not align with State housing law. Applications for two-story residential development that do not currently conform to adopted residential design guidelines are subject to a subjective minor design review. As proposed, those projects would be processed through the standard Development Review and approved if they comply with objective standards. If varying from objective standards, the projects would need a Major Modification or Minor Modification for approval. As proposed, the review of design will be accomplished through the Streamline Development Review and Development Review processes, with a focus on objective design standards. Additional objective design standards beyond those adopted today are forthcoming as part of the NWWAB effort. The proposed changes would:

- Create a new ministerial approval process called Streamline Development Review, applicable to:
    - Projects where 20 percent of the units are affordable to lower income households;
    - Residential uses permitted by-right consistent with State law;
    - One-story residential construction in the R1, R2-MD, R2-HD, and R3 zones; and
    - Limited commercial building additions.

- Replace the discretionary Design Review and Minor Design Review procedures with staff-level objective review procedures; and
- Encourage MUOD applications by removing the Master Plan requirement for projects within that district.

Overall, the proposed amendments to Chapter III, Planning Applications are intended to reduce governmental constraints to residential and mixed-use development and shift the City's review framework away from subjectivity and toward objective standards. These amendments partially implement Housing Element Program 3S and would further encourage and facilitate residential and mixed-use development.

Definitions (*Housing Element Programs 2J, 2N, 2O, 2P, and 3F)*

Zoning Code Chapter 1, Article 2, Definitions establishes the meaning of certain words and phrases which are used in the Zoning Code. Amendments include adding a definition of "employee housing" per California's Employee Housing Act (in California Health and Safety Code Sections 17000–17011) and adding a definition of "efficiency unit" that complies with Health & Safety Code § 17958.1. Other amendments include updating the definitions of group home, single housekeeping unit, single residential occupancy unit, sober living home, supportive housing, and transitional housing to meet State regulations and implement certain Housing Element Programs. Additionally, the name "administrative adjustment" is proposed to change to "major modification" for consistency with proposed changes in Chapter III, Planning Applications. See Attachment 7, Exhibit A for the proposed amended definitions.

Subsequent Administrative Adjustment References

Staff proposes to update the reference to "administrative adjustment" to "major modification" in Chapter I Section 13-11, Zoning Administrator, Review Authorities (Attachment 7, Exhibit B), and in Chapter XII Section 13-272, Transportation System Management, Definitions (Attachment 7, Exhibit J), for consistency with the amendment to the naming convention in Chapter III Planning Applications (Attachment 7, Exhibit C).

Land Use Matrix (Housing Element Programs 2J and 4E)

Amendments to Title 13, Chapter IV, Citywide Land Use Matrix, are proposed for consistency with amendments to the Definitions chapter related to housing and to allow a "low barrier navigation center" use by right per Government Code Section 65660. The table and footnotes are proposed to be updated to add employee housing, supportive housing, transitional housing, and low barrier navigation center uses.

Other amendments would be minor clean-up items to remove typographical errors, unnecessary "reserved" and "reserved for future use" categories, as well as "incidental residential use that includes a toilet in combination with a bathtub or shower…" as it is now covered by the accessory dwelling unit use in the Accessory Uses section of the matrix. See Attachment 7, Exhibit D for the strikethrough version of the amendments to the Land Use Matrix.

At this time, an update of the order and numbering of uses in the Land Use Matrix is not proposed because the Planning Division is in the process of preparing an overhaul to the formatting and organization, anticipated to be presented to the Planning Commission in Spring 2026.

Off-Street Residential Parking Standards (*Housing Element Program 2M)*

The City has been collaborating with HCD to assess if the adopted residential parking minimums meet State requirements and do not unduly burden residential development. The proposed update to Table 13-85(A) would remove the requirement to add parking for bedroom additions in single-family residential units per Assembly Bill 1308, which became effective on January 1, 2025.

Following technical assistance from HCD, Table 13-85 is proposed to be updated to have multifamily units with 3 or more bedrooms subject to the same parking requirements as multifamily units with 2 or more bedrooms (2 off-street spaces and at least 0.25 off-street guest spaces). Opportunities for unbundled parking was briefly discussed at the January 26, 2026, Planning Commission study session. Staff has been exploring potential options for unbundled parking and plans to include these proposed revisions as part of the broader NWWAB zoning code updates. See Attachment 7, Exhibit F for the strikethrough version of these amendments.

Motel Conversions (*Housing Element Program 3F)*

Costa Mesa has successfully converted multiple motels to affordable housing units through Project Homekey, a program administered by HCD, and funded by State and Federal resources. As proposed, Title 13, Chapter IX Special Land Use Regulations, Article 8 Motels would be updated to specify that in the motel conversion process, termination of tenancy procedures would follow the requirements of the funding source (State and Federal law). See Attachment 7, Attachment G.

Reasonable Accommodation (Housing Element Program 2N)

The City has reviewed its Reasonable Accommodation procedures and proposed updates to promote access to housing for persons with disabilities and remove potential constraints. The proposed revisions include removal of Finding 7 and key revisions to Findings 3, 4 and 5 to provide greater certainty and objectivity in the procedures and process. See Attachment 7, Exhibit H for the strikethrough version of these amendments.

Emergency Shelters (Housing Element Program 4G)

Cities and counties are limited in the scope of regulating how emergency shelters are operated by California Health and Safety Code Sections 50801 and 50801.5. Title 13, Chapter IX Special Land Use Regulations, Article 18 Emergency Shelters, is proposed to be amended to clarify parking requirements and remove regulations pertaining to the towing of vehicles and denying occupancy on conditions related to alcohol and narcotics. See Attachment 7, Exhibit I.

Group Homes (*Housing Element Program 2P)*

The City has reviewed the relevant Zoning Code and application procedures pertaining to group homes to help promote greater objectivity and certainty similar to other residential uses in the same zoning districts. Proposed revisions include further clarifications to the group and sober living home definitions (as noted in the definitions analysis section), limiting the Special Use Permit (SUP) requirement to group homes that have an operator, removing parking requirements that exceed those for similar uses, eliminating the requirement for a hearing prior to issuance of a SUP for consistency with other ministerial permits, and reducing the courtesy public notice requirement from 500 feet to 100 feet. Finally, the one-

year grace period to obtain a SUP, applicable only to existing operators when the group home provisions were first adopted in 2014, was removed. See Attachment 7, Exhibits K and L.

Revisions to Title 9 Licenses and Business Regulations, Chapter II, Regulation of Certain Business, Article 23, Group Homes, for consistency with the revisions to Title 13, Chapter XV are also included in Attachment 7, Exhibit M. These revisions remove certain parking requirements for residents and house managers living or working within a group home.

North Costa Mesa Specific Plan Amendment (*Housing Element Program 3C)*

Several properties within the boundary of the North Costa Mesa Specific Plan are Housing Element Opportunity Sites. As such, the Specific Plan is proposed to be amended for consistency with the rezoning of Housing Element Opportunity Sites via the application of the new MUOD. Housing Element Program 3C calls for the amendment of the North Costa Mesa Specific Plan to permit residential development on Housing Element Opportunity Sites at a density of 90 dwelling units per acre. To implement this program, the following actions are proposed and illustrated in Attachment 5 and in strikethrough format in Attachment 7, Exhibit N:

- Add a new section specific to Housing Element Opportunity Sites reflecting the application of the new MUOD, with a density up to 90 dwelling units per acre and a minimum of 50% residential development;
- Update Figure 2, General Plan Land Use Designation, and Figure 3, Zoning;
- Update Table 1, General Plan Designations to include the MUOD;
- Update text related to building height to specify that maximum building heights apply unless a proposed project is utilizing the MUOD on a qualifying property (MUOD height limits would apply);
- Other minor text edits to reflect Housing Element sites;
- Update reference to Density Bonus Law; and
- Update Table 2, Maximum Building Heights to reference the MUOD.

As part of their motion to the City Council, the Planning Commission directed staff to review the public comment provided by Mr. Sakioka on February 9, 2026, and make any additional revisions needed for consistency between the NCMSP and the Housing Element. Since then, staff have met with Mr. Sakioka and his team. Since certain Housing Element sites within the NCMSP can already develop housing under the NCMSP, revisions were needed to allow the sites sufficient density and development standards to realize the housing capacity identified in the Housing Element. The proposed revisions would allow these sites to develop either under the NCMSP or the MUOD Overlay, consistent with the capacity identified in the Housing Element.

GENERAL PLAN CONFORMANCE

The proposed Zoning Code amendments and North Costa Mesa Specific Plan amendment are consistent with the City's General Plan, including amendments to the Land Use Element adopted by the City Council and effective on November 4, 2025. The proposed amendments are in conformance with the City's General Plan including:

- HOU-2.1 Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs.

- HOU-2-4 Encourage housing programs and future actions that address the need for affordable housing options as well as the housing needs of Costa Mesa's senior resident population and the large households population.
- HOU-3.1 Encourage the conversion of existing marginal, underutilized, or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development.
- HOU-3.2 Encourage the development of well-planned and designed residential or mixed-use projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project, neighborhood, or geographic area within the City.
- HOU-3.5 Encourage residential and mixed-use development along transportation routes and major commercial/mixed use corridors.
- HOU-4.3 Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements, including those with developmental disabilities.
- 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 reserving 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-1.5 Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services.
- 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-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-3.4 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-3.9 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-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.

ENVIRONMENTAL DETERMINATION

On November 15, 2022, the Costa Mesa City Council adopted Resolution No. 2022-67, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites for the 6th Cycle (2021-2029) Housing Element. The Mitigated Negative Declaration provided environmental clearance for the adoption of the Housing Element but did not study and mitigate the potential impacts of the rezoning actions. When the Professional Service Agreement for the Rezoning Program was signed in March 2025, an Environmental Impact Report was determined to be necessary for the rezoning to comply with CEQA. However, on July 1, 2025, a new statutory CEQA exemption, known as SB 131 or Public Resources Code Section 21080.085(a), went into effect, providing a CEQA exemption for rezoning actions needed to implement Housing Elements. The City's proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure. Therefore, the proposed amendments are statutorily exempt from California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a). In addition, the amendments to Chapters I, II, III, IX, XV and XVI of Title 13, the amendments to Title 9, and the fee Resolution are exempt under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that none of these will have a significant effect on the environment.

ALTERNATIVES:

The City Council has the following alternatives:

1. **Approval with modifications.** The City Council may recommend approval with modifications to the amended Zoning Code sections and Specific Plan or removal of items from the amendments provided that the revisions are internally consistent and consistent with the General Plan and State law.

2. **Continue the Ordinance and Resolution review to a date certain.** The City Council may continue the item to a date certain with direction for staff to return with additional information, changes and/or clarifications for City Council consideration.

FISCAL REVIEW:

The City anticipates the proposed rezoning actions, coupled with streamlined planning application processing, will generate an increase in residential and mixed-use development through ministerial approvals. With the proposed transition to staff-level, ministerial review processes, staff anticipates a shift in processing time and associated discretionary review tasks. At the same time, it is important to ensure that staff time spent on reviewing housing projects for compliance with the Zoning Code and objective development standards is still accounted for in accordance with cost recovery practices. As a result, the fees currently charged have been evaluated and with new fees proposed to ensure that they appropriately align with the staff resources needed for proposed streamlined development review.

The proposed fees included in Attachment 6 are tiered based on project size, as indicated in table 1 below. Projects that propose 5-49 units are broken down into two categories of flat fees. These fees are intended to cover the costs of staff time associated with application processing, based on the size and complexity of the project. Development review projects with 50 or more units will be required to submit a

cost recovery deposit where staff time spent reviewing the project is appropriately tracked and charged. For each project type, the proposed fee will achieve full cost recovery. The draft resolution has been included with the staff report for discussion and to provide feedback. Staff anticipate bringing this resolution back to the City Council, with the anticipated second reading of the ordinance, on April 7, 2026, for City Council adoption.

Table 1. Housing Development Review Fee Schedule

Activity Description	Fee	Charge Basis
1. Fee to be paid for the development review of housing projects proposing 5-29 units	$8,400	
2. Fee to be paid for the development review of housing projects proposing 30-49 units	$21,000	
3. Fee to be paid for the development review of housing projects proposing 50 or more units	$30,000	Time and Materials with Minimum Deposit

Additionally, state housing laws limit discretionary review for housing projects, particularly for Housing Element sites, that qualify for by-right or streamlined approval. Without being able to require conditions of approval or a Development Agreement, staff are in discussion with other departments about exploring development impact fees and/or updating existing fees. While the impacts of individual projects on public services and facilities may be incremental, the cumulative effect of new development over time could be substantial. To ensure that new development contributes its fair share toward the cost of public services and facilities, additional analysis, potentially through a nexus study, is warranted. This analysis would provide the necessary technical support to establish new impact fees (such as for public safety services and parks) or update existing impact fees.

LEGAL REVIEW:

The City Attorney's Office has reviewed this staff report, the attached ordinances and resolutions, and approves them as to form.

PUBLIC NOTICE

Pursuant to California Government Code Section 65854 (amended by Assembly Bill 2904 in 2025) public notification for amending the Housing Element of the General Plan has been completed no less than 10 days prior to the date of the public hearing:

1. On-site posting. A public notice was posted at City Hall and on the City's website on March 6, 2026.
2. Newspaper publication. A public notice was published in the Daily Pilot newspaper on March 6, 2026

Additionally, information about the associated actions was posted to the NWWAB webpage (https://www.costamesaneighborhoods.com) and distributed via email to the project interest list on January 21, 2026, February 6, 2026, February 17, 2026, February 20, 2026, and March 9, 2026.

All public comments received prior to the February 9, 2026 Planning Commission meeting have been included as Attachment 10.

Any public comments received for the March 17, 2026 City Council meeting, may be viewed at this link: CITY OF COSTA MESA - Calendar (legistar.com)

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.

CONCLUSION:

Following City Council action on these amendments, staff anticipate initiating a Housing Element update to increase housing capacity and/or identify additional sites necessary to maintain capacity for RHNA and 10-20 percent buffer. Staff will continue to collaborate with HCD in pursuit of certification.

Community engagement on the Measure K sites, as part of the NWWAB, is still actively and concurrently underway. Round 2 community workshops were held in the first week of March and stakeholder focus group meetings are scheduled for March 19th. City staff is also continuing the analysis of potential impacts of Measure K property development opportunities on the environment through the Environmental Impact Report process. Staff will continue to update the City Council, Planning Commission and community on project progress through the project website, www.costamesaneighborhoods.com, emails to the interest list, and study sessions.

ORDINANCE NO. 2026-xx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA CALIFORNIA AMENDING ARTICLE 2 AND ARTICLE 3, CHAPTER I; CHAPTER II; CHAPTER III; CHAPTER IV; ARTICLE 11, CHAPTER V; ARTICLE 1, CHAPTER VI; ARTICLE 8, CHAPTER IX; ARTICLE 15, CHAPTER IX; ARTICLE 18, CHAPTER IX; ARTICLE 3, CHAPTER XII; CHAPTER XV; AND CHAPTER XVI OF TITLE 13 (PLANNING, ZONING, AND DEVELOPMENT), OF THE COSTA MESA MUNICIPAL CODE TO REZONE SIXTH CYCLE (2021-2029) HOUSING ELEMENT SITES AND IMPLEMENT HOUSING ELEMENT PROGRAMS TO COMPLY WITH STATE LAW AND MAKE RELATED REVISIONS TO THE ZONING CODE

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

WHEREAS, California Government Code Section 65580 et sec. (State Housing Element Law) requires each city and county to adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, quantified objectives, and sites to further the development, improvement, and preservation of housing;

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 the City Council;

WHEREAS, the rezoning of Housing Element Opportunity Sites is necessary to establish the densities prescribed in the adopted Housing Element;

WHEREAS, the rezoning of Housing Element Opportunity Sites is exempt from Title 13, Chapter IX Special Land Use Article 22, An Ordinance to give the People of Costa Mesa Control of Their Future (Measure Y) pursuant to Costa Mesa Municipal Code Section 13-200.106(g);

WHEREAS, on November 29, 2023, the State of California Department of Housing and Community Development issued a letter to the City of Costa Mesa regarding Housing Element program implementation and describing the need for amendments to Costa Mesa Municipal Code Title 13 pertaining to Group Homes, single housekeeping units, and reasonable accommodations;

WHEREAS, this Ordinance would add Section 13-83.58 “Properties Identified in the Housing Element” to Title 13, Chapter V Development Standards, Article 11, Mixed-Use Overlay Districts, specific to rezoning Housing Element Opportunity Sites with a minimum density of 20 units per acre and at least 50 percent residential use, with maximum densities prescribed in the Housing Element;

WHEREAS, the development standards and application processing in Section 13-83.58 “Properties Identified in the Housing Element” were designed to encourage and facilitate housing at densities over 20 units per acre with objective development standards;

WHEREAS, this Ordinance would amend the following Chapters in Title 13 of the Costa Mesa Municipal Code in order to implement Housing Element programs and related activities:

a. Chapter I, Article 2, Definitions
b. Chapter I, Article 3, Review Authorities
c. Chapter II, Zoning Districts Established
d. Chapter III, Planning Applications
e. Chapter IV, Citywide Land Use Matrix
f. Chapter V Development Standards, Article 11 Mixed-Use Overlay District
g. Chapter VI, Article 1, Residential Districts
h. Chapter IX, Article 8, Motels
i. Chapter IX, Article 15, Reasonable Accommodations
j. Chapter IX, Article 18, Emergency Shelters
k. Chapter XII, Article 3, Transportation System Management
l. Chapter XV, Group Homes
m. Chapter XVI, Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (Planned Development Zones);

WHEREAS, a Study session was held by the Planning Commission on January 26, 2026, with all persons having the opportunity to speak for and against the amendments;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 9, 2026, with all persons having the opportunity to speak for and against the amendments;

WHEREAS, on February 9, 2026, the Planning Commission voted 6-1 to recommend the City Council adopt the amendments to Title 13 and coordinate with specific Housing Element Opportunity Site property owners and further review the North Costa Mesa Specific Plan for consistency with the proposed amendments;

WHEREAS, on March 17, 2026, the City Council held a duly noticed public hearing to give first reading to the proposed amendments to Title 13, with all persons having the opportunity to speak for and against the proposal at the public hearing;

WHEREAS, on November 15, 2022, the City Council adopted Resolution No. 2022-67, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites for the Sixth Cycle (2021-2029) Housing Element, which provided environmental clearance for the adoption of the Housing Element;

WHEREAS, the proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure, accordingly, the proposed amendments are statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.085(a) The proposed amendments to Title 13 implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure. Therefore, the proposed amendments are statutorily exempt from California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a). In addition, the proposed amendments to Chapters I, III, IX, XV and XVI of Title 13 are exempt under CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that these proposed Zoning Code amendments will have a significant effect on the environment.

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

Section 1. Title 13 of the Costa Mesa Municipal Code, Chapters I, III, IV, V, VI, IX, XII, XV, and XVI are hereby amended to read as set forth in Exhibit A, and Chapter II, the Official Zoning Map on file with the Planning Division, is hereby amended as depicted in Exhibit B, both attached hereto and incorporated herein by these references.

Section 2. Inconsistencies. 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, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

Section 3. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, 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 portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 4. Effective Date. This Ordinance shall take effect thirty (30) days after its final passage.

Section 5. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

PASSED AND ADOPTED this 17th day of March, 2026.

_____
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. 2026-xx was duly introduced for first reading at a regular meeting of the City Council held on the ____day of _____ 2026, and that thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council held on the ___ day of _____, 2026, 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 _____, 2026.

_____
Brenda Green, City Clerk

Article 2
Definitions

§ 13-5. Purpose.

The intent of this article is to define certain words and phrases which are used in this Zoning Code. Additional definitions may also be given in conjunction with the special regulations contained in Chapter IX, Special Land Use Regulations, and Chapter XII, Special Fee Assessments.

(Ord. No. 97-11, § 2, 5-5-97)

§ 13-6. Definitions.

Abutting. Sharing a common boundary, of at least one point contiguous to, having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).

Accessory building. A building or part of a building which is subordinate to, and the use of which is incidental to that of the main building or use on the same lot.

Accessory dwelling unit (ADU). See Chapter V, Article 2, section 13-35.

Accessory use. A use incidental and subordinate to and devoted exclusively to the main use of the land or building thereon that does not change the character of the structure or use.

Accessory use, residential. A use that is a part of, and clearly incidental and secondary to, a residence; located on the same lot as a residence; and that does not change the character of the residential use such as:

(a) Accessory dwelling unit (ADU)

(b) Home occupations

(c) Personal property sales (i.e., garage or yard sales).

Adjacent. Same as abutting, but also includes properties which are separated by a public right-of-way, not exceeding 120 feet in width.

Adult business. See Chapter IX, Special Land Use Regulations, Article 1, Adult Businesses, for specific definitions and terms.

Alcoholism or drug abuse recovery or treatment facility. Adult alcoholism or drug abuse recovery or treatment facilities that are licensed pursuant to section 11834.01 of the California Health and Safety Code. Alcoholism or drug abuse recovery or treatment facilities are a subset of residential care facilities.

Alteration (structure). Any construction, addition or physical change in the internal arrangement of rooms or the supporting members of a structure, or change in the appearance of any structure, except paint.

Ambient noise level. The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

Antenna. Any structure, including, but not limited to, a monopole, tower, parabolic and/or disk shaped device in single or multiple combinations of either solid or mesh construction,

intended for the purpose of receiving or transmitting communication to or from another antenna, device or orbiting satellite, as well as supporting equipment necessary to install or mount the antenna.

Antenna, amateur radio. An antenna array and its associated support structure, such as a mast or tower, that is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

Antenna, communication. All types of receiving and transmitting antennas, except satellite dish antennas and amateur radio antennas. Communication antenna includes, but is not limited to, cable television antennas, cellular radiotelephone cell antennas, FM digital communication antennas, microwave telephone communication antennas, and shortwave communication and other similar antennas.

Antenna height. The distance from the property's grade to the highest point of the antenna and its associated support structure when fully extended.

Antenna, satellite dish. An antenna intended for the purpose of receiving or transmitting communication to or from an orbiting satellite.

Antenna, whip. An antenna and its support structure consisting of a single, slender, rod-like element which is supported only at or near its base.

Apartment. A rental or lease dwelling having kitchen facilities in a structure designed or used to house at least one family, as the term "family" is defined in this Zoning Code.

Assembly use. A use conducted in a structure or portion of a structure for the purpose of a civic, education, political, religious, or social function or for the consumption or receipt of food and/or beverages. Assembly use includes, but is not limited to, churches and other places of religious assembly, mortuaries, primary and secondary schools, trade and vocational schools, colleges, amusement centers, billiards parlors, bowling centers, establishments where food or beverages are served, motion picture theaters, physical fitness facilities, skating rinks, and dance, martial arts, and music studios. Assembly use does not include sexually oriented businesses.

Association (homeowners'). The organization of persons who own a lot, parcel, area, airspace, or right of exclusive occupancy in a common interest development and who have interests in the control of common areas of such project.

Attached (structure). Any structure that has a wall or roof in common with another structure.

Attic. Any non-habitable area immediately below the roof and wholly or partly within the roof framing.

Awning. A roof-like cover that projects from the wall of a building for the purpose of shielding the sun or providing an architectural accent.

Basement. A space wholly or partially underground and having more than 1/2 of its height, measuring from floor to ceiling, below the average grade. If the finished floor level directly above the basement is more than four feet above grade at any point, the basement shall be considered a story.

Boardinghouse. A dwelling unit, other than a hotel, wherein rooms are rented under two or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the dwelling unit. Boardinghouse, small means two or fewer rooms being rented to a maximum of three occupants per dwelling unit. Boardinghouse, large means three to six rooms being rented to a maximum of six occupants per dwelling unit. Boardinghouses renting two or fewer rooms and having more than three occupants, or renting more than six rooms and/ or having

more than six occupants, per dwelling unit are prohibited.

Building. Any structure having roof and walls and requiring permanent location on the ground, built and maintained for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

Building height. The distance from the finished grade (as defined in this section) to the highest point on the roof, including roof-top mechanical equipment and screening.

Building, main. The building or buildings within which the principal use permitted on the lot is conducted.

Carport. A permanent, roofed structure, not completely enclosed which is used for vehicle parking.

Central administrative office. An establishment primarily engaged in management and general administrative functions performed centrally for other establishments of the same company.

Churches and other places of religious assembly. A type of assembly use which has the principal purpose of religious worship and for which the primary space is a sanctuary. Religious activities and services held in the sanctuary are conducted at scheduled times. The use may also include accessory facilities in the same or separate building that includes classrooms, assembly rooms, restrooms, kitchen, and a library. Other uses such as, but not limited to, day care facilities, nursery schools, schools, retail sales, and services to businesses, are not considered a primary function of churches and other places of religious assembly.

Cigar bar. See Smoking lounge.

City. City of Costa Mesa.

Common area. Those portions of a project area which are designed, intended or used in common and not under the exclusive control or possession of owners or occupants of individual units in planned development projects or common interest developments.

Common interest development. A development as defined in State Civil Code section 1350, containing two or more common interest units, as defined in Civil Code section 783; a community apartment project, as defined in State Business and Professional Code section 11004, containing two or more rights of exclusive occupancy; and a stock cooperative, as defined in Business and Professional Code section 11003.2, containing two or more rights of exclusive occupancy.

Conditional use permit. A discretionary approval usually granted by the planning commission which allows a use or activity not allowed as a matter of right, based on specified findings.

Convenience stores, mini-markets. A retail store, generally less than 10,000 square feet in area, that sells a variety of convenience foods, beverages and non-food items. Fresh dairy products, produce and/or meat may be offered on a limited basis.

County. County of Orange.

Covered parking space. A garage, carport or parking space which is completely covered by a roof.

Density bonus. A minimum increase of 25% over the allowable residential dwelling unit density as specified by the zoning classification.

Development. The division of land into two or more lots; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

Development review. The processing of a development plan when authority for approval is vested in the planning division.

Development services department means the Development Services Department of the City of Costa Mesa.

Development services director. The director of development services of the City of Costa Mesa, or his or her designee.

Disabled shall have the same meaning as handicapped.

Dormer. A vertical window in a projection built out from a sloping roof.

Driveway, common. A paved area for vehicle circulation and parking purposes which features joint use between two or more parties.

Driveway, individual. The paved area strictly leading to the garage/carport of a residence. This paved area serves vehicle parking purposes and does not extend beyond the garage/carport unless a curvilinear design is necessary for the turning radius.

Dwelling, single-family. "Dwelling, single-family" or "single-family dwelling" is a building of permanent character placed in a permanent location which is designed or used for residential occupancy by one family. A single mobile home on a foundation system on a single lot is a single-family dwelling. (See Manufactured housing).

Dwelling, multi-family. "Dwelling, multi-family" or "multi-family dwelling" is a building or buildings of permanent character placed on one lot which is designed or used for residential occupancy by two or more families.

Dwelling unit. One or more rooms in any building designed for occupancy by one family, and containing one kitchen unit, including manufactured housing. (See Manufactured housing).

Easement. A grant of one or more property rights by the owner for use by the public, a corporation or another person or entity.

Efficiency unit. A dwelling unit for occupancy by no more than two persons conforming to California's Health and Safety Code § 17958.1 with a minimum floor area of 150 square feet that provides bathroom facilities and a partial kitchen equipped with a sink, cooking appliance, and refrigerator.

Electronic cigarette. An electronic and/or battery-operated device used to provide an inhalable dose of nicotine by delivering a vaporized solution. The term includes any such device manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor. The term does not include any medical inhaler prescribed by a licensed doctor.

Electronic game machine. Any electronic or mechanical device which upon insertion of a coin, slug, or token in any slot or receptacle attached to the device or connected therewith, operates, or which may be operated for use as a game, contest, or amusement through the exercise of skill or chance.

Emergency shelters. A facility that provides immediate and short-term housing for homeless persons that is limited to occupancy of six months or less. Supplemental services may include counseling and access to social programs. No individual or household may be denied to emergency shelter because of an inability to pay.

Employee housing. Shall have the same meaning as "employee housing" described in California Health and Safety Code Section 17021.5, and as set forth in California Health and Safety Code Section 17008 for farmworkers.

Entertainment (live). Any act, play, revue, pantomime scene, dance act, musical performance, or any combination thereof, performed by one or more persons whether or not they are compensated for the performance.

Establishment where food or beverages are served. Any commercial use that sells prepared food and/or beverages for consumption on site or off site, either solely or in conjunction with an ancillary or complementary use. Excluded from this definition are grocery stores, convenience stores, movie theaters, and other such uses, as determined by the development services director, where the sale of food or beverages is clearly incidental to the primary use. All establishments selling alcoholic beverages for consumption on-site are included within this definition

Fair housing laws. The Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, as each statute may be amended from time to time, and each statute's implementing regulations.

Family. One or more persons occupying one dwelling unit and living together as a single housekeeping unit.

Family day care home, large. A home which provides family day care to seven to 14 children as defined in section 1596.78 of the State Health and Safety Code.

Family day care home, small. A home which provides family day care to eight or fewer children as defined in section 1596.78 of the State Health and Safety Code.

Floor area ratio. The gross floor area of a building or project divided by the project lot area upon which it is located.

Garage. An accessory or attached enclosed building with doors, designed and/or used for vehicle parking.

Garage sale. An event for the purpose of selling or trading personal property. Garage sale includes yard sale.

General plan. The City of Costa Mesa General Plan as adopted or amended from time to time by the city council.

Grade. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.

Grade, finished. The surface of the ground at a stated location as it exists after completion of precise grading.

Grade, natural. The unaltered natural surface of the ground at a stated location.

Gross acreage. The total area within the lot lines of a lot of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot, and not including adjacent lands already dedicated for such purposes.

Gross floor area. The area of all floors within the walls of a structure except elevator and other vertical shafts (including stairwells) and elevator equipment areas.

Gross leasable area. The total floor area designed for tenant occupancy and exclusive use, including both owned and leased areas.

Group home. A facility that is being used as a supportive living environment for persons who are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one or more dwelling units. Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single

housekeeping unit; (3) any group home without an operator.

Guestroom. A room occupied or intended, arranged, or designed for occupancy by one or more guests.

Handicapped. As more specifically defined under the fair housing laws, a person who has a physical or mental impairment that limits one or more major life activities, a person who is regarded as having that type of impairment, or a person who has a record of that type of impairment, not including current, illegal use of a controlled substance.

Hazardous materials. Any material of quantity, concentration, physical or chemical characteristics, that poses a significant present or potential hazard to human health and safety or to the environment if released into the work place or environment; or any material requiring a Material Safety Data Sheet according to Title 8, section 339 of the State Code of Regulation.

Height. See Building height and Antenna height.

Home occupation. Any business or commercial use conducted within a dwelling unit.

Hookah lounge. See Smoking lounge.

Hotel. Any building or combination of buildings generally three or more stories in height containing six or more guest rooms offering transient lodging accommodations to the general public and providing incidental guest services such as food and beverage service, recreation facilities, retail services and banquet, reception and meeting rooms. Typically, room access is provided through a main or central lobby.

Household includes all the people occupying a dwelling unit, and includes people who live in different units governed by the same operator.

Integral facilities. Any combination of two or more group homes which may or may not be located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and are integrated components of one operation shall be referred to as integral facilities and shall be considered one facility for purposes of applying federal, state and local laws to its operation. Examples of such integral facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one licensed or unlicensed facility.

Integral uses. Any two or more residential care programs commonly administered by the same owner, operator, management company or licensee, or any affiliate of any of them, in a manner in which participants in two or more care programs participate simultaneously in any care or recovery activity or activities so commonly administered. Any such integral use shall be considered one use for purposes of applying federal, state and local laws to its operation.

Intersection. The general area where two or more roadways join or cross.

Kitchen. Any room, all or part of which is designed and/or used for storage, refrigeration, cooking and preparation of food.

Landscaping. Plant materials such as lawn, groundcover, trees and shrubs.

Loft. An intermediate floor placed within a room, where the clear height above and below the loft is not less than seven feet, and where the aggregate area of the loft does not exceed 1/3 of the area of the room in which it is located.

Lot.

(a) A parcel of real property when shown as a delineated parcel of land with a number or designation on a subdivision map or parcel map recorded in the office of the county recorder, and created in conformance with the Subdivision Map Act and applicable local ordinances.

(b) A parcel of real property when shown on a record of survey map or deed filed in the office of the county recorder, when such map or deed was filed as the result of and was made a condition of a lot division approved under the authority of prior ordinances.

Lot area. The total land area of a project after all required dedications or reservations for public improvements, including, but not limited to, streets, parks, schools, and flood control channels. This phrase does not apply in the planned development zones where the phrase "site area," as defined in Chapter V, Development Standards, is used.

Lot, corner. A lot abutting on and at the intersection of two or more streets which intersect at an angle that is equal to or less than 135 degrees.

Lot, depth. The average of the horizontal distance between the front and the rear lot lines.

Lot, development. The master lot or project site upon which a development will be constructed.

Lot, individual dwelling unit. An individual building site or lot within a development intended for construction of a single attached or detached dwelling unit.

Lot, interior. A lot abutting only one street, or a lot abutting two streets which intersect at an angle greater than 135 degrees.

Lot, width. The horizontal distance between the side lot lines measured at right angles to the lot depth at the front building setback line.

Low barrier navigation center. Shall have the same meaning as “low barrier navigation center” as set forth in Government Code Section 65660.

Major modification. A discretionary entitlement, usually granted by the zoning administrator, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Manufactured housing. Detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974, including structures known as manufactured homes and mobile homes. For the purpose of this Zoning Code, a factory-built single-family structure that is manufactured under the authority of 42 U.S.C. section 5401, the National Manufactured Home Construction and Safety Standards Act, transportable in one or more sections, built on a permanent chassis and used as a place of human habitation, shall be considered a single-family home and shall be reviewed under the same standards as a sitebuilt structure.

Marijuana. Has the same definition as that set forth in California Health and Safety Code section 11018.

Marijuana cultivation and/or medical marijuana cultivation. The planting, growing, harvesting, drying or processing of marijuana plants or any part thereof for any purpose, including medical marijuana, and shall include both indoor and outdoor cultivation.

Master plan. The overall development plan for a parcel or parcels which is depicted in both a written and graphic format.

Master plan of highways. The graphic representation of the city's ultimate circulation system contained in the general plan. It illustrates the alignment of the major, primary, secondary and collector highways.

Median. A paved or planted area separating a parking area, street, or highway, into two or more lanes or directions of travel.

Medical marijuana. Marijuana used for medical purposes in accordance with California Health and Safety Code section 11362.5.

Medical marijuana dispensary. A facility or location where medical marijuana is cultivated or by any other means made available to and/or distributed by or to three or more of the following: a primary caregiver, a qualified patient, or a person with an identification card in strict accordance with State Health and Safety Code sections 11362.5 et seq., and 11362.7 et seq., which shall include, but not be limited to, any facility or location engaging in the retail sale, dispensation, or distribution of marijuana for medical purposes that does not have an active role in the cultivation of the marijuana product that it sells, dispenses, or distributes, or when its cultivation of the marijuana product is off-site from the facility or location for retail sale, dispensation, or distribution.

Minor conditional use permit. A discretionary approval granted by the zoning administrator which allows a use or activity not allowed as a matter of right, based on specified findings.

Minor modification. A discretionary entitlement granted by the planning division, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Mixed use development. The development of lot(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures.

Mobile home. See Manufactured housing.

Mobile home park. Any area or tract of land where two or more mobile home lots are rented or leased, held out for lease or rent, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobile homes. A mobile home park also means a mobile home development constructed according to the requirements of Part 2.1 (commencing with section 18200) of Division 13 of the State Health and Safety Code, and intended for use and sale as a mobile home condominium or cooperative park, or as a mobile home planned unit development.

Motel. Any building or combination of buildings of one to three stories in height having six or more guest rooms with parking located convenient to the guest rooms and providing temporary lodging for automobile tourists and transient visitors. Typically, guest rooms have direct access to available parking without passing through a common lobby area. Motels also include auto courts, tourist courts, motor lodges, motor inns and motor hotels.

Municipal Code. City of Costa Mesa Municipal Code.

Open space. An area that is intended to provide light and air, and is designed for either environmental, scenic or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreational areas, playgrounds, fountains, swimming pools, wooded areas; first floor decks; unenclosed patios with solid or lattice roofs; water courses; and surfaces covered by not more than five feet in depth by projections which are at least eight feet above grade.

Open space shall not include the following: driveways; parking lots; other surfaces designed or intended for vehicular travel; and upper floor decks, balconies or areas under projections which are less than eight feet above grade.

Open space, common. An area of land reserved primarily for the leisure and recreational use of all residents of a planned development or common interest development and owned in common by them, generally through a homeowners' association.

Open space, private. An area of land located adjacent to an individual dwelling unit, owned or leased and maintained by its residents, and reserved exclusively for their use.

Operator means a company, business or individual, including an in-house manager, who provides residential services, i.e., the placement of individuals in a residence, setting of house rules, and/or governing behavior of the residents as residents. Operator does not include a property owner or property manager that exclusively handles real estate contracting, property management and leasing of the property and that does not otherwise meet the definition of operator.

Organizational documents. The declaration of restrictions, articles of incorporation, bylaws, and any contracts for the maintenance, management or operation of all or any part of a project.

Parcel. Same as Lot.

Parkway. The area of a public street that lies between the curb and the adjacent property line or physical boundary definition, which is used for landscaping and/or passive recreational purposes.

Paved area. Ground surface covered with cobblestone, clay-fired bricks, concrete precast paver units, poured concrete with or without decorative surface materials, or asphaltic or rubber mixture which may include sand, stone, or gravel as an ingredient to create a hard surface. A graded natural surface or one covered with rolled stone or overlaid with loose gravel is not considered paved area.

Peak hour. The hour during the AM peak period (typically 7:00 a.m.—9:00 a.m.) or the PM peak period (typically 3:00 p.m.—6:00 p.m.) in which the greatest number of vehicle trips are generated by a given land use or are traveling on a given roadway.

Permitted use. Any use allowed in a land use zoning district without requiring a discretionary approval, and subject to the provisions applicable to that district.

Planned development. A land area which is developed as an integrated unit under single ownership or control and having planned development zoning designation.

Planning application. A broad term for any development project or land use which requires the discretionary review and approval of either the planning division, zoning administrator, planning commission, or city council. Planning applications include major modifications, conditional use permits, development reviews, variances, etc.

Planning division. The planning division of the development services department of the City of Costa Mesa.

Project. See Development.

Property line. A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

Property line, front. For interior lots, the narrowest property line of a lot abutting a public or private street. If two or more equal property lines are narrowest, the front shall be that property line across which the development takes its primary access (if the primary access is determined to be equal, there shall be two front property lines). However, for non-residentially zoned property, any property line abutting a public street designated as a secondary, primary or major street on the master plan of highways shall be deemed a front property line. A non-residentially zoned property shall have more than one front property line when it abuts more than one street designated as secondary, primary, or major on the master plan of highways.

For R-1 zoned property located on corner lots, the front property line may be the property

line towards which the front of the dwelling unit is oriented.

Property line, rear. The property line opposite the front property line. A corner lot with more than one front property line shall have more than one rear property line. Irregularly shaped lots may also have more than one rear property line.

Property line, side. Any property line which is not a front or rear property line.

Property line, ultimate. The boundary of a lot after the dedication of land for use as public right(s)-of-way, whether dedicated in fee or by easement. A setback is measured from the ultimate property line.

Public area. Establishments where food or beverages are served. That portion of an establishment reserved for the exclusive use of the public for the receipt or consumption of food and/or beverages. For the purpose of this Zoning Code, public area shall not include restrooms, kitchens, hallways or other areas restricted to employees only.

Public hearing. A public proceeding conducted for the purpose of acquiring information or evidence which may be considered in evaluating a proposed action, and which affords to any affected person or persons the opportunity to present their views, opinions, and information on such proposed applications. "Mandatory hearings" are those required to be held by law, and "discretionary hearings" are those which may be held within the sole discretion of the hearing body.

Public right-of-way. A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or other public uses.

Recyclable materials. Reusable materials, including, but not limited to, metals, glass, plastic and paper which are intended for reuse, remanufacture or reconstruction. Recyclable materials do not include refuse, hazardous materials or hazardous waste.

Recycling. The process by which waste products are reduced to raw materials and transformed into new products.

Recycling and collection facility. A building or enclosed space used for the collection and processing of recyclable materials for preparation for shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning or remanufacturing.

Referral facility. A residential care facility or a group home where one or more person's residency in the facility is pursuant to a court order or directive from an agency in the criminal justice system.

Residential care facility. A residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but may not be limited to, the following: intermediate care facilities for the developmentally disabled (Health & Safety Code §§ 1267.8,1267.9); community care facilities (Health & Safety Code § 1500 et seq.); residential care facilities for the elderly (Health & Safety Code § 1569 et seq.); residential care facilities for the chronically ill (22 C.C.R. § 87801(a)(5); Health & Safety Code § 1568.02); alcoholism and drug abuse facilities (Health & Safety Code §§ 11834.02—11834.30); pediatric day health and respite care facilities (Health & Safety Code § 1760 et seq.); residential health care facilities, including congregate living health facilities (Health & Safety Code §§ 1265—1271.1, 1250(i), 1250(e), (h)); family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children (Wel. & Inst. Code §§ 5115—5120).

Residential, multi-family. Apartments, common interest developments, townhouses and

similar multiple-family residential developments, including detached single-family homes where there is more than one primary dwelling unit on a lot.

Residential, single-family. Detached single-family home where there is no more than one primary dwelling unit on a lot.

Room, bedroom. A fully-enclosed room designed or intended to be used for sleeping purposes within a residence that typically includes a closet and is separated from the other living spaces with a door.

Room, home office. A room designed and intended to be used for a household office or small business related activity within a residence. Within a single-family detached residence, this room is strictly not intended for sleeping purposes, and lacks direct access to a bathroom. The home office may also be referred to as a studio, den, study or library.

Senior congregate care facility. A structure(s) providing residence for 13 or more senior citizens with kitchen, dining, recreational, etc. facilities with separate bedrooms and/or living quarters.

Setback. The required distance that a building, structure, parking or other designated item must be located from a property line or lot line. A setback is measured from the ultimate property line.

Single housekeeping unit. The occupants of a dwelling unit have established ties and familiarity with each other, including joint use of and responsibility for common areas, which includes interaction with each other, shared meals, household activities, and expenses and responsibilities; where residency is mutually agreed by all residents, is not transitory in nature and the residential activities of the household are conducted on a not-for-profit basis.

Single room occupancy unit. A dwelling unit that serves as the primary residence of its occupant(s) and is offered on a monthly rental basis or longer. Single room occupancy units may contain kitchen and/or sanitary facilities. If the units do not contain kitchen and/or bathroom facilities, shared kitchen and/or bathroom facilities must be provided within the building.

Single room occupancy residential hotel. A residential hotel, allowed in certain commercial zones, that contains units designed for long-term occupancy by a single person, although double occupancy may be permitted.

Slope. The degree of deviation of a surface from the horizontal plane, usually expressed in percent or degrees.

Small lot subdivision. A residential development containing a maximum of 15 detached or townhome style units with no common walls where each unit is independently constructed on an individual parcel and the land is subdivided into fee simple parcels containing each unit. Each individual lot is provided with either a direct access to public street/alley or an easement access through a recorded subdivision map.

Smoking lounge. Any facility or location whose business operation, whether as a primary use or an ancillary use, is characterized by the sale, offering, and/or preparation of smoking of tobacco, cigars, hookah, electronic cigarettes, or similar products, including but not limited to establishments known variously as hookah parlors, vaping lounges, or cigar bars.

Smoking/vaping retailer. A smoke shop, electronic cigarette retailer, vapor cigarette retailer, or any other retail business that sells tobacco, electronic cigarettes, and related products primarily for off-site consumption. Smoking/vaping retailers shall not include food or beverage service, outdoor seating, or an indoor seating area greater than 100 square feet in area.

Sober living home. A group home for persons who are recovering from a drug and/or

alcohol addiction and who are considered handicapped under state or federal law. Sober living homes shall not include the following: (1) residential care facilities; (2) any sober living home that operates as a single housekeeping unit; (3) any sober living home without an operator.

Specialty store. A retail store less than 3,000 square feet in area with hours of operation between 6:00 a.m. and 11:00 p.m. A specialty store offers a combination of foods and beverages for off-site use or consumption and provides for alcoholic beverage sales that are incidental to the primary use. No more than 10% of the total merchandise area of the retail floor may be devoted to display or sale of alcoholic beverages and only non-refrigerated alcoholic beverages may be offered. A specialty store must comply with the operational standards of section 13-200.72.

Specific plan. A plan consisting of text, maps, and other documents and exhibits regulating development within a defined area of the city, consistent with the general plan and the provisions of State Government Code section 65450 et seq.

State. State of California.

Story. For purposes related to zoning regulations, a story is that portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between such floor and the ceiling next above it shall constitute a story. An attic shall not be considered a story. A basement or cellar shall not be considered a story, if the finished floor level directly above the basement or cellar is less than four feet above finish grade at all locations. Any uncovered deck or activity area above the first story shall be considered a story.

Streamlined development review. The streamlined processing of a development plan when authority for approval is vested in the planning division.

Street. A public or private thoroughfare that provides primary access to adjacent land and local traffic movements. Streets do not include driveways which only provide access to parking areas.

Structure. Anything, including a building, located on the ground in a permanent location or attached to something having a permanent location on the ground.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, as defined in Section 50675.14 of the California Health and Safety Code, and that is linked to on site or off site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Tandem parking. An arrangement of parking spaces one behind the other in a row of maximum two cars including one in the garage space. Tandem garage parking is defined as the placement of standard parking spaces one behind the other within the enclosed area of a garage.

Townhouse. A single-family attached dwelling unit located on an individual dwelling unit lot, and is part of a row of units that contains three or more dwelling units.

Transitional housing. A development with buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. *Trip (vehicle).* A one-way vehicular journey either to or from a site, or totally within the site i.e. internal trip. Each trip has two trip ends, one at the beginning and the other at the destination.

Trip rate (vehicular). The anticipated number of vehicle trips to be generated by a specific land use type or land use classification. The trip rate is expressed as a given number of

vehicle trips for a given unit of development intensity (i.e., trip per unit, trip per 1,000 square feet, etc.).

Uncontrolled environment. A location where there is the exposure (to radiofrequency radiation) of individuals who have no knowledge or control of their exposure. The exposures may occur in living quarters or work places where there are no expectations that the exposure levels may exceed the exposure and induced current levels permitted for the general public.

Underroof. All of the area within the walls of the building that a roof covers. Areas under porches, roof overhangs, garage protrusions, breezeways and other similar architectural design features are not considered as underroof.

Unit. A particular building or structure, or portion thereof, that is designed, intended or used for exclusive occupancy, possession or control of individual owners or occupiers, whether or not they have interests in common areas of the project.

Use. The purpose (type and extent) for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Warehouse, mini. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where at least one of the stalls or lockers has less than 500 square feet of floor area.

Warehouse, public. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where all the stalls or lockers have more than 500 square feet of floor area.

Vacancy rate (common lot development conversion). The ratio of vacant apartments being offered for rent or lease in the City of Costa Mesa, shown as a percentage of the total number of apartments in the city.

Vape lounge. See Smoking lounge.

Vape shop. See Smoking/vaping retailer.

Variance. A discretionary entitlement, usually granted by the planning commission, which permits departure from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Yard. Any open space on a lot unoccupied and unobstructed from the ground upward, except an inside court.

Yard, front. The yard between the front line of a building and the front line of the lot upon which the building is located.

Yard, rear. The yard extending from the extreme rear line of the main building to the rear lot line on which the building is situated.

Yard, side. The yard extending from the front yard, or from the front lot line where no front yard is required, to the rear yard or rear lot line, between the side lot line and the nearest wall of the main building or any accessory structure attached thereto.

Zero lot line. The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 4, 3-2-98; Ord. No. 00-5, § 1(a), 3-20-00; Ord. No. 01-16, § 1a., 6-18-01; Ord. No. 05-11, § 2a., 7-19-05; Ord. No. 06-18, § 1, 9-5-06; Ord. No. 09-3, §§ 1a., b., 5-19-09; Ord. No. 09-4, § 1a., 5-5-09; Ord. No. 10-13, § 1, 10-19-10; Ord. No. 10-14, § 1, 11-16-10; Ord. No. 11-10, § 1,

9-20-11; Ord. No. 13-1, § 2A., 3-19-13; Ord. No. 13-05, § 1, 12-3-13; Ord. No. 14-04, § 2A., 4-1-14; Ord. No. 14-13, § 1, 10-21-14; Ord. No. 15-10, § 2A, 9-15-15; Ord. No. 15-11, § 1, 11-17-15; Ord. No. 16-01, § 1, 1-19-16; Ord. No. 18-03, § 2, 1-16-18; Ord. No. 21-03, § 3, 3-2-21; Ord. No. 21-20, § 1, 12-7-21)

Article 3
Review Authorities

§ 13-7. Purpose.
The purpose of this article is to establish the project review authority of the city council, the redevelopment agency, the planning commission, the zoning administrator and the planning division.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-8 City council.

The city council shall have final decision authority for appeals, final maps, specific plans, master plans in the town center and planned development districts, rezones, general plan amendments, density bonuses with financial incentives, Zoning Code amendments, improvement and development agreements, annexations and any action specified in this Zoning Code. The city council shall also be responsible for the acceptance of lands and/or improvements as may be proposed for dedication to the city, except deeds of dedication and parcel maps of four or fewer lots with no development agreements. The city council may impose conditions of approval.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-9 Redevelopment agency.

(a) Declaration of need of agency. It is hereby found and declared, pursuant to State Health and Safety Code section 33101, that there is a need for a redevelopment agency in the city, as such agency was created by section 33100, to function in the city, and the agency is hereby authorized to transact business and exercise all of the powers granted to it under the Community Redevelopment Law.

(b) Council declared agency. The five members of the city council are hereby declared to be the members of the redevelopment agency and are empowered to exercise all the rights, powers, duties, privileges and immunities vested by the Community Redevelopment Law in an agency.

(c) Term of agency members. Membership shall be for the period each councilmember serves in office, and shall automatically terminate at the time any councilmember no longer holds the office of councilmember. Any vacancy existing on the redevelopment agency shall be filled only by a duly elected sworn and acting city councilmember.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-10 Planning commission.

(a) Commission. Pursuant to the provisions of section 65101 of the Planning and Zoning Law of the California Government Code, there is hereby created a planning commission, which shall consist of seven members.

(b) Appointment and removal of commissioners. Each council member elected by district shall nominate a planning commission member, subject to approval by a majority vote of the entire city council. The mayor shall nominate a planning commission member, subject to approval by a majority vote of the entire city council. Planning commission members serve at the pleasure of the city council. A member may be removed prior to the expiration of his or her term by a majority vote of the entire city council. Additional details for the appointment procedures and member qualifications, terms and compensation may be set by city council policy.

(c) Residency. Each member of the planning commission must be a resident of the City of Costa Mesa at the time the member is nominated and appointed. If any member of the planning commission ceases to be a resident of the city that member's appointment will automatically terminate. The secretary of the planning commission shall immediately inform the city council of any such termination.

(d) Term. The term of each planning commission member shall expire on the date on which the second regular meeting in January is held immediately following expiration of the term of the council member or mayor who appointed that member, or until he or she is reappointed or replaced.

(e) Ex-officio member of commission. The director of development services and city attorney or designee shall attend the meetings of the planning commission and assist the commission in an advisory capacity as needed.

(f) Absence from commission meetings without cause. If a planning commission member is absent from three consecutive regular meetings of the commission, without cause, the office of the member shall be deemed to be vacant and the term of such member terminated. The secretary of the planning commission shall immediately inform the city council of such termination.

(g) Absence from commission meetings for cause. An absence due to illness or an unavoidable absence from the city and written notice thereof given to the secretary of the planning commission on or before the day of any regular meeting of the commission shall be deemed absence for cause.

(h) Councilmember ineligibility. No member of the city council shall be eligible for membership on the planning commission.

(i) Authority of the planning commission.

(1) The planning commission shall have the power, except as otherwise provided by law, to act on plans for the regulation of the future growth, development and beautification of the city, in respect to:

a. Public and private buildings and works, streets, parks, grounds and vacant lots.

b. The future growth and development of the city in order to secure sanitation, proper service of all public utilities, shipping and transportation facilities.

c. The location of any proposed buildings, structures, or works.

(2) The planning commission is authorized to act upon the following discretionary actions:

a. Recommend to the city council approval, conditional approval or denial of general plan amendments, specific plans, rezones, Zoning Code amendments, development agreements, density bonuses with public financial incentives, preliminary and final master plans, and any other action specified in this Zoning Code.

b. Recommend to the successor agency to the former redevelopment agency approval, conditional approval or denial of redevelopment actions, or adoption and/or amendments to a redevelopment plan.

c. Approve, conditionally approve or deny applications for conditional use permits, variances, tentative tract and parcel maps, density bonuses without public financial incentives, and any other action specified in this Zoning Code.

d. Perform other duties necessary to carry out the provisions reserved to the planning commission in Title 10 of the Municipal Code, the provisions of this Zoning Code and the provisions of the Planning, Zoning and Development Law of the State Government Code.

(j) Commission bylaws authorized. The planning commission shall have the power, except as otherwise provided by law, to adopt such bylaws as it may deem necessary to provide for:

(1) The time and place of meeting.

(2) The time and method of electing officers.

(3) Such other matters relative to the organization of the planning commission and methods of administration of its duties which are not otherwise provided for by statute or ordinance.

(k) Regular meeting of commission defined. A regular meeting as provided by law or by rule of the planning commission or any regularly advertised public hearing shall be deemed a regular meeting.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 01-12, § 1, 3-5-01; Ord. No. 02-4, § 1a, 3-18-02; Ord. No. 03-2, § 3, 3-3-03; Ord. No. 04-17, § 3, 1-3-05; Ord. No. 19-05, § 1, 4-2-19; Ord. No. 21-14, § 1, 8-3-21)

§ 13-11 Zoning administrator.

(a) The development services director or designee is authorized to act as the zoning administrator according to procedures set forth in the State Government Code.

(b) The zoning administrator is authorized to approve, conditionally approve, or deny the following discretionary planning applications. The zoning administrator may forward any action to the planning commission for review.

(1) Major modification;

(2) Minor conditional use permit;

(3) Lot line adjustment;

(4) Wireless telecommunications use permit (see section 19-15); and

(5) Any action specified in this Zoning Code.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 20-03, § 2, 3-3-20)

§ 13-12 Planning division.

The development services director or designees constitute the planning division. The planning division is authorized to act on and grant approvals of development reviews and minor modifications as described in Chapter III, Planning Applications, Wireless Telecommunications Use Permit (see section 19-15), and other duties as designated by the development services director, planning commission, city council and this Zoning Code.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 20-03, § 2, 3-3-20)

CHAPTER III
PLANNING APPLICATIONS

§ 13-27. Purpose.

The purpose of this chapter is to establish the parameters for the numerous types of discretionary planning applications and to identify processing procedures.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-28. Types.

(a) ***Major Modification.*** Any deviation from an adopted development standard in this Zoning Code that meets the criteria listed in Table 13-28(a).

TABLE 13-28(a)
MAJOR MODIFICATIONS

Standard	Deviation Range
Decrease in required front yard depth; provided that in residential zones, the garage is set back a minimum of 19 feet from the front property line.	More than 20% but no more than 40%
Decrease in required rear yard depth.	More than 20% but no more than 40%
Decrease in required side yard width.	More than 20% but no more than 40%
Increase in maximum fence/wall height.	More than 33 1/3 % but no more than 50%
Increase in depth of permitted projections into required yards.	More than 20% but no more than 40%
Deviation in sign area, height, setbacks, separation and other sign specifications	More than 10% but no more than 20%
Decrease in required distance between main structures	More than 20% but no more than 40%
Decrease in required distance between accessory and main structures	More than 20% but no more than 40%

(b) ***Conditional use permit****.* Any use specified in this Zoning Code as requiring a conditional use permit.

(1) *Common interest development conversion.* For residential projects, a proposal to convert an occupied or previously occupied apartment complex to a residential common interest development project. To request a conversion for a newly constructed project, the apartment complex shall have received final building approval for occupancy. For non-residential projects, a proposal to convert an occupied or previously occupied non-residential complex to a non-residential common interest development. Non-residential includes industrial,

commercial, office, and/or mixed-use project.

(c) ***Density bonus or incentive.*** Any request for incentives to produce lower income and senior housing per State Government Code section 65915.

(d) ***Development review, streamlined.*** The following shall be subject to streamlined development review, if the project complies with applicable development standards in this Zoning Code and meets one of the following conditions:

(1) Residential construction of one story in the R1, R2-MD, R2-HD, and R3 zones.

(2) Residential uses permitted by right in the Zoning Code and qualifying for ministerial approval as a 'use by right' consistent with the applicable provisions of the Government Code.

(3) Additions to existing buildings in the AP, CL, C1, C2, C1-S, MG, or MP zones that comply with the applicable development standards in this Zoning Code and do not exceed 2,000 square feet or 50% of the existing building area, whichever is less, shall be subject to streamlined development review.

(e) ***Development review.*** The following shall be subject to development review:

(1) *Residential construction of two or more stories.* In any zone, residential construction of two or more stories that complies with the applicable development standards in this Zoning Code and the forthcoming Citywide Residential and Mixed-Use Objective Design Standards adopted by city council. Until such objective standards are adopted, projects shall be subject only to the objective development standards in this Zoning Code.

(2) *Construction of new buildings or additions to existing buildings in the AP, CL, C1, C2, C1-S, MG, or MP zones that comply with the applicable development standards in this Zoning Code and exceed 2,000 square feet or 50% of the existing building area;* and,

(3) Any other use specified in this Zoning Code as requiring development review.

(f) ***Lot line adjustment.*** Any adjustment to an existing lot line between two lots, where the land taken from one lot is added to an abutting lot and/or where a greater number of lots than originally existed is not created. A lot line adjustment may be used to combine no more than four abutting lots.

(g) ***Master plan.*** Prior to development in the planned development (PD), town center (TC), shopping center (C1-S), and all types of institutional and recreational (I&R, I&R-S, and I&R-MLT) zoning districts, a master plan is required. Preliminary master plans are required in the TC and I&R-MLT zone, are optional in PD zones, and are not required in C1-S, I&R-S, and I&R zones.

(1) **Minor changes.** Minor changes in the location, siting or character of buildings and structures may be authorized by the planning division if required by the final engineering or other circumstances not foreseen at the time the master plan was approved. No change authorized under this section may cause any of the following:

a. A change in the use or character of the development;

b. An increase in the overall density or floor area ratio of the development;

c. An increase in overall coverage of structures;

d. A reduction or change in character of approved open space;

e. A reduction of required off-street parking;

f. A detrimental alteration to the pedestrian, vehicular and bicycle circulation and utility networks;

g. A reduction in required street pavement widths;

h. An increase of more than six inches in building height; or

i. A decrease in building setback greater than can be approved by a minor modification by the development services director.

(2) **Major amendments.** Substantial amendments to the master plan encompassing one or more of the minor changes listed in subparagraphs (1)a. through (1)i., or any proposed change determined by the development services director as a major amendment, shall be subject to review and approval by the zoning administrator. Furthermore, if the major amendment results in an overall building square footage that exceeds the maximum density or building square footage allowed by the approved master plan, the zoning administrator must find that the major amendment is consistent with the density, floor area ratio, and trip budget standards established by the general plan, as applicable.

(3) **Minor amendments.**

a. Minor amendments to existing master plans in planned development zones are subject to section 13-56, master plan required.

b. Minor amendments to existing master plans in the TC, C1-S, MU, I&R, I&R-S, and I&R-MLT zones may be approved by development review if the planning division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. Furthermore, if the minor amendment results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the planning division must find that the minor amendment is consistent with the floor area ratio and trip budget standards established by the general plan, as applicable.

(h) ***Minor conditional use permit.*** Any use or deviation from development standards specified in this Zoning Code as requiring a minor conditional use permit.

(i) ***Minor modification.*** Any deviation from an adopted development standard in this Zoning Code that meets the criteria listed in Table 13-28(i).

TABLE 13-28(i)
MINOR MODIFICATION

Standard	Deviation Range
Decrease in required front yard depth; provided that in residential zones, the garage is set back a minimum of 19 feet from the front property line	20% or less
Decrease in required rear yard depth	20% or less
Decrease in required side yard width	20% or less
Increase in maximum fence/wall height	33 1/3 % or less
Decrease in five-foot setback on street side for fences/walls in excess of 36 inches on corner lots in multi-family residential zones	100% or less
Increase in depth of permitted projections into required yards	20% or less
Decrease in minimum driveway width for two or more dwelling units	to not less than 10 feet
Deviation in sign area, height, setbacks, separation and other sign specifications	10% or less
Decrease in required distance between main structures	20% or less
Decrease in required distance between accessory and main structures	20% or less
Decrease in minimum width and length of garage dimensions	5% or less

(2) *Minor building additions that encroach into required setbacks no further than the existing main structure, excluding architectural features.* However, no nonconforming setback width or depth may be decreased further, and the building addition shall comply with all other applicable sections of this Zoning Code and other codes.

(3) Fabric awnings that project no more than five feet from the building face.

(4) Minimum length of no less than 18 feet for driveways as measured from the ultimate property line.

(5) Any deviation from development standards specified in this Zoning Code as requiring a minor modification.

(j) ***Mobile home park conversion.*** Any conversion of an existing mobile home park to any other use permitted or conditionally permitted in the applicable zoning district.

(k) ***Planned signing program.*** A voluntary, optional alternative to the general sign regulations, except in the C1-S zone where it is required.

(l) ***Reasonable accommodation.*** As defined in section 13-200.62

(m) (Reserved)

(n) ***Rezone.*** Any proposed change to the official zoning map.

(o) ***Special use permit.*** Refer to Chapter XV of the Zoning Code.

(p) ***Specific plan conformity review.*** Any proposed action or land use which is required by the applicable specific plan to be reviewed for conformity with the purpose and intent of the plan.

(q) ***Tentative tract or parcel map (including vesting).*** Any proposed subdivision of land which is required by a provision of the Subdivision Map Act or this Zoning Code to file a tentative tract or parcel map.

(r) ***Variance.*** Any deviation from a development standard in this Zoning Code that is not specified as a minor modification or major modification, or a deviation that is not allowed by approval of conditional use permit, minor conditional use permit, or specific plan conformity procedure.

(s) ***Landmarks and historic districts located within the city.*** A person may request placement of a significant historic structure on the local Register of Historic Places subject to the criteria and procedures established in Chapter IX, Article 14, Historic

Preservation.

(t) ***Certificate of appropriateness.*** A certificate issued by the planning commission (or other commission/committee designated by the city council), approving plans, specifications, or statements of work for any proposed alteration, restoration, or rehabilitation, construction, relocation, or demolition, in whole or in part, of a "designated cultural resource" listed on the city's local Register of Historic Places.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 99-17, § 3, 11-15-99; Ord. No. 01-10, §§ 1a., 1b., 3-5-01; Ord. No. 01-16, § 1b., 6-18-01; Ord. No. 02-4, § 1m, 3-18-02; Ord. No. 03-4, § 1(a), 6-2-03; Ord. No. 03-8, §§ 1, 2, 9-2-03; Ord. No. 05-3, § 1b., 2-7-05; Ord. No. 05-2, § 1a.—c., 2-22-05; Ord. No. 06-9, § 1b., 4-18-06; Ord. No. 07-17, § 1a., b., 10-2-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 16-09, § 3, 10-4-16; Ord. No. 21-20, § 1, 12-7-21)

§ 13-29. Planning application review process.

(a) ***Application.***

(1) Application for any planning application shall be made to the planning division on the forms provided. Plans and information reasonably needed to analyze the application may be required. A list of required plans and information shall be available from the planning division.

(2) All applications shall be signed by the record owner of the real property to be affected. This requirement may be waived upon presentation of evidence substantiating the right of another person to file the application.

(b) ***Fees.*** The application shall be accompanied by all applicable processing fees as established by resolution of the city council.

(c) ***Public hearing.*** Upon receipt of a complete application for a planning application, the planning division shall fix a time and place of the public hearing if one is required pursuant to Table 13-29(c). For planning applications which require review by both the planning commission and city council, pursuant to Table 13-29(c), the final review authority shall hold a public hearing no more than 45 days from the receipt of the planning commission's recommendation.

TABLE 13-29(c) PLANNING APPLICATION REVIEW PROCESS					
Planning Applications	**Public Notice Required**	**Public Hearing Required**	**Recommending Authority**	**Final Review Authority**	**Notice of Decision**
Streamlined Development Review	No	No	None	Planning Division	No
Development Review Minor Modification	No	No	None	Planning Division	No
Reasonable Accommodation	No	No	None	Planning Division	No
Lot Line Adjustment	No	No	None	Planning Division	No
Special Use Permit	Yes	Yes	None	Planning Division	No
Major Modification Minor Conditional Use Permit Planned Signing Program	Yes	No	None	Zoning Administrator	Yes
Mobile Home Park Conversion Common Interest Development Conversion (Residential or Nonresidential) Specific Plan Conformity Review Tentative Parcel Map Tentative Tract Map Variance	Yes	Yes	Planning Division	Planning Commission	Yes
Conditional Use Permit Density Bonus Master Plan Master Plan—Preliminary	Yes	Yes	Planning Division	Planning Commission (excepted where noted otherwise in this zoning code)	Yes
Rezone	Yes	Yes	Planning Commission	City Council	No
Local Register of Historic Places	No	No	Planning Commission or other commission/ committee as designated by the City Council	City Council	Yes
Certificate of Appropriateness	No	No	Planning Commission or other commission/ committee as designated by the City Council	Planning Commission or other commission/ committee as designated by the City Council	No

(d) ***Public notice.*** When required pursuant to Table 13-29(c), public notice shall be given as described in the following subsections. Public notices shall contain a general explanation of the proposed planning application and any other information reasonably needed to give adequate notice of the matter to be considered.

(1) *Mailed notice required.* Notices of the hearing shall be mailed to all property owners and occupants within a 500 foot radius of the project site, except for applications for the construction of a building(s) 150 feet or more in height which shall require a greater notice radius pursuant to Table 13-29(d):

TABLE 13-29(d)
MAILED NOTICE REQUIRED

Building Height in Feet	Notice Requirement
More than 150 and less than or equal to 225	700-foot radius
More than 225 and less than or equal to 300	900-foot radius
More than 300	1,100-foot radius

The required notice radius shall be measured from the external boundaries of the property described in the application. The notice shall be mailed no less than 10 days prior to the hearing or determination on the application. The planning division shall require mailing labels from the project applicant for this purpose. The mailing labels shall reflect the last known name and address of owner(s) as shown on the last equalized county assessment roll or by a more current listing.

(2) *On-site posting required.* Additional notice shall be provided by posting a notice on each street frontage of the project site, no less than 10 days prior to the date set for the hearing or determination on the application.

(3) *Newspaper publication.* When a public hearing is required, notice shall also be published once in the city in a newspaper of general circulation, no less than 10 days prior to the date set for the public hearing.

(e) ***Review criteria.*** Review criteria for all planning applications shall consist of the following:

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

(3) Compliance with any performance standards as prescribed elsewhere in this Zoning Code.

(4) Consistency with the general plan and any applicable specific plan.

(5) The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

(6) When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.

(7) For residential developments, consistency with any applicable design guidelines adopted by city council resolution.

(8) For affordable multi-family housing developments which include a minimum of 16 affordable dwelling units at no less than 20 dwelling units per acre, the maximum density standards of the general plan shall be applied, and the maximum density shall be permitted by right and not subject to discretionary review during the master plan application process.

(f) ***Conditions***. The final review authority pursuant to Table 13-29(c), may impose reasonable conditions to assure compliance with the applicable provisions of this Zoning Code, and to assure compatibility with surrounding properties and uses and to protect the public health, safety and general welfare. The final review authority may also require such written guarantees, cash deposits, recorded land use restrictions, etc., as may be necessary to assure compliance with the conditions.

(g) ***Findings***. When granting an application for any of the planning applications specified below, the final review authority shall find that the evidence presented in the administrative record substantially meets any required conditions listed below. Other findings may also be required pursuant to other provisions of this Zoning Code.

(1) Major modifications and variance findings:

a. Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.

b. The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.

c. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

(2) Conditional use permit and minor conditional use permit findings:

a. The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

b. Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

c. Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

(3) Density bonus and concession or incentive findings:

a. The request is consistent with State Government Code section 65915 et. seq. regarding density bonuses and other incentives, the general plan, any applicable specific plan, and Chapter IX special regulations, Article 4 density bonuses and other incentives.

b. The requested density bonus and incentive or concession constitute the minimum amount necessary to provide housing at the target rents or sale prices and/or a child care facility.

c. The granting of the incentive or concession is required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5 or for rents for the targeted units.

d. The granting of the incentive or concession and/or the waiver or reduction of development standards does not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code section 65589.5 upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

e. The granting of the incentive or concession and/or the waiver or reduction of development standards does not have an adverse impact on any real property that is listed in the California Register of Historical Resources.

(4) Lot line adjustment findings: The lot line adjustment and improvements are consistent with the general plan, any applicable specific plan and this Zoning Code.

(5) Master plan findings:

a. The master plan meets the broader goals of the general plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

(6) Minor modification findings:

a. The improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.

b. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development.

(7) Mobile home park conversion findings:

a. The impacts of the conversion on the residents of the mobile home park have been duly considered as required by the State Government Code.

b. The proposed conversion project is consistent with the general plan, any applicable specific plan and this Zoning Code.

(8) Planned signing program findings:

a. The proposed signing is consistent with the intent of Chapter VIII, Signs, and the General Plan.

b. The proposed signs are consistent with each other in design and construction taking into account sign style and shape, materials, letter style, colors and illumination.

c. The proposed signs are compatible with the buildings and developments they identify taking into account materials, colors and design motif.

d. Approval does not constitute a grant of special privilege or allow substantially greater overall visibility than the standard sign provisions would allow.

(9) Reasonable Accommodation findings: Refer to Chapter IX, Article 15.

(10) Common interest development conversion findings:

a. The applicant has submitted an adequate and legally binding plan which addresses the displacement of long-term residents, particularly senior citizens and low- and moderate-income families and families with school-age children; and

b. The proposed common interest development conversion project conforms to adopted general plan policies and any applicable specific plan or urban plan, and if applicable, increases the supply of lower cost housing in the city and/or that the proposed conversion project fulfills other stated public goals.

c. The establishment, maintenance, or operation of the project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the surrounding neighborhood, nor will the project be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city.

d. The overall design and physical condition of the common interest development conversion project achieves a high standard of appearance, quality, and safety.

e. The proposed common interest development conversion project conforms to the Costa Mesa Zoning Code requirements.

f. For a proposed common interest development conversion project that does not conform to the zoning code requirements, the project due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is of continued value to the community and it contributes to defining and improving the community as a whole. Deviations from zoning code requirements are acceptable because it would be impracticable or physically impossible without compromising the integrity of the overall project to implement features that could result in conformance with current code requirements.

g. For a proposed common interest development conversion project located in an urban plan area, the proposed conversion is consistent with the applicable mixed-use overlay zoning district. Specifically, the proposed non-residential conversion project supports a mixed-use development or a similar land use that is not allowed in the base zoning district, or the proposed conversion project is a residential common interest development that is permitted by either the base or overlay zoning district.

(11) Rezone findings: The proposed rezone is consistent with the Zoning Code and the general plan and any applicable specific plan.

(12) Specific plan conformity review findings: Refer to the applicable specific plan text.

(13) Tentative parcel or tract map findings:

a. The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.

b. The proposed use of the subdivision is compatible with the general plan.

c. The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

d. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

e. The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

f. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

(h) ***Decision.***

(1) After the public hearing, if required, the final review authority may approve, conditionally approve or deny any application for the planning application based upon the standards and intent set forth in the applicable provisions of this Zoning Code. In the case of a denial, the applicant shall be notified of the circumstances of the denial.

(2) For planning applications which require the planning commission to make a recommendation to the final review authority, the authority shall not approve any major change or additions in any proposed planning application until the proposed change or addition has been referred to the planning commission for a report, unless the change or addition was previously considered by the planning commission. It shall not be necessary for the planning commission to hold a public hearing to review the referral. Failure of the planning commission to report to the final review authority within 40 days after the referral shall be deemed approval of the proposed change or addition.

(i) ***Notice of decision.***

(1) Notice of the zoning administrator's decision shall be given within five days of the decision to the city council, planning commission and to any affected party requesting the notice. Any member of the planning commission or city council may request review of a zoning administrator's decision within seven days of the notice of the decision. No fee shall be charged for such review.

(2) Notice of the planning commission's decision shall be given within five days to the city council and to any affected party requesting the notice. Any member of the city council may request review of the decision within seven days of the notice of the decision. No fee shall be charged for such review.

(j) ***Appeals.*** Appeals of the final review authority shall be filed within seven days of the public hearing or the date of the notice of decision according to the procedures set forth in Title 2, Chapter IX, Appeal, Rehearing and Review Procedure.

(k) ***Time limits and extensions.***

(1) Planning applications shall run with the land until revoked, except as provided in this section or in a condition imposed at the time of granting the planning application.

(2)

a. Unless otherwise specified by condition of approval, any permit or approval not exercised within 24 months from the actual date of review authority approval shall expire and become void, unless an extension of time is approved in compliance with paragraph (4) of this subsection;

b. The permit shall not be deemed "exercised" until at least one of the following has first occurred:

1. A building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the building official.

2. A certificate of occupancy has been issued.

3. The use is established and a business license has been issued.

4. A time extension has been granted in compliance with paragraph (3)

of this subsection.

(3) The time limits specified in paragraph (2) of this subsection shall not apply to preliminary master plans, except that the first phase of the final master plan must be approved within 24 months of the approved preliminary master plan. Time limits regarding the construction of improvements authorized by the approved final master plan for each phase of the project shall comply with the time limits established in paragraph (2).

(4) Extension of time.

a. *Filing and review of request.* No less than 30 days or more than 60 days before the expiration date of the permit, the applicant shall file a written request for an extension of time with the department, together with the filing fee established by resolution of the city council.

b. For extension requests not to exceed 180 days: The director of development services may extend the time for an approved permit or approval to be exercised. Only one request for an extension of 180 days may be approved by the director. Any subsequent extension requests shall be considered by the original approval authority.

c. For extensions requests of more than 180 days: The review authority for the original project shall consider the request to extend the time for an approved permit or approval to be exercised. A public hearing shall only be held if it was required on the original application. If notice was required for the original application, notice of the public hearing shall be given according to the procedures set forth in this chapter.

(5) Fees for extensions of time for planning applications may be established by resolution of the city council.

(6) Action on extension request. A permit or approval may be extended beyond the expiration of the original approval provided the director or the review authority finds that there have been no changes in the conditions or circumstances of the site, such as Zoning Code or General Plan amendment or other local and statewide regulations affecting the approved development standards, or project so that there would have been ground for denial of the original project or any changes to the General Plan and/or Zoning Code that would preclude approval of the same project at the time of the requested extension.

(7) Effect of expiration. After the expiration of the permit or approval, no further work shall be done on the site and no further use of the site shall occur until a new permit or approval, or other city permits or approvals are first obtained. Fees for extensions of time for planning applications may be established by resolution of the city council.

(l) ***Building permits/authority to proceed.*** No building permit or authority to proceed shall be granted until all required review and approval has been obtained and all

applicable appeal periods have expired.

(m) ***Compliance.*** Final occupancy shall not be granted unless the site development conforms to the approved set of building plans, applicable conditions of approval and code requirements.

(n) ***Reapplication.*** Upon final denial of any planning application, a new application for substantially the same planning application may not be filed within six months of the date of the denial. The development services director shall determine whether the new application is for a planning application which is substantially the same as a previously denied application. No decision of the development services director shall be effective until a period of seven days has elapsed following the written notice of a decision; an appeal of the decision shall be filed according to the procedures set forth in Title 2, Chapter IX, Appeal, Rehearing and Review Procedure.

(o) ***Enforcement authority.***

(1) The planning commission may require the modification or revocation of any planning application and/or pursue other legal remedies as may be deemed appropriate by the city attorney, if the planning commission finds that the use as operated or maintained:

a. Constitutes a public nuisance as defined in State Civil Code Sections 3479 and 3480; or

b. Does not comply with the conditions of approval.

(2) The modification or revocation of any permit by the planning commission under this subsection shall comply with the notice and public hearing requirements set forth in subsections (c) and (d). The development services director may require notice for a development review or minor modification, if deemed appropriate.

(p) ***Amendment to a planning application****.* Any approved planning application may be amended by following the same procedure and fee schedule as required for the initial approval, with the exception of the following two instances:

(1) Minor amendments to conditional use permits shall be processed as minor conditional use permits; and

(2) Amendments to master plans which comply with section 13-28(f)(1) may be authorized by the planning division.

(q) ***Concurrent processing.*** Unless otherwise stated in this Zoning Code, applications for proposed projects which require two or more planning application approvals may be processed concurrently. Final project approval shall not be granted until all necessary approvals have been obtained.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 5—7, 3-2-98; Ord. No. 99-17, § 4, 11-15-99; Ord. No. 01-11, § 1a., 3-5-01; Ord. No. 01-16, §§ 1c.—e., 6-18-01; Ord. No.

03-8, § 3, 9-2-03; Ord. No. 05-2, § 1d., e., 2-22-05; Ord. No. 06-7, § 1a., 4-18-06; Ord. No. 06-9, § 1c., 4-18-06; Ord. No. 07-17, § 1c., d., 10-2-07; Ord. No. 09-13, § 1, 11-17-09; Ord. No. 17-12, § 1, 9-19-17; Ord. No. 18-06, § 1, 9-4-18; Ord. No. 21-20, § 1, 12-7-21)

CHAPTER IV
CITYWIDE LAND USE MATRIX

§ 13-30. Purpose.

The purpose of this chapter is to provide a comprehensive list of uses which are permitted, conditionally permitted, or prohibited in the various zoning districts, as represented by Table 13-30, Land Use Matrix. In evaluating a proposed use, the following criteria shall also be considered:

(a) Uses determined as permitted may be subject to a discretionary review when construction is proposed, pursuant to Chapter III, Planning Applications.

(b) Uses proposed in the planned development zones are subject to verification of consistency with the master plan adopted for planned development zones. A proposed use not expressly allowed by the adopted master plan may require additional discretionary review pursuant to Table 13-30, Land Use Matrix.

(c) All listed uses in the matrix are subject to verification of compliance with density and floor area ratio limits, parking requirements and performance standards which may, in certain cases, prevent the establishment of the use.

(d) Any proposed use not listed in the Land Use Matrix shall be reviewed by the development services director to determine its similarity to another listed use. If no substantial similarity exists, the proposed use shall require approval of a conditional use permit prior to establishment of the use.

(e) For the purpose of Table 13-30, Land Use Matrix, the various zoning districts are labeled as follows:

Residential zones: R1, R2-MD, R2-HD, and R3

Commercial zones: AP, CL, C1, C2, C1-S, and TC

Industrial zones: MG and MP

Planned Development Residential zones: PDR-LD, PDR-MD, PDR-HD, and PDR-NCM

Planned Development Commercial zone: PDC Planned Development

Industrial zone: PDI

The Parking zone: P

Institutional and Recreational zones: I & R, I & R-S, and I & R-MLT

(f) For zoning districts located in a specific plan area, please refer to the appropriate specific plan text to determine if any additional regulations related to land uses are applicable.

(g) For the mixed-use overlay district located in an urban plan area, please refer to the appropriate urban plan text for additional regulations related to development standards and allowable land uses as applicable.

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
RESIDENTIAL USES																						
1. Single-family dwellings (single housekeeping units)	P[4]	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
2. Multi-family dwellings	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.1 Common interest developments, residential	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.2 Small lot subdivisions, residential	•	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
3. Mobile home parks	•	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•
4. Boarding-house, small[7]	•	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•
5. Boarding-house, large[7]	•	C	C	C	•	•	•	•	•	•	•	•	•	C	C	C	C	C	•	•	•	•
6. Residential care facility, six or fewer persons (State licensed)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	P	•	P	•
7. Group homes, six or fewer	S	S[6]	S[6]	S[6]	•	•	•	•	•	•	•	•	S[6]	S[6]	S[6]	S[6]	S[6]	S[6]	P	•	P	•
7.1 Sober living homes, six or fewer	S[5]	S[6]	S[6]	S[6]	•	•	•	•	•	•	•	•	S[6]	S[6]	S[6]	S[6]	S[6]	S[6]	P	•	•	•
8. Residential care facility, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•
9. Group homes, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•
9.1 Sober living homes, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
10. Referral facility (Subject to the requirements of section 13-32.2, referral facility).	•	C[2]	C[2]	C[2]	•	•	•	C[2]	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•
11. Single room occupancy residential hotel (subject to City Council Policy 500-5)	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Employee housing, six or fewer	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
Supportive housing	P[12]	P[11,12]	P[11,12]	P[11,12]	•	•	•	•	•	P[11,12]	•	•	P[11,12]	P[11,12]	P[11,12]	P[11,12]	P[11,12]	P[11,12]	•	•	P[11,12]	•
Transitional housing	P[12]	P[12]	P[12]	P[12]	•	•	•	•	•	P[12]	•	•	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	•	•	P[12]	•
Low barrier navigation center	•	•	•	•	•	•	•	•	•	P[13]	•	•	•	•	•	•	P[13]	P[13]	•	•	P[13]	•
ACCESSORY USES																						
13. Animals, keeping of	SEE TITLE 3, ANIMALS AND FOWL																					
14. Antennas: Amateur radio, Satellite dish, Communication	SEE CHAPTER IX, ARTICLE 2, ANTENNAS																					
16. Day care facilities (15 children or more) (see also Nursery schools)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
17. Family day care—Large (7 to 14	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P	•	P[2]	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
children) (subject to the requirements of section 13-37, large family day care homes)																						
18. Family day care—Small (up to 8 children)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P[3]	P[3]	P	•	P[3]	•
19. Garage/yard sales—No more than 2 events permitted a year, not to exceed 3 consecutive days	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P[3]	P[3]	•	•	P[3]	•
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2]	•	P[2]	•
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	•	MC[2,3]	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2]	•	P[2]	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	•	MC[2,3]	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
22.2 Accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	P[2]	•
22.3 Junior accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	P[2]	•
22.4 Temporary real estate and construction offices (subject to the requirements of ch. IX, art. 10, temporary trailers)	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]
INSTITUTIONAL AND RECREATIONAL USES																						
23. Cemeteries	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
24. Churches and other places of religious assembly (Subject to the requirements of article 4.5, development standards for churches and other places of religious assembly)	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	P[2]	P[2]	C[2]	C[2]	P[2]	P[2]	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	P[2]	C[2]	C[2]	•
25. Civic and community clubs	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	•	P	•
26. Convalescent hospitals; nursing homes	•	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	•	•	P	•	•	•
27. Country clubs; golf courses	C	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	•	•	P	C	•	•
28. Crematories (See also Mortuary services)	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
29. Fairgrounds; outdoor festival (permanent)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•
30. Hospitals, general	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	P	•
31. Libraries, privately-operated	C	C	C	C	•	•	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•	•
31a. Marijuana and/or medical marijuana cultivation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
31b. Cannabis and/or marijuana distributer	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
31c. Cannabis and/or marijuana manufacturer or processor	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
31d. Cannabis and/or marijuana retail sales storefront	•	•	•	•	•	C[9]	C[9]	C[9]	C[9]	C[9]	•	•	•	•	•	•	•	•	•	•	•	

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
31e. Cannabis and/or marijuana retail sales nonstorefront (deliveries)	•	•	•	•	•	C[9]	C[9]	C[9]	C[9]	C[9]	•	C[9]	•	•	•	•	•	C[9]	•	•	•	•
31f. Cannabis and/or marijuana research and development and/or testing laboratories	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
32. Mortuary services without crematories	•	•	•	•	C	C	C	C	C	•	C	C	•	•	•	•	•	•	C	•	•	•
32a. Needle exchange program	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
33. Nursery schools—See also Day care facilities for 15 or more children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•
34. Parks and playgrounds	C	C	C	C	•	•	•	•	•	C	•	•	C	C	C	C	C	C	P	P	P	•
35. Public offices and facilities, such as city halls, courthouses, police/ fire stations, etc.	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	P	•	•	•
36. Schools: primary, secondary and colleges	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
37. Schools: trade and vocational; group counseling	•	•	•	•	•	MC	P	P	P	P	MC	MC	•	•	•	•	P	MC	P	P	•	•
38. Senior congregate care facility	•	C	C	C	C	C	C	C	C	C	•	•	•	C	C	C	C	•	C	•	•	•
39. Swap meets	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	C	•	•
39a. Emergency shelters	•	•	•	•	•	•	•	•	•	•	•	C[10]	•	•	•	•	•	P[10]	•	•	•	•
SPECIAL SEASONAL EVENTS																						

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
41. Christmas tree lots; pumpkin patches; fireworks stands; produce stands (subject to the requirements of title 9, chapter II, regulation of certain businesses)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•
COMMERCIAL AND INDUSTRIAL USES																						
42. Acupressure; massage (subject to the requirements of title 9, chapter ii, article 22, Massage establishments and practitioners)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	P[2]	•	•	•	•	•
43. Adult businesses (See Sexually-oriented businesses)																						
44. Aggregate batch plants; Rock or asphalt crushing; Sand blasting	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
45. Ambulance services	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	•	MC	MC	•	•	•	•
46. Amusement centers (subject to the requirements of chapter IX, article 5, electronic game machines)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	•
47. Animal hospitals; veterinary services (kenneling only when incidental to principal hospital use)	•	•	•	•	•	C	C	P	P	C	C	C	•	•	•	•	P	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
48. Animal shelters, pounds, kennels, training schools	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
48a. Antique malls	•	•	•	•	•	•	P	P	P	•	MC	MC	•	•	•	•	P	MC	•	•	•	•
49. Artists, sculptors studios	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
50. Auction houses	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
51. Automobile (See Motor vehicle)																						
52. Banks; savings and loans; and other financial institutions	•	•	•	•	P	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
53. Bars; nightclubs (See Establishments where food or beverages are served)																						
54. Barber and beauty shops with accessory uses such as permanent make up, facials, and accessory massage	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
55. Billiards parlors	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
56. Botanical gardens; Zoos	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	C	•	•	•
57. Bowling centers	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	C	C	•	•	•	•	•
58. Breweries; Distilleries	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
60. Building supplies; Hardware stores (retail)	•	•	•	•	•	•	P	P	P	•	•	•	•	P	P	P	P	•	•	•	•	•
61. Business services—See Offices																						
62. Car washes	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
63. Carts— Outdoor retail sales in conjunction with an established business	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
64. Catering	•	•	•	•	•	MC	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
65. Coffee roasting	•	•	•	•	•	•	•	•	•	•	MC	MC	•	•	•	•	•	•	•	•	•	•
66. Coffee roasting (in conjunction with establishments where food or beverages are served)	•	•	•	•	•	•	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	•	•	•	•
67. Commercial art; Graphic design	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
68. Commercial testing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
69. Computer and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
70. Contracting: general contractors; operative builders	•	•	•	•	•	C	C	P	C	•	P	P	•	•	•	•	•	P	•	•	•	•
71. Convenience stores; mini-markets (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini-markets)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	C[2]	C[2]	C[2]	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
72. Department stores (retail)	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
73. Electronic game machines (four or more), incidental to the primary use, (subject to the requirements of chapter IX, article 5, electronic game machines)— Excluding amusement centers listed separately	•	•	•	•	•	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	•	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	•	•	•	•
74. Engineering; architectural; and surveying services— See Offices																						
75. Entertainment, live or public	•	•	•	•	•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	•
76. Establishments where food or beverages are served	•	•	•	•	•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED							•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED						•	•	•	•
77. Exhibition of products produced on premises or available for wholesale distribution	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
78. Flower stands— See also Carts	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
79. Furniture repair and refinishing with incidental sales	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
80. Grocery stores— See also Supermarkets; excluding convenience stores; and liquor stores listed separately	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
81. Hazardous waste facilities, off-site (subject to chapter IX article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	•	•	•	•	C[2]	C[2]	C[2]	•	•	•
82. Heliports; Helistops	•	•	•	•	•	•	•	•	C	C	C	C	•	•	•	•	C	C	C	C	•	•
83. Hotels— Excluding motels listed separately	•	•	•	•	•	•	C	C	C	P	•	•	•	C	C	C	P	•	•	•	•	•
84. Landscape services (installation and maintenance)	•	•	•	•	•	MC	MC	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
85. Laundry, cleaning and garment services, including plants	•	•	•	•	•	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
86. Leather tanning and finishing	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	•	•	•	•
87. Limousine services	•	•	•	•	•	C	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
88. Liquor stores (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini- markets)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	•	•	C[2]	•	•	•	•	•
89. Lumber and building materials dealers, (wholesale)	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
90. Manufacturing: Light EXCEPT the following which are prohibited: • Manufacture of fertilizer • Manufacture of products involving	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P2	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
the use of explosives Manufacture of rubber (including tires), steel																						
91. Manufacturing of chemical products, paints, pharmaceuticals, and plastics	•	•	•	•	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	C[2]	•	•	•	•
92. Manufacturing of stone, clay, glass and concrete products EXCEPT the following which are prohibited: • Manufacture of flat glass • Manufacture of cement and structural clay products • Manufacture of concrete, gypsum and plaster products • Manufacture of abrasive and asbestos products • Manufacture of nonclay refractories and crucibles • Processing and preparation of clay, ceramic and refractory minerals	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	•	•
93. Manufacturing or processing of foods and beverages EXCEPT the following which are prohibited: • Meat and poultry packing	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
plants • Grain mills • Sugar refining • Fats and oils processing mills • Seafood canneries and packaging (See also Breweries; Distilleries; Coffee roasting)																						
94. Massage— See also Acupressure (subject to the requirements of title 9, chapter II, article 22, massage establishments and practitioners)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	P[2]	•	•	•	•	•
95. Medical laboratories	•	•	•	•	MC	MC	P	P	P	P	MC	MC	•	•	•	•	MC	MC	•	•	•	•
96. Metal fabrication, welding, foundry, die casting (subject to subsection 13-54(a), performance standards)	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	•	•	•	•	•
97. Motels— (Subject to requirements of chapter IX, article 8, motels) Excluding Hotels listed separately	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•	•	•	•	•	•	•	•
98. Motion picture and television studios	•	•	•	•	C	C	C	C	•	•	P	P	•	•	•	•	P	P	•	•	•	•
99. Motion picture theaters and other theaters not within 200 feet of residential zones	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
100. Motion picture theaters and other	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	C	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
theaters within 200 feet of residential zones																						
101. Motor oil, used—Collection facility (subject to the requirements of chapter IX, article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	P[2]	P[2]	P[2]	•	P[2]	P[2]	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•
102. Motor vehicle, boat, and motorcycle retail sales, leasing, rentals and service with two or more outdoor display parking spaces	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
103. Motor vehicle, boat, and motorcycle retail sales, leasing, and rentals with one or less outdoor display parking space and no service (subject to verification of parking availability)	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
104. Motor vehicle service stations	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
105. Motor vehicle service stations with concurrent sale of alcoholic beverages (subject to requirements of chapter IX, article 3, concurrent sale of alcoholic beverages and motor vehicle fuel)	•	•	•	•	•	•	C[2]	C[2]	C[2]	•	•	•	•	•	•	•	C[2]	•	•	•	•	•
106. Motor vehicle; boat; and motorcycle repair services (including body and	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
paint work), not within 200 feet of residential zone (subject to subsection 13-54(b))																						
107. Motor vehicle; boat; and motorcycle repair services (including body and paint work), within 200 feet of residential zone (subject to subsection 13-54(b))	•	•	•	•	•	•	C	C	C	•	C	C	•	•	•	•	C	C	•	•	•	•
108. Nurseries (retail with no bulk fertilizer)	•	•	•	•	•	C	C	P	P	•	C	C	•	•	•	•	•	•	•	•	•	•
109. Offices: central administrative	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
110. Offices: engineering; architectural; and surveying services; management; consulting and public relations	•	•	•	•	P	P	P	P	P	P	P	P	•	MC	MC	MC	P	P	•	•	•	•
111. Offices: general	•	•	•	•	P	P	P	P	P	P	MC	MC	•	MC	MC	MC	P	P	•	•	•	•
113. Offices: medical and dental	•	•	•	•	P	P	P	P	P	P	•	•	•	MC	MC	MC	P	MC	MC	•	•	•
114. Offices: services to businesses such as bookkeeping and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
115. Off-street parking lots and structures including related maintenance buildings	•	•	•	•	C	C	C	C	C	P	C	C	•	•	•	C	C	C	C	C	•	P
116. Off-street parking lots and structures,	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	MC	MC	MC	MC	MC	•	MC

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
incidental uses within																						
117. Oil fields; oil wells (see chapter XIV, oil drilling)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
118. Pawn shops	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	•	•	•	•	•
119. Photocopying; blueprinting and related services	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
120. Photofinishing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
121. Photofinishing stores	•	•	•	•	•	P	P	P	P	P	•	•	•	•	•	•	P	P	•	•	•	•
122. Photography: Commercial	•	•	•	•	P	P	P	P	P	P	MC	MC	•	•	•	•	P	MC	•	•	•	•
123. Photography: portrait studio	•	•	•	•	P	P	P	P	P	P	•	•	•	•	•	•	P	MC	•	•	•	•
124. Physical fitness facilities	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
125. Printing and publishing	•	•	•	•	•	•	MC	P	MC	MC	P	P	•	•	•	•	P	P	•	•	•	•
126. Recording studios	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
127. Recycling and collection facilities for nonhazardous materials	•	•	•	•	•	MC	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	MC	MC	•	•
128. Research and development laboratories— Other than cannabis and/or marijuana testing laboratories	•	•	•	•	C	C	C	P	C	C	P	P	•	•	•	•	•	P	•	•	•	
129. Restaurants— See Establishments where food or beverages are																						

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
served																						
130. Retail: general—Excluding antique malls, pawn shops, supermarkets, grocery stores, convenience stores; and liquor stores listed separately	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
131. Retail, incidental sales to the main use (subject to the requirements of section 13-54(a), incidental retail sales)	•	•	•	•	P	P	P	P	P	P	P[2]	P[2]	•	P	P	P	P	P[2]	•	•	•	•
132. Retail: nonstore	•	•	•	•	P	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
133. Rifle, pistol, and firing ranges	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	C	•	•	•
134. Sexually-oriented businesses (subject to the requirements of title 9, chapter IV and title 13, chapter IX, sexually-oriented businesses)	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	P[2]	•	•	•	•	•
135. Skating rinks	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	C	C	C	C	C	•	•
135a. Smoking lounge (subject to chapter IX, article 19, smoking and vaping uses)	•	•	•	•	•	•	•	•	C[2]	•	•	P[2]	•	•	•	•	C[2]	•	•	•	•	•
135b. Smoking/ vaping retailer (subject to chapter IX, article 19, smoking and vaping	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
uses)																						
136. Storage of chemicals and allied products (except as incidental use)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
137. Storage of explosives	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
138. Storage of fertilizer	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
139. Storage of motor vehicles— Outdoor (not including impound yard)	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	C	MC	•	•	•	•
139a. Storage of motor vehicles— Indoor only (not including impound yard)	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
140. Storage of petroleum and coal products	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
141. Storage of rock, sand, crushed aggregate and gravel	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
142. Studios: dance; martial arts; music, etc.	•	•	•	•	•	•	P	P	P	MC	MC	MC	•	MC	MC	MC	P	MC	•	•	•	•
143. Supermarkets— See also Grocery stores	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•
143a. Specialty stores	•	•	•	•	•	•	P	P	P	P	•	•	•	•	MC	MC	MC	•	•	•	•	•
144. Tattoo parlors	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
145. Tire sales and installation not within 200 feet of residential zone	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
146. Tire sales and installation within 200 feet of residential zone	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
147. Tow companies with or without impound yard	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	•	MC	•	•	•	•
148. Transfer station for refuse, sewage treatment	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	C	•	•	•
149. Trucking: local and long distance	•	•	•	•	•	•	•	C	•	•	P	P	•	•	•	•	•	C	•	•	•	•
150. Warehouses, mini (subject to the requirements of chapter IX, article 7, mini- warehouses)	•	•	•	•	•	•	C[2]	C[2]	C[2]	•	MC[2]	MC[2]	•	•	•	•	•	MC[2]	•	•	•	•
151. Warehouses, public	•	•	•	•	•	•	C	C	C	•	P	P	•	•	•	•	•	P	•	•	•	•
152. Warehousing of durable and nondurable goods except livestock and poultry—See also Storage	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
153. Wholesale trade of motor vehicles, boats and motorcycles with outdoor storage of vehicles	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
154. Wholesale trade of motor vehicles, boats and motorcycles without outdoor storage of vehicles	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
155. Wholesale trade of durable, nondurable goods, except livestock, poultry and perishable goods	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•

Notes:

1	Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan. Residential uses shall not be permitted on any site or parcel of land on which residential uses are expressly prohibited by the general plan.
2	This use is subject to the requirements of the referenced Municipal Code article or section.
3	If residential uses exist, accessory uses shall be permitted.
4	For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C—Conditional Use Permit; MC—Minor Conditional Use Permit; P—Permitted; •—Prohibited; and S—Special Use Permit.
5	Six hundred fifty foot separation required between sober living homes, or from state licensed alcohol or drug abuse recovery or treatment facilities. CMMC 13-311(a)(10)(i).
6	Subject to the separation requirement set forth in sections 13-322(a)(3) and 13-323(b).
7	Small boardinghouses shall locate at least 650 feet from any other small boardinghouse. Large boardinghouses shall be located at least 1,000 feet away from any other boardinghouse.
8	Uses prohibited in the base zoning district of a mixed-use overlay zone shall also be prohibited in the overlay zone.
9	Prohibited at the SoCo property, 3303 through 3323 Hyland Ave.
10	Emergency shelters located on sites owned, controlled, and/or operated by the city in the MP and/or the PDI zone are a permitted use, not subject to a master plan requirement and the standards in section 13-200.79(1), (2), (4), (8), (10) and (13) do not apply to such uses.
11	Supportive housing, as defined in Government Code Section 65650, shall be permitted by-right in all zones where multifamily and mixed uses are permitted by-right, provided it is consistent with Government Code Sections 65650 – 65656.
12	Pursuant to Government Code Section 65583(c)(3), transitional and supportive Housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zoning district.
13	Low barrier navigation centers shall be permitted by-right provided they are consistent with the requirements in Government Code Sections 65660-65668.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-4, § 2, 2-2-98; Ord. No. 98-5, § 8, 3-2-98; Ord. No. 00-5, § 1(b), 3-20-00; Ord. No. 01-1, § 1, 1-15-01; Ord. No. 01-30, § 1a(Att. A), 1-7-02; Ord. No. 02-4, § 1b(Att. A), 3-18-02; Ord. No. 02-12, § 1c, 6-17-02; Ord. No. 05-2, § 1f.(Att. A), 2-22-05; Ord. No. 05-11, § 2b., 7-19-05; Ord. No. 06-2, § 1a., 2-7-06; Ord. No. 06-9, § 1d., 4-18-06; Ord. No. 06-18, § 1b., 9-5-06; Ord. No. 07-2, § 1d., 2-6-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 13-1, § 2B., 3-19-13; Ord. No. 14-04, § 2B., 4-1-14; Ord. No. 14-13, 10-21-14; Ord. No. 15-06, §§ 1—3, 7-7-15; Ord. No. 15-10, § 2B, 9-15-15; Ord. No. 15-11, §§ 3—5, 11-17-15; Ord. No. 16-01, § 4, 1-19-16; Ord. No. 16-09, §§ 4, 5(Exh. A), 10-4-16; Ord. No. 16-13, § 2, 11-15-16; Ord. No. 16-15, § 5, 11-8-16; Ord. No. 18-03, § 3, 1-16-18; Ord. No. 18-04, § 3, 4-3-18; Ord. No. 19-13, § 3, 9-3-19; Ord. No. 19-15, § 1, 9-17-19; Ord. No. 21-03, § 4, 3-2-21; Ord. No. 21-08, § 1, 6-15-21; Ord. No. 21-20, § 1, 12-7

Article 11. Mixed-Use Overlay District (MUOD)

13-83.50. Purpose

13-83.51. Definitions

13-83.52. Mixed-use development types

13-83.53. Application review procedures in mixed-use overlay district

13-83.54. Mixed-use development standards

13-83.55. Mixed-use compatibility standards

13-83.56. Phase mixed-use developments

13-83.57. Harbor Mixed-Use Overlay

13-83.58. Properties identified in Housing Element

(a) **Purpose.**

(1) The purpose of this Section is to implement the City's currently adopted Housing Element by establishing zoning provisions for sites identified in the Housing Element Sites Inventory to accommodate the City's lower-, moderate-, and above-moderate-income Regional Housing Needs Allocation (RHNA) consistent with Government Code sections 65583 and 65583.2, Subsections (c), (h) and (i).

(b) **Applicability.**

(1) The provisions of this Section shall apply to all sites identified in the City's currently adopted Housing Element Sites Inventory to accommodate the City's RHNA, shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA or any future adopted Housing Element Sites Inventory to accommodate the City's RHNA.

(2) **Previously Identified Sites**. The provisions of this Section shall also apply to any non-vacant Housing Element Site that was identified in a prior Housing Element and any vacant Housing Element Site that was identified in two or more consecutive prior Housing Elements, consistent with Government Code Section 65583.2 Subsection (c). Such sites shall be subject to the minimum density and by-right approval standards established in this Section. Such sites are identified in the City's currently adopted Housing Element Sites Inventory, shown as Table

B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA or any future adopted Housing Element Sites Inventory to accommodate the City's RHNA.

(3) **Exception.** The provisions of this Section shall not apply to residential projects or mixed-use projects having residential units located within the boundaries of the Fairview Developmental Center Specific Plan.

(c) **Severability and State Law Consistency.**

(1) This Section is intended to be consistent with, and shall be interpreted and applied to comply with, all applicable requirements of State housing law, including Government Code Sections 65915(c)(3), 65583 and 65583.2 as those provisions may be amended from time to time, and any successor statutes. If any provision of this Section conflicts with State law, the applicable State law shall control.

(2) If any provision of this Section, or its application to any person or circumstance, is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect other provisions or applications of this Section that can be given effect without the invalid provision or application. The City Council declares that it would have adopted this Section and each provision, section, sentence, clause, and phrase thereof, irrespective of the fact that any one or more provisions may be declared invalid or unenforceable.

(d) **Definitions**

(1) **"Housing Element Site"** means any site identified in the currently adopted Housing Element Sites Inventory to accommodate the City's (RHNA), shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(2) **"Lower-Income Household"** has the same meaning as defined in Health and Safety Code Section 50079.5.

(3) **"Lower-Income Housing Element Site"** means any Housing Element Site identified in the currently adopted Housing Element that accommodates any portion of the City's lower-income RHNA and subject to the requirements of Government Code Section 65583.2 (h) and (i), shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(4) **"Use by Right"** has the same meaning as in Government Code Section 65583.2 Subsection (i) and requires ministerial approval for multifamily housing developments in which at least 20 percent of the total number of units are affordable to lower-income households. "Use by Right" means that the review of an owner-occupied or renter-occupied multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(5) **“Prior Housing Element Site”** means any non-vacant Housing Element Site that was identified in the prior Housing Element and any vacant Housing Element Site that was identified in two or more consecutive prior Housing Elements. Such sites are identified in the City’s currently adopted Housing Element Sites Inventory, shown as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(6) **“Protected Unit”** means any unit that, within the past five years, was occupied by a lower-income household regardless of whether the unit was deed-restricted or that was subject to an affordability covenant or rent control.

(e) **Supersession of Overlay**

(1) **For Lower-Income Housing Element Sites**:

i. **Supersession of Other Zoning Provisions.** Projects on Lower-Income Housing Element Sites shall be governed by this Section, and the provisions in this Section shall supersede and prevail over any conflicting provisions of the underlying base zone, including, but not limited to, minimum residential floor area, minimum residential capacities and densities, unit caps, trip budgets (if applicable), ministerial review and approval requirements, and permitted uses, and all other applicable zoning provisions, such as other urban plans, overlays, and specific plans, and the provisions of this Article that apply to non-Lower-Income Housing Element sites. Notwithstanding the foregoing, to the extent an applicable Specific Plan allows for more permissive standards or greater heights, projects on Lower-Income Housing Element Sites may utilize such standards or heights.

ii. **Ministerial Review and Approval.** Projects on Lower-Income Housing Element Sites shall be a Use by Right pursuant to Subsection (f)(1).

iii. **Minimum Residential Floor Area.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential floor area requirements established in Subsection (g)(3).

iv. **Minimum Residential Site Capacity and Density.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential capacity and density requirements established in Subsection (h)(1)(ii) and (h)(1)(iii).

(f) **Review and Approvals Procedures**

(1) **Use by Right.** A project on a Lower-Income Housing Element Site that provides at least 20 percent of the total dwelling units affordable to Lower-Income Households shall be processed as a Use by Right, consistent with Government Code Section 65583.2(h) and (i). Such projects shall be subject only to ministerial review to verify compliance with all applicable objective design and

development standards in accordance with a Streamlined Development Review process per CMMC Title 13, Chapter III (Planning Applications). A project that does not qualify as a Use by Right shall be processed in accordance with a Development Review process per CMMC Title 13, Chapter III (Planning Applications).

(2) **Subdivision.** Any subdivision of a Lower Income Housing Element Site shall comply with all applicable provisions of CMMC Title 13, Chapter XI (Subdivisions) and the Subdivision Map Act.

(g) **Permitted Uses**

(1) **Multi-Family Dwellings.** Multi-family dwellings shall be permitted on all Housing Element Sites subject to the requirements of this Section.

(2) **Non-Residential Uses.** Those non-residential uses permitted in Commercial Zones in accordance with CMMC Title 13, Chapter IV (Citywide Land Use Matrix) shall be permitted as part of mixed-use projects on all Housing Element Sites.

(3) **Mixed-Use on Lower-Income Housing Element Sites**. Mixed-use projects shall be permitted on Lower-Income Housing Element Sites so long as at least 50 percent of total floor area is provided as residential uses, consistent with Government Code Section 65583.2, Subsection (h)(1)(B).

(4) **Multi-Family Dwellings on Lower-Income Housing Element Sites**. Multi-family dwellings consisting of 100 percent residential uses shall be permitted on Lower-Income Housing Element Sites, consistent with Government Code Section 65583.2, Subsection (h)(1)(B).

(h) **Development Standards**

(1) Density Standards

i. **Maximum Densities**. Maximum residential densities shall be permitted as specified in the Housing Element Sites Inventory.

ii. **Minimum Site Capacity for Lower-Income Housing Element Sites.** If the identified maximum density of a Lower-Income Housing Element Site does not allow at least 16 dwelling units on site, then the maximum density identified shall be waived, and the maximum number of dwelling units permitted shall be 16 dwelling units on site consistent with Government Code Section 65583.2 Subsection (h).

iii. **Minimum Densities for Lower-Income Housing Element Sites.** A project proposed on a Lower Income Housing Element Site shall meet a minimum density requirement of 20 units per acre, inclusive of Accessory Dwelling Units, consistent with Government Code Section 65583.2, Subsection (h).

(2) Off-Street Parking Standards

i. **Residential Uses.** Minimum off-street parking requirements for multi-family dwellings on Housing Element sites are provided in Table 13-83.58-A. Minimum Off-Street Parking Requirements.

ii. **Non-Residential Uses.** Minimum off-street parking requirements for those permitted non-residential uses on Housing Element sites shall be subject to CMMC Title 13, Chapter VI (Off-Street Parking Standards).

Table 13-83.58-A. Off-Street Parking Standards for Residential Uses

TABLE 13-83.58-A. OFF-STREET PARKING STANDARDS		
Dwelling Unit Type	**Minimum Off-Street Parking Requirement**	**Minimum Off-Street Guest Parking Requirement**
Studio or 1-bedroom unit	1 space per unit	0.25 space per unit
2 or more bedrooms per unit	2 spaces per unit	0.25 space per unit

(3) Development Standards

i. Minimum and maximum requirements for building height, non-residential intensity, setbacks, lot coverage, and open space are provided in Table 13-83.58-B. Development Standards.

Table 13-83.58-B. Development Standards.

TABLE 13-83.58.B. DEVELOPMENT STANDARDS			
RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS			**ADDITIONAL PROVISIONS**
Min. Residential Density[1]	Max. Residential Density[2]	Max. Building Height	
20 du/ac	40 du/ac	60 ft.	
	50 du/ac		
	60 du/ac	72 ft.	
	90 du/ac	108 ft.	Or an applicable Specific Plan, whichever is higher

NON-RESIDENTIAL INTENSITY STANDARDS		**ADDITIONAL PROVISIONS**
Min. FAR	None	
Max. FAR	1.0	

Table 13-83.58-B. Development Standards.

TABLE 13-83.58.B. DEVELOPMENT STANDARDS		
RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS		**ADDITIONAL PROVISIONS**
SETBACK STANDARDS[3]		**ADDITIONAL PROVISIONS**
Front or side abutting a public street	Min. 10 ft. and max. 20 ft.	
Side or rear abutting alley	0 ft.	
Side or rear abutting:		
• Residential zone	20 ft.	
• Industrial use		
Side or rear abutting bluff crest	10 ft.	Section 13-34 (Bluff-Top Development) of Chapter V of Title 13 of the Costa Mesa Municipal Code

LOT STANDARDS		**ADDITIONAL PROVISIONS**
Min. lot size	None	
Max. lot coverage	90%	

OPEN SPACE STANDARDS		**ADDITIONAL PROVISIONS**
Usable common residential open space	Total area equivalent to min. 30% of lot	Or as provided in an applicable Specific Plan
Usable private open space	Min. 100 sq. ft./unit provided on the ground floor for dwelling units located on the ground floor, and min. 50 sq. ft./unit provided for dwelling units located above the ground floor	Or as provided in an applicable Specific Plan
Publicly accessible open space	Total area equivalent to min. 5% of commercial gross floor area for developments with a commercial gross floor area greater than 100,000 sq. ft.	

1 Based on the currently adopted Housing Element Sites Inventory
2 Only applicable to Lower-Income Housing Element Sites and inclusive of Accessory Dwelling Units.
3 Minimum setbacks shall apply to all portions of a building or structure. Maximum setbacks along public streets shall only apply to a building or structure's ground floor, with exceptions for driveways, walkways, and open space.

(4) Objective Design Standards forthcoming.

i. The City intends to prepare and adopt design standards to further guide the physical form and character of development on the rezoned sites. Until such standards are adopted, projects shall be subject only to the

objective development standards contained in this Section. Upon adoption, the objective design standards shall apply to all projects subject to this Section and shall serve as the sole design criteria for ministerial review, consistent with Government Code Sections 65583.2 and 65589.5.

(i) **Replacement of Protected Units**

(1) **Demolition or Conversion of Protected Units.** Any project that involves the demolition or conversion of Protected Units, or that is located on a site where Protected Units were demolished or converted within the previous five years, shall comply with all applicable replacement housing, tenant protection, and right-of-return requirements under State Density Bonus Law, including Government Code Section 65915, Subsection (c)(3), and any successor statutes.

Article 1
Residential Districts

§ 13-84. Purpose.

The purpose of this article is to establish parking requirements for the residential zones. The provisions of this article shall apply to the R1, R2-MD, R2-HD and R3 zones, and to the residential portions of the planned development and Institutional and Recreational zones. Exception: These parking standards do not apply to high-rise residential developments in the North Costa Mesa Specific Plan; see the specific plan for applicable parking rates.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 07-2, § 1k., 2-6-07)

§ 13-85. Parking required.

In the residential districts, the following minimum off-street parking spaces shall be provided. The parking spaces shall provide safe and adequate ingress and egress and shall be maintained in connection with the building or structure and use of land.

(a) ***R1 zone and small-lot single-family common interest developments (excluding townhouses).*** Off-street parking in the form of a garage and open parking shall be provided as follows:

TABLE 13-85(A)
OFF-STREET PARKING STANDARDS FOR SINGLE-FAMILY DETACHED RESIDENCES IN R1 ZONE AND SMALL-LOT, DETACHED, RESIDENTIAL COMMON INTEREST DEVELOPMENTS

Single-Family Detached Residence with 4 Bedrooms or Fewer		
Garage Parking Spaces	**Open Parking Spaces[1]**	**Total Parking Spaces**
2	Lots without garage access from alley: 2	4
	Lots with garage access from alley: 1	3
Single-Family Detached Residence with 5 Bedrooms or More[2]		
New Construction		
Garage Parking Spaces[2]	**Open Parking Spaces[1,2]**	**Total Parking Spaces**
3	Lots without garage access from alley: 2	5
	Lots with garage access from alley: 1	4
Detached Common Interest Developments Up to 2 bedrooms		
2	1	3
Detached Common Interest Developments with 3 bedrooms or more		
2	2	4

1 In R1 zones, required open parking may be provided in a garage or on a minimum 19-foot long, individual driveway leading to a garage. In common interest developments, required open parking may be provided on an

individual unit's driveway or within the common area. Open parking provided as tandem spaces is subject to approval of a minor conditional use permit.

2 For single-family detached residences with five bedrooms or more, tandem parking of up to two standard vehicles is permitted in the garage as it relates to new construction. Tandem garage parking for single-family detached residences shall exclusively consist of two standard parking spaces.

(1) Required garage dimensions. Each garage space shall have interior dimensions that are a minimum 10 feet wide by 20 feet long, unobstructed inside measurements. Each residence shall have no more than 700 square feet of garage area unless authorized by a minor conditional use permit.

(2) With approval of a minor modification, the planning division may allow the retention of an existing driveway access from a street to satisfy open parking requirements, at such time that garage access is proposed from an abutting alley.

(b) ***R2-MD, R2-HD, R3, PDR-LD, PDR-MD, PDR-HD, PDR-NCM and residential components of developments in the PDC and PDI zones.*** At the time of the construction of any building and/or when a structure is enlarged or increased by adding a bedroom(s), required parking shall be provided per Table 13-85. Exceptions:

(1) For lots that are zoned multiple-family residential and contain only one single-family detached residence, the parking requirements in Table 13-85(a) shall be applied.

(2) For individual lots in common-interest developments that contain only one single-family detached residence (excluding townhouses), the parking requirements in Table 13-85(a) shall be applied.

(c) ***Reduction of required parking prohibited.*** A property owner or property manager shall make available to tenants and guests the parking required by this subsection. No property owner or property manager shall lease, rent, sell, or otherwise make unavailable to residents and guests required parking. Furthermore, the rental of a dwelling unit shall be deemed to include the exclusive use of at least one covered parking space and equal access to the required open spaces reserved for residents.

(d) Parking for accessory dwelling units and junior accessory dwelling units shall be provided per the requirements of section 13-35.

TABLE 13-85 RESIDENTIAL PARKING STANDARDS			
Unit Size	Minimum Off-Street Parking Requirement [1,2,3,4]		Minimum Off-Street Guest parking Requirement [5,6]
STUDIO OR 1 BEDROOM	1		0.25
2 BEDROOMS OR MORE	2		0.25

1 If covered parking for apartments is provided in a parking structure and there is more than one parking space in any parking structure, then there shall be no solid walls constructed to separate individual parking spaces.

2 If open tenant parking spaces are provided in a project, spaces shall be distributed throughout the project at convenient locations and shall be screened from view from any public right-of-way.

3 For projects with individual driveways that are at least 19 feet long and lead to a garage space(s) or a carport space(s), the driveway area may be used for satisfying tenant parking requirements.

4 Parking can be reduced by 0.25 space per unit for two bedroom and larger units if parking is provided within either a carport or a parking structure. For purposes of this section, a parking structure shall be defined as: a structure designed and constructed to provide covered automobile parking where parking spaces are located in a common area with no walls or other physical separations between spaces. Open parking requirements may be met by excess covered parking.

5 Guest parking shall be clearly marked and permanently maintained for individuals visiting within the development. Guest parking spaces shall not be allowed on individual driveways except for single family detached, townhomes, or duplexes, where the driveway is leading to a two-car garage.

6 Fractions equal to or above one-quarter (0.25) shall be rounded up.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 01-16, §§ 1s.—1u., 6-18-01; Ord. No. 02-4, § 1i, 3-18-02; Ord. No. 03-8, §§ 5—7, 9-2-03; Ord. No. 09-3, § 1c., 5-19-09; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 18-03, § 6, 1-16-18; Ord. No. 21-03, § 5, 3-2-21; Ord. No. 21-20, § 1, 12-7-21)

§ 13-86. Parking required in mixed-use overlay zone.

In the mixed-use overlay zone, residential parking rates are provided in the applicable urban plan.

(Ord. No. 06-9, § 1f., 4-18-06)

§ 13-87. General development standards.

General development standards for parking areas applicable to the residential zones are contained in Article 3, Development Standards, of this chapter.

(Ord. No. 97-11, § 2, 5-5-97)

Article 8
Motels

§ 13-172. Purpose and intent.

The purpose of this article is to establish operational and development standards, and requirements for motels which will ensure the continued availability of transient visitor and automobile tourist lodging within the city and to ensure the continued use of motels in the manner intended to provide such lodging.
(Ord. No. 14-11, § 1, 8-5-14)

§ 13-173. Definitions.

Long-term occupancy shall mean any occupancy in a motel in the city for a period exceeding 30 consecutive days or 30 days within any sixty-consecutive-day period.

Short-term occupancy shall mean any occupancy of a motel in the city for a period that does not fall within the definition of a long-term occupancy.
(Ord. No. 14-11, § 1, 8-5-14)

§ 13-174. Operational and development standards.

The following operational and development standards shall apply to all motels in the city and shall be included in conditions imposed upon the granting of any conditional use permit for such business, unless specifically modified by the conditional use permit:

(a) No property owner, motel operator or manager shall rent a room for a period that exceeds 30 consecutive days or 30 days within any sixty (6) consecutive day period, unless the property owner or motel operator has obtained a conditional use permit authorizing long-term occupancies pursuant to section 13-175.3.

(b) On-site management shall be available 24 hours a day.

(c) Each guest room shall be provided regularly-scheduled maid and housekeeping services. Such services shall be provided at least once every three days during any consecutive occupancy and at least once between each occupancy.

(d) In-room telephone service for emergency response purposes shall be provided in all guest rooms of the motel.

(e) Persons responsible for the renting of a room in any motel shall provide their name and permanent address, as verified by presentation of a valid driver's license or other valid identification, and the license number, state of license, make, model and year of any vehicle parked on-site or off-site. The registration information shall also include the dates of occupancy, length of stay and room rate. Such information shall be maintained for at least one year past the last day of stay of the guest.

(f) No room, suite or bed shall be assigned or rented more than once within any 24 hour period.

(g) The property owner/motel operator shall comply with the provisions of Chapter IV of Title 16 of the Costa Mesa Municipal Code pertaining to the operator's responsibility for the collection of transient occupancy tax.

(h) The business shall be conducted, at all times, in a manner that will allow the safe and quiet enjoyment of the surrounding neighborhood which includes, but is not limited to, security and operational measures to comply with this requirement.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175. Application to existing businesses.

The requirements of this chapter, specifically including the long-term occupancy restrictions in section 13-174(a), shall apply to all motels in the city, whether it is new or was in existence prior to the effective date of this ordinance.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.1. Application to existing tenants.

(a) Nothing in this chapter shall require an existing tenant of a long-term occupancy, established prior to the effective date of this chapter, to move out of a unit they are already occupying. Those pre-existing long-term occupancies may continue pursuant to the terms of the existing lease or agreement, until that tenancy terminates by its own terms under the law.

(b) Whenever a long-term occupancy terminates, for whatever reason, the property owner/motel operator shall not re-lease that unit for a new long-term occupancy, except to the degree the motel will be in compliance with the requirements of this chapter.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.2. Procedure for compliance.

(a) Within 30 days of the effective date of this ordinance, the city shall notify the owners and operators of each motel in the city of the ordinance's adoption. The city shall send a copy of the ordinance, a "longterm occupancy form," and a schedule for compliance via certified return receipt mail. If a notice is returned, the city shall send the notice via standard U.S. mail.

(b) Within 30 days of the mailing of the notice in section 13-175.2(a), the property owner/motel operator shall submit a fully completed "long-term occupancy form" to the city that provides the total number of rooms used as long-term occupancies during the preceding 60 days; identify the long-term occupant by a valid driver's license or other valid identification; the make, year, and model of any vehicle parked on-site or off-site; and any other information to demonstrate compliance with the ordinance. If a property owner/motel operator fails to submit the long-term occupancy form, in addition to taking any other action authorized by law, the city shall estimate the total number of rooms used as long-term occupancies at zero.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.3. Conditional use permit for long-term occupancies.

A property owner/motel operator may apply for a conditional use permit authorizing the facility to exceed the long-term occupancy limits in section 13-174(a), subject to restrictions of the issuing authority. In order to be granted a conditional use permit under this section, the property owner/motel operator must demonstrate compliance with, and the city shall make a finding that, each of the following standards have been met:

(a) The motel must have a minimum of at least 75 rooms.

(b) Fireproof safety deposit boxes must be available to all occupants of the motel.

(c) Each guest room shall be provided regularly-scheduled maid, mail and housekeeping services. Such services shall be provided at least once every three days during any consecutive occupancy and at least once between each occupancy.

(d) Each room shall be a minimum of 375 square feet.

(e) The motel shall maintain on-site laundry services, available for use by guests.

(f) The proposed use is compatible with the surrounding neighborhood, uses, zoning and general plan.

(g) Each guest room shall have a fully equipped kitchen with an area for the preparation of food, and include the following: sink, cook top, oven and/or microwave oven, and refrigerator.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.4. Termination of tenancy.

(a) The provisions of this article shall not be used to terminate a tenancy in violation of the requirements of California Civil Code section 1940 et seq.

(b) When the conversion of motel to another use is proposed, the applicant shall comply with all applicable State and Federal laws related to the displacement and relocation of long-term occupants.

(Ord. No. 14-11, § 1, 8-5-14)

Title 13, Chapter IX, Article 15
Reasonable Accommodations

§ 13-200.60 Purpose.

It is the city's policy to provide reasonable accommodation in accordance with federal and state fair housing laws (42 USC § 3600 et seq., and Government Code § 12900 et seq.) for persons with disabilities seeking fair access to housing in the application of the city's zoning laws. The term "disability" as used in this article shall have the same meaning as the terms "disability" and "handicapped" as defined in the federal and state fair housing laws. The purpose of this article is to establish the procedure by which a person may request reasonable accommodation, and how the request is to be processed.

§ 13-200.61 Applicability.

Any person seeking approval to construct and/or modify residential housing for person(s) with disabilities, and/or operate a residential care facility, group home, or referral facility, which will substantially serve persons with disabilities may apply for a reasonable accommodation to obtain relief from a Zoning Code provision, regulation, policy, or condition which causes a barrier to equal opportunity for housing.

§ 13-200.62 Reasonable Accommodations – Procedure.

(a) *Application required.* An application for a reasonable accommodation shall be filed and processed with the Planning Division. The application shall include the following information and be subject to the determinant factors required by this section.

(b) *Submittal requirements.* The application shall be made in writing, and shall include the following information:

(1) The zoning code provision, regulation, policy, or condition from which accommodation is being requested;

(2) The basis for the claim that the individuals are considered disabled under state or federal law, and why the accommodation is necessary to provide equal opportunity for housing and to make the specific housing available to the individuals;

(3) Any other information that the director reasonably determines is necessary for evaluating the request for reasonable accommodation;

(4) Documentation that the applicant is: (a) an individual with a disability; (b) applying on behalf of one or more individuals with a disability; or (c) a developer or provider of housing for one or more individuals with a disability;

(5) The specific exception or modification to the zoning code provision, policy, or practices requested by the applicant;

(6) Documentation that the specific exception or modification requested by the applicant is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy the residence;

(7) Any other information that is reasonably necessary to determine whether the grounds for reasonable accommodation identified in subsection (e) of this section and the findings in subsection (f) of this section can be made, so long as any request for information regarding the disability of the individuals benefited complies with fair housing law protections and the privacy rights of the individuals affected.

(c) *Fees.* No application fee is required.

(d) *Director action.* Within 60 days of receipt of a completed application, the director shall issue a written determination to approve, conditionally approve, or deny a request for reasonable accommodation, and the modification or revocation thereof in compliance with this chapter. Any appeal to reasonable accommodation request denial or conditional approval shall be heard with, and subject to, the notice, review, approval, and appeal procedures prescribed for any other discretionary permit.

(e) *Grounds for reasonable accommodation.* The following factors shall be considered in determining whether to grant a requested accommodation:

(1) Is the requested accommodation necessary to afford a disabled person an equal opportunity to use and enjoy a dwelling? To determine whether the accommodation is necessary, the director may consider, among other things: The nature of the disability including the special needs created by the disability, the physical attributes and setting of the property and structures, the potential benefit that can be accomplished by the requested accommodation, and alternative accommodations that may provide a comparable level of benefit.

(2) Is the requested accommodation reasonable? A requested accommodation is not reasonable if it would impose an undue financial or administrative burden on the City. It is also not reasonable if it would fundamentally alter a City program, such as the City's zoning scheme.

a. In considering the financial or administrative burden on the City, the director may consider, among other things, the extent to which the City would have to dedicate resources, such as staff time and funds, to grant the request and other requests like it.

b. In considering the potential alteration to a City program, such as the City's zoning scheme, the director may consider, among other things, the degree of deviation from the City's General Plan, if any, the purpose and nature of the particular zoning district, and with nearby uses. The director may also consider whether the requested accommodation would potentially have adverse external impacts on properties in the vicinity.

(f) *Findings.* The written decision to approve, conditionally approve, or deny a request for reasonable accommodation shall be based on the following findings, all of which are required for approval. In making these findings, the director may approve alternative reasonable accommodations which provide an equivalent level of benefit to the applicant.

(1) The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws.

(2) The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.

(3) The requested accommodation will not impose an undue financial or administrative burden on the city, as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law. The determination of whether an accommodation poses an undue financial and administrative burden or whether a modification poses an undue financial and administrative burden must be made on a case-by-case basis and must consider various factors including:

a. The cost of the requested accommodation or the cost of a requested modification if the City is being requested to pay for the modification;

b. The financial resources of the person or persons who have a duty to provide the accommodation or the financial resources of the City if it is obligated to pay for the modification;

c. The benefits that a proposed alternative accommodation or modification would provide to the individual with a disability;

d. The availability of alternative accommodations or modifications that would effectively meet the disability-related needs of the individual with a disability;

(4) The requested accommodation demonstrates scale and intensity of use comparable to adjacent and nearby uses.

(5) The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others. The assessment of whether the specific accommodation in question poses a direct threat to the health or safety of others or would cause substantial physical damage to the property of others must be based on objective evidence, and not unsubstantiated inferences. The evidence must be sufficiently recent as to be credible. The assessment must consider:

a. The nature, duration, and severity of the risk of a direct threat to the health and safety of others or of substantial physical damage to the property of others;

b. The likelihood that a direct threat to the health or safety of others or substantial physical damage to the property of others will actually occur; and

c. Whether there are any additional or alternative reasonable accommodations that will eliminate the direct threat to the health or safety of others or substantial physical damage to the property of others.

(6) If economic viability is raised by the applicant as part of the applicant's showing that the requested accommodation is necessary, then a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally, not just for that particular applicant.

(7) The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program.

(g) The City may consider, but is not limited to, the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of the City's zoning program:

(1) Whether the requested accommodation would fundamentally alter the character of the neighborhood.

(2) Whether the accommodation would result in a substantial increase in traffic or insufficient parking.

(3) Whether granting the requested accommodation would substantially undermine any express purpose of either the City's general plan or an applicable specific plan.

(4) Whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

(5) Any other factors that would cause a fundamental alteration in the city's zoning program, as may be defined in the Fair Housing Law.

§ 13-200.63 Severability.

Should any section, subsection, clause, or provision of this article for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this article; it being hereby expressly declared that this article, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This article shall be prospective in application from its effective date.

Article 18
Emergency Shelters

§ 13-200.79. Purpose and intent.

The purpose of this article is to establish operational and development standards for emergency shelters to ensure that these uses are operated to address the homeless' needs and consistent with the requirements of sections 65582, 65583, and 65589.5 of the Government Code relating to local planning.

Development standards. The following development and operational standards shall apply to establishment of emergency shelters as defined by the Zoning Code; provided, however, that operational standards (1), (2), (4), (8), (10) and (13) shall not apply to emergency shelters owned, controlled and/or operated by the City of Costa Mesa.

(1) The maximum length of stay shall not exceed 120 days in a 365-day period.

(2) Each emergency shelter may have a maximum of 30 beds.

(3) Off-site parking shall be provided at a parking rate of one parking space per employee during the largest shift, provided that the amount of parking required does not exceed the amount of parking required for any other residential or non-residential uses within the same zone.

(4) Stays at an emergency shelter facility shall be limited to the hours of 5:00 p.m. and 8:00 a.m. the following day. Each emergency shelter shall provide an interior and exterior waiting area adequate to accommodate waiting clients and to prevent queuing into the public right-of- way. An exterior waiting area shall be physically separated and visually screened from the public right-of-way.

(5) The emergency shelter facility shall provide an on-site resident manager on site at all times.

(6) A minimum distance of 300 feet shall be maintained from another emergency shelter. The distance of separation shall be measured in a straight line between the property lines of each use without regard to intervening structures or objects.

(7) The shelter operator shall provide minimum exterior lighting in compliance with the city's security requirements.

(8) The shelter operator shall patrol a half-mile radius surrounding the shelter site during hours that the shelter is in operation to ensure that shelter clients and homeless individuals who have been denied access are not congregating in the neighborhood.

(9) An operations plan shall be submitted for review and approval by the development services director and police chief prior to operation of the emergency shelter. The plan shall include minimum provisions related to on-site security and safety, staff training, loitering control, client eligibility, counseling services, and indoor and outdoor management of the facility.

(10) No emergency shelter in the MP Industrial Park zone that is also located in an area subject to the jurisdiction of the airport land use commission shall commence operation until the commission either approves the action or permit pursuant to the procedures set forth in Public Utilities Code section 21676(b) or, if denied, the city overrules the commission's decision.

(Ord. No. 13-1, § 2C., 3-19-13; Ord. No. 19-15, § 2, 9-17-19)

Article 3

Transportation System Management

§ 13-271 Purpose.

The purpose of this article is to set forth the provisions for assuring an adequate transportation system in conjunction with new development.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-272 Definitions.

For the purpose of this article, the following definitions shall apply:

Development project. This article applies to the following development project approvals: general plan amendments, specific plans, master plans, rezones, development reviews, variances, use permits, major modifications, minor modifications and development agreements, unless otherwise exempted by section 13-276, Exemptions.

Intersection. The general area where two or more roadways join or cross.

Measurable traffic. A volume of traffic which will result in a 0.01 or greater increase in the peak period volume to capacity ratio at any given signalized intersection.

Potentially deficient intersection. An intersection identified in the general plan for which the standard level of service may not be feasible upon general plan buildout. The intersection volume to capacity ratios identified in the general plan shall not be exceeded for these intersections.

Pro rata. A proportionate share based on a development project's impacts.

Standard level of service. The standard level of service shall be level of service "D" or better (0.90 or less volume to capacity ratio) for all signalized arterial intersections within the city during peak hours Monday through Friday with the exception of those intersections identified as potentially deficient in the general plan. Levels of service shall be defined and computed using the Intersection Capacity Utilization (ICU) methodology.

Transportation demand management program. A series of required and/or voluntary actions which reduce the vehicle trip generation rate of a specific use or uses of land.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-273 Comprehensive transportation system improvement program.

(a) Purpose. The comprehensive transportation system improvement program shall be adopted by resolution of the city council which addresses the cumulative impacts of development in a defined impact area. This program shall mandate circulation improvements, including freeway improvements, to ensure that the master plan of highways is constructed and that the standard level of service is achieved and will be maintained at all intersections in the defined impact area in accordance with the general plan. For those intersections identified as potentially deficient, the program shall identify the maximum improvements feasible in accordance with the general plan. The program shall address the funding, construction and maintenance of transportation facilities to implement the master plan of highways. The program shall be updated on an annual basis.

(b) Relationship to development fee program. The comprehensive transportation system improvement program shall be utilized to determine the pro rata share of the cost of necessary improvements attributable to development projects as described in section 13-274, Development fee program.

(c) Development phasing and performance monitoring report. Each year the city shall prepare a development phasing and performance monitoring report which shall be used to update the comprehensive transportation system improvement program.

(d) Interim approval procedure. Until such time as this program is adopted, development projects not exempted pursuant to section 13-276, Exemptions, may be approved if the city adopts findings that the development projects are consistent with the provisions of this article. (Ord. No. 97-11, § 2, 5-5-97)

§ 13-274 Development fee program.

(a) Establishment of development impact fee program. A development impact fee program shall be established by resolution of the city council based on the comprehensive transportation system improvement program. The program shall set forth the basis for the fee as required by State Government Code section 66001. The program shall establish guidelines for payment, accounting, and refund of the fees collected as required by State Government Code Sections 66001, 66006 and 66007.

(b) Updates of fee. On an annual basis, the city council shall review this fee program, as required by State Government Code section 66002, to determine whether the fee amounts are reasonably related to the impacts of development projects and whether the described public facilities are still needed.

(c) Limited use of fees. The revenues raised by payment through this fee program shall be placed in a separate and special account and such revenues, along with any interest earnings on that account, shall be used solely to:

(1) Pay for the city's future construction of facilities or to reimburse the city for those facilities, described or listed in the program, constructed by the city with funds advanced by the city from other sources; or

(2) Reimburse developers who have been required or permitted to install such listed facilities to the extent the actual cost of the facilities installed by the developer exceeds the impact fee obligation of the development project.

(d) Developer construction of public facilities. Whenever the conditions of approval of a development project require direct construction of a public transportation facility (see section 13-275(c), Development project review procedures) described or listed in the comprehensive transportation system improvement program, a credit or reimbursement, as applicable, shall be given against the development impact fee, which would have been charged to the development project under the program, for actual construction costs incurred by the developer. The reimbursement and/or credit amount shall not include any improvements the city can require from the development project under the Subdivision Map Act, or the portion of the improvement deemed to be an on-site improvement that is not included in the comprehensive transportation system improvement program.

(e) Fee adjustments. A developer of any development project subject to the fee program provided in this article may apply to the city council for:

(1) A waiver of the fee, or portion of the fee, based upon adequate documentation of the absence of any reasonable relationship or nexus between the circulation impacts of that development project and either the amount of the fee charged or the type of facilities to be financed; or

(2) A reduction of the fee based upon the implementation of a transportation demand management program, as described in section 13-275(d), Development project review procedures.

(3) The application for a fee waiver shall be made in writing and filed with the city clerk not later than:

a. 10 days prior to the public hearing on the development permit application for the project; or

b. If no development permit is required, at the time of the filing of the request for a building permit.

(4) The application shall state in detail the factual basis for the claim of waiver. The city council shall consider the application at the public hearing on the permit application held within 60 days after the filing of the application. The decision of the city council shall be final. If a waiver is granted, any change in use or increase in building intensity within the development project shall invalidate the waiver of the fee, and the developer shall be obligated to pay the full amount of the fee attributed to the development project, including the change in use or increase in intensity, as provided by this article.

(f) Fee refunds. A refund shall be made when a building permit expires and no extensions have been granted for a development project for which the funds have been collected and the development project has not been constructed.

(g) Fees for phased development projects. Where there is a requirement imposed upon a phased development project pursuant to this article for the payment of traffic impact fees into a comprehensive transportation system improvement program, such fees may be payable on a pro rata basis as each phase of the project is completed, in conjunction with the improvements accomplished.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-275 Development project review procedures.

(a) Traffic study required. A traffic impact study shall be required for all development projects estimated by the public services director to generate 100 or more vehicle trip ends during a peak hour. Traffic studies may also be required for smaller projects at the discretion of the public services director. The cost of the study shall be paid for by the developer. The study area and number of intersections to be analyzed shall be determined by the public services director and the study area shall be reasonably related to the estimated impacts attributed to the development project. The traffic study shall also identify mitigation measures that are reasonably related to the development project's traffic impacts.

(b) Mitigation measures. Mitigation measures for development projects shall consist of either payment of a development impact fee and/or construction of circulation improvements. The necessary circulation improvements may be designed and constructed by the developer as determined by the city. These mitigation measures shall be incorporated as conditions of the development project's approval. Table 13-275 indicates the criteria for either requiring payment of a development impact fee and/or construction of circulation improvements.

(c) Approval criteria. A development project may be approved if as a condition of approval it is required to construct a circulation improvement and/or pay a development impact fee, as shown in Table 13-275, and if a finding is made that the development project's impacts will be mitigated at all affected intersections within three years of issuance of the first building permit for the development project, as described in subsection (b), unless additional right-of-way or coordination with other government agencies is required to complete the improvement. If right-of-way acquisition or coordination with other governmental agencies delays the improvement construction, appropriate measures shall be taken to ensure that the improvement construction occurs in a timely manner. Circulation improvements may be required sooner if, because of extraordinary traffic generation characteristics of the development project or extraordinary impacts to the surrounding circulation system, the circulation improvements are necessary to prevent significant adverse impacts. For phased development projects, the construction of circulation improvements may be phased as well based upon the findings of the traffic study.

When a development project affects a potentially deficient intersection, the development project's impacts shall be mitigated such that the intersection volume to capacity ratios identified in the general plan shall not be exceeded.

(d) Transportation demand management program. Where a transportation demand management program is used to reduce vehicle trips related to a development project, the program shall comply with the following:

(1) A conditional use permit for the development project and program must be approved by the planning commission consistent with the requirements of subsection (c). An annual report shall be prepared for the city at the expense of the property owner, to show whether the vehicle trip reduction identified in the program has been achieved and maintained.

(2) If the annual report demonstrates that the vehicle trip reductions identified in the program have not occurred, the conditional use permit shall be reevaluated and additional conditions imposed by the planning commission in order to meet the requirements of this article.

(3) The traffic impact development fees required under this article shall be based on the trip generation forecast without consideration of estimated reductions associated with a transportation demand management program. An application for a fee reimbursement may be approved by the city council pursuant to section 13-274(e), Development fee program, based upon documentation of average annual trip reduction over a three-year period as reported in the annual monitoring report referenced in section 13-273(c), Comprehensive transportation system improvement program.

(e) Change of use. Each development project approved under this article shall be reevaluated by the public services director when any change in use occurs which may increase the project's traffic generation. The purpose of this reevaluation is to assure that traffic capacity is available in the transportation system. Any increase in traffic generation by the change of use shall be subject to review by the appropriate reviewing authority who may impose additional conditions on the development project for the mitigation of the increased traffic generation.

TABLE 13-275 DEVELOPMENT IMPACT CRITERIA				
PROJECT DEVELOPMENT SIZE	**INTERSECTION CONDITION**	**ICU INCREASE[1]**	**MITIGATION MEASURE(S)**	**INTENT OF MITIGATION MEASURE(S)**
Projects generating less than 100 peak hour trip ends	Adequate (Standard Level of Service or better) OR Deficient (exceeds Standard Level of Service)	Less than 1%	Payment of impact fee	Contribute to implementation of the Comprehensive Transportation System Improvement Program
		1% or greater		
Projects generating 100 or more peak hour trip ends	Adequate (Standard Level of Service or better) OR Deficient (exceeds Standard Level of Service)	Less than 1%	Payment of impact fee	Contribute to implementation of the Comprehensive Transportation System Improvement Program
		1% or greater	Payment of impact fee and improvement construction by developer under conditions listed in footnote #2	Contribute to implementation of the Comprehensive Transportation System Improvement Program and mitigate development project's impacts

1 ICU = Intersection Capacity Utilization

2 When the project contributes 50% or more of the incremental impact at the intersection and all of the improvements identified in the general plan at the subject location are required as mitigation. If all of the improvements identified in the general plan are not required as mitigation, then only the improvements determined necessary by the public services director shall be constructed by the developer.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-276 Exemptions.

(a) Exempt development projects. Projects which fall within any of the categories listed below shall be exempt from the provisions of this article:

(1) Any residential construction that does not increase the number of permanent housing units on the lot where the construction takes place, such as remodeling or rebuilding an existing house or units. Second units are also exempt.

(2) Any industrial or commercial construction that neither increases the footprint nor square footage or changes the use on the lot where the construction takes place, such as remodeling or rebuilding an existing structure, and does not increase peak hour trip generation.

(3) Public benefit facilities limited to public libraries, public administration facilities, public parks, public utilities, schools and related facilities.

(4) Facilities serving the health and safety of the public, limited to hospitals, police, fire and safety facilities.
(Ord. No. 11-10, § 1, 9-20-11)

Title 13, Chapter XV,
Group Homes

§ 13-310Purpose.

This chapter is intended to preserve the residential character of single-family residential neighborhoods and to further the purposes of the FEHA, the FHAA and the Lanterman Act by, among other things: (1) ensuring that group homes are actually entitled to the special accommodation and/or additional accommodation provided under the Costa Mesa Municipal Code and not simply skirting the city's boarding house regulations; (2) limiting the secondary impacts of group homes by reducing noise and traffic, preserving safety and providing adequate on street parking; (3) providing an accommodation for the handicapped that is reasonable and actually bears some resemblance to the opportunities afforded non-handicapped individuals to use and enjoy a dwelling unit in a single-family neighborhood; and (4) to provide comfortable living environments that will enhance the opportunity for the handicapped and for recovering addicts to be successful in their programs.

§ 13-311 Special use permit required.

(a) A group home that may otherwise be considered an unpermitted use may locate in an R1 zone with a special use permit provided:

(1) An application for a group home is submitted to the director by the owner/operator of the group home. The application shall provide the following:

i. The name, address, phone number and driver's license number of the owner/operator;

ii. If the applicant and/or operator is a partnership, corporation, firm or association, then the applicant/operator shall provide the additional names and addresses as follows and such persons shall also sign the application:

a. Every general partner of the partnership,

b. Every owner with a controlling interest in the corporation,

c. The person designated by the officers of a corporation as set forth in a resolution of the corporation that is to be designated as the permit holder;

iii. The license and permit history of the applicant(s), including whether such applicant(s), in previously operating a similar use in this or another city, county or state under license and/or permit, has had such license and/or permit revoked or suspended, and the reason therefor;

iv. The name, address, phone number and driver's license number of the house manager;

v. A copy of the group home rules and regulations;

vi. Written intake procedures;

vii. The relapse policy;

viii. An affirmation by the owner/operator that only residents (other than the house manager) who are handicapped as defined by state and federal law shall reside at the group home;

ix. Blank copies of all forms that all residents and potential residents are required to complete; and

x. A fee for the cost of processing of the application as set by resolution of the city council.

No person shall open a group home with an operator or begin employment with a group home until this information has been provided and such persons shall be responsible for updating any of this information to keep it current.

(2) The group home has six or fewer occupants, not counting a house manager, but in no event shall have more than seven occupants. If the dwelling unit has an accessory dwelling unit, occupants of both units will be combined to determine whether or not the limit of six occupants has been exceeded.

(3) The group home shall not be located in an accessory dwelling unit unless the primary dwelling unit is used for the same purpose.

(4) The group home has a house manager who resides at the group home or any multiple of persons acting as a house manager who are present at the group home on a 24 hour basis and who are responsible for the day-to-day operation of the group home.

(5) All garage and driveway spaces associated with the dwelling unit shall, at all times, be available for the parking of vehicles.

(6) Occupants must not require and operators must not provide "care and supervision" as those terms are defined by Health and Safety Code section 1503.5 and section 80001(c)(3) of Title 22, California Code of Regulations.

(7) Integral group home facilities are not permitted. Applicants shall declare, under penalty of perjury, that the group home does not operate as an integral use/facility.

(8) If the group home operator is not the property owner, written approval from the property owner to operate a group home at the property.

(9) The property must be fully in compliance with all building codes, municipal code and zoning.

(10) At least 48 hours prior to an occupant's eviction from or involuntary termination of residency in a group home, the operator thereof shall:

i. Notify the person designated as the occupant's emergency contact or contact of record that the occupant will no longer be a resident at the home;

ii. Contact the Orange County Health Care Agency OC Links Referral Line and/or another entity designated by the City to determine the services available to the occupant, including, but not limited to, alcohol and drug inpatient and outpatient treatment;

iii. Notify the city's Network for Homeless Solutions that an occupant is no longer a resident at the home, and determine the services available therefrom;

iv. Provide the information obtained from paragraphs ii and iii of this subsection (a)(10) and any other treatment provider or service to the occupant prior to his or her release on a form provided by the City and obtain the occupant's signed acknowledgement thereon;

v. Provided, however, that if the occupant's behavior results in immediate termination of residency pursuant to rules approved by the City as part of the special use permit for that facility, the operator shall comply with paragraphs i through iv of this subsection (a)(10) as soon as possible.

(11) Prior to an occupant's eviction from or involuntary termination of residency in a group home, the operator thereof shall also:

i. Make available to the occupant transportation to the address listed on the occupant's driver license, state-issued identification card, or the permanent address identified in the occupant's application or referral to the group home;

ii. Provided, however, that should the occupant decline transportation to his or her permanent address or otherwise has no permanent address, then the operator shall make available to the occupant transportation to another group home or residential care facility that has agreed to accept the occupant.

(12) The group home operator shall maintain records for a period of one year following eviction from or involuntary termination of residency of an occupant that document compliance with subsections (a)(10) and (a)(11) of this section; provided, however, that nothing herein shall require an operator of a group home to violate any provision of state or federal law regarding confidentiality of health care information. The group home operator may not satisfy the obligations set forth in subsection (a)(11) of this section by providing remuneration to the occupant for the cost of transportation.

(13) All drivers of vehicles picking up or dropping off persons at a group home shall comply with all applicable provisions of this Code and the Vehicle Code, including, but not limited to, those provisions regulating licensure and parking, standing and stopping.

(14) In addition to the regulations outlined above, the following shall also apply to sober living homes:

i. The sober living home is not located within 650 feet, as measured from the closest property lines, of any other sober living home or a state licensed alcoholism or drug abuse recovery or treatment facility.

ii. All occupants, other than the house manager, must be actively participating in legitimate recovery programs, including, but not limited to, Alcoholics Anonymous or

Narcotics Anonymous and the sober living home must maintain current records of meeting attendance. Under the sober living home's rules and regulations, refusal to actively participate in such a program shall be cause for eviction.

iii. The sober living home's rules and regulations must prohibit the use of any alcohol or any non-prescription drugs at the sober living home or by any recovering addict either on or off site. The sober living home must also have a written policy regarding the possession, use and storage of prescription medications. The facility cannot dispense medications but must make them available to the residents. The possession or use of prescription medications is prohibited except for the person to whom they are prescribed, and in the amounts/dosages prescribed. These rules and regulations shall be posted on site in a common area inside the dwelling unit. Any violation of this rule must be cause for eviction under the sober living home's rules for residency and the violator cannot be re-admitted for at least 90 days. Any second violation of this rule shall result in permanent eviction. Alternatively, the sober living home must have provisions in place to remove the violator from contact with the other residents until the violation is resolved.

iv. The number of occupants subject to the sex offender registration requirements of Penal Code section 290 does not exceed the limit set forth in Penal Code section 3003.5 and does not violate the distance provisions set forth in Penal Code section 3003.

v. The sober living home shall have a written visitation policy that shall preclude any visitors who are under the influence of any drug or alcohol.

vi. The sober living home shall have a good neighbor policy that shall direct occupants to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit. The good neighbor policy shall establish a written protocol for the house manager/operator to follow when a neighbor complaint is received.

vii. The sober living home shall not provide any of the following services as they are defined by section 10501(a)(6) of Title 9, California Code of Regulations: detoxification; educational counseling; individual or group counseling sessions; and treatment or recovery planning.

(15) An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to section 13-200.62.

(b) The special use permit shall be issued by the director as a ministerial matter if the applicant is in compliance or has agreed to comply with subsections (a)(1) through (a)(14) of this section. At least 10 days prior to issuing a special use permit, the director shall cause a courtesy written notice to be mailed to the owner of record and occupants of all properties within 100 feet of the location of the group home. The issuance of the special use permit shall be denied upon a determination, and if already issued shall be revoked upon a hearing, by the director if any of the following circumstances exist:

(1) Any owner/operator or staff person has provided materially false or misleading information on the application or omitted any pertinent information;

(2) Any owner/operator or staff person has an employment history in which he or she was terminated during the past two years because of physical assault, sexual harassment, embezzlement or theft; falsifying a drug test; and selling or furnishing illegal drugs or alcohol.

(3) Any owner/operator or staff person has been convicted of or pleaded nolo contendere, within the last seven to 10 years, to any of the following offenses:

i. Any sex offense for which the person is required to register as a sex offender under California Penal Code section 290 (last 10 years);

ii. Arson offenses—Violations of Penal Code Sections 451—455 (last seven years); or

iii. Violent felonies, as defined in Penal Code section 667.5, which involve doing bodily harm to another person (last 10 years).

iv. The unlawful sale or furnishing of any controlled substances (last seven years).

(4) Any owner/operator or staff person is on parole or formal probation supervision on the date of the submittal of the application or at any time thereafter.

(5) The owner/operator accepts residents, other than a house manager, who are not handicapped as defined by the FHAA and FEHA.

(6) A special use permit for a sober living home shall also be denied upon a determination, and if already issued, any transfer shall be denied or revoked, upon a hearing, by the director that any of the following additional circumstances exist:

i. Any owner/operator or staff person of a sober living home is a recovering drug or alcohol abuser and upon the date of application or employment has had less than one full year of sobriety.

ii. The owner/operator of a sober living home fails to immediately take measures to remove any resident who uses alcohol or illegally uses prescription or non-prescription drugs, or who is not actively participating in a legitimate recovery program from contact with all other sober residents.

iii. The sober living home, as measured by the closest property lines, is located within 650 feet of any other sober living home or state licensed alcoholism or drug abuse recovery or treatment facility. If a state-licensed alcoholism or drug abuse recovery or treatment facility moves within 650 feet of an existing sober living home this shall not cause the revocation of the sober living home's permit or be grounds for denying a transfer of such permit.

(7) For any other significant and/or repeated violations of this section and/or any other applicable laws and/or regulations, including, but not limited to, failure to comply with the provisions of subsections (a)(10) through (13).

(8) Revocation shall not apply to any group home, which otherwise would cause it to be in violation of this section, that has obtained a reasonable accommodation pursuant to section 13-200.62.

§ 13-312 Compliance.

(a) All group homes which are subject to this Chapter shall comply with the provisions hereof regardless of when they commenced operations.

§ 13-313 Severability.

Should any section, subsection, clause, or provision of this chapter for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This chapter shall be prospective in application from its effective date.

Title 13, Chapter XVI,
Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (Planned Development Zones)

§ 13-320 Purpose.

This chapter is intended to preserve the residential character the City of Costa Mesa's residential neighborhoods and to further the purposes of the FEHA, the FHAA and the Lanterman Act by, among other things:

(a) Ensuring that group homes are actually entitled to the special accommodation and/or additional accommodation provided under the Costa Mesa Municipal Code and not simply skirting the city's boarding house regulations;

(b) Limiting the secondary impacts of group homes by reducing noise and traffic, preserving safety and providing adequate off-street parking;

(c) Providing an accommodation for the handicapped that is reasonable and actually bears some resemblance to the opportunities afforded non-handicapped individuals to use and enjoy a dwelling unit in a residential neighborhood; and

(d) To provide comfortable living environments that will enhance the opportunity for the handicapped, including recovering addicts to be successful in their programs.

§ 13-321 Definitions.

Property. For purposes of this chapter, "property" is defined as any single development lot that has been subdivided bearing its own assessor's parcel number or with an approved subdivision map or condominium map.

§ 13-322 Group homes in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones with six or fewer occupants.

(a) A special use permit shall be required for and may be granted to permit the operation of a group home including a sober living home with six or fewer occupants in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones subject to the following requirements:

(1) The application for and operation of the group home complies with subsections (a)(1), (a)(2) and (a)(4) through (a)(14) of section 13-311.

(2) The application includes a live scan of the house manager and/or operator of the group home.

(3) The group home or sober living home is at least 650 feet from any other property, as defined in section 13-321, that contains a group home, sober living home or state-licensed drug and alcohol treatment facility, as measured from the property line.

(b) The development services director may issue, revoke or deny a special use permit for a group home including a sober living home subject to this chapter pursuant to the procedures and requirements of section 13-311.

(c) An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to section 13-200.62.

§ 13-323 Conditional use permit required for group homes, residential care facilities and drug and alcohol treatment facilities in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) with seven or more occupants.

A conditional use permit shall be required for and may be granted to allow the operation of a group home, state-licensed residential care facility or state-licensed drug and alcohol treatment facility with seven or more occupants in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones subject to the following conditions:

(a) The requirements of Chapter III, Planning Applications, of this title have been met.

(b) The group home, residential care facility or state-licensed drug and alcohol treatment facility is at least 650 feet from any property, as defined in section 13-321, that contains a group home, sober living home or state-licensed drug and alcohol treatment facility, as measured from the property line, unless the reviewing authority determines that such location will not result in an over-concentration of similar uses.

(c) The applicant obtains an operator's permit as required by Article 23, Chapter 2 of Title 9, except that this requirement shall not apply to any state-licensed residential care facility, state licensed drug and alcohol treatment facility, or group home without an operator.

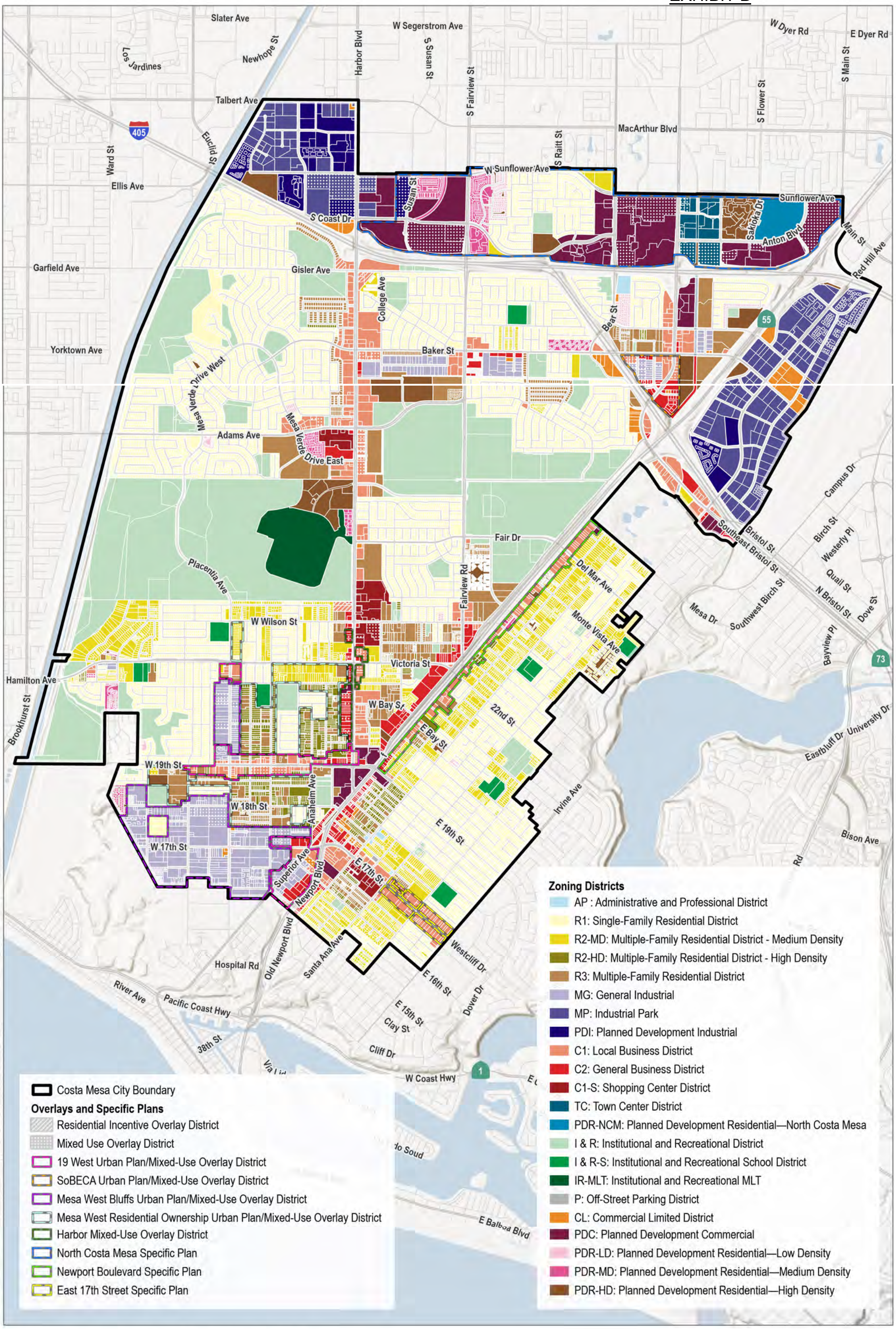
(d) The findings for granting a conditional use permit in accordance with subsection 13-29(g) are met.

§ 13-324 Compliance.

(a) All group homes which are subject to this Chapter shall comply with the provisions hereof regardless of when they commenced operations.

§ 13-325 Severability.

Should any section, subsection, clause, or provision of this chapter for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter; it being hereby expressly declared that this chapter, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This chapter shall be prospective in application from its effective date.



SOURCE: City of Costa Mesa, Orange County Sanitation District, Open Street Map

0 0.25 0.5 Miles

Zoning Districts

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

ORDINANCE NO. 2026-xx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA CALIFORNIA AMENDING ARTICLE 23 OF TITLE 9 (LICENSES AND BUSINESS REGULATIONS) OF THE COSTA MESA MUNICIPAL CODE FOR CONSISTENCY WITH AMENDMENTS TO CHAPTER XVI OF TITLE 13 (PLANNING ZONING AND DEVELOPMENT)

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

WHEREAS, California Government Code Section 65580 et sec. (State Housing Element Law) requires each city and county to adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, quantified objectives, and sites to further the development, improvement, and preservation of housing;

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 the City Council;

WHEREAS, on November 29, 2023, the State of California Department of Housing and Community Development issued a letter to the City of Costa Mesa regarding Housing Element program implementation and describing the need for amendments to Costa Mesa Municipal Code Title 9 pertaining to Group Homes;

WHEREAS, the proposed amendment would remove the requirement for group home residents and house managers to only park one vehicle at the dwelling unit or on any street within 500 feet of the dwelling unit as well as removing the requirement for the vehicle to be operable and currently used as the primary form of transportation for a resident in the group home;

WHEREAS, the proposed amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that this amendment will have a significant effect on the environment;

WHEREAS, on March 17, 2026, the City Council held a duly noticed public hearing to consider the amendment to Title 9, with all persons having the opportunity to speak for and against the proposal at the public hearing.

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

Section 1. Title 9, Chapter II, Article 23, Group Homes, Section 9-374, Sub-section (b)(2) of the Costa Mesa Municipal Code is hereby amended in its' entirety to read as follows:

> "All garage and driveway spaces associated with the dwelling unit shall, at all times, be available for the parking of vehicles."

Section 2. Inconsistencies. 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, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

Section 3. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, 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 portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 4. Effective Date. This Ordinance shall take effect thirty (30) days after its final passage.

Section 5. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

PASSED AND ADOPTED this 17th day of March, 2026.

_____
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. 2026-xx was duly introduced for first reading at a regular meeting of the City Council held on the ____day of _____ 2026, and that thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council held on the ___ day of _____, 2026, 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 March, 2026.

_____
Brenda Green, City Clerk

EXHIBIT A

Title 9, Chapter II, Article 23,
Group Homes

§ 9-370 Definitions.

The definitions set forth in Title 13 of this Code shall apply to the provisions of this article unless otherwise provided for herein.

§ 9-371 Zoning requirements.

In addition to the requirements of this article, all group homes subject to this article shall comply with the requirements set forth in Chapter XVI of Title 13 of this Code.

§ 9-372 Operator's permit required.

It is unlawful for any person to operate, or to permit any person to operate, a group home on any property located within the R2-MD, R2-HD, R3, PDR-LD, PDR-MD and/or PDR-HD zone, without a valid permit issued for that group home pursuant to the provisions of this article.

§ 9-373 Exceptions.

The requirements of this article shall not apply to:

(a) A group home that has six or fewer occupants, not counting a house manager, and that is in compliance with the applicable provisions of Chapters XV and XVI of Title 13 of this Code;

(b) A state licensed alcoholism or drug abuse recovery or treatment facility; or

(c) A state licensed residential care facility.

§ 9-374 Requirements for issuance of operator's permit.

(a) The owner/operator shall submit an application to the director that provides the following information:

(1) The name, address, phone number and driver's license number of the owner/operator;

(2) If the applicant and/or operator is a partnership, corporation, firm or association, then the applicant/operator shall provide the additional names and addresses as follows and such persons shall also sign the application:

i. Every general partner of the partnership;

ii. Every owner with a controlling interest in the corporation; and

iii. The person designated by the officers of a corporation as set forth in a resolution of the corporation that is to be designated as the permit holder.

(3) The license and permit history of the applicant(s), including whether such applicant(s), in previously operating a similar use in this or another city, county or state under license and/or permit, has had such license and/or permit revoked or suspended, and the reason therefor;

(4) The name, address, phone number and driver's license number of the house manager;

(5) A copy of the group home rules and regulations;

(6) Written intake procedures;

(7) The relapse policy;

(8) An affirmation by the owner/operator that only residents (other than the house manager) who are handicapped as defined by state and federal law shall reside at the group home;

(9) Blank copies of all forms that all residents and potential residents are required to complete; and

(10) A fee for the cost of processing of the application as set by resolution of the city council.

(b) *Requirements for operation of group homes.*

(1) The group home has a house manager who resides at the group home or any multiple of persons acting as a house manager who are present at the group home on a 24 hour basis and who are responsible for the day-to-day operation of the group home.

(2) All garage and driveway spaces associated with the dwelling unit shall, at all times, be available for the parking of vehicles.

(3) Occupants must not require and operators must not provide "care and supervision" as those terms are defined by Health and Safety Code section 1503.5 and section 80001(c)(3) of Title 22, California Code of Regulations.

(4) Integral group home facilities are not permitted. Applicants shall declare, under penalty of perjury, that the group home does not operate as an integral use/facility.

(5) If the group home operator is not the property owner, written approval from the property owner to operate a group home at the property.

(6) At least 48 hours prior to eviction from or involuntary termination of residency in a group home, the operator thereof shall:

i. Notify the person designated as the occupant's emergency contact or contact of record that the occupant will no longer be a resident at the home;

ii. Contact the Orange County Health Care Agency OC Links Referral Line or other entity designated by the City to determine the services available to the occupant, including, but not limited to, alcohol and drug inpatient and outpatient treatment;

iii. Notify the city's Network for Homeless Solutions that an occupant is no longer a resident at the home, determine the services available therefrom; and

iv. Provide the information obtained from paragraphs ii and iii of this subsection (b)(6) and any other treatment provider or service to the occupant prior to his or her release on a form provided by the city and obtain the occupant's signed acknowledgement thereon;

v. Provided, however, that if the occupant's behavior results in immediate termination of residency pursuant to rules approved by the city as part of the special use permit for that facility, the operator shall comply with paragraphs i though iv of this subsection (b)(6) as soon as possible.

(7) Prior to an occupant's eviction from or involuntary termination of residency in a group home, the operator thereof shall also:

i. Make available to the occupant transportation to the address listed on the occupant's driver license, state issued identification card, or the permanent address identified in the occupant's application or referral to the group home;

ii. Provided, however, that should the occupant decline transportation to his or her permanent address or otherwise has no permanent address, then the operator shall make available to the occupant transportation to another group home or residential care facility that has agreed to accept the occupant.

(8) The group home operator shall maintain records for a period of one year following eviction from or involuntary termination of residency of an occupant that document compliance with subsections (a)(6) and (a)(7) of this section; provided, however, that nothing herein shall require an operator of a group home to violate any provision of state or federal law regarding confidentiality of health care information. The group home operator may not satisfy the obligations set forth in subsection (a)(7) by providing remuneration to the occupant for the cost of transportation.

(9) All drivers of vehicles picking up or dropping off persons at a group home shall comply with all applicable provisions of this Code and the Vehicle Code, including, but not limited to, those provisions regulating licensure and parking, standing and stopping.

(10) The property must be fully in compliance with all building codes, municipal code and zoning.

(11) In addition to the regulations outlined above, the following shall also apply to sober living homes:

i. All occupants, other than the house manager, must be actively participating in legitimate recovery programs, including, but not limited to, Alcoholics Anonymous or Narcotics Anonymous and the sober living home must maintain current records

of meeting attendance. Under the sober living home's rules and regulations, refusal to actively participate in such a program shall be cause for eviction.

ii. The sober living home's rules and regulations must prohibit the use of any alcohol or any nonprescription drugs at the sober living home or by any recovering addict either on or off site. The sober living home must also have a written policy regarding the possession, use and storage of prescription medications. The facility cannot dispense medications but must make them available to the residents. The possession or use of prescription medications is prohibited except for the person to whom they are prescribed, and in the amounts/dosages prescribed. These rules and regulations shall be posted on site in a common area inside the dwelling unit. Any violation of this rule must be cause for eviction under the sober living home's rules for residency and the violator cannot be readmitted for at least 90 days. Any second violation of this rule shall result in permanent eviction. Alternatively, the sober living home must have provisions in place to remove the violator from contact with the other residents until the violation is resolved.

iii. The number of occupants subject to the sex offender registration requirements of Penal Code section 290 does not exceed the limit set forth in Penal Code section 3003.5 and does not violate the distance provisions set forth in Penal Code section 3003.

iv. The sober living home shall have a written visitation policy that shall preclude any visitors who are under the influence of any drug or alcohol.

v. The sober living home shall have a good neighbor policy that shall direct occupants to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit. The good neighbor policy shall establish a written protocol for the house manager/operator to follow when a neighbor complaint is received.

vi. The sober living home shall not provide any of the following services as they are defined by section 10501(a)(6) of Title 9, California Code of Regulations: detoxification; educational counseling; individual or group counseling sessions; and treatment or recovery planning.

(c) An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to Article 15 of Chapter IX of Title 13 of this Code.

(d) The operator's permit shall be issued by the director if the applicant is in compliance, or, where applicable, has agreed to comply, with the requirements of subsections (a) and (b) above.

(e) In addition to denying an application for failing to comply, or failing to agree to comply, with subsections (a) and/or (b) of this section, an operator's permit shall also be denied, and if already issued shall be revoked upon a hearing by the director, under any of the following circumstances:

(1) Any owner/operator or staff person has provided materially false or misleading information on the application or omitted any pertinent information.

(2) Any owner/operator or staff person has an employment history in which he or she was terminated during the past two years because of physical assault, sexual harassment, embezzlement or theft; falsifying a drug test; and selling or furnishing illegal drugs or alcohol.

(3) Any owner/operator or staff person has been convicted of or pleaded nolo contendere, within the last seven to 10 years, to any of the following offenses:

i. Any sex offense for which the person is required to register as a sex offender under California Penal Code section 290 (last 10 years);

ii. Arson offenses—Violations of Penal Code Sections 451—455 (last seven years); or

iii. Violent felonies, as defined in Penal Code section 667.5, which involve doing bodily harm to another person (last 10 years).

iv. The unlawful sale or furnishing of any controlled substances (last seven years).

(4) Any owner/operator or staff person is on parole or formal probation supervision on the date of the submittal of the application or at any time thereafter.

(5) The owner/operator accepts residents, other than a house manager, who are not disabled or handicapped as defined by the FHAA and FEHA.

(6) An operator's permit for a sober living home shall also be denied, and if already issued shall be revoked upon a hearing by the director, under any of the following additional circumstances:

i. The owner/operator of a sober living home fails to immediately take measures to remove any resident who uses alcohol or illegally uses prescription or non-prescription drugs, or who is not actively participating in a legitimate recovery program from contact with all other sober residents.

ii. For any other significant and/or repeated violations of this section and/or any other applicable laws and/or regulations.

§ 9-375 Transfer of operator's permit.

(a) An operator's permit shall not be valid for a location other than the property for which it is issued, unless and until the transfer of the permit is approved by the director pursuant to the requirements of section 9-374.

(b) An operator's permit may not be transferred to any other person or entity. No operator's permit issued pursuant to this article shall be transferred or assigned or authorize any person or entity other than the person or entity named in the permit to operate the group home named therein.

§ 9-376 Revocation of operator's permit.

An operator's permit may be revoked upon a hearing by the director pursuant to section 9-120 for failing to comply with the terms of the permit and/or for failing to comply with the applicable provisions of section 9-374.

§ 9-377 Reapplication after denial or revocation.

(a) An applicant for an operator's permit whose application for such an operator's permit has been denied may not reapply for such an operator's permit for a period of six months from the date such notice of denial was issued.

(b) A holder of an operator's permit that has been cancelled, revoked or otherwise invalidated may not reapply for an operator's or a user's permit for a period of six months from the date that such revocation, cancellation or invalidation became final.

§ 9-378 Compliance.

A group home that is subject to the provisions of this article that is in existence as of the effective date of this ordinance shall have 120 days to comply with the provisions of this article.

RESOLUTION NO. 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO ADOPT AMENDMENTS TO THE NORTH COSTA MESA SPECIFIC PLAN FOR CONSISTENCY WITH AMENDMENTS TO COSTA MESA MUNICIPAL CODE TITLE 13, CHAPTER V DEVELOPMENT STANDARDS, MIXED-USE OVERLAY DISTRICT, TO REZONE HOUSING ELEMENT OPPORTUNITY SITES WITHIN THE NORTH COSTA MESA SPECIFIC PLAN AREA

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

WHEREAS, the City Council of the City of Costa Mesa adopted the 2015-2035 General Plan, a long-range comprehensive guide for the orderly development of Costa Mesa, on June 21, 2016;

WHEREAS, the City Council of the City of Costa Mesa adopted the North Costa Mesa Specific Plan by Resolution No. 94-67 in July 1994;

WHEREAS, the North Costa Mesa Specific Plan provides additional planning guidelines and standards for several large development areas located in North Costa Mesa;

WHEREAS, by its very nature, the North Costa Mesa Specific Plan needs to be updated and refined to account for existing and projected community needs;

WHEREAS, California Government Code Section 65580 et sec. (State Housing Element Law) requires each city and county to adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, quantified objectives, and sites to further the development, improvement, and preservation of housing;

WHEREAS, the City's Sixth Cycle (2021-2029) Housing Element was adopted by the 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 the City Council;

WHEREAS, this Resolution would establish the applicable standards in Section 13-83.58 "Properties Identified in the Housing Element" of the Costa Mesa Municipal Code

as the prevailing planning, zoning, and development standards for any Lower-Income Housing Element Site within the North Costa Mesa Specific Plan;

WHEREAS, North Costa Mesa Specific Plan amendment would allow the Mixed-Use Overlay District to supersede the base zoning and Specific Plan allowances on Lower-Income Housing Element Opportunity Sites pursuant to concurrently proposed new Costa Mesa Municipal Code Section 13-83-58(e);

WHEREAS, the rezoning of Housing Element Opportunity Sites is exempt from Title 13, Chapter IX Special Land Use Article 22, An Ordinance to give the People of Costa Mesa Control of Their Future (Measure Y) pursuant to Costa Mesa Municipal Code Section 13-200.106(g);

WHEREAS, adoption of a specific plan amendment is considered a legislative action subject to the discretionary approval of the City Council;

WHEREAS, a Study session was held by the Planning Commission on January 26, 2026 with all persons having the opportunity to speak for and against the amendments;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 9, 2026 with all persons having the opportunity to speak for and against the amendments;

WHEREAS, on February 9, 2026, the Planning Commission recommended the City Council approve amendments to the North Costa Mesa Specific Plan for consistency with proposed amendments to Title 13 to rezone Housing Element Opportunity Sites, with direction for staff to conduct additional review with specific Housing Element Opportunity Site property owners for consistency, on a 6-1 vote;

WHEREAS, staff completed the additional consistency review of the North Costa Mesa Specific Plan with specific property owners as directed;

WHEREAS, on March 17, 2026, 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, on November 15, 2022, the Costa Mesa City Council adopted Resolution No. 2022-67, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites

for the Sixth Cycle (2021-2029) Housing Element, which provided environmental clearance for the adoption of the Housing Element;

WHEREAS, the proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure, accordingly, the proposed amendments are statutorily exempt from California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085 (an exemption also known as SB 131);

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 based on the evidence in the record and the findings contained in Exhibit A, the City Council hereby approves the proposed amendments to the North Costa Mesa Specific Plan for consistency with amendments to Title 13 of the Costa Mesa Municipal Code to rezone Housing Element Opportunity Sites.

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 with 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 17th day of March, 2026.

_____
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. 2026-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 17th day of March, 2026, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

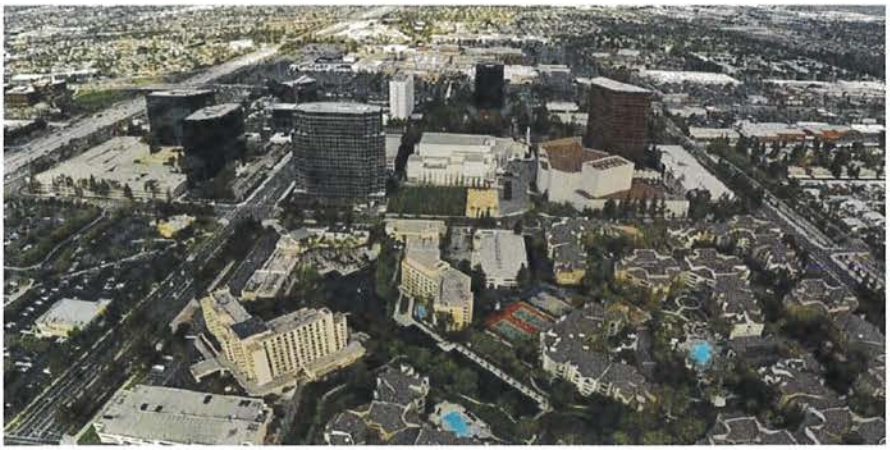
ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 18th day of March, 2026.

_____
Brenda Green, City Clerk

ATTACHMENT 5
EXHIBIT A TO NORTH COSTA MESA
SPECIFIC PLAN

NORTH COSTA MESA SPECIFIC PLAN



City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, 92628

Updated: Month 2026

SUMMARY OF NORTH COSTA MESA SPECIFIC PLAN AMENDMENTS

The North Costa Mesa Specific Plan was adopted by the Costa Mesa City Council in July 1994. Since adoption, the plan has been amended. The following table provides a list and a brief description of the amendment(s).

AMENDMENT #	DATE OF ADOPTION	DESCRIPTION OF AMENDMENT
SP-98-04	April 19, 1999	Created a site-specific FAR of 0.72 for South Coast Metro Center (Area 6).
SP-99-02	July 3, 2000	Increased the site-specific FAR to 0.79 for South Coast Metro Center (Area 6).
SP-00-01	February 5, 2001	Created a new Cultural Arts Center designation and corresponding FAR of 1.77 for South Coast Plaza Town Center (Area 4).
SP-00-02	November 19, 2001	Increased the size of Area 1, and amended land use designations, floor area ratio, and trip budgets for Segerstrom Home Ranch (Area 1)
SP-02-01	July 1, 2002	Updated regulations to be consistent with 2000 General Plan.
SP-03-02	November 17, 2003	Amended acreage and building square footage allocation in Area 1 sub-areas.
SP-03-01	February 2, 2004	Incorporated the Theater and Arts District Plan into the plan.
SP-06-01	March 27, 2006	Amendment to the Theater and Arts District Plan regarding financing.
SP-06-02	January 16, 2007	Amendment to allow high-rise residential development In Sub-areas 4, 5, and 6 in this specific plan.
SP-07-01	November 20, 2007	Amendment to allow high-rise residential development for Wyndham Boutique Hotel / High-Rise residential project at 3350 Avenue of Arts, Area 5.
SP-11-01	September 20, 2011	Amendment to Sakioka Lot 2
SP-15-01	October 20, 2015	Clarifying language to South Coast Plaza Town Center
SP-16-01	September 06, 2016	Updating Home Ranch, 3350 Avenue of the Arts and Sakioka Lot 2 per 2015-2035 General Plan Update
PSPA-26-0001	Month Day, 2026	Amendment to reflect General Plan Land Use Element and Mixed-Use Overlay District Amendments, including identified Housing Element sites, and corresponding General Plan Land Use Map and City's Zoning Map.

SP-94-01

NORTH COSTA MESA SPECIFIC PLAN

PREPARED BY:

City of Costa Mesa Planning Division

July 1994

Adopted by Resolution #94-67
Amended April 1999
Amended July 2000
Amended February 2001
Amended November 2001
Amended July 2002
Amended November 2003
Amended February 2004
Amended March 2006
Amended January 2007
Amended November 2007
Amended September 2011
Amended October 2015
Amended September 2016
Amended Month Day, 2026

1.0 INTRODUCTION

Authority and Scope

This specific plan has been prepared for a portion of North Costa Mesa in accordance with the California Government Code Section 65450 et seq. The plan area encompasses 423 acres and is an established area of the City with many identifiable and diversified components, including the urban mixed use development of South Coast Plaza Town Center. There is still, however, a considerable amount of undeveloped land within the plan area that prompts the need for this specific plan.

The 1990 General Plan, adopted on March 16, 1992, specifies the land use designations and accompanying residential densities and commercial and industrial intensities for the plan area, as well as numerous policies that are relevant or specific to North Costa Mesa. In 2001, the City of Costa Mesa 2000 General Plan was adopted, which was primarily a technical update of the 1990 General Plan. (See Appendix C for a listing of relevant General Plan policies). It is the intent of this specific plan to implement the policies of the General Plan through the adoption of development standards. These standards recognize the development potential of the plan area and the need to sensitively integrate new development with the surrounding areas, and, therefore, promote both resident and business community confidence in the long-term vision for the plan area.

Specific issues that are addressed in this plan are as follows:

- Land Use Compatibility/Integration
- Building Heights
- Nonconformity
- Density Bonuses
- Circulation
- Urban Rail Transit
- Parks and Recreation
- Fire Protection Services

Specific Plan Contents

This specific plan provides a comprehensive review and analysis of the plan area. Section 2 provides an overview of the plan area's development setting. In Section 3, the development issues that will present a challenge to future development of each subarea are identified, and Section 4 provides the development standards which address these issues. Finally, Section 5 discusses the specific plan's implementation ion timing.

2.0 DEVELOPMENT SETTING

Location

The North Costa Mesa plan area comprises the northernmost portion of the City of Costa Mesa, i. e., that area north of the San Diego Freeway (I-405) and generally east of Harbor Boulevard. South Coast Drive and Sunflower Avenue generally form the northern boundary of the plan area and the Costa Mesa Freeway (SR-55) is the eastern border. Costa Mesa's surrounding cities include Fountain Valley and Huntington Beach to the west, Santa Ana to the north and east, Irvine to the east, and Newport Beach to the south. Major regional facilities include John Wayne Airport to the southeast of the plan area. See Figure 1.

Figure 2 indicates the existing land uses as well as the eight subareas the plan area has been divided into for analysis purposes.

Location Map

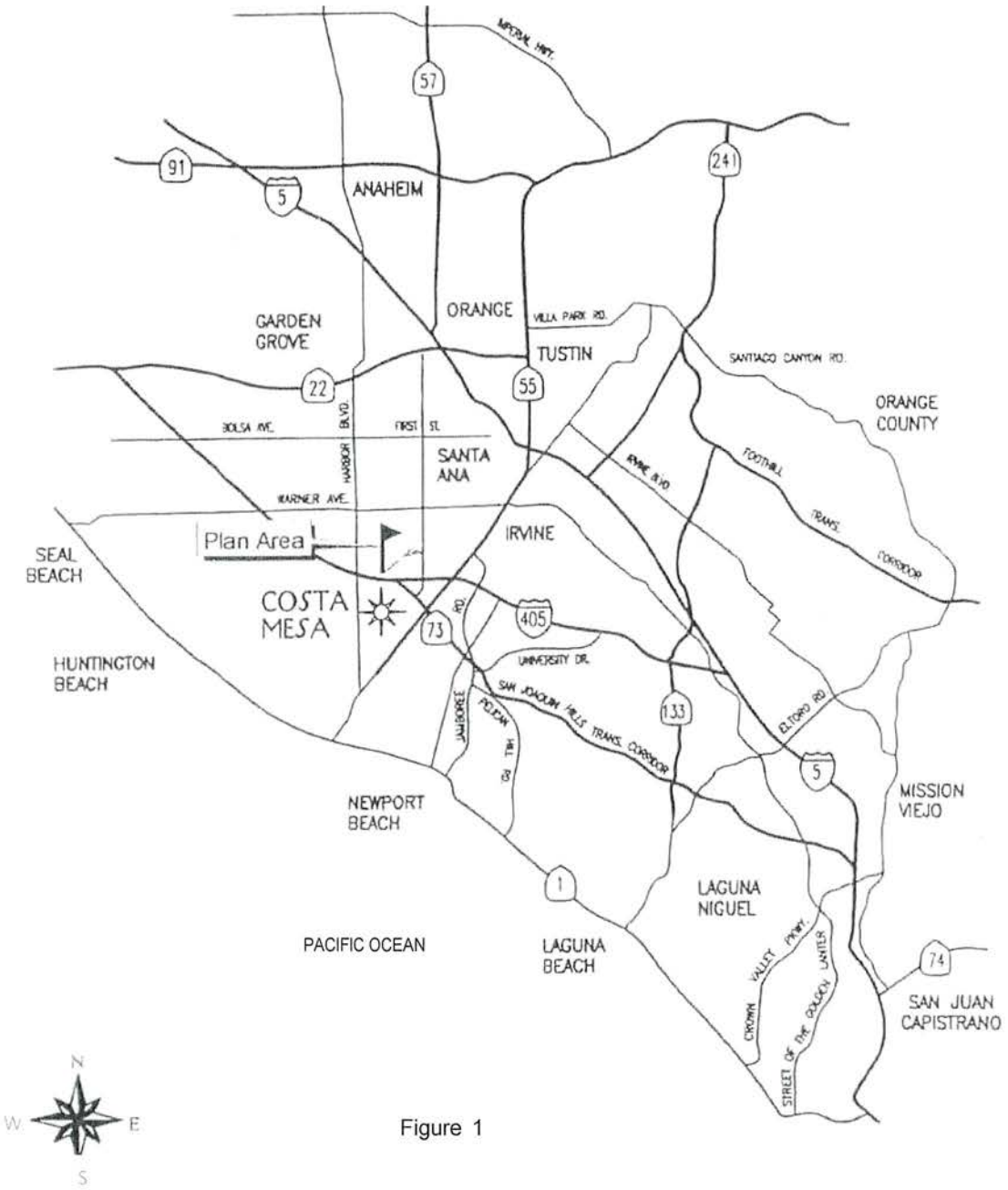


Figure 1

NORTH COSTA MESA SPECIFIC PLAN

Updated November 2001

LEGEND

- Vacant Land Parcels
- North Costa Mesa Specific Plan Area

Note: All maps and figures in the North Costa Mesa Specific Plan are not to scale and are provided for illustrative purposes only.

1 - Home Ranch
2 - Metro Pointe
3 - South Coast Plaza
4 - South Coast Plaza Town Center
5 - The Lakes
6 - South Coast Metro Center / Experian
7 - Sakioka Lot 1
8 - Sakioka Lot 2

N

Existing Land Uses Figure 2

Existing General Plan and Zoning Designations

Figure 3 indicates the General Plan land use designations for the area of the City north of the I-405, and Figure 4 indicates the accompanying zoning designations. Table 1 summarizes the development parameters of the General Plan land use designations, and the compatible zoning districts.

As shown in Table 1, the General Plan establishes Floor Area Ratios (FARs) for all non-residential land use designations. The FAR is used to determine the maximum amount of building that is allowed on a lot or parcel. Several land use categories in the plan area contain stepped FARs which are tied to the traffic characteristics of the proposed land use. Residential density is measured in dwelling units per acre. Trip budgets have also been established for properties in the plan area designated as Urban Center Commercial, Cultural Arts Center, or Regional Commercial in the plan area. The industrial portion of Home Ranch also has a trip budget. When applicable, the FAR, or in the case of residential, dwelling units per acre, and trip budget work in concert to ensure that building intensity and trip generation do not exceed the capacity of the circulation system in the plan area. The trip budget for individual properties is given in Section 3. Notwithstanding the foregoing, trip budgets do not apply to properties in the plan identified within a sites inventory of the Housing Element.

The lowest FARs are found in the Neighborhood Commercial designation as well as in the residential, industrial and public-semi land use designations. The highest FARs are allowed in the Regional Commercial, Cultural Arts Center, and Urban Center Commercial land use designations. The General Plan does not allow the established floor area ratio for non-residential uses to be exceeded in any instance.

Trip budgets are calculated on a square footage basis for commercial, industrial, residential, and institutional land uses. As with FARs, trip budgets cannot be exceeded, except on properties in the plan identified within a sites inventory of the Housing Element. The General Plan, however, does allow for the transfer of trip budgets in the plan area in the following circumstances:

1. The combination and/or transfer of trips shall only be allowed in the area of the City that is north of the I-405 and east of Harbor Boulevard, and shall be limited to parcels within a one-mile radius of each other.
2. Trip budget transfers shall be evaluated in the review and approval of a planned development or master plan project. Sufficient conditions of approval shall be applied to the master plan or development plan to ensure long-range control over subsequent phases of development.
3. The combination and/or transfer of trips shall not result in any greater impacts on the surrounding circulation system then would occur if each Traffic Analysis Zone (TAZ) was developed independently. (Consult with the Planning Division for a figure depicting TAZs)
4. 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 FAR and trip

generation rates provided herein.

5. 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.

6. Approval of the master plan or development plan shall be conditioned to ensure compliance with the above criteria and to preclude future overdevelopment on portions of the project or properties from which trip budgets were transferred.

7. Trip budget transfers shall be recorded against the properties.

Therefore, if a property is underdeveloped in terms of its trip budget, there is the possibility that the "excess" trips could be transferred to another parcel to augment its trip budget.

It should be noted that all the Planned Development (PD), Town Center (TC), and Shopping Center (C1-S) zones require Planning Commission review and approval of the land use mix and building location.

Mixed-Use Overlay District and Properties identified in the Housing Element

In 2026, this specific plan was amended for consistency with an amendment to the City's Zoning Map, which resulted in the rezoning of several properties in the plan area to encourage and facilitate residential and mixed-use development. While base zoning districts remain the same, the Mixed-Use Overlay District (MUOD) was applied to several parcels in the PDC, I&R, PDR-HD, TC, C1, and PDI zoning districts within the plan area. The MUOD is an overlay district and shall only apply to the parcels identified in the City's Zoning Map. This specific plan shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code on a qualifying property. However, it should be noted that projects identified on Lower-Income Housing Element Sites shall be governed by Section 13-83.58.e, (Supersession of Overlay) of Article 11, and the provisions of that Section shall supersede and prevail over any conflicting provisions of the underlying base zone, including, but not limited to, minimum residential densities and capacities, trip budgets, heights, minimum residential floor area, ministerial review and approval, and permitted uses, and all other applicable zoning provisions, such as other urban plans, overlays, and specific plans, including this specific plan.

FIGURE 3
General Plan Land Use
North Costa Mesa Specific Plan

Updated Month 2026

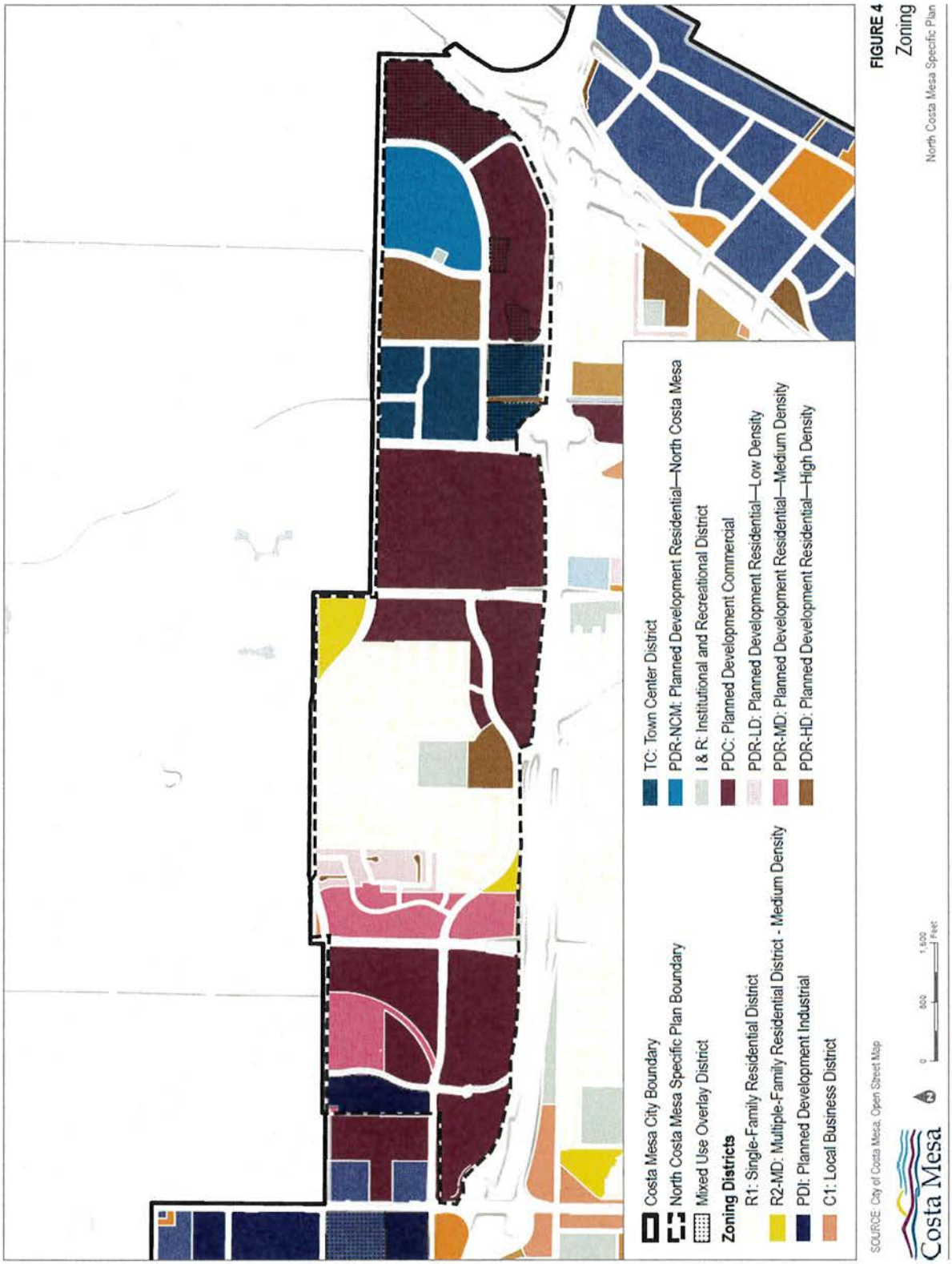


FIGURE 4
Zoning
North Costa Mesa Specific Plan

Updated Month 2026

Table 1- General Plan Designations
North Costa Mesa Specific Plan

GENERAL PLAN DESIGNATION	TYPICAL USES	RESIDENTIAL DENSITY	FLOOR AREA RATIO	COMPATIBLE ZONING
Low Density Residential	Single family detached and attached units, granny units, accessory apartments, family day care	Less than or equal to 8 units per acre.	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, POR-LD, I &R
Medium Density Residential	Single-family attached units, multiple family units, senior congregate care facilities, convalescent hospitals, and group residential homes. Ancillary commercial uses are permitted the planned development zone.	Less than or equal to 12 units per acre	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, R2-MD, PDR-MD, MU, I&R
High Density Residential	Multiple family units, senior congregate care facilities, convalescent hospitals and group residential homes. Ancillary commercial uses are permitted in the planned development zones.	Less than or equal to 20 units per acre: except the density in the PDR-NCM zone is 25 to 35 units per acre. See also The Lakes for site-specific density.	0.15 high traffic 0.25 moderate traffic 0.35 high traffic	R2-HD,R3, PDR-HD, PDR-NCM, MU, I&R
Commercial Center	Major shopping, service, and office facilities designated serve city-wide and regional markets.	Less than or equal to 20 units/acre	0.25 high traffic 0.35 moderate traffic 0.45 low traffic 0.75 very low traffic *Except that Home Ranch has a site-specific FAR* 0.37 for the IKEA portion of the project and 0.64 for the office portion	C1, C2, C1-S, PDC, AP, P, CL
Regional Commercial	Regional scale uses including major department stores, specialty retail outlets, restaurants, offices, and hotels.	Less than or equal to 20 units/acre	0.652 South Coast Plaza (east of Bear Street) 0.89 South Coast Plaza (west of Bear Street)	PDC
Urban Center Commercial	Intensively developed mixed commercial including offices, retail shops, restaurants, and hotels. Residential uses are also permitted pursuant to the North Costa Mesa Specific Plan	Less than or equal to 20 units/acre. Exceptions: South Coast Metro Center (Area 6) has a residential density of up to 100 units per acre; Sakioka Lot 2 may be up to 28 units/ac for mixed- use development, and other densities for properties identified within a sites inventory of the Housing Element.	South Coast Metro Center (Area 6) has a site- specific FAR of 0.79 Sakioka Lot 2 (Area 8) has a maximum site- specific FAR of 1.0.	PDC,TC
Cultural Arts Center	Mixed commercial, residential, office and cultural uses.	–	1.77 See also the South Coast Plaza Town Center discussion regarding the FAR.	TC
Industrial Park	Wide variety of industrial and compatible office and support commercial uses.	Less than or equal to 20 units/acre	0.20 high traffic 0.30 moderate traffic 0.40 low traffic 0.75 very low traffic	MP, POI, CL
Public and Semi-Pubic	Parks, hospitals, schools, religious facilities, fairgrounds, and public facilities.	–	0.25	I& R. I&R-S, P
Mixed Use Overlay	Housing, such as multifamily dwellings, blending residential uses into key areas that are served by various shopping, convenience, employment, and community-serving uses.	Less than or equal to 90 units/acre	1.0	MUOD

Land Use Compatibility/Integration

The plan area and its immediate surroundings contain a variety of land uses that range from single family residential homes to high-rise offices which provide a good mix of housing opportunities, commercial goods and services, entertainment, and employment opportunities in a relatively small geographical area. This mix allows people the opportunity to live near their jobs, and gives residents and employees a full range of commercial services near their homes or jobs. This reduces traffic congestion and improves air quality. Mass transit opportunities are also more easily developed in this type of community setting.

Several General Plan policies support the development of mixed-use projects along or near transit routes as a means to improve air quality and reduce traffic congestion.[1] Mixed use projects also add variety and interest to an area by supporting day and evening activities. The South Coast Plaza Town Center, South Coast Metro Center, and The Lakes projects currently provide the opportunity to live, work, shop and be entertained within a compact and pleasant urban environment.

The benefits of having a mix of land uses in an area can quickly be lost if there is not enough forethought in the design and location of diverse uses. Common problems include tall buildings overshadowing adjacent buildings and outdoor areas, late night commercial uses affecting residential areas, heavy truck or automobile traffic affecting access to residential areas, inadequate parking availability, and incompatible land uses being located adjacent to one another. Residential areas are particularly sensitive land uses, but commercial and/or industrial uses may also be impacted by inappropriate siting of land uses. Figure 5 highlights the location of existing and future residential areas. In 2006, this specific plan was amended to allow high-rise residential development in Areas 4, 5, and 6. See Section 3.0 for additional discussion.

It should also be noted that a residential component could be incorporated into any Planned Development Zone in the plan area (see Figure 4 for Zoning). New commercial and industrial developments anticipated by the General Plan are also shown in Figure 5.

Noise

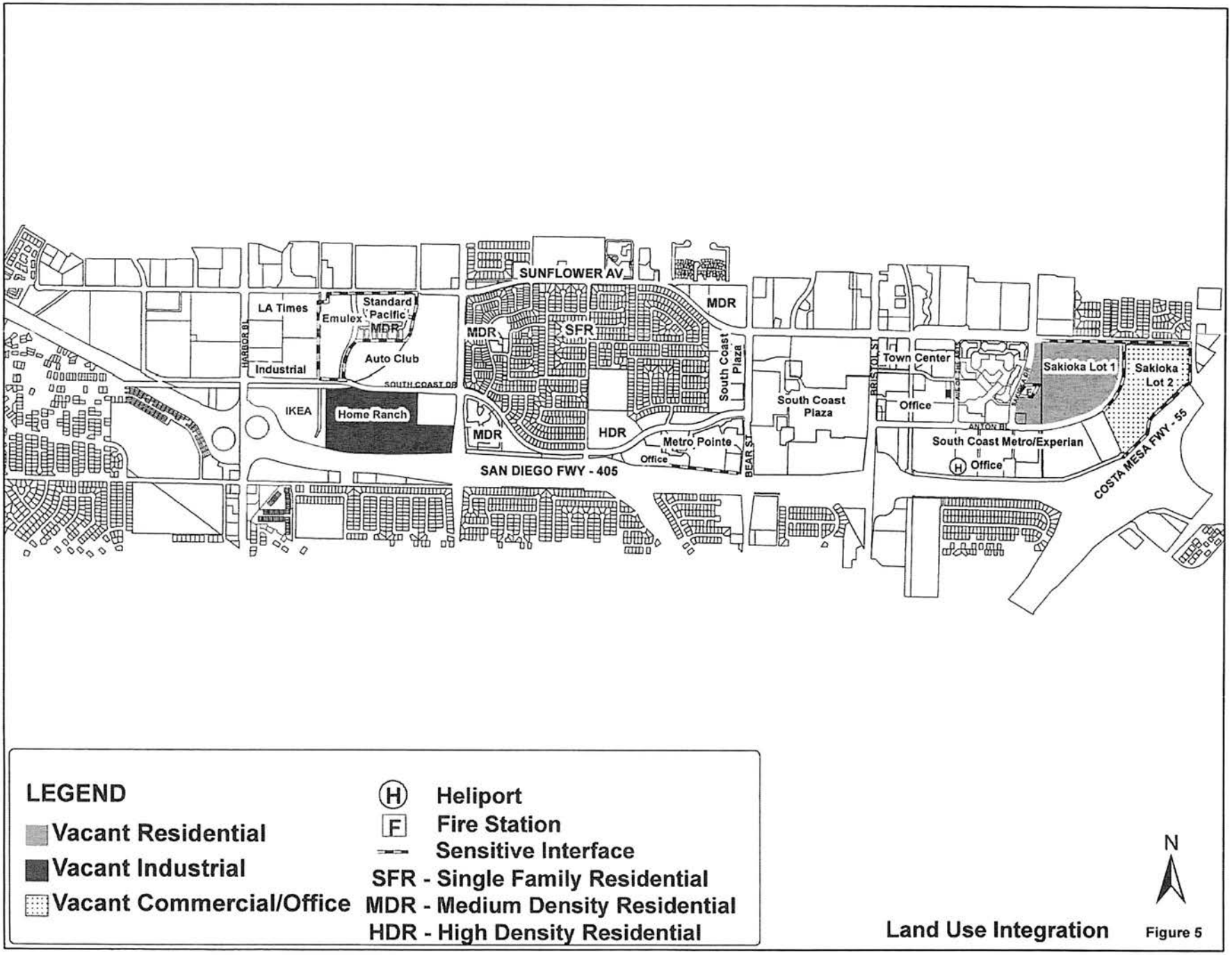
A major concern related to land use compatibility is noise. The City of Costa Mesa uses the Community Noise Equivalent Level (CNEL) to measure and regulate noise. The City's maximum acceptable exterior noise level for residential areas is 65 CNEL. The plan area's primary source of noise is vehicular and two major sources are the 1-405 to the south and the Costa Mesa Freeway to the east. Likewise, the plan area's major streets are another source of noise. Appendix A provides a list of the existing and General Plan build-out CNEL levels in the plan area.

New residential development as well as other sensitive land uses shall be required to comply with the General Plan and zoning ordinance standard of 65 CNEL for exterior recreation areas and 45 CNEL for interior areas. However, for high-rise residential developments, the

[1] See Policies LU-1A.1, LU-1F.5, and CIR 1A.9 in Appendix C.

exterior standard of 65 CNEL only applies to common outdoor recreation/amenity areas that are located at the ground level. Recreation/amenity areas located above the ground floor and private patios and balconies are exempt from the 65 CNEL requirement due to the urbanized nature of the overall setting. Mitigation measures may be used in order to achieve these noise levels.

John Wayne Airport is located to the east of the plan area. Although the 60 CNEL contour encompasses the area generally east of Avenue of the Arts, the 65 CNEL contour is outside of the plan area, and therefore does not impact existing or future land uses. One heliport is located in the plan area in South Coast Metro Center atop the building located at 555 Anton Boulevard.



Land Use Integration Figure 5

Building Heights

Existing building heights in the plan area vary from single story single family homes to twenty-one story office buildings. Generally, the high-rise office buildings are located in the South Coast Plaza Town Center and South Coast Metro Center areas; the Metro Pointe area has approval for additional buildings that include two fifteen story buildings. The buildings at South Coast Plaza and Crystal Court vary from one to three stories in height.

The General Plan does not establish a general limit on building heights north of the I-405 but rather contains two policies that provide guidelines for determining the appropriate building height. Policy LU-1C.1 permits the construction of buildings over two stories or 30 feet only when it can be shown that the building height will not impact surrounding developments. Policy LU-1C.3 prohibits the construction of buildings that present a hazard to air navigation at John Wayne Airport as determined by the Federal Aviation Agency.[2]

Policy LU-1C.3 is particularly relevant to the plan area, since the portion of the plan area generally east of the Metro Pointe property is within the imaginary horizontal surface of John Wayne Airport. Beyond the horizontal surface for another 4,000 feet is the imaginary conical surface. See Figure 6. These imaginary surfaces are the trigger for requiring special studies and review by the Airport Land Use Commission for Orange County and the FAA. It should be noted that a number of existing buildings in South Coast Plaza Town Center encroach within the imaginary horizontal surface; however, each was determined not to pose a hazard to the airport's operations and were required to install obstruction lighting.

Building heights in North Costa Mesa have created public controversy in the past, especially in the Home Ranch area where high-rise development approvals were overturned by the voters in 1988. Table 2 specifies the maximum building heights for the plan area and shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code on a qualifying property, in which case the property may use the height limit in the MUOD or this Specific Plan, whichever is higher; these building height standards recognized existing patterns and surrounding land uses. Any new building proposed at 3 stories or more, that is not part of a residential or mixed-use development on property identified within a sites inventory of the Housing Element, should require a shade and shadow impact analysis in relation to surrounding land uses.

It should be noted that Home Ranch has a specific height limitation of five stories and only in the center of the property. Any additional height above five stories (75 feet) would require a General Plan amendment. Exhibit 11b depicts the height limitations for Home Ranch.

[2]See Appendix C for full text of Policies LU-1C.1 and LU-1C.3.

Updated January 2007; Month 2026

SOURCES FEDERAL AVIATION ADMINISTRATION

IMAGINARY SURFACES FOR JWA

NORTH COSTA MESA SPECIFIC PLAN

FIGURE 6

Table 2- Maximum Building Heights North Costa Mesa Specific Plan		
SUB-AREA	**MAXIMUM BUILDING HEIGHT[1, 2]**	**NOTES**
AREA 1 Home Ranch	Varies	See Exhibit 11b.
AREA 2 Metro Pointe	30 feet-north of South Coast Drive (approx. 2 stories) 90 feet-south of South Coast Drive (approx. 6 stories)	Current development agreement allows buildings up to 15 Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 3 South Coast Plaza and Crystal Court	85 feet (approx. 4 stories)	None
AREA 4 SCP Town Center	315 feet (approx. 25 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 5 The Lakes	Mid-rise Residential-90 feet (approx. 6 stories) High-rise Residential - 280 feet (approximately 26 stories) Commercial-110 feet (approximately 11 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 6 South Coast Metro	Varies-See Table 6B.	Buildings above 173 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the
AREA 7 Sakioka Lot 1	60 feet (approx. 4 stories)	Buildings which encroach into the setback for Anton Blvd. and/or Sakioka Dr. cannot exceed 30 feet (approx. 2 stories) within the setback area.
AREA 8 Sakioka Lot 2	North of collector street- 60 feet (approx.4 stories) South of collector street 120 feet (approx. 8 stories)	Buildings above 161 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the setback area.

1. All building height measurements reference the height above grade- not mean sea level.
2. The maximum building heights specified in this Specific Plan shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code on a qualifying property, in which case the higher height limit as between the MUOD and this Specific Plan shall apply.

Updated February 2001; November 2001; January 2007; November 2007; Month 2026

Circulation

The circulation system for the plan area is comprised of three components: vehicular, bikeways, and urban rail transit.

Vehicular

The Master Plan of Highways (MPH) in the General Plan depicts the ultimate circulation system for the plan area and the City as a whole. Figure 7 depicts the MPH north of the I-405. Two new streets are shown north of the I-405 as well as two on-ramps and two off-ramps for the I-405. Susan Street will serve as a new connection between Sunflower Avenue and South Coast Drive north of the Home Ranch site (Area 1), and the unnamed street from Anton Boulevard will provide a connection to Main Street within the Sakioka Farms Lot 2 (Area 8). An on-ramp is proposed from South Coast Drive and Hyland Avenue and an off-ramp is proposed at South Coast Drive at the west end of the Metro Pointe project. This off-ramp is currently under construction and is anticipated to be complete at the end of 1994. Another on-ramp and off-ramp are proposed for Anton Boulevard at Avenue of the Arts and at the east end of the Metro Center project. Widening and improvements are also either under construction or design for the Fairview Road and Bristol Street ramps. Table 3 lists the Master Plan of Highways improvements that are not yet constructed north of the I-405. Funding sources to finance these improvements are discussed in Section 5.0.

Project specific environmental analyses and traffic studies will determine what, if any, street or freeway improvements are necessary for each new development. Circulation improvements can be required south, as well as, north of the I-405. The new roadways and on- and off-ramps should be designed in concert with site development plans so as to minimize impacts to surrounding land uses.

Two major regional transportation projects will also impact the plan area. These projects involve the addition of transit way connectors between the carpool lanes of the I-405 and SR-73 freeways and the I-405 and SR-55 freeways. The second project may require acquisition of additional freeway right-of-way from both Sakioka Lot 2 and South Coast Metro Center. The project could also include an exclusive High Occupancy Vehicle access ramp to the I-405 Freeway at Bear Street; this project is currently the subject of a supplemental environmental impact report under a cooperative agreement with the Orange County Transportation Authority. The first project may require additional right-of- way from the Segerstrom Home Ranch site and may also include further improvements to the 1-405 beyond Harbor Boulevard.

There are a variety of funding mechanisms the City utilizes to fund the Master Plan of Highways improvements including development impact fees and state and local programs; these are discussed further in Section 5.0 Implementation.

In order to reduce vehicular traffic on City streets, the City encourages that Transportation Demand Management (TDM) be promoted in large businesses.

TDM includes a variety of methods including staggered work hours, reduced work days, car and van pooling, etc. Establishment of a TDM Program and a yearly monitoring report is now required as environmental mitigation measures on new projects.

Bikeways

Bike lanes in the plan area currently exist on Anton Boulevard, Sakioka Drive, South Coast Drive, Bear Street, and Fairview Road. Figure 8 depicts the location of existing and future bikeways north of the I-405.

General Plan amendment GP-94-03A deleted the bike undercrossing proposed at Avenue of the Arts, and GP-00-05 included the deletion of the I-405 bike undercrossing in the vicinity of Home Ranch and related linkages to South Coast Drive and Gisler Avenue, due to the I-405 and SR-73 confluence improvements.

New development will be required to construct linkages in the City's bikeway master plan in some instances. Consideration should also be given to bicycle storage areas for the larger employment centers to encourage bicycle riding as a form of commuting.

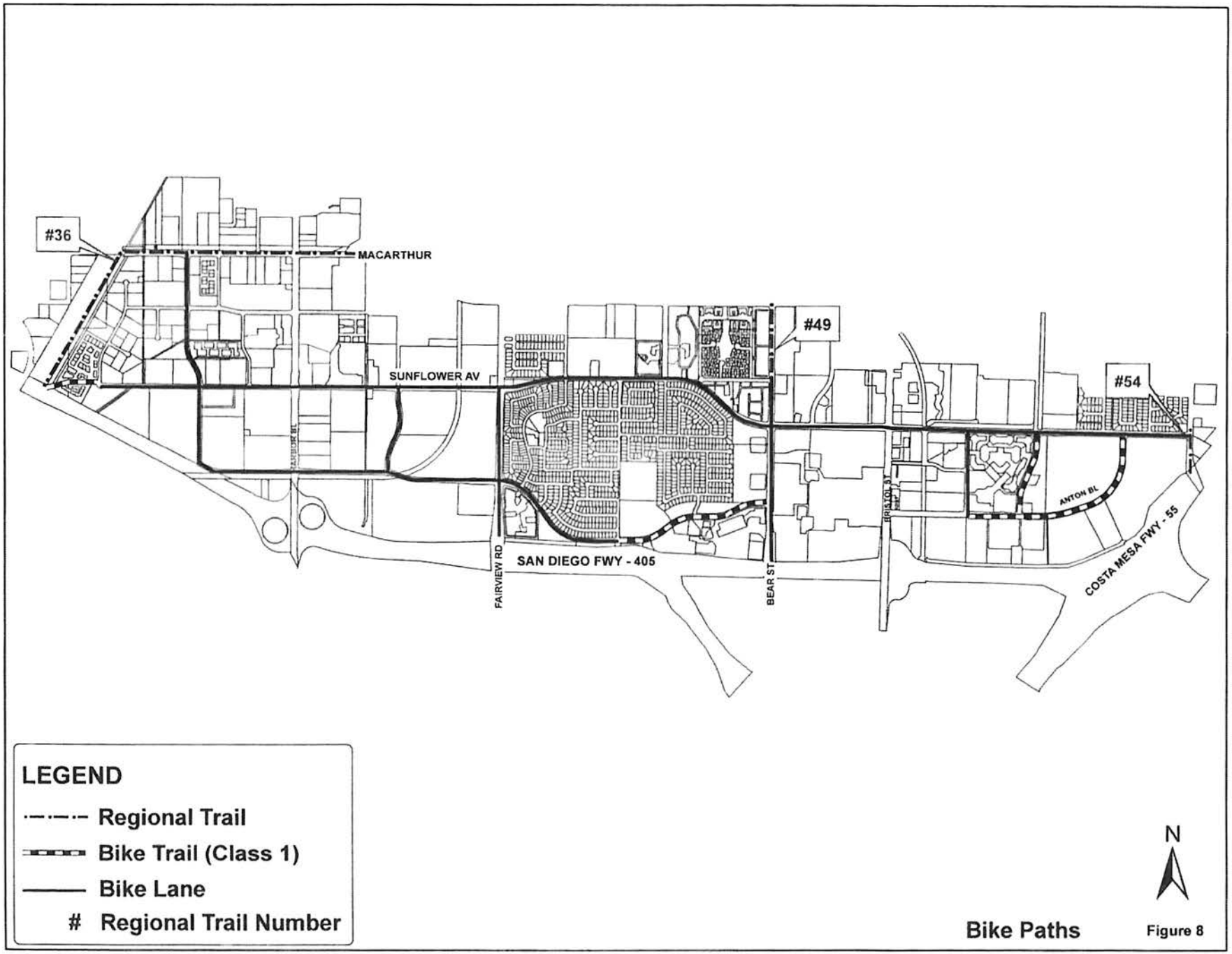
COSTA MESA FWY - 55
SAKIOKA DR
ANTON BL
AVE OF THE ARTS
BRISTOL ST
BEAR ST
SAN DIEGO FWY - 405
SUNFLOWER AV
FAIRVIEW RD
SUSAN ST
HARBOR BL
MACARTHUR BL
HYLAND AV
LEGEND
Freeway
Major (120' R/W)
Primary (106' R/W)
Secondary (84' R/W)
Collector (60' R/W)
Right Turn Lane
Future Street
N
Master Plan of Highways
Figure 7

Table 3- Master Plan of Highways Improvements
North Costa Mesa Specific Plan

LOCATION	MASTER PLAN IMPROVEMENT	ESTIMATED COST
INTERSECTIONS		
Bristol Street and Sunflower Avenue	Add westbound right turn lane.	$550,000
Sakioka Drive and Sunflower Avenue	Add southbound right turn lane.	$229,000
Anton Boulevard and Sunflower Avenue	Add 2nd westbound left turn lane.	$205,000
Bristol Street and Town Center Drive	Add 2nd westbound left turn lane and provide free eastbound right turn lane.	$515,000
Bear Street and South Coast Plaza (south)	Construct west leg to Metro Pointe development site-add eastbound left turn, eastbound through. eastbound right turn and northbound left turn lanes.	To be constructed by developer since it is an on-site improvement.
Bristol Street and I-405 northbound off-ramp	Add 4th northbound through, 5th southbound through, 2nd eastbound right. optional westbound left/westbound through, and provide free westbound right turn lanes.	$4,289,299
Bristol Street and I-405 southbound ramp	Add 4th northbound through and free eastbound right turn lanes.	
Harbor Boulevard and Sunflower Avenue	Add northbound, eastbound and westbound right turn lanes.	$700,000
Fairview Road and Sunflower Avenue	Add southbound and eastbound right turn lanes.	$597,000
Harbor Boulevard and South Coast Drive	Add northbound right, southbound right westbound right, 2nd westbound left, and 4th southbound through lanes.	$7,191,100
Harbor Boulevard and I-405 northbound ramps	Add 4th northbound through and optional westbound left/westbound right turn lanes.	
Harbor Boulevard and I-405 southbound ramps	Add 4th northbound through and 4th southbound through lanes and optional eastbound left/eastbound right turn lanes.	
Harbor Boulevard and MacArthur Boulevard	Add 2nd left tum lane and exclusive right turn lane on all approaches.	$550,000
Fairview Road and I-405 northbound ramps	Convert optional westbound left/westbound right to 2nd westbound left turn lane and add 2nd westbound right turn lane.	$791,666
Fairview Road and I-405 southbound ramps	Convert optional eastbound left/eastbound right turn lane to 2nd eastbound left tum lane and add 2nd eastbound right turn lane.	$434,849
I-405 northbound on-ramps and South Coast Drive/Hyland Avenue	New intersection due to added I-405 on-ramp.	$3,109,895
Susan Street and South Coast Drive	New Intersection due to Susan Street extension.	$864,828 (To be constructed by developer)
I-405 northbound off-ramp and South Coast Drive	New intersection (east of Fairview) added with I-405/Fairview off-ramp improvement.	$1,877,295
STREET IMPROVEMENTS		
Anton Boulevard, Sunflower to Park Center	Restripe for six lanes.	$10,000
Sunflower Avenue , Harbor Boulevard to Susan Street	Widen to secondary highway standards	$956,425
Main Street, from Sunflower to 55 Freeway	Provide six through lanes.	To be constructed and funded by the City of Irvine

Table 3- Master Plan of Highways Improvements
North Costa Mesa Specific Plan

LOCATION	MASTER PLAN IMPROVEMENT	ESTIMATED COST
FREEWAY IMPROVEMENTS		
I-405/northbound Avenue of the Arts off-ramp	Provide new off-ramp.	$2,458,020
I-405/Anton Boulevard on-ramp	Provide new on-ramp	$6,708,200
Southbound I-405/Bristol Street on-ramp/SR-55 Connector Braid	Provide grade separation of the SB I-405 Bristol Street on-ramp with the SB-I-405 to NB SR-55 connector.	$15,845,009
NB I-405 Bristol Street off-ramp/SB SR-55 to NB I-405 Connector Braid	Provide grade separation of the NB I-405 Bristol Street off-ramp with the SB-SR-55 to the NB I-405 connector.	$22,075,707
I-405 Southbound widening - Harbor off-ramp to Harbor on-ramp	Add general purpose lane on SB I-405 from the Harbor Blvd off-ramp to the Harbor Blvd slip on-ramp.	$4,769,792
I-405 SB widening - Fairview to Bristol	Provide auxiliary lane on SB I-405 from the Fairview on-ramp to the Bristol Street off-ramp.	$618,726
I-405 NB widening - Bristol to Fairview	Provide auxiliary lane on the NB I--405 from the Bristol Street on-ramp to exit at the Fairview off-ramp.	$4,359,684
NB I-405 Fairview off-ramp to SR-73 connector	Provide auxiliary lane on NB I-405 from Fairview Road off-ramp to the SR-73 connector.	$611,032
I-405 NB widening - SR-73 to Harbor	Provide auxiliary lane on NB I-405 from the SR-73 connector to the Harbor Blvd off-ramp.	$741,160
Widen SB I-405 - Harbor to Fairview	Add general purpose lane to SB I-405 from Harbor Blvd slip on-ramp to Fairview Road on-ramp.	$2,149,926
I-405 NB widening - Fairview to Harbor	Provide grade separation of the NB I-405 Fairview on-ramp with the Harbor Blvd off-ramp.	$12,535,562



Bike Paths Figure 8

Urban Rail Transit

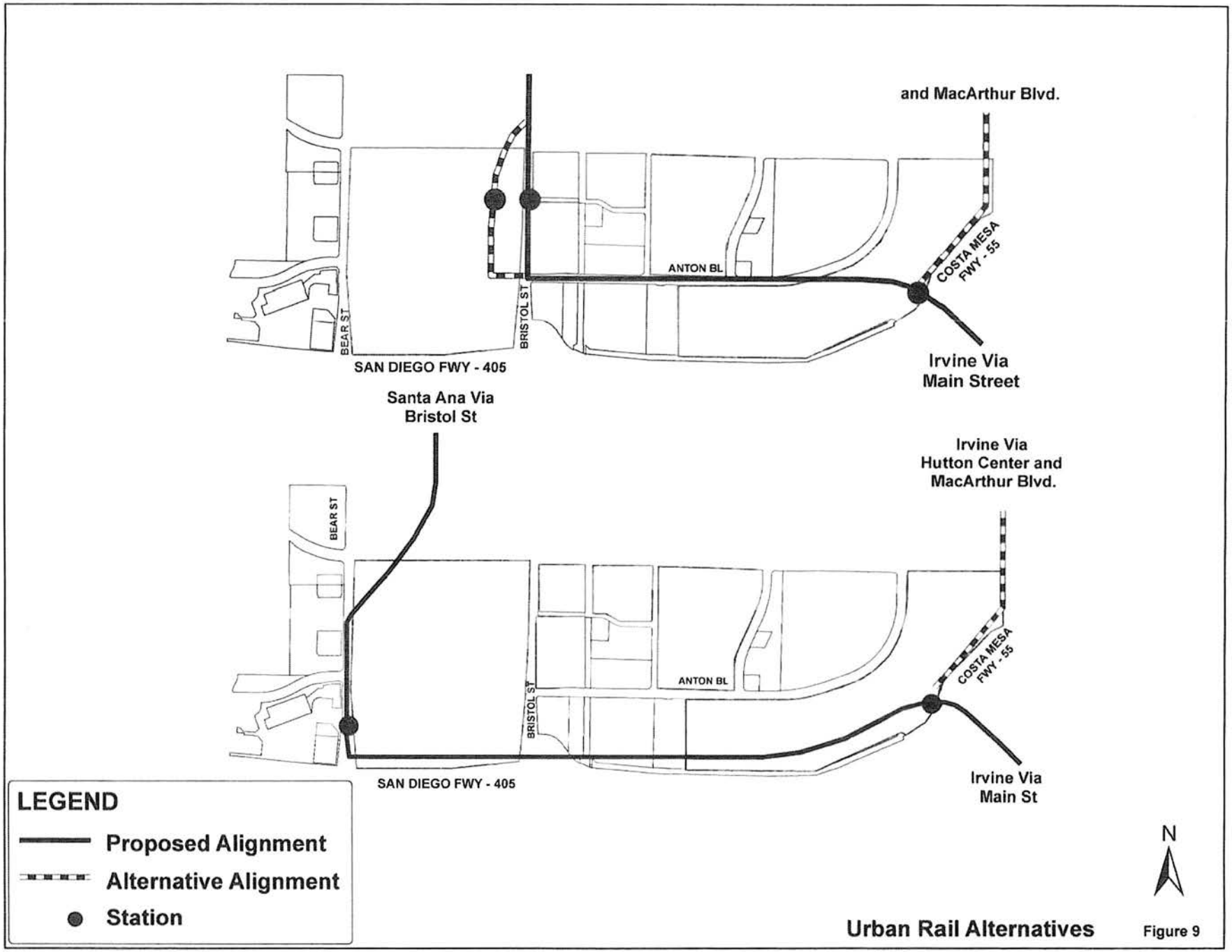
The County of Orange and the Central Orange County Fixed Guideway Joint Powers Authority are currently studying alternative alignments for a county-wide rail system which will pass through the eastern portion of the plan area. The system is expected to consist of an elevated light rail facility. Two primary alignments through Costa Mesa are under review. These alignments and alternatives are illustrated in Figure 9.

The primary routes are proposed along Bristol Street in Santa Ana and Main Street in Irvine. As the system moves through Costa Mesa, the alignment could stay on Bristol Street and continue along Anton Avenue or shift to Bear Street and continue adjacent to the San Diego Freeway. Each alternative proposes two Costa Mesa stations. One station could be located on either Bear or Bristol Street within existing street right-of-way or in the parking lot of South Coast Plaza. The second could be located on the Sakioka Farms property, near the Costa Mesa Freeway.

The obvious benefit of urban rail transit is the enhancement of the overall transportation system by providing alternative means for employees, shoppers and visitors to access this portion of the community. However, issues regarding route alignment and station locations have significant urban design and land use planning implications. Major policy issues which must be addressed are:

- visual impacts of elevated guideway and stations;
- provision of adequate pedestrian linkages to stations and destinations;
- appropriate mix and density of land uses surrounding station locations; and
- demand for parking around station locations.

The combination of these concerns may pose practical difficulties for the extension of the urban rail system through the highly developed portion of the plan area as currently proposed. It has been suggested that the route alignment not be extended south of Sunflower Avenue. While this additional alternative would avoid the design interface problems, it may not provide adequate service to this major employment and activity center. Additional concerns include development timing in proximity to route and station locations, density transfer of development potential for areas designated for station locations and/or rail routes, and increased density and building intensity beyond the current General Plan. Because of these concerns, a detailed route alignment and station location study for that portion of the system which will be located in Costa Mesa should be undertaken in advance of the final alignment adoption.



Urban Rail Alternatives Figure 9

Nonconformity

The 1990 General Plan resulted in the establishment of new lower FARs and density limits on development citywide. The General Plan recognized that the new FARs for commercial and industrial uses would be lower than existing development in many cases, therefore Policy LU-2A.4 was included. This policy states that in the event of unintentional damage or destruction, the City would allow any legal conforming use in existence at the time of adoption of the 1990 General Plan in a nonconforming development to be rebuilt to its original building intensity as long as such rebuilding would not increase the development's nonconformity. This policy was then codified in the zoning code to state that reconstruction of development destroyed to more than 50% of the market value may occur to its original FAR if all other development standards (setbacks, lot coverage, height, parking, open space, etc.) are met. The City's zoning code also states that in cases of unintentional destruction of up to and including 50% reconstruction could occur without meeting current development standards.

In terms of residential uses, the General Plan recognizes development legally built at higher densities. Such existing units may be rebuilt to the same density subject to other standards of the zoning code. In the High Density Residential designation in the plan area (i.e., The Lakes), the allowable density or number of units to be redeveloped would be limited to the General Plan density plus a 50% density incentive bonus or the existing number of units, whichever is less.

The following table identifies existing commercial and hotel development in the plan area that is nonconforming due to its existing FAR.

Table 4- Floor Area Ratio Nonconformities
North Costa Mesa Specific Plan

PROJECT NAME	TAZ(s)	GP FAR LIMITS	EXISTING FAR	NOTES
Metro Pointe Phases 2 & 3	8 and 11	.50 retail .60 office	Only partially developed to date	The Development Agreement allows 1.01 FAR for Phases 2 & 3, if built-out it will become nonconforming but it will be protected by the Development Agreement for the remainder of the agreement's term.
The Lakes	27	.25 retail .35 office	Wyndham Garden Hotel- 2.08 (3350 Ave. of the Arts) Marriott Hotel- 1.3 (500 Anton)	The intensity of the two hotels exceeds the allowable levels.
The other major developments in the plan area are within the allowable FAR and would not be considered nonconforming.				

There are two different redevelopment scenarios to consider in regards to FAR nonconformity, i.e., reconstruction after unintentional destruction and reconstruction after voluntary destruction.

Unintentional Destruction

As shown in Table 4, the nonconformity is limited to one major project in the plan area. For the newer high-rise buildings in North Costa Mesa, it should not be difficult to meet the current standards and reconstruct in case of unintentional destruction, and the General Plan and zoning code have adequate protection for rebuilding nonconforming development that is unintentionally destroyed.

Voluntary Destruction

A major concern for The Lakes is that if a property owner chooses to demolish a building to redevelop, the new development would need to meet the FAR limit and current development code standards. In most cases this would mean considerably less development than what exists. Therefore, it is the intent of this plan to indicate how to calculate the amount of new development that would be allowed if a building is voluntarily demolished.

The General Plan states that the FAR is determined on a project-planning basis rather than a parcel-specific basis. Therefore, a strict interpretation of the General Plan in regards to rebuilding after voluntary destruction requires that the FAR be calculated over the entire acreage of the master planned project. But, if such a project were evaluated on a master planned basis in the instance of The Lakes, it is very likely that it would result in the inability to reconstruct anything, since on a project-wide basis both developments would most likely still exceed the General Plan FAR limits even with the removal of an existing building.

However, the General Plan also states that development could be evaluated at a parcel-specific level if the project is or can be developed on a single lot and not subdivided at a later date. So although The Lakes is a large planned development, the FAR for the new development can be based on the size of the individual lot. It is reasonable to allow redevelopment either up to the General Plan intensity level for the land use designation or up to the pre-existing development level, whichever is less, in cases where a development on a single parcel is voluntarily demolished. The Lakes has been subdivided so that the apartment complex, two hotels and retail center each occupy their own parcel. Restrictions should be made that indicate that the major open space features of this planned development shall always remain as open space, and that the individual parcels may not be further subdivided.

Parks and Recreation

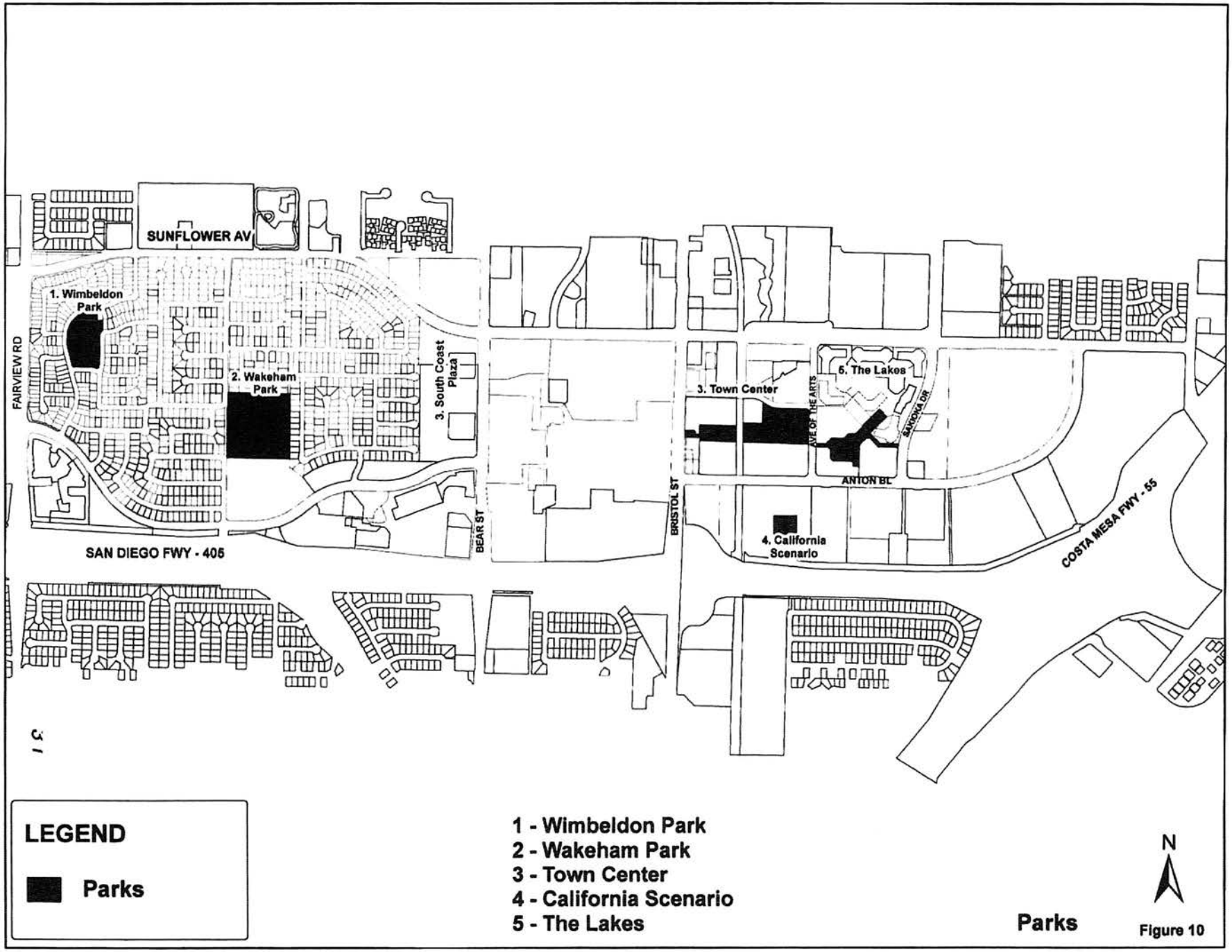
As shown on Figure 10, north of the I-405 and east of Harbor Boulevard there are two publicly owned parks and three privately owned and maintained open space areas They are Wakeham and Wimbledon Parks and the California Scenario, Town Center, and The Lakes sites. There are no school sites, community centers or golf courses in the plan area and none are planned.

Wakeham Park is 9.91 acres in size and Wimbledon Park is 3.36 acres. Both are located inside residential tracts. Located south of Anton Boulevard and east of Bristol Street, California Scenario sculpture garden is a 1.6-acre private plaza, which consists of a blend of hardscape, landscaping, sculptures and water features. It is open to the public and is used for passive recreation, gatherings, summer concerts, and as a backdrop for photography and commercials. It occupies an area between high-rise office buildings, retail establishments and parking structures. In conjunction with the approval of GP-00-02 for South Coast Plaza Town Center, the property owner is to preserve and maintain the California Scenario sculpture garden substantially in accordance with its existing configurations and function, commencing immediately and continuing for the useful life of the existing office buildings adjacent to the garden. The 3-acre Town Center site is an open space easement located between the South Coast Plaza Hotel, South Coast Repertory Theater and Town Center high-rise buildings. It, too, is open to the public and is used for concerts, various promotions for the arts, seasonal gatherings, passive recreation and as pedestrian access between the buildings. The easement area boundaries were slightly modified in 2001, but were not decreased in size. Located within a mixed-use project east of Avenue of the Arts, The Lakes development contains a large apartment complex, two high-rise hotels and retail buildings. Central to these uses is a 3.3-acre permanent public open space easement, which includes a lake, walkways, plaza area and landscaping. The walkways connect to public pathways at Avenue of the Arts, the various uses in the block and the public sidewalk on Sakioka Drive.

Planning Area 5, as defined in the City's Parks, Recreation and Open Space Master Plan (January 1996), is the entire area of the City that is located north of the I-405. Although the boundaries of the plan area do not coincide directly with Planning Area 5, information is provided regarding Sakioka Farms Lot 1 and Home Ranch. A detailed summary of the findings of the study is included in Appendix B.

The study concluded that the plan area has adequate parkland currently; however, the anticipated residential development of Sakioka Lot 1 will create additional demand for a neighborhood park. Additionally, the parkland needs cannot be easily met in the surrounding area. As can be noted on Figure 10, there is not a public park located east of Bristol Street which could serve the Sakioka property. The subdivision of this residential area will require dedication of parkland or the payment of in lieu fees; therefore, if a subdivision is proposed, then the project should meet its neighborhood park dedication requirement onsite. Consideration should also be given to locating the private recreational areas of this planned development in proximity to the public park area. It should be noted that the City's Park and Recreation Dedication ordinance does allow privately developed, owned and maintained open space to be credited against the parkland dedication requirement.

In respect to Home Ranch, the development agreement approved in 2001 specified that the property owner would pay the full amount of park dedication in-lieu fees associated with residential development. The 1.5-acre parcel that is to be dedicated for historical resource preservation shall not be used as a credit against applicable in-lieu fees or parkland dedication requirements.



Parks

Figure 10

Fire Protection Services

The need for fire services increases as population and development grow. The Fire Department operates from the City Hall (Administration) and from six fire stations. Station #6, Metro Station, is located in the plan area (on Sakioka Drive) and serves the northeasterly portion of the City. One other fire station is proposed in the General Plan to serve north Costa Mesa as a result of land use intensification. This station is tentatively proposed in the vicinity of Harbor Boulevard near South Coast Drive; it would be the seventh station for the city.

The City of Costa Mesa Fire Department participates in a "Central Net" program with the cities of Newport Beach, Santa Ana, Fountain Valley, Huntington Beach, Westminster, and Orange County. The Central Net program provides for quick, mutual aide dispatch of fire apparatus across city boundaries during major and minor emergencies.

A fire protection system impact fee was adopted in January 1989 to fund future fire protection needs in North Costa Mesa. The fee is levied only against the four remaining landowners of five vacant land areas when development occurs. The future development identified as impacting the City's fire protection system includes Home Ranch, South Coast Plaza Town Center, South Coast Metro Center and Sakioka Farms' Lots 1 and 2, and Metro Pointe. However, the fire impact fee was based on development assumptions that are no longer valid since the adoption of the 2000 General Plan.

Update of the fire impact fee could possibly include consideration of joint use and funding of Fire Station #7 with surrounding Central Net cities. This would reduce the overall cost to the city and ultimately the cost to new development in each city. A study could also reexamine the need/demand for the seventh station.

In conjunction with adoption of GP-00-05, it was determined that the Home Ranch project (Area 1) increased the demand for City fire suppression services in the City's northwest area. The Segerstrom Home Ranch development agreement includes provisions for the necessary land acquisition, building design, and construction costs. The City of Costa Mesa Fire Department is responsible for determining the timing of land acquisition and fire station construction. If the fire station is ultimately located on Segerstrom Home Ranch, the development agreement allows for transfer of development rights (building square footage and trip budget) to the balance of the Home Ranch project.

In conjunction with the adoption of GP-06-02 and GP-06-03, it was determined that an additional paramedic fire engine was needed. Each of the contributing high-rise residential projects was required to participate in the funding of the new vehicle on a pro-rata basis.

3.0 SUBAREA ANALYSIS

The plan area is composed of eight unique areas that are analyzed individually as well as in consideration of surrounding land uses.

AREA 1 - HOME RANCH

Existing Land Uses

A portion of this 93-acre site is in agricultural production. Onsite structures include a single-family residence, barn, related farm buildings, and an office building located on Fairview Road. These are all owned by C.J. Segerstrom family. The single family home and barn are identified in the 2016 General Plan in the Historical and Cultural Resources Element. The Segerstrom family, who continue to maintain the house, constructed the farmhouse in 1915. The barn was constructed in 1928. Several farm related structures are located near the house.

Single family attached and detached homes, an Emulex industrial park, and a large IKEA retail/warehouse facility also now sit on the original Home Ranch site.

General Plan and Zoning

The portions of this site owned by the Segerstrom family and IKEA are designated as Commercial Center by the General Plan and is zoned PDC. The General Plan establishes site specific FAR of 0.37 for the 19.27 acre IKEA site and a site specific FAR of 0.64 for remaining 43.6 acres located south of South Coast Drive.

In 2001, GP-00-05 was approved for Home Ranch to allow residential, commercial, office, and industrial uses. The overall allowable square footage was increased to 1,351,698 square feet and trip budget adjusted accordingly. In respect to this specific plan, the Home Ranch area was expanded to include the 30.5 acres located north of South Coast Drive. See following Sub-areas discussion.

In 2003, SP-03-02 was approved that reallocated a 2.074-acre portion of Sub-Area B to Sub-Area A to be used as the IKEA parking lot. This reallocation extinguished the square footage development rights attributable to the 2.074 acres, increasing the IKEA site to 19.27 acres and reducing the IKEA site FAR to 0.37 and the overall allowable square footage to 1,319,813; the overall trip budget remained unchanged.

In 2016, General Plan 2015-2035 was approved adjusting the FAR of Sub-Area B resulting in an increase in the FAR and a maximum development square footage of 1,200,000 SF. Table 4A was modified to reflect this change.

Sub-areas

The Segerstrom Home Ranch is divided into four sub-areas. Table 4A provides a statistical summary of the maximum number of dwelling units, floor area ratio, building square footage, and the trip budgets for each sub-area. Figure 11 illustrates the boundaries of the sub-areas.

To facilitate flexibility for Sub-Areas B and C, building square footages and trip budgets may be transferred, provided that the total building square footage, floor area ratio, and trip budget for the combined two sub-areas are not exceeded as delineated in Table 4A. Transfers affecting Sub-Areas A and D are not permitted. Future development in Sub-Area B shall be limited to high quality office, office-related uses, and corporate office/headquarters with subsidiary support functions that may include research and design, minor assembly, light manufacturing, and storage. Retail uses in Sub-Area B shall be limited to those that are ancillary to the office development.

Shown below are the development parameters for each distinct sub area.

Table 4A- Segerstrom Home Ranch Sub-Areas

Land Use	Acreage	Floor Area Ratio/ Density	Maximum Units/ Square Footage	Maximum Stories/Height	A.M. Peak Hour Trips	P.M. Peak Hour Trips
A. IKEA	19.27	0.37 FAR	308,000 sf	2 stories/45 feet	43	431
B. Office and Office-related uses	43.57[2]	0.64 FAR	1,200,000 sf	2-5 stories/36 - 75 feet See Figure 11b	1 1,860	1 1,788
C. Industrial Park	14.5	0.40 FAR	252,648 sf	1-5 stories/45-60 feet See Figure 11b	376[3]	362[3]
D. Medium Density Residential	16.0	12 units/acre	136 single-family attached units[1]	3 stories/ 50 feet		
			56 single-family detached units' Total Maximum: 192 units	2 stories/27 feet	102	130
TOTAL:	**93.34**	**NA**	**192 units 1,760,648 sf**		**2,381**	**2,711**

Note:

1. The mix of units is for illustrative purposes only; the precise mix of product types will be determined during master plan review; in no instance shall the 192-unit maximum and/or the morning and evening peak hour trip budget be exceeded.
2. The 1,200,000 maximum square footage is calculated based on the full acreage originally in Home Ranch which includes acreage transferred to the State of California for public improvements. This full square footage intensity may be used for development in Sub-Area B.
3. See partial Assignment and Assumption of Development Agreement recorded on 02/05/2004 as Instrument No. 2004000089554 in official records Orange County.

Land Use Compatibility/Integration

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.

The Segerstrom farmhouse provides a unique opportunity for preservation of a small piece of the City's agricultural heritage. This two-story home and accompanying barn are familiar sights in the area and stand as a reminder of the farming community that was evident here in the early 1900's. Although the Segerstrom home and barn are designated as Commercial Center on the General Plan Land Use Map, it would be in keeping with Policy HCR-1A.5 of the General Plan to preserve these historical structures.

Preservation of these structures in their current location has been accomplished by land use recorded restrictions which include provisions for the long-term preservation of these buildings as historical resources. The property covered by the recorded restrictions is a 1.5-acre site shown in Exhibit 11a and includes the home, barn, and two related structures. The boundaries of the property may be modified, as approved by the City's Development Services Director, so long as the site continues to include 1.5 acres and all four historic structures. The barn may be relocated within the site. Ownership of the property could remain with the Segerstrom family until such time they wished to transfer the property. At that time, the City, another public agency, or private owner could acquire the site subject to the recorded restrictions for preservation of this valuable community resource.

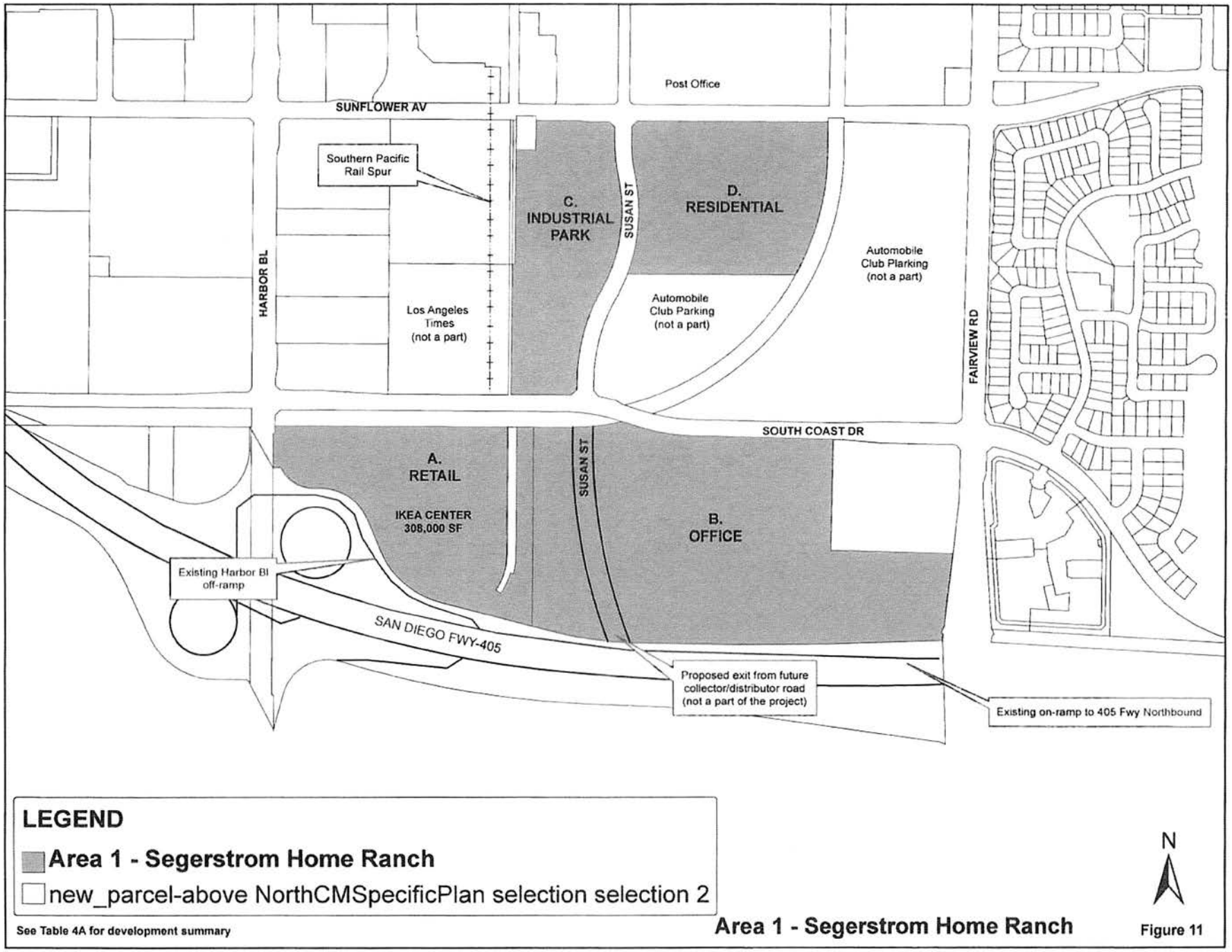
The retention of the farmhouse results in a site design consideration. Non-residential buildings should be set back from the farmhouse site so as to not visually encroach into this area. Buffering could include walls/fencing, landscaping, and/or parking areas. Consideration should be given to physically linking the adjacent development to the farmhouse site with pedestrian paths.

The development potential (square footage and trip budget) of the 1.5-acre site has been transferred to the portion of the Home Ranch site located south of South Coast Drive and east of the Susan Street.

Mesa Consolidated Water District at one time held a ground lease from the Segerstrom family for a small portion of the property in Sub-Area B and had expressed an interest in acquiring the site. The Water District has since removed all of its facilities from the site, terminated the lease, and abandoned the site. This leaves this site available for development as a part of Sub-Area B.

Building Heights

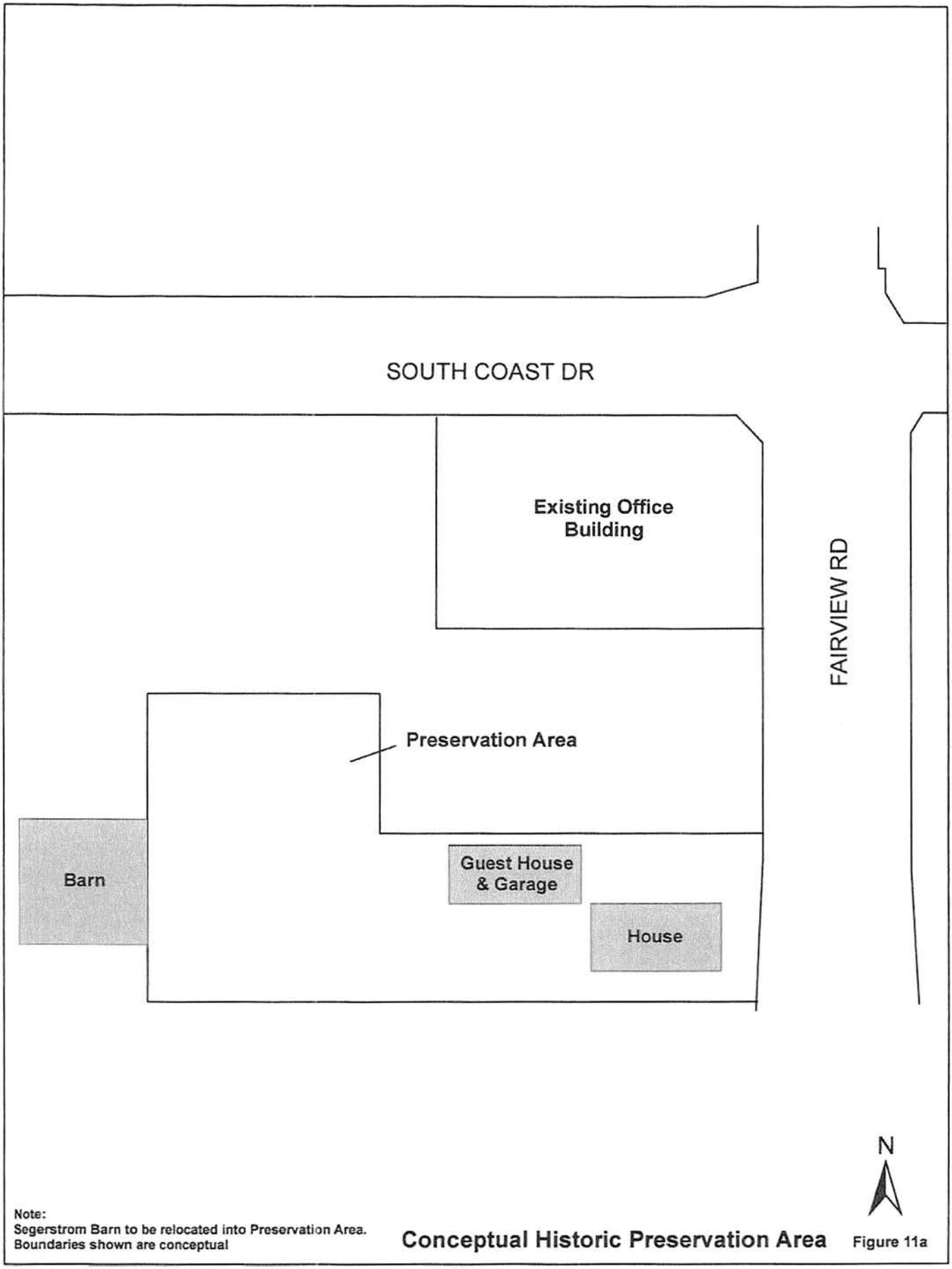
The General Plan specifically limits building heights to a maximum of five stories (and only in the project's center) for this site. Five stories approximate a 75-foot height limitation. Exhibit 11b indicates the various height limits for Home Ranch. The actual siting of future buildings shall take into account surrounding development in order to minimize visual impacts. The use of low- reflective materials for the building's exteriors will minimize glare impacts. In Building Height Area 1 adjacent to Fairview Road, the City of Costa Mesa shall also require a shade/shadow analysis for any building proposed to exceed 30 feet in height in order to ensure that building's shade or shadow does not extend beyond the project site or public rights-of-way.



See Table 4A for development summary

Area 1 - Segerstrom Home Ranch

Figure 11



Note:
Segerstrom Barn to be relocated into Preservation Area.
Boundaries shown are conceptual

Conceptual Historic Preservation Area Figure 11a

LEGEND

- 1 — 2 Stories - 36 ft Building Height
- 2 — 2 Stories - 45 ft Building Height
- 3 — 3 Stories - 45 ft Building Height
- 4 — 4 Stories - 60 ft Building Height
- 5 — 5 Stories - 75 ft Building Height
- 6 — Single-Family Detached: 2 stories/27 feet; Single-Family Attached: 3 stories/50 feet

N

Maximum Building Heights Figure 11b

Circulation

The primary project access/egress points should be aligned with Susan Street and the existing Automobile Club entry to the north. Access to the farmhouse preservation site should be considered from within this area so as to minimize the number of driveways on South Coast Drive.

Freeway access improvements in the immediate area include the widening of the Fairview Road off-ramps, both northbound and southbound, and the construction of the new South Coast Drive off-ramp. Both are completed.

Final Program Environmental Impact Report No. 1048 for Home Ranch included a preliminary analysis of a Susan Street exit from the new South Coast Drive-Fairview Road- Harbor Boulevard collector road included in the I-405/SR-73 confluence project. Prior to approval of this additional exit by CalTrans, additional environmental documentation would be required. The Susan Street exit is not required for the Home Ranch project.

A future bikeway was shown on the Master Plan of Bikeways traversing this site to South Coast Drive from the I-405 bikeway undercrossing. However, in conjunction with GP-00- 05, this bike trail undercrossing and related linkages were deleted from the Master Plan of Bikeways. This deletion was necessitated by the CalTrans/FHWA freeway improvements in the general area.

Parks and Recreation

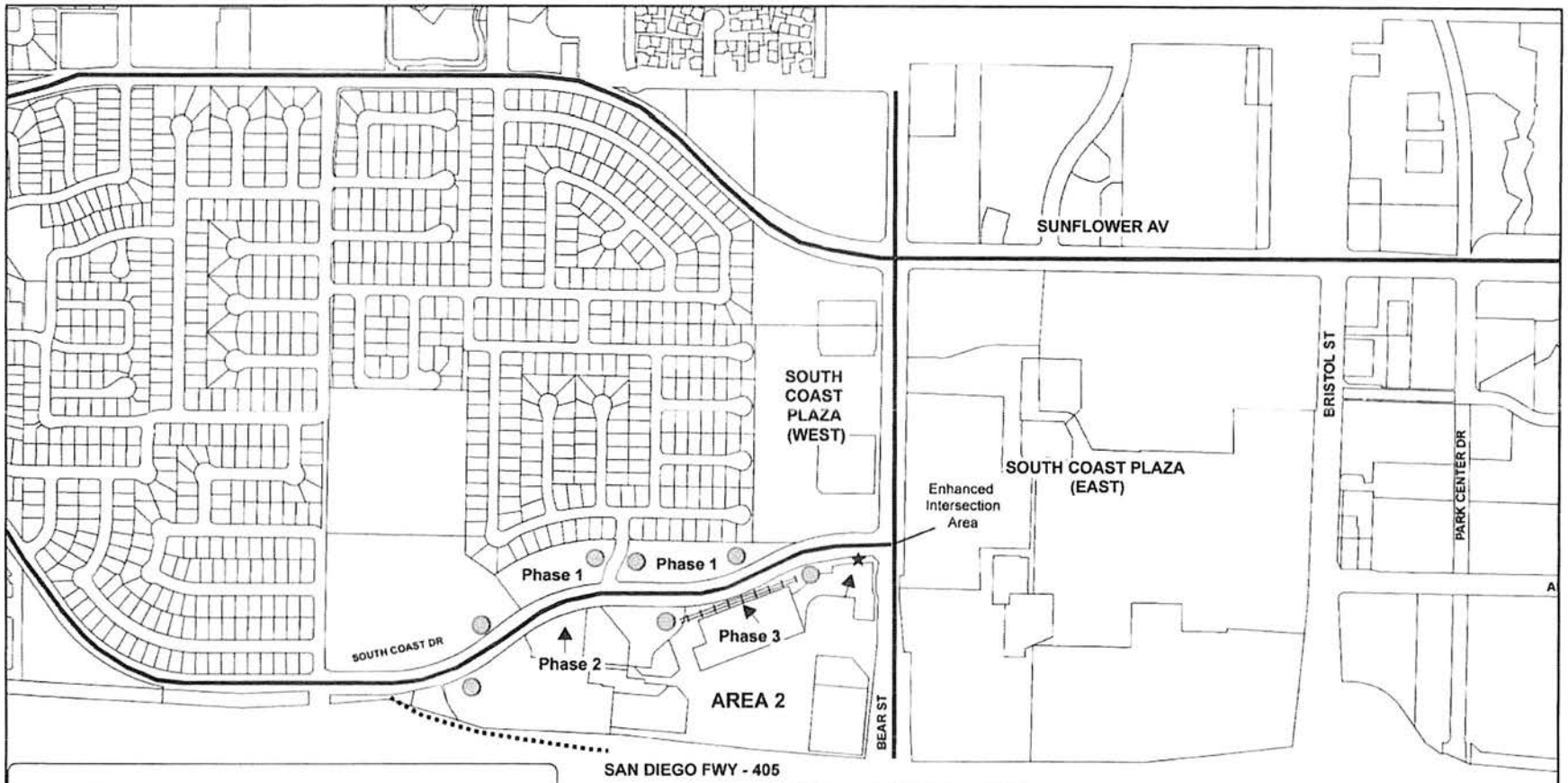
The Segerstrom family house and barn may also be considered as meeting a portion of the future park needs for any future residential development north of South Coast Drive. It would not meet any active recreational needs, but serve rather as a cultural/historical center.

In conjunction with GP-00-05, the historical reservation area was established. See previous Land Use Compatibility/ Integration discussion.

Fire Protection Services

Future development plans and environmental analyses for this site need to assess the future fire station in the North Harbor area; i.e.; location and timing of construction.

In conjunction with adoption of GP-00-05, it was determined that Segerstrom Home Ranch (Area 1) increased the demand for City fire suppression services in the City's northwest area. The Segerstrom Home Ranch development agreement includes provisions for the necessary land acquisition, building design, and construction costs. The City of Costa Mesa Fire Department is responsible for determining the timing of land acquisition and fire station construction. If the fire station is ultimately located on Segerstrom Home Ranch, the development agreement allows for transfer of development rights (building square footage and trip budget) to the balance of the Home Ranch project.



LEGEND

- Project Entry
- Pedestrian Directional Signage
- Pedestrian Linkage
- Bikeway
- Freeway Ramp
- Enhanced Pedestrian Walkway

Note: The information provided in graphic form is intended to be illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

AREA 2 - METRO POINTE
Development Summary

Total Area: 34 Acres
General Plan: Urban Center Commercial
Zoning: PDC

Maximum Intensity: 0.50 Retail/0.60 Office
(Development Agreement allows 0.48 for Phases 2 & 3)

Maximum Square Footage: Phase 1 - 80,000 sf of office
Phases 2 & 3 - 592,287 sf

Trip Budget: Phase 1 - 98 a.m. peak hour trips
131 p.m. peak hour trips
Phases 2 & 3 - 729 a.m. peak hour trips
965 p.m. peak hour trips

Maximum Building Height: 2 stories/30 feet (north of South Coast Drive)
6 stories/90 feet (south of South Coast Drive)

N

Figure 12

AREA 2 - METRO POINTE

Existing Land Uses

This 34-acre site contains the Metro Pointe development, which is owned by one property owner and leased on a long-term basis to Arnel Development Company. Existing land uses of this phased development include four office buildings with a total of 289,000 square feet of floor area. This development is composed of four phases, of which Phase 1 is completed and Phase 2 is partially completed. A development agreement governs the development of Phases 2 and 3 only. The agreement allows the construction of 1.285 million square feet of office and commercial development. Approximately 7 acres (Phase 4) are vacant and not governed by the development agreement. If Phase 4 were developed as retail, the maximum square footage would be 153,000; if it were developed as office, approximately 183,000 square feet would be allowed by the General Plan.

In 1994, City Council approved a revised development plan and development agreement for Metro Pointe that resulted in a significant decrease in the amount of development that was anticipated for the property south of South Coast Drive. Phases 2, 3, and 4 were reconfigured into Phases 2 and 3. The overall floor area ratio for the project, south of South Coast Drive, was established at 0.48. The master plan for this area allows 196,687 square feet of office buildings and 395,600 square feet of retail uses. As of June 2002, all but 12,000 square feet of restaurant uses had been developed.

General Plan and Zoning

This site is designated Urban Center Commercial by the General Plan and is zoned PDC. The 2000 General Plan established the following trip budget for Metro Pointe:

Phase 1	98 a.m. peak hour trips
	131 p.m. peak hour trips
Phases 2 and 3	729 a.m. peak hour trips
	965 p.m. peak hour trips

Land Use Compatibility/Integration

The remaining undeveloped portion of Metro Pointe is anticipated for office and commercial development, which are suitable for this area due to the proximity of the I-405 and Bear Street.

A key asset to this location is the proximity of South Coast Plaza and Crystal Court. Pedestrian linkages to both of these areas are essential to the integration of these major and complementary land uses, therefore internal pedestrian paths should connect with the public sidewalks on South Coast Drive. Enhanced public sidewalk design along South Coast Drive as it approaches Bear Street could include wider sidewalks that are tree lined. Improvements to the intersection area of Bear Street and South Coast Drive currently include enlarged and enhanced pavement treatment, and entry monument signage coupled with landscaping for Metro Pointe. Pedestrian oriented directional signage should be added to this intersection area. This signage should provide direction and identification of Metro Pointe, Crystal Court and South Coast Plaza.

Building Heights

Building heights shall be a maximum of 30 feet (approximately 2 stories) north of South Coast Drive, and 90 feet (approximately 6 stories) south of South Coast Drive.

Circulation

The Master Plan of Highways includes a new off-ramp from the I-405 to South Coast Drive. In addition, Figure 9 indicates the potential for an urban rail station and route alignment along Bear Street in the vicinity of the I-405. The new off-ramp at South Coast Drive is now complete and operational.

AREA 3 - SOUTH COAST PLAZA

Existing Land Uses

This 115-acre area contains two large regional shopping centers, South Coast Plaza. The primary property owner is C.J. Segerstrom and Sons.

General Plan and Zoning

South Coast Plaza is designated as Regional Commercial by the General Plan and is zoned PDC. The maximum FAR for South Coast Plaza (east) is 0.652 with a corresponding square footage of 2.75 million square feet of building; the trip budget is 1,166 a.m. peak hour trips and 5,036 p.m. peak hour trips. The portion of South Coast Plaza located west of Bear Street has a maximum FAR of 0.89 and a trip budget of 293 a.m. peak hour trips and 1,264 p.m. peak hour trips.

Land Use Compatibility/Zoning

Any future expansion of South Coast Plaza should be of a scale and character that is similar to what currently exists and should be physically linked to the shopping mall.

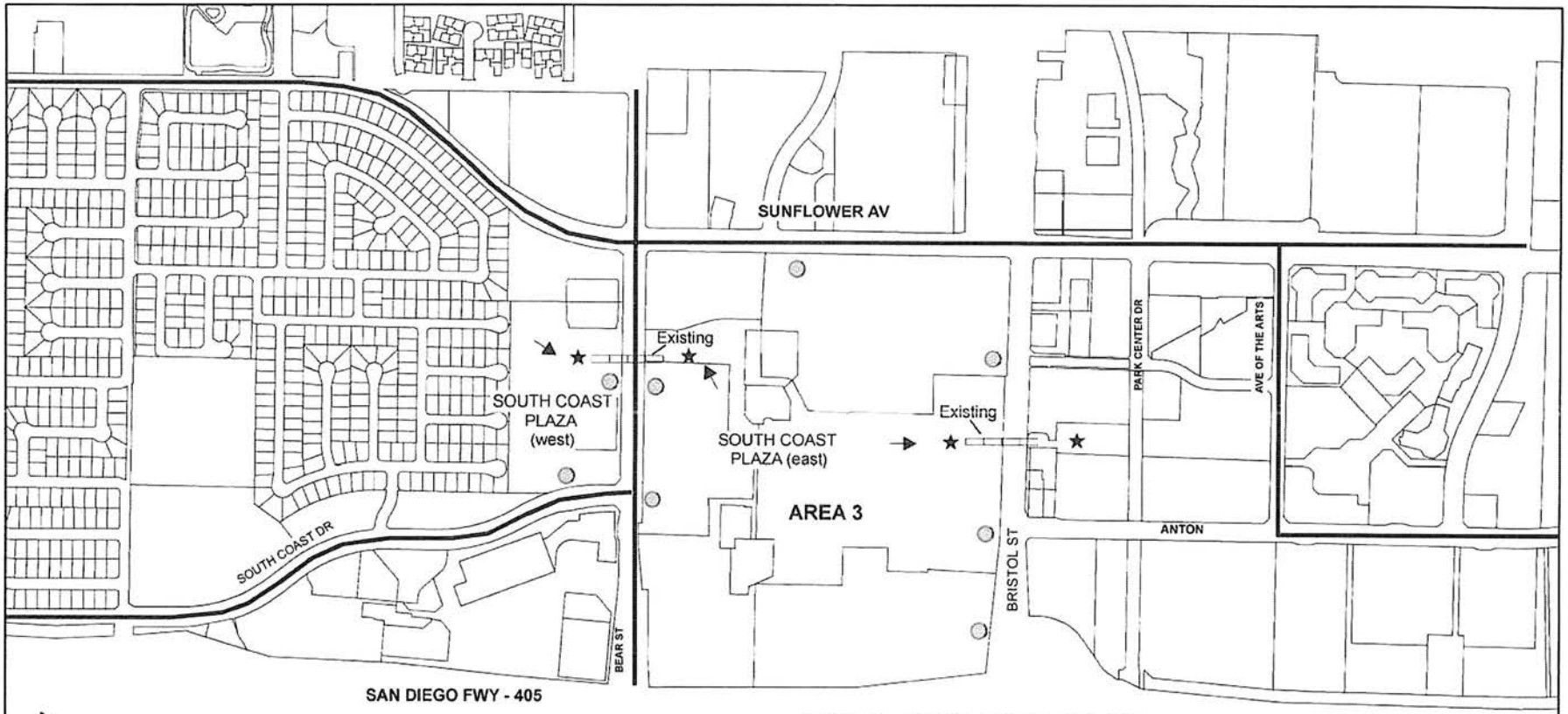
The pedestrian bridge constructed across Bear Street links the two sides of the shopping plaza, and encourages walking between Metro Pointe and South Coast Plaza. This pedestrian bridge also serves to enhance the physical tie with SCP Town Center. Pedestrian-oriented directional signage should be placed at both the bridge on the east side of South Coast Plaza, as well as at this bridge.

Building Heights

Building heights shall be limited to 85 feet (approximately 4 stories).

Circulation

Located at South Coast Plaza (west) is a park-and-ride. Caltrans leases 50 parking spaces on the top deck of the parking structure. The Master Plan of Bikeways includes a new bikeway along Sunflower Avenue. Figure 9 indicates two urban rail alternatives that include route alignments and potential station locations that would affect this subarea.



AREA 3 - SOUTH COAST PLAZA
Development Summary

Total Area: 115 Acres
(97 acres - South Coast Plaza East
18 acres - South Coast Plaza West)
General Plan: Regional Commercial
Zoning: PDC

Maximum Intensity: 0.652 FAR - South Coast Plaza (east)
0.89 FAR - South Coast Plaza (west)

Maximum Square Footage: 2,750,000 sf - South Coast Plaza (east)
690,350 st - South Coast Plaza (west)

Trip Budget:
South Coast Plaza (east) - 1,166 a.m. peak hour trips
5,036 p.m. peak hour trips
South Coast Plaza (west) - 293 a.m. peak hour trips
1,264 p.m. peak hour trips

Maximum Building Height: 4 stories/85 feet

LEGEND

- Project Entry
- Pedestrian Directional Signage
- Pedestrian Linkage
- Bikeway
- Pedestrian Overpass

Note: The information provided in graphic form is intended to be illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

N

Figure 13

AREA 4 - SOUTH COAST PLAZA TOWN CENTER

Existing Land Uses

This 54-acre area is commonly referred to as South Coast Plaza Town Center (SCPTC), and it contains a variety of commercial, entertainment, and high-rise office uses, including the Segerstrom Center for the Arts. The approval of GP-00-02 resulted in a maximum non-residential building intensity of 4,161,813 square feet.

The primary entry street into SCPTC is Anton Boulevard, which also serves as the circulation backbone. Many of the existing developments along Anton Blvd. between Bristol Street and Sakioka Drive are oriented to the pedestrian, thereby encouraging walking. An extensive greenbelt/pathway system within the SCPTC's core also links the various buildings and uses. In order to facilitate foot traffic to and from South Coast Plaza, the Unity Bridge has been constructed across Bristol Street.

General Plan and Zoning

This site is designated Cultural Arts Center by the General Plan and the corresponding zoning is TC. The maximum FAR is 1.77 for the entire project area; this corresponds to a maximum non-residential building square footage of 4,161,813. The non-residential trip budget for this area is 5,180 a.m. peak hour trips and 6,632 p.m. peak hour trips. The FAR for specific non-residential developments or ownership parcels may exceed the maximum of 1.77, provided that the maximum allowable FARs shown in Table 5A for each sub-area are not exceeded.

In 2007, General Plan Amendment (GP-06-02) was approved to allow 535 high-rise/high-density residential units in specific locations in South Coast Plaza Town Center. Table 5A indicates the maximum number of units for each sub-area and the corresponding trip budget associated with the residential uses. See following sub-areas discussion for additional discussion.

Sub-Areas

The SCPTC was divided into three sub-areas in conjunction with the approval of GP-00-02. These three sub-areas are under separate ownership. Provided in Table 5A is a statistical summary of the maximum floor area ratio, building square footage, and trip budgets for each sub-area. Figures 14A & 14B illustrates the boundaries of the sub- areas.

To facilitate flexibility within a sub-area, building square footages may be transferred, provided that the total building square footage, floor area ratio, and trip budget for the affected sub-area are not exceeded as delineated in Table 5A. Transfers between any of the sub-areas are not permitted.

Table 5A- South Coast Plaza Town Center Sub-Area Statistics North Costa Mesa Specific Plan					
	Maximum Allowable Non-Residential FAR	**Maximum Non-Residential Building Square Footage**	**Maximum Allowable Number of High-Rise Residential Units**	**Maximum A.M. Peak Hour Trip Budget**	**Maximum P.M. Peak Hour Trip Budget**
Pacific Arts Plaza Sub-Area 1(18.19 acres)					
Option 1	1.46[1,2]	1,160,528 sq. ft. [2]	180	2,111[3]	2,150
Option 2	1.55[1]	1,227,978 sq. ft.	0	2,133	2, 150
Segerstrom Center for the Arts Sub-Area 2 (11.21 acres)					
	1.67[5]	815,285 sq. ft.	80	283	1,029
Segerstrom Town Center Sub-Area 3 (24.5 acres)					
Option 1	1.88[2]	2,015,195 sq. ft. [2]	275	2,729[3]	3,453
Option 2	1.98	2,118,550 sq. ft.	0	2,764	3,453
TOTAL SOUTH COAST PLAZA TOWN CENTER					
Option 1	1.70[2]	3,991,008 sq. ft. [2]	535	5,123[3]	6,632
Option 2[4]	1.77[5]	4,161,813 sq. ft.	80	5,180	6,632

1. Maximum floor area ratio calculation includes land dedicated or reserved for right-of-way for the Avenue of the Arts off-ramp and associated flood control improvements.
2. This maximum FAR and building square footage may be increased to no more than the Option 2 FAR and building square footage in direct relation to the decrease in the maximum number of high-rise residential units.
3. This maximum peak hour trip budget may be increased to no more than the Option 2 peak hour trip budget in direct relation to the decrease in the maximum number of high-rise residential units.
4. This alternative includes the 80 high-rise residential units associated with the museum site in Segerstrom Center for the Arts Sub-Area 2.
5. This maximum FAR may not be increased if the 80-unit residential component is not constructed in conjunction with art museum/art academy in Sub-Area 2.

Pacific Arts Plaza Sub-Area 1: GP-06-02 amended the 2000 General Plan to allow high-rise/high-density residential units in the Cultural Arts Center land use designation. In this sub-area, 180 residential l high-rise residential units may be constructed at the southwest corner of Park Center Drive and Anton Boulevard in conjunction with the demolition of the existing office building. This would result in a maximum non-residential floor area ratio of 1.46 with a maximum number of 180 high-rise residential units on 1.3 acres that equals 138 units per acre (Option 1 shown in Table 5A). This maximum non-residential FAR and building square footage may be increased to no more than the Option 2 non-residential FAR of 1.55 and associated building square footage in direct relation to the decrease in the maximum allowable number of high-rise residential units. Should the property owner determine not to develop the high-rise residential option, the maximum allowable non-residential square footage for this sub-area is 1,227,978 square feet with a corresponding FAR of 1.55; see Option 2 in Table 5A.

For both Options 1 and 2, Table 5A indicates the a.m. and p.m. trip budgets, maximum number of dwelling units, maximum non-residential building square footage and associated floor area ratio.

As shown in Table 5A. the Option 1 a.m. trip budget may be adjusted to be no more than the Option 2 a.m. trip budget in direct relation to the decrease in the maximum allowable number of dwelling units. Unbuilt entitlements for this sub-area are shown in Table 5B and Figure 14A & 14B.

Segerstrom Center for the Arts Sub-Area 2: GP-06-02 amended the 2000 General Plan to allow high-rise/high-density residential units in the Cultural Arts Center land use designation. In this sub-area, 80 residential high-rise residential units may be constructed at the vacant southwest corner of Avenue of the Arts and the Pedestrian Plaza in conjunction with the new art museum/academy building. For this sub-area, the maximum allowable floor area ratio is 1.67 and the maximum allowable number of dwelling units is 80 units. Unlike, Sub-Areas 1 and 3, if the 80-unit residential component is not constructed in conjunction with the art museum/academy or fewer than 80 units are constructed, than the maximum allowable non-residential floor area ratio for this sub-area will not increase proportionately. The trip budget for this sub-area is 283 a.m. peak hour trips and 1,029 p.m. peak hour trips. Unbuilt entitlements for this sub-area are shown in Table 5B and Figure 14A & 14B.

Segerstrom Town Center Sub-Area 3: GP-06-02 amended the 2000 General Plan to allow high-rise/high-density residential units in the Cultural Arts Center land use designation. In this sub-area on 3.3 acres, the following unbuilt entitlements have been approved.

- 200-key hotel (220,000 sq. ft.) and 50 residential units at 3400 Bristol Street.
- Office high rise building (336,525 square feet) at 3420 Bristol Street (OR) mixed- use development of office uses (233,170 square feet) in addition to residential units (225 units) at 3420 Bristol Street.

In order to be fully implemented, these entitlements require the demolition of the former theater uses (31,500 square feet) which have been demolished and the existing offices uses of 84,025 square feet. This would result in a maximum non-residential FAR of 1.88 with a maximum number of 275 high-rise residential units (Option 1 in Table 5A) in this sub-area. This maximum non-residential FAR and building square footage may be increased to no more than the Option 2 non- residential FAR of 1.98 and associated building square footage in direct relation to the decrease in the maximum allowable number of high-rise residential units.

Should the property owner determine not to develop the high-rise residential option in any form, the maximum allowable non-residential building square footage for this sub- area would

be 2,118,550 square feet with a corresponding FAR of 1.98, AM Peak Hour trip budget (2 ,764 trips), PM Peak Hour trip budget (3,453 trips). This is the Option 2 development scenario shown in Table 5A.

Table 5A/Option 2 describes the maximum buildout potential for the Segerstrom Town Center for commercial development. The existing buildings may be demolished, and the property may be redeveloped provided that the specified maximum allowable standards for nonresidential development, as shown in Table 5A, are not exceeded. For example, the single-story (with mezzanine) Park Tower annex building (32,316 square feet) on Town Center Drive may be demolished, and new construction may occur within the Segerstrom Town Center area as described in Table 5A.

For both Options 1 and 2, Table 5A indicates the a.m. and p.m. trip budgets, maximum number of dwelling units, maximum non-residential building square footage, and associated floor area ratio.

As with the maximum FAR and building square footage, the Option 1 a.m. trip budget may be adjusted to be no more than the Option 2 a.m. trip budget in direct relation to the decrease in the maximum allowable number of dwelling units.

Table 5B and Figure 14A & 14B provide further detail and illustrations of the permitted development within each of the three sub-areas. Precise building uses, locations, and square footages will be determined in conjunction with final master plan approvals for the SCPTC.

Preliminary and Final Master Plan

Title 13 of the Costa Mesa Municipal Code sets forth the processing procedures for preliminary and final master plans. Unbuilt entitlements and other proposed development shall require approval of a final master plan by the Planning Commission, or other final review authority as indicated in the Zoning Code. Proposed development may be constructed in a variety of mixed-use or residential development scenarios subject to master plan approval and conformance with the North Costa Mesa Specific Plan.

Land Use Compatibility/Integration

The remaining 1.64-acre parcel located adjacent to the Renée and Henry Segerstrom Concert Hall on Avenue of the Arts is in a well-defined urban area. A 140,000 square-foot museum and 80 high-rise residential units are approved for this site. Segerstrom Hall, South Coast Repertory, Samueli Theater, and Plaza Tower are also in the immediate vicinity. Future development of the museum site should be complementary to these surrounding developments, and where possible, linked physically by sidewalks and open space/greenbelts. Anticipated development for this area is detailed in Table 5B and Figure 14A & 14B. Street level and pedestrian appeal should also be taken into account during site design. The site design should also consider The Lakes apartments located across Avenue of the Arts, so as to not cause significant shade or shadow impacts.

Pedestrian-oriented directional signage should be added within the existing 3-acre open space easement in Town Center. Signage should be placed at key entry points, particularly adjacent to the hotel, to guide pedestrians to the various attractions.

Building Heights

Building heights shall be limited to 315 feet above grade level. Buildings above 173 feet above grade level in height will require a Federal Aviation Agency (FAA) determination of no hazard.

Updated July 2000; July 2002; January 2007, September 2011, October 2015

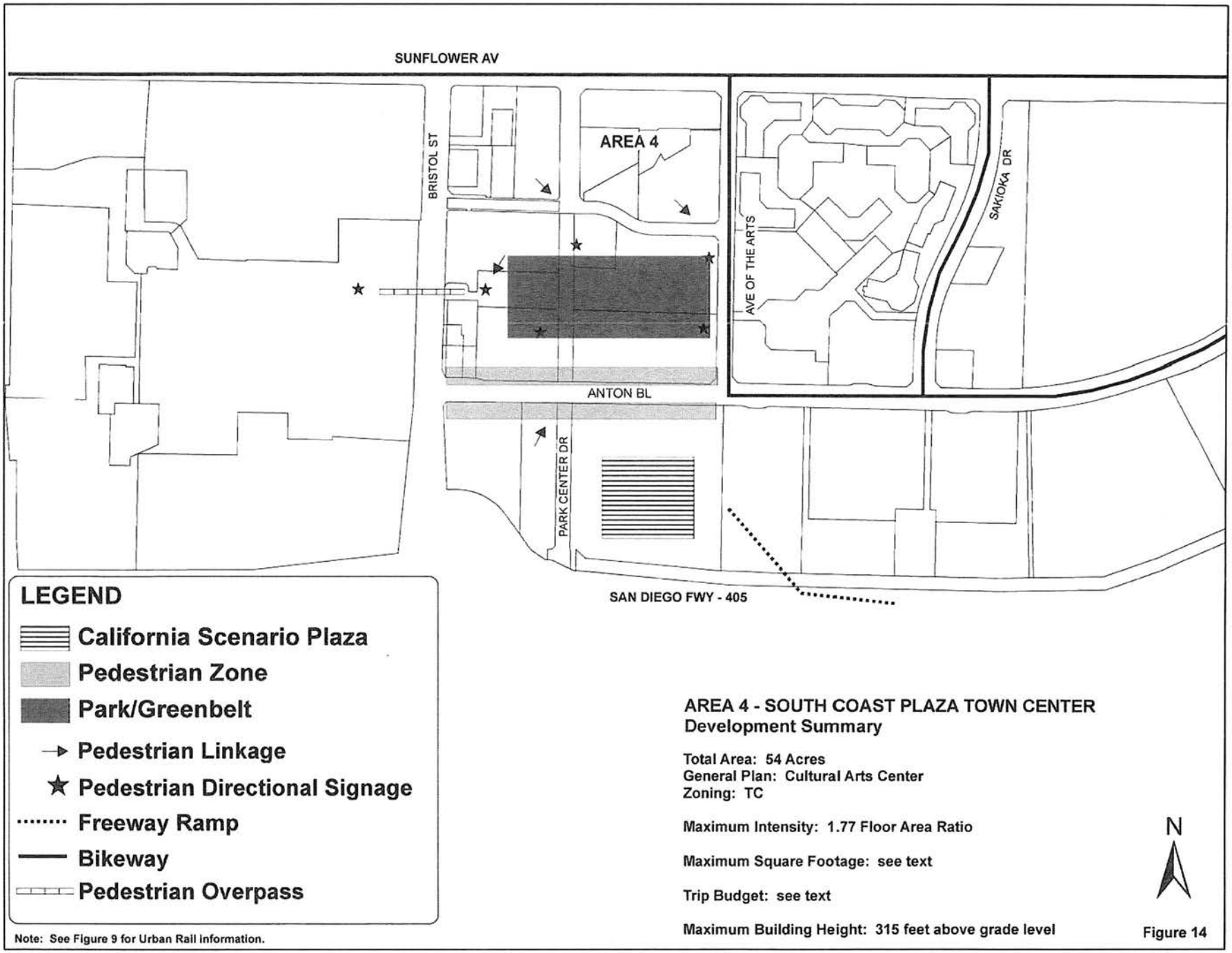
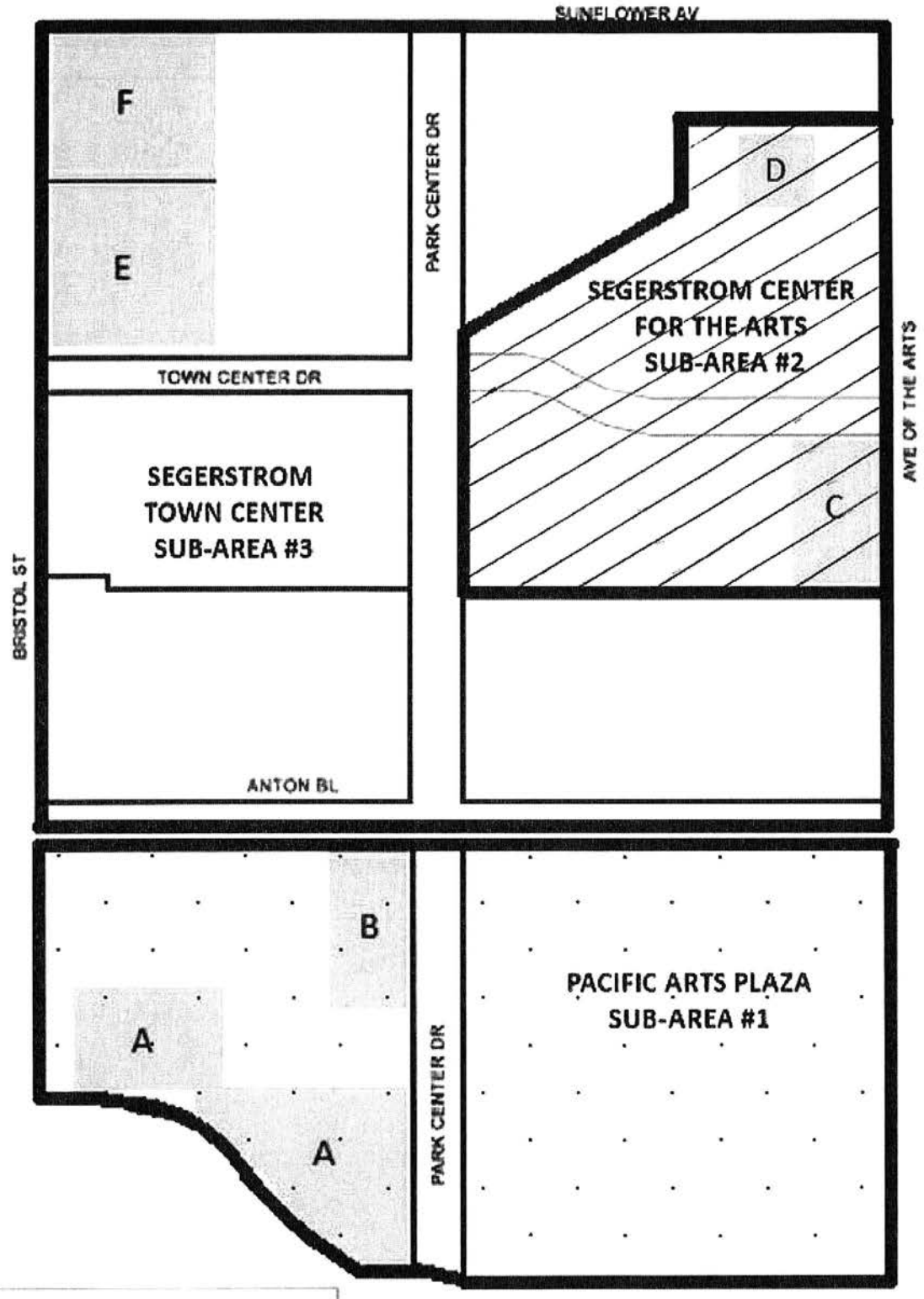

SUNFLOWER AV
BRISTOL ST
AREA 4
AVE OF THE ARTS
SAKIOKA DR
ANTON BL
PARK CENTER DR
SAN DIEGO FWY - 405
LEGEND
California Scenario Plaza
Pedestrian Zone
Park/Greenbelt
Pedestrian Linkage
Pedestrian Directional Signage
Freeway Ramp
Bikeway
Pedestrian Overpass
Note: See Figure 9 for Urban Rail information.
AREA 4 - SOUTH COAST PLAZA TOWN CENTER
Development Summary
Total Area: 54 Acres
General Plan: Cultural Arts Center
Zoning: TC
Maximum Intensity: 1.77 Floor Area Ratio
Maximum Square Footage: see text
Trip Budget: see text
Maximum Building Height: 315 feet above grade level
N

Figure 14



Note: See Table 5B for project information.

South Coast Plaza Town Center
Conceptual Location of Future Projects

Figure 14A

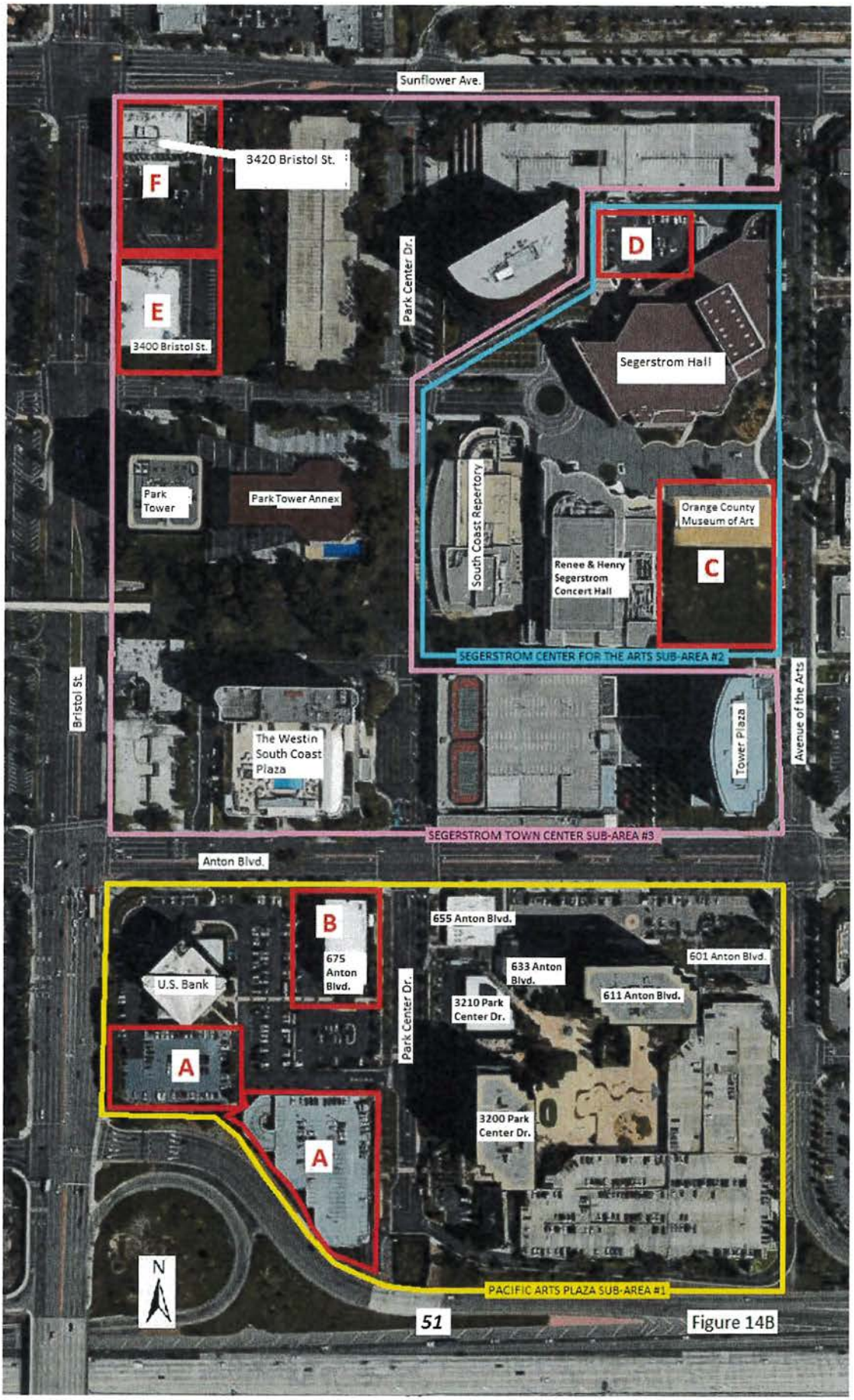

Sunflower Ave.
3420 Bristol St.
F
E
3400 Bristol St.
Park Center Dr.
D
Segerstrom Hall
Park Tower
Park Tower Annex
South Coast Repertory
Renee & Henry Segerstrom Concert Hall
Orange County Museum of Art
C
SEGERSTROM CENTER FOR THE ARTS SUB-AREA #2
Bristol St.
The Westin South Coast Plaza
Tower Plaza
Avenue of the Arts
SEGERSTROM TOWN CENTER SUB-AREA #3
Anton Blvd.
B
675 Anton Blvd.
655 Anton Blvd.
633 Anton Blvd.
601 Anton Blvd.
611 Anton Blvd.
3210 Park Center Dr.
U.S. Bank
A
A
3200 Park Center Dr.
N
PACIFIC ARTS PLAZA SUB-AREA #1
51

Figure 14B

Table 5B- Statistical Summary of Unbuilt SCPTC Components as of 2006 North Costa Mesa Specific Plan				
Map Key	**Unbuilt Entitlements approved prior to 2006**	**Slated for Demolition (sq. ft.)**	**New Construction Approved in 2006 (GP-06-02)**	**Maximum Building Height (above grade level)**
Pacific Arts Plaza Sub-Area 1				
A.	400,000 sq. ft./18-story office and associated parking structure	1 theater (19,200 sq. ft.) and parking structure	400,000 sq. ft. of office and associated parking structure	315 ft. agl
B.	None	67,450 sq. ft. office	180 high-rise residential units	315 ft. agl
Segerstrom Center for Arts Sub-Area 2				
C.	Art Museum/Academy 140,000 sq. ft.	None	Art Museum/Academy 140,000 sq. ft. And 80 high-rise residential units in a mixed-use development	315 ft. agl
D.	OCPAC Expansion	None	65,000 sq. ft. (1,000 seats)	315 ft. agl
Segerstrom Town Center Sub-Area 3				
E.	Hotel-200-key (220,000 sq. ft.) **3400 Bristol Street**	2 theaters (31,500 square feet) 84,025 sq. ft. office building	200-key hotel (220,000 sq. ft.) and a maximum of 50 high-rise residential units in a mixed-use development	315 ft. agl
F.	Office 336,535 sq. ft. **3400 Bristol Street**		A. 336,525 sq. ft. office **OR** B. Maximum 223,170 sq. ft. office and maximum 255 residential high-rise units in a mixed – use development	315 ft. agl
Source: City of Costa Mesa May 2006, North Costa Mesa High Rise Residential Projects Program Environmental Impact Report (SCH# 2006011077).				

Circulation

The street network for this sub-area is in place. However, the Master Plan of Bikeways indicates a new bikeway on Avenue of the Arts and Sakioka Drive. The widening of the Bristol Street interchange with the I-405 is completed. Figure 9 indicates one urban rail alignment to the east of the project site.

Parks and Recreation

As stated in Section 2, Development Setting, the 3-acre open space/greenbelt easement boundaries were reconfigured and slightly expanded in 2001. In addition, it was secured as part of GP-00-02, as a permanent private open space area in Segerstrom Town Center and Segerstrom Center for the Arts. Also, in conjunction with the Pacific Arts Plaza approval of GP-00-02, the property owner is to preserve and maintain the California Scenario sculpture garden substantially in accordance with its existing configurations and function, commencing immediately and continuing for the useful life of the existing office buildings adjacent to the garden.

In conjunction with high-rise residential projects, private on-site recreational amenities shall be provided to serve the high-rise residents. These amenities may be located on the ground level, rooftop, and/or on a podium.

Theater and Arts District Plan

A Theater and Arts District (TAD) Plan was prepared in conjunction with the development of Town Center. The TAD Plan details the strategy to foster and enhance a unified look and feel for the area. Entry and monument signs, and other signs identifying the Theater and Arts District prominently include the name of the City. The plan addresses public access and parking fee restrictions for SCPTC parking structures for patrons of the cultural arts facilities, and the financing mechanisms for public street amenities. The TAD Plan is included as Appendix D.

Parking

Although the project area is composed of multiple ownerships, the parking demand analysis for SCPTC has always considered the project as a single development. Specifically, parking need not be located on the same parcel as the building for which it
is required; all parking facilities are to be available to employees and visitors of all South Coast Plaza Town Center uses. Consistent with the historical analysis of parking demand for this project, any future parking studies need to continue to examine the South Coast Plaza Town Center as a single project.

Persons who are residents of the City of Costa Mesa attending a cultural art venue during evenings (after 6 p.m.) or on weekends shall be provided a discount of fifty percent (50%)

Updated July 2000; July 2002; January 2007, September 2011

off the price for parking otherwise applicable to the general public. For the high-rise residential units, the following parking rate range shall be appropriately applied to the residential development in conjunction with approval of any residential final master plan. The parking rate shall take into consideration the shared parking arrangements that exist in the South Coast Plaza Town Center.

Tenants:	1.5 to 2.0 parking spaces per unit
Guests:	0.5 parking spaces per unit for the first 50 units and 0.25 parking spaces for each unit above 50.

Furthermore, in the final master plan for any high-rise residential development, consideration may be given to the feasibility of valet parking, tandem parking, and mechanical lift parking devices in order to fully meet the residential parking demands.

AREA 5 - THE LAKES

Existing Land Uses

This 27-acre area contains two hotels (492 rooms), the low-rise Lakes apartment/ condominium complex (770 units), and The Lakes retail center (20,400 square feet). This area, located adjacent to the South Coast Plaza Town Center, is in multiple ownership and is nonconforming in terms of what is allowed by the General Plan. A prominent feature of this development is the lake, which is centrally located. The lake is surrounded by pedestrian paths which are linked to the public sidewalks.

General Plan and Zoning

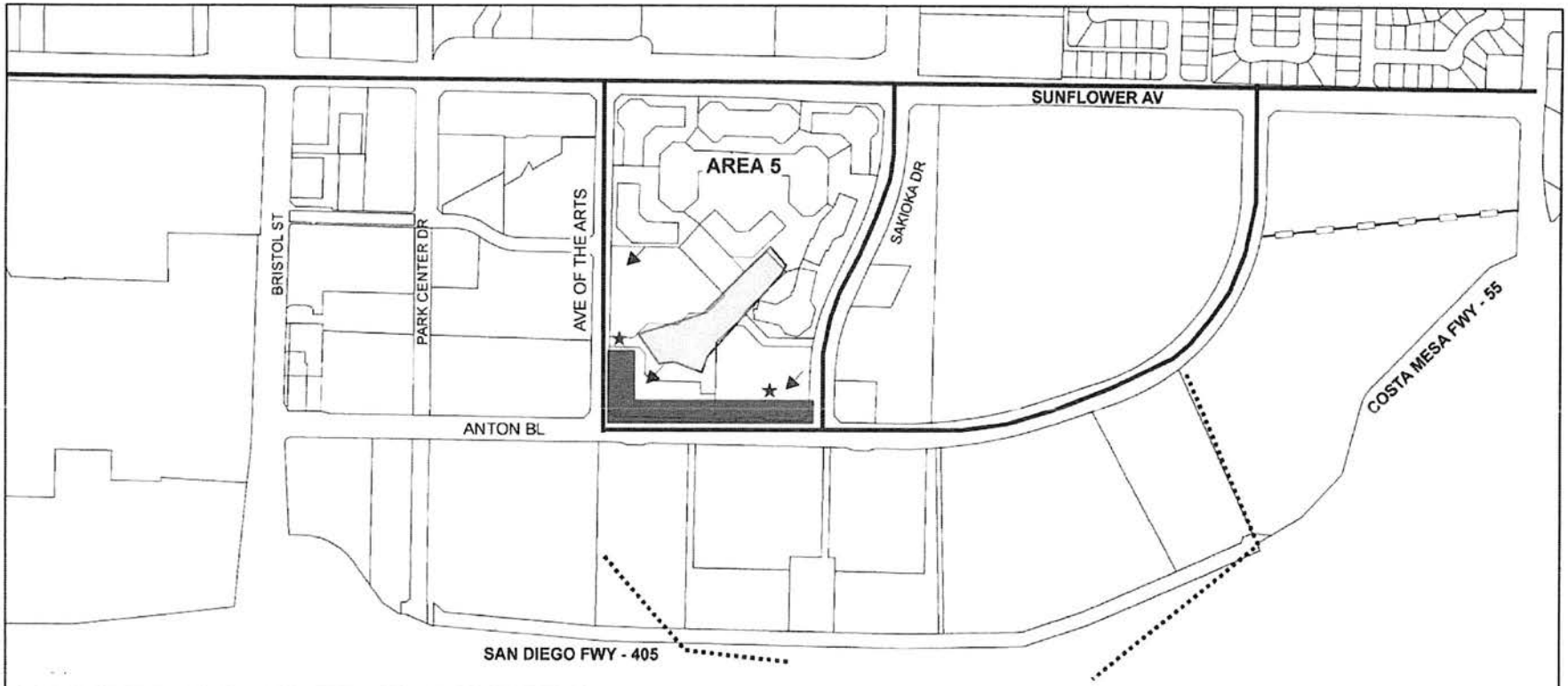
This site is designated High Density Residential by the General Plan and is zoned PDR-HD. The maximum density is 20 dwelling units per acre. Site-specific residential densities have been approved for the following sites within the Lakes area.

- ***Californian at Town Center at 580 Anton Boulevard***: In 2007, General Plan Amendment (GP-06-02) was approved, and it consisted of a site-specific density increase for the 2-acre retail site to 125 units/acre. This equates to a maximum of 250 units on the site. Additionally, approximately 2,350 square feet of resident-serving commercial/retail uses that are integrated into the high-rise residential development are permitted provided that through the final master plan review process, the applicant can demonstrate the minimal traffic-generation characteristics of this type of retail use.

- ***Wyndham Hotel site at 3350 Avenue of the Arts:*** In 2007, General Plan Amendment (GP-06-03) was approved for a 3-acre site located at 3350 Avenue of the Arts. This approval consisted of a site-specific density of a maximum of 44 units/acre for a mixed-use development comprised of a boutique hotel and high-rise residential building. Additionally, approximately 1,740 sq.ft. of retail space and 3,450 sq.ft. for a bar/lounge that are integrated into the high-rise residential development are permitted provided that through the final master plan review process, the applicant can demonstrate the minimal traffic-generation characteristics of this type of retail use.

Land Use Compatibility/Integration

The future redevelopment of the retail portion of this property to high-rise residential should consider the pedestrian traffic on Avenue of the Arts and Anton Boulevard, and maintain internal pedestrian linkages to other developments in the block. Pedestrian- oriented directional signage should be placed in proximity to the two hotels (one on Avenue of the Arts and the other on Anton Boulevard).



LEGEND

- Lake
- Pedestrian Zone
- Project Entry
- Pedestrian Directional Signage
- Pedestrian Linkage
- Freeway Ramp
- Bikeway
- Future Collector Street

Note: The information provided in graphic form is intended to illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

AREA 5 - THE LAKES
Development Summary

Total Area: 27 Acres
General Plan: High Density Residential
Zoning: PDR-HD

Maximum Intensity: see text

Maximum Building Height: see text

N

Figure 15

Building Heights

Mid-rise Residential apartments/condominiums: 90 feet above grade level (approximately 6 stories).

Commercial Uses (hotels and retail): 110 feet above grade level (approximately 11 stories).

High-rise Residential condominiums: 280 feet above grade level (approximately 26 stories inclusive of roof-top terraces).

Building heights shall be limited to 280 feet above grade level for high-rise residential buildings in the Lakes area. Buildings above 173 feet above grade level in height will require a Federal Aviation Agency (FAA) determination of no hazard.

Pursuant to Specific Plan Amendment SP-07-01, a site-specific building height of 270 feet above grade level (304 feet above mean sea level) is allowed for the Wyndham Hotel site at 3350 Avenue of the Arts, contingent upon a valid and current FAA determination of no hazard.

Open Space, Parks, and Recreation

The lake shall remain as a permanent open space feature that benefits this entire area.

In conjunction with the development of the high-rise residential condominiums, private on-site outdoor recreational amenities shall be provided to serve the high-rise residents. These amenities may be located on the ground level, roof top, and/or on a podium. Amenities located above the ground level may be used to meet the minimum open space requirements of the Planned Development Residential zone.

Parking

For the high-rise residential units, the following parking rate range shall be appropriately applied to the residential development in conjunction with approval of any residential final master plan.

Tenants:	1.5 to 2.0 parking spaces per unit
Guests:	0.5 parking spaces per unit for the first 50 units and 0.25 parking spaces for each unit above 50.

Furthermore, in the final master plan for any high-rise residential development, consideration may be given to the feasibility of valet parking, tandem parking, and mechanical lift parking devices in order to fully meet the residential parking demands.

Circulation

The street network for this sub-area is in place. The Master Plan of Bikeways indicates a bike lane on Avenue of the Arts and Sunflower Avenue.

Figure 9 indicates one urban rail alignment alternative that follows Anton Boulevard.

Nonconformity

The existing hotel buildings are considered legal nonconforming structures that would not be subject to a reduction in size if demolished or destroyed.

In the event of damage or destruction, the Specific Plan allows any legal conforming use in existence at the time of adoption of the 2000 General Plan in a nonconforming development to be rebuilt to its original building intensity.

Therefore, in the event of voluntary demolition of either of the existing hotel buildings, the property owner may be allowed to redevelop to the existing square footage indicated below:

ADDRESS	EXISTING SQUARE FOOTAGE
500 Anton Boulevard	176,300
3350 Avenue of the Arts	272,000

The open space/lake area shall also remain as open space.

The Lakes Apartments/Condominium Complex: In terms of redeveloping the 770 apartments/condominiums in the event of voluntary destruction, the General Plan allows 20 units per acre plus a 50% density incentive bonus for a maximum density of 30 dwelling units per acre. This equals 567 dwelling units (on 18.90 acres), which is 203 units fewer than what exists currently.

The Wyndham Hotel site: In 2007, Specific Plan Amendment (SP-07-01) was approved for the 3-acre site. The Specific Plan Amendment includes a development option that would allow a mixed-use development consisting of a 200-room boutique hotel and 120-unit high-rise building with approximately 1,740 sq.ft. of retail space and 3,450 sq.ft. for a bar/lounge. This would result in a maximum nonresidential floor area ratio (FAR) with a maximum 120 dwelling units.

Development Option	Maximum No. of Hotel Rooms	Maximum Allowable Non-Residential FAR	Maximum Allowable Number of High-Rise Residential Units
Option 1	200 rooms	2.12 FAR	120 units
Option 2	388 rooms	2.29 FAR	-0-

The Specific Plan allows development flexibility with regard to the overall mix of hotel rooms and residential units. This is subject to compliance with the following conditions through the final master plan review process:

- The applicant can demonstrate traffic-generation characteristics comparable to Option 1.
- For mixed use, development may be allowed up to a combined maximum of 320 hotel rooms/dwelling units, provided that the maximum number of hotel rooms in the mixed-use development does not exceed 200 rooms.
- The maximum FAR may be increased to no greater than 2.12 FAR in direct relation to the reduction of the residential density from and 44 du/acre, and 2.29 FAR for hotel development;
- The maximum allowable number of high-rise residential units may be increased to no greater than 132 units (44 du/acre) in direct relation to the reduction of the nonresidential FAR from 2.12 FAR.
- The 238 existing hotel rooms may be reduced to allow additional residential units.

As shown above, if the property owner decides not to develop the high-rise residential option and voluntarily demolishes the hotel instead, the maximum allowable nonresidential square footage would remain at 2.08 FAR with a redevelopment potential of 60,000 sq.ft.

AREA 6 - SOUTH COAST METRO CENTER

Existing Land Uses

In 2006, this approximate 45-acre area was developed with several office buildings, a health club, restaurants, and retail uses. At one time, the entire South Coast Metro Center was owned by one property owner (Sakioka Farms) and was leased on a long- term basis to various other parties. In the early 2000s, there was a change of ownership and operation of the area, and it is now owned and managed by several different parties. Some parcels are owned in fee, while others are owned by the Sakioka family and leased on a long-term basis to others. For planning purposes only, this area has been broken into four different sub-areas, as described in the following discussions, and shown in Table 6A and on Figure 16a. Portions of the sub-areas have been identified within a sites inventory of the Housing Element.

General Plan and Zoning

The site is designated Urban Center Commercial by the General Plan and is zoned PDC. In 2000, a site-specific FAR of 0.79 was adopted for this area to allow a maximum square footage of 1,546,180 of non-residential development on the total site area of 44.97 acres (this is the net acreage of the site after all necessary dedications for public improvements).

When the 2000 General Plan was adopted in 2002, the trip budget for South Coast Metro Center was established as 1,886 a.m. peak hour trips and 1,994 p.m. peak hour trips for a strictly non-residential development project.

In 2007, General Plan Amendment (GP-06-02) was approved, and it consisted of a site-specific high-rise residential development option on a 4.86-acre portion of Area 6 (Sub- Area 1) at a density of 100 units per acre with 6,000 square feet of integrated ancillary retail uses. Additionally, for this residential development option, the Area 6 trip budget was modified to 1,931 a.m. peak hour trips and 1,976 p.m. peak hour trips.

See the following section for a discussion of the four sub-areas and the corresponding allocation of the floor area ratio, dwelling units, trip budget, and building square footages.

Sub-Areas

The South Coast Metro Center was divided into four sub-areas in conjunction with the approval of GP-06-02. These four sub-areas are under separate ownership and management. Provided in Table 6A is a statistical summary of the maximum floor area ratio, maximum number of residential units, and trip budgets for each sub-area. Figure 16a illustrates the boundaries of the sub-areas. Trip budgets and caps on residential units do not apply to properties identified within a sites inventory of the Housing Element.

To facilitate flexibility within a sub-area, building square footages may be transferred, provided that the total building square footage, number of units, floor area ratio, and trip budget for the affected sub-area are not exceeded as delineated in Table 6A. Transfers between the sub-areas are not permitted.

Updated July 3, 2000; January 2007

Sub-Area 1: GP-06-02 amended the 2000 General Plan to create a site-specific residential density of 100 units/acre in the Urban Center Commercial land use designation for this 4.86-acre sub-area with a maximum of 484 residential units. In this sub-area, the 484 high-rise residential units and 6,000 square feet of ancillary retail, known as Symphony Towers, may be constructed at the southeast corner of Avenue of the Arts and Anton Boulevard in conjunction with the demolition of two existing restaurants and the relinquishment of a 300-room hotel (200,950 square feet) entitlement. This would result in a maximum non-residential floor area ratio of 0.03 with a maximum number of 484 high-rise residential units at 100 units per acre (Option 1 in Table 6A).

Should the property owner determine not to develop any or only a portion of the high- rise residential option, then the unbuilt residential uses may be converted to a corresponding non-residential development provided that the maximum allowable non- residential building square footage, floor area ratio, and trip budget are not exceeded for the Option 2 development scenario shown in Table 6A. The Option 2 development scenario represents the maximum amount of non-residential building square footage allowed for this sub-area, which is 216, 794 square feet. It is anticipated that this development option would be composed of a 300-room hotel (200,950 square feet) and 15,844 square feet of restaurant uses.

For both Options 1 and 2, Table 6A indicates the a.m. and p.m. trip budgets, maximum number of dwelling units, maximum non-residential building square footage, and associated maximum floor area ratio.

The maximum building height is 306 feet above grade level for Option 1 and 180 feet above grade level for Option 2.

Sub-Area 2: For this 2.57-acre sub-area, the maximum allowable building square footage is 4,000 square feet with a corresponding maximum allowable floor area ratio of 0.036. In 2006, this sub-area was developed with a multi-tenant retail building (545 Anton Boulevard).

The maximum building height is 180 feet above grade level. The a.m. and p.m. peak hour trip budget is shown in Table 6A. The Housing Element establishes densities on sites within the sites inventory of the Housing Element.

Sub-Area 3: In 2000, GP-99-06 was approved for this 19.5-acre sub-area with a maximum building square footage of 525,000 in four buildings for Experian Information Solutions (475 Anton Boulevard). The corresponding maximum allowable floor area ratio is 0.62. In 2006, the final building was approved for construction. The maximum building height for this sub-area is 180 feet above grade level. The a.m. and p.m. peak hour trip budget is shown in Table 6A.

Sub-Area 4: For this 18.06-acre site the maximum allowable floor area ratio is 1.02 (800,386 square feet of building area). In 2006, this sub-area was built-out with:

Three Office buildings (535, 555, 575 Anton) - 749,230 square feet

One Health Club (589 Anton) - 51,156 square feet

The maximum building height is 180 feet above grade level. The a.m. and p.m. peak hour trip budget is shown in Table 6A. In addition, the Housing Element establishes residential densities on a 3.39 acre portion of the sub-area included on its inventory of sites.

Table 6A- South Coast Metro Center Sub-Area Statistics
North Costa Mesa Specific Plan

	Maximum Allowable Non-Residential FAR	Maximum Non-Residential Building Square Footage	Maximum Allowable Number of Residential Units[3]	Maximum A.M. Peak Hour Trip Budget3	Maximum P.M. Peak Hour Trip Budget3
Sub-Area 1 (4.86 acres)					
Option 1	0.03[1]	6,000 sq. ft. [1]	484	227	290[1]
Option 2	1.0	216,794 sq. ft.	0	182	308
Sub-Area 2 (2.57 acres)					
	0.036	4,000 sq. ft.	0	5	14
Sub-Area 3 (19.48 acres)					
	0.62	525,000 sq. ft.	0	752	704
Sub-Area 4 (18.06 acres)					
	1.02	800,386 sq. ft.	0	947	968
TOTAL SOUTH COAST METRO CENTER (44.97 acres)					
Option 1	0.69[2]	1,335,386 sq.ft[2].	484	1931	1976[2]
Option 2	0.79	1,546,180 sq.ft.	0	1886	1994

1. This maximum may be increased to no more than the Option 2 maximum for this sub-area in direct relation to the decrease in the maximum number of high-rise residential units. See text for Sub-Area 1 for additional information.
2. This maximum may be increased to no more than the Option 2 maximum for the total area in direct relation to the decrease in the maximum number of high-rise residential units in Sub-area 1.
3. Maximum Unit counts and Trip Budgets do not apply to properties identified in a sites inventory of the Housing Element.

Updated July 3, 2000; January 2007

Land Use Compatibility/Integration

The South Coast Metro Center was planned as in integrated mixed-use office project, including three high-rise office buildings, a four-building office campus, free-standing restaurants and a support retail building, a hotel, and a fitness center in 1999. Subsequent to this initial plan, the easterly 19.5 acres were sub-leased to Experian Information Solutions (Sub-Area 3). The office campus planned for this portion of the site has been developed as Experian's world headquarters and will ultimately contain 525,000 square feet of floor area. Although this area will be developed separately from the balance of the South Coast Metro Center, it is included within the Specific Plan Area 6 planning unit to maintain consistency with past general and specific plan efforts.

The further development of this site will result in the continuation of the pedestrian zone on Anton Boulevard, which is primarily located between Bristol Street and Sakioka Drive on both sides of the street. New high-rise residential, commercial and office buildings are encouraged to be located along the Anton frontage in order to enhance and strengthen the pedestrian zone. Although the Experian site will be developed as a stand-alone development, an internal pedestrian connection is provided as a linkage to the balance of the South Coast Metro Center.

Encroachment into the building setback area on Anton Boulevard for commercial or mixed-use developments can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the commercial or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial or mixed-use development.

The internal pedestrian paths should be conveniently linked to Anton Boulevard. Pedestrian-oriented directional signage should also be provided; the signage would identify key attractions in the plan area. Parking lots/structures are encouraged to be located along the southern and western edges of the site adjacent to the I-405 and on and off ramps, and not adjacent to Anton Boulevard. Shade and shadow impacts for buildings in excess of 2 stories should also be considered.

Building Heights

Building heights shall be limited to 180 to 306 feet above grade level, as shown in Table 6B. Buildings above 173 feet above grade level in height will require a Federal Aviation Agency (FAA) determination of no hazard.

Commercial or mixed-use developments that are allowed to encroach into the street setback of Anton Boulevard shall be limited to 2 stories/30 feet above grade level within the street setback.

Table 6B- South Coast Metro Center Maximum Building Heights North Costa Mesa Specific Plan	
Sub-Area 1	
Option 1	306 feet above grade level
Option 2	180 feet above grade level (approximately 12 stories)
Sub-Areas 2, 3, and 4	
	180 feet above grade level (approximately 12 stories)

Parks and Recreation

In conjunction with the development of the high-rise residential condominiums, private on-site recreational amenities shall be provided to serve the high-rise residents. These amenities may be located on the ground level, roof top, and/or on a podium.

Parking

For the high-rise residential units, the following parking rate range shall be appropriately applied to the residential development in conjunction with approval of any residential final master plan.

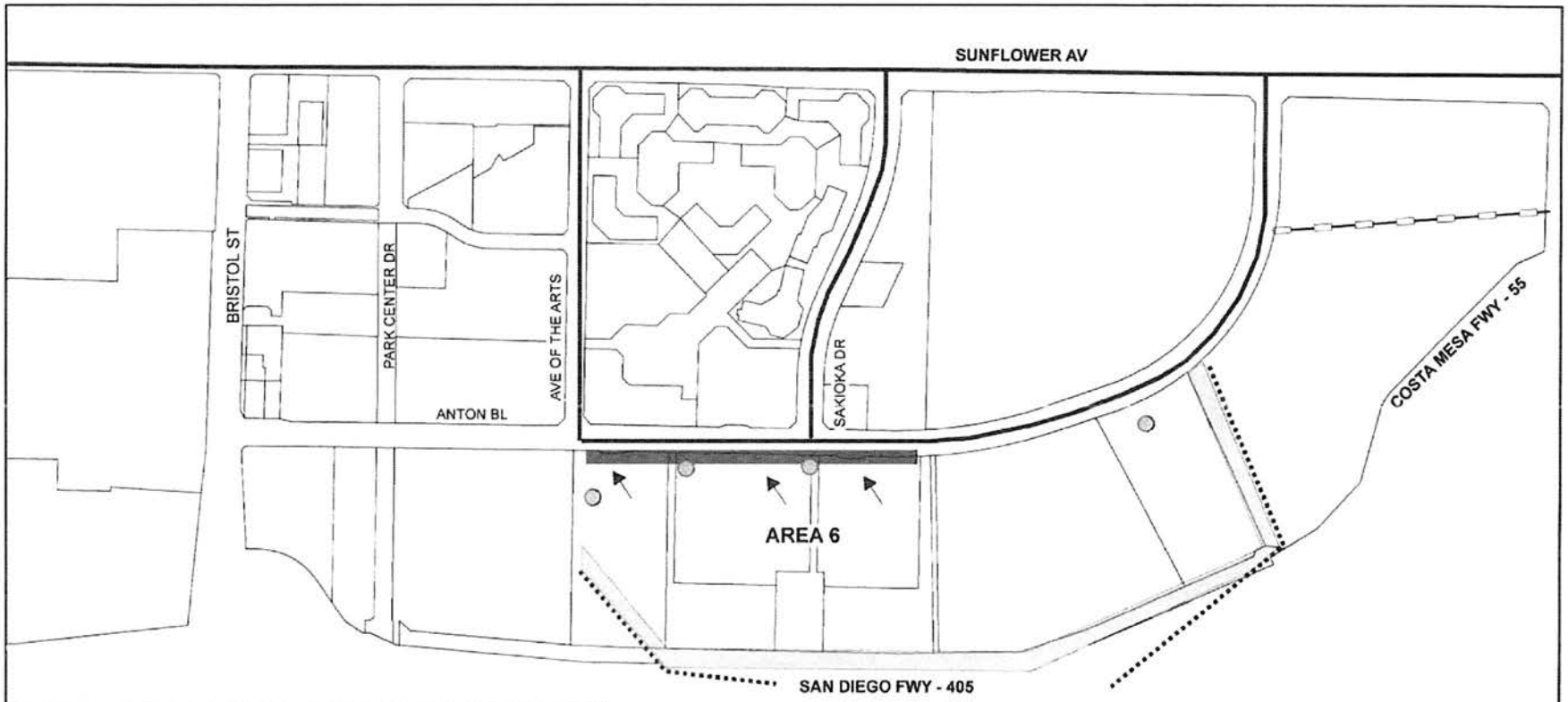
Tenants: 1.5 to 2.0 parking spaces per unit

Guests: 0.5 parking spaces per unit for the first 50 units and
0.25 parking spaces for each unit above 50.

Furthermore, in the final master plan for any high-rise residential development, consideration may be given to the feasibility of valet parking, tandem parking, and mechanical lift parking devices in order to fully meet the residential parking demands.

Circulation

The Master Plan of Highways shows for this sub-area the recently completed I-405 on- ramp from Anton Boulevard and the I-405 off-ramp to Avenue of the Arts. Figure 9 indicates that the alignment for The Center Line urban rail system will follow Anton Boulevard and will terminate at a station at the intersection of Anton and Avenue of the Arts at the northwest corner of the site. As of 2005, the planning process for the Centerline urban rail system had been put on hold indefinitely by the Orange County Transportation Authority.



LEGEND

- Pedestrian Zone
- Buffer Area
- Project Entry
- Pedestrian Directional Signage
- Pedestrian Linkage
- Freeway Ramp
- Bikeway
- Future Collector Street

Note: The information provided in graphic form is intended to illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

AREA 6 - SOUTH COAST METRO CENTER/ EXPERIAN INFORMATION SOLUTIONS
Development Summary

Total Area: 44.97 acres (net)
General Plan: Urban Center Commercial
Zoning: PDC

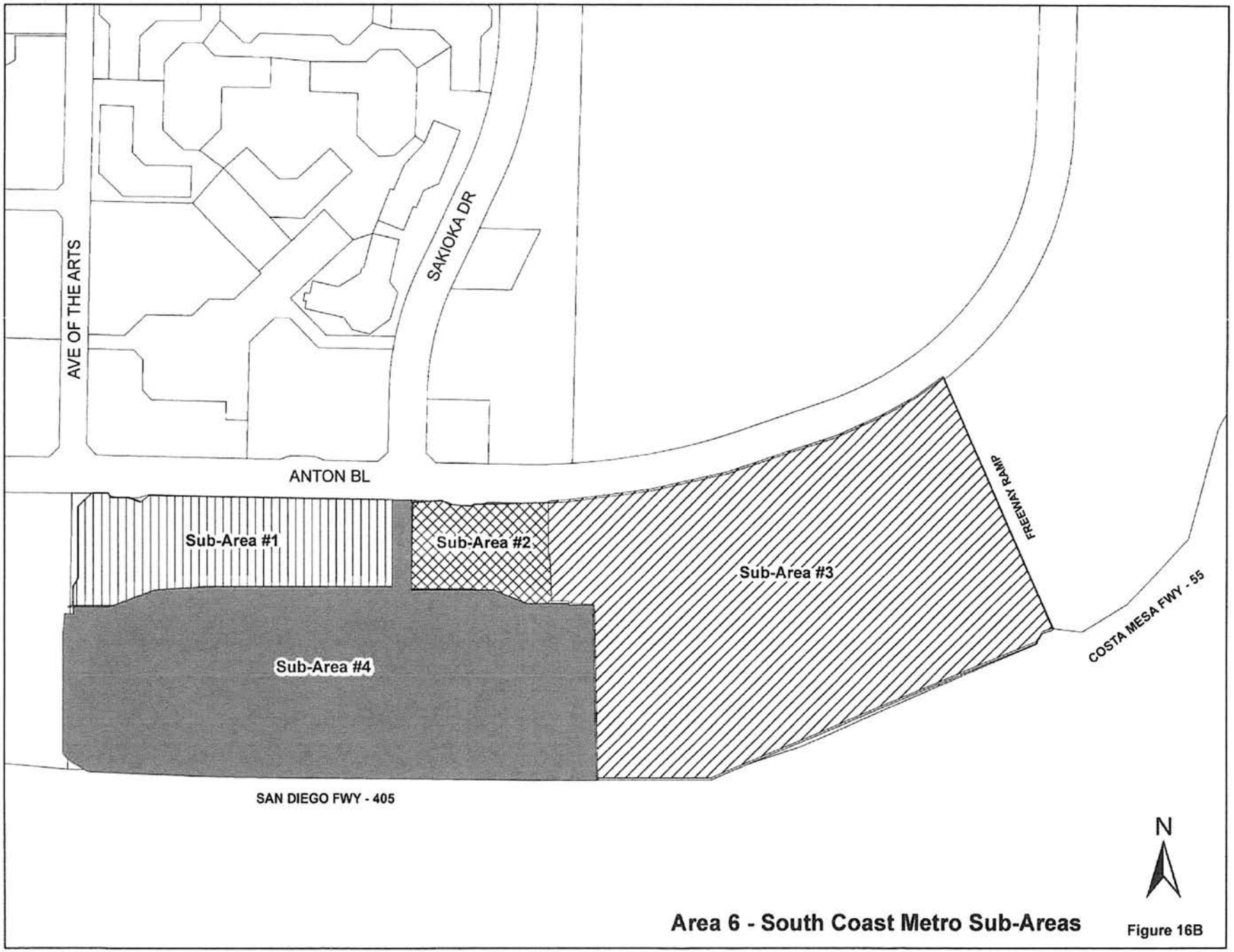
Maximum Intensity: see text

Maximum Square Footage: see text

Maximum Building Height: see text

N

Figure 16A



Area 6 - South Coast Metro Sub-Areas

Figure 16B

AREA 7 - SAKIOKA LOT 1

Existing Land Uses

This 40-acre site is designated for residential development and is largely vacant except for the Metro Fire Station. Excluding the station, this site is owned by Sakioka Farms.

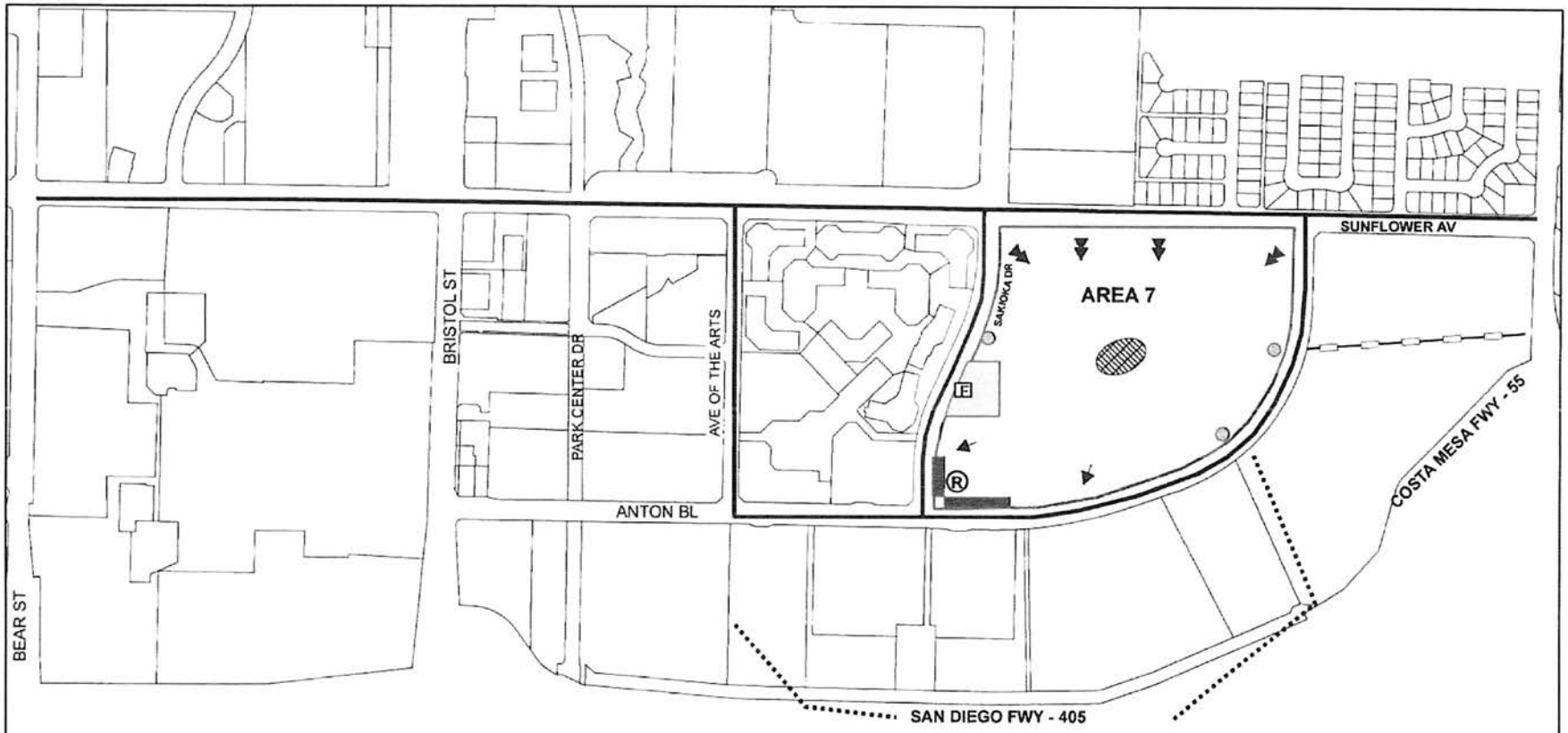
General Plan and Zoning

This site is designated High Density Residential by the General Plan and is zoned PDR- NCM. The maximum density is 25-35 units per acre.

Land Use Compatibility/Integration

This parcel is slated for residential development at a density of 25-35 units per acre (approximately 1.411 units). This density will result in multiple story buildings. Although there are high-rise apartment buildings to the west of the site (The Lakes), existing development in Santa Ana to the north is primarily single family homes as well as a church. In addition, Lot 1 surrounds the newly constructed fire station. Future residents need to be made aware of the fire station as well as the heliport that is located in the South Coast Metro Center (on top of the Bank of America Building). In terms of site design, buildings in excess of 2 stories should be evaluated for shade and shadow impacts on surrounding land uses. Vehicular access to and from Sunflower Avenue should be limited.

Open space, recreational uses and/or parking areas, as opposed to dwelling units, should be located adjacent to the fire station property. Pedestrian access to Anton Boulevard and Sakioka Drive should be provided; although mid-block crossings of Sakioka Drive are to be discouraged. Residential buildings should also be oriented away from Sunflower Avenue as much as possible in order to minimize noise impacts.



LEGEND

- Pedestrian Zone
- Buffer Zone
- Park
- Project Entry
- Dwelling Unit Orientation
- Pedestrian Linkage
- Freeway Ramp
- Bikeway
- Future Collector Street
- F Metro Fire Station
- R Retail Site (Neighborhood Scale)

AREA 7 - SAKIOKA LOT 1
Development Summary

Total Area: 40 acres
General Plan: High Density Residential
Zoning: PDR-NCM

Maximum Density: 25-35 units per acre

Maximum Intensity: 0.25 FAR - Retail

Maximum Commercial Square Footage: To be determined in conjunction with project review

Maximum Building Height: 4 stories/60 feet (Residential)
1 story/20 feet - (Commercial)

N

Note: The information provided in graphic form is intended to illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

Figure 17

Mixed-Use

The Planned Development zoning does allow for a complementary neighborhood commercial component for this site. The General Plan states that the commercial development must have a FAR and population density that are the same as the Neighborhood Commercial designation. (See Table 1). The integration of commercial development and residential units in one building is allowable.

If this site is developed as a mixed-use project with distinct residential and commercial components, the nonresidential FAR standard and the residential density standard shall apply to each of the respective components. If the site is developed as mixed-use with neighborhood commercial development combined with residential units in one building(s), it is no longer possible to calculate the FAR and density. In these mixed-use developments, each 1,000 square feet of commercial development shall result in one less dwelling unit subtracted from the total number of dwelling units. For example, a 50,000 square foot retail center shall reduce the base density from 1,008 units to 958 units. Should a density bonus for affordable units be obtained, the decrease in units shall be applied to the market rate units not the affordable units.

Any development proposal that includes a commercial component shall require a traffic analysis to ensure that the affected circulation system will continue to operate pursuant to General Plan standards, both at the time of project completion and at build-out of the General Plan.

In order to provide a continuation of the commercial uses on Anton Boulevard, any retail proposed for this property is encouraged to locate at the intersection of Sakioka Drive and Anton Boulevard and be easily assessable to pedestrians. Reduced building setbacks for commercial or mixed-use developments on both street frontages can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the retail or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial or mixed-use development.

Density Bonuses

This site, which is zoned Planned Development Residential-North Costa Mesa (PDR- NCM), has an allowable density range of 25 to 35 dwelling units per acre. As stated in the Costa Mesa Municipal Code, 25 units per acre is the base density and the provision of affordable housing shall be necessary to reach the maximum of 35 units per acre. The PDR standards do include a reference to the provision of low and moderate income housing as one of the criteria to move up the density scale. Neither the General Plan nor the zoning code set parameters for how much affordable housing or what level of affordability is necessary to achieve the requirement within the PDR-NCM zone. Therefore, this Specific Plan further clarifies the necessary affordable housing parameters. It should be noted that the PDR standards require that other criteria also be met in order to achieve the density increase.

Within the plan area, only The Lakes includes affordable units. Within The Lakes, 20% of the units (i.e. 154 units) are affordable to low income households. For this project, the standard for low income is based upon the Orange County Bond Program which uses Chapman University income rates instead of HUD/California Government Code income rates. The Bond Program also uses an 80% of the median income figure of Chapman University to determine low income instead of the 60% of median used by HUD and the State.

According to the City's density bonus ordinance, if a proposed project includes affordable units which meet the income and percentage requirements, then the City shall give a minimum 25% density increase, as long as the density bonus does not exceed the General Plan maximum density (for Sakioka Lot 1 that is 35 units per acre). The density bonus ordinance has minimum requirements of either providing 20% of the total units as affordable to low income households or providing 10% of the total units as affordable to very low income households. At 40.3 acres, the Sakioka site's base density (25 units/acre) equals 1,008 dwelling units. A 20% low income requirement, therefore, would equal 202 low income units, and a 10% very low income requirement would equal 101 very low income units. An increase in density from the base of 25 units/acre to 35 units/acre equals 40%, therefore, increases in density in excess of 25% shall require a larger percentage of the units to be affordable. The City's density bonus ordinance defines very low and low income households and rent pursuant to the California Government Code.

Previously, the state density bonus provisions were geared toward a provision of 25% of the base units as affordable to low or moderate income households. With the shift to lowered income affordability came a corresponding percentage requirement reduction. The minimum density increase standard for Sakioka Lot 1 could be either compliance with the City's density bonus ordinance, or compliance with the 25% low to moderate income standard with a limit of 15% of the total units allocated for moderate income.

Provision of the affordable units off-site is allowed by the density bonus ordinance and may be appropriate for Sakioka Lot 1 if the off-site location is within the North Costa Mesa area. Presently, the City is at risk of losing the affordable units at The Lakes for which the 10-year term of affordability will expire in 1997. If continued affordability of those units at The Lakes could be tied to development of Sakioka Lot 1, then credit could be given for density increase on Sakioka Lot 1. Although the existing affordable units at The Lakes do not meet the City's density bonus definition of low income, they could be counted towards the required low income housing provision if the affordable housing Option 2 (Table 7) is chosen. Thirty additional years of affordability beyond 1997 should be acquired, if off-site low income affordable housing credit is to be granted.

Table 7 illustrates the alternative methods by which density increases can be achieved for Sakioka Lot 1 to the maximum of 35 units/acre through the provision of affordable housing. It should be noted that other standards of the PDR zone must also be met, and any density increase granted for this site shall include the provision of affordable housing. All affordable housing provisions shall be for a minimum of 30 years.

In mixed-use projects (i.e., commercial and residential projects) which require a decrease in the total number of dwelling units, the decrease in units shall be applied to the market rate units not the affordable units.

Building Heights

The maximum building height shall be 60 feet (approximately 4 stories) for residential uses and mixed-use development. In mixed-use developments, the commercial components shall be limited to first 2 stories of any building. Commercial or mixed use developments that are allowed to encroach into the setback of either Sakioka Drive and/or Anton Boulevard shall be limited to 2 stories/30 feet within the street setback.

Circulation

The street network for this sub area is in place. The Master Plan of Bikeways indicates a new bikeway on Sunflower Avenue. Figure 9 indicates one urban rail alignment alternative that follows Anton Boulevard.

Parks and Recreation

Should a public park be dedicated on Sakioka Lot 1 or a privately developed, owned and maintained open space be credited against the park dedication requirement, the park development and amenities should reflect the urban character of the area. The Lakes apartment complex (770 units) to the west of the site has very few school aged children (only 12 students attended Newport Mesa Unified School District in the 92/93 school year). Therefore, if a similar high density residential development is proposed on Lot 1, parkland development should be geared primarily to adults. Consideration should also be given to locating the private recreational areas of this planned development in proximity to this park area.

Table 7- Sakioka Lot 1 Density Bonus Program North Costa Mesa Specific Plan									
BASE DENSITY (40.32 ACRES AT 25 UNITS/ACRE)	**AFFORDABLE HOUSING CATEGORY[1]**		**STEP 1 MINIMUM 25% BONUS**	**STEP 2 (STEP 1 + 25 UNITS)**	**STEP 3 (STEP 2 + 25 UNITS)**	**STEP 4 (STEP 3 + 25 UNITS)**	**STEP 5 (STEP 4 + 25 UNITS)**	**STEP 6 (STEP 5 + 25 UNITS)**	**STEP 7 (STEP 6+ 25 UNITS)**
1008 UNITS	OPTION 1 VERY LOW INCOME[3]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10%	10.5%	11%	11.5%	12%	12.5%	13%
		# OF AFFORDABLE UNITS	101 UNITS	106 UNITS	111 UNITS	116 UNITS	121 UNITS	126 UNITS	131 UNITS
	OPTION 2 LOW INCOME[2,4]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	20%	21%	22%	23%	24%	25%	26%
		# OF AFFORDABLE UNITS	202 UNITS	212 UNITS	222 UNITS	232 UNITS	242 UNITS	252 UNITS	262 UNITS
	OPTION 3 LOW & MODERATE INCOME[5]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10% LOW & 15% MODERATE	11% LOW & 15% MODERATE	12% LOW & 15% MODERATE	13% LOW & 15% MODERATE	14% LOW & 15% MODERATE	15% LOW & 15% MODERATE	16% LOW & 15% MODERATE
		# OF AFFORDABLE UNITS	252 UNITS	262 UNITS	272 UNITS	282 UNITS	392 UNITS	302 UNITS	312 UNITS
DENSITY BONUS			252 UNITS	277 UNITS	302 UNITS	327 UNITS	52 UNITS	377 UNITS	402 UNITS
TOTAL UNITS[6]			1,260	1,285	1,310	1,335	1,360	1,385	1,410
DWELLING UNITS/ACRE			31.25	31.87	32.5	33.1	33.7	34.35	35

NOTES

1. Very Low, Low, and Moderate determinations are based on HUD definitions and income limits, adjusted for family size.
2. Preservation of the 154 "Low" income units at The Lakes would count toward the Low Income provision of units in Option 2.
3. For each additional ½ % increase in Very Low Income units, the density may increase by 25 dwelling units over 1260 units as illustrated in Steps 2-7.
4. For each additional 1% increase in Low Income units, the density may increase by 25 dwelling units over 1260 units. as illustrated in Steps 2-7.
5. For each additional 1% increase in Low Income units. the density may increase by 25 dwelling units over 12650 units; as illustrated in Steps 2-7. Any increase in the Moderate Income units beyond 15% will not qualify for a density bonus increase.
6. These total units assume that other criteria of the Planned Development Residential Zone have been met regarding density increases.

AREA 8 - SAKIOKA LOT 2

Existing Land Uses

This 33-acre area is designated for planned development, including mixed-use, residential, and commercial office development and is currently in agricultural production. Two single family homes are located along Sunflower Avenue. Lot 2 is owned by Roy K. Sakioka & Sons.

General Plan and Zoning

This site is designated Urban Center Commercial by the General Plan and is zoned PDC.

Development Standards and Trip Budget

The development intensity for planned development (i.e. master plans) on Sakioka Lot 2 is limited by the following:

- The trip budget for this site is 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips. Except for development on properties identified within a sites inventory of the Housing Element, the trip budget shall not be exceeded for the aggregate development on Sakioka Lot 2.

- Planned Development Standards of the PDC zone are applicable to the site, unless otherwise indicated in the North Costa Mesa Specific Plan.

- A maximum 1.0 Floor-Area-Ratio applies to nonresidential development. Nonresidential development is also subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the General Plan, except for development on properties identified within the sites inventory of the Housing Element.

- The maximum residential density (dwelling units per acre) is 28 dwelling units per acre for the residential component of a mixed-use development on a single legal parcel (See "Mixed-Use" discussion) or a maximum of 80 dwelling units per acre for an independent residential development that incorporates affordable housing (See "Affordable Housing / Density Bonus discussion). An independent residential development is defined as a development in which separate legal parcel (or parcels) is entirely developed as a residential use and therefore does not include commercial uses on the same legal parcel. The foregoing limitations do not apply to properties identified within a sites inventory of the Housing Element, which have the maximum density specified in the Housing Element.

- Maximum building height of 8 stories per Airport Land Use Determination dates May 26, 2016 and as reflected in 2015-2035 General Plan.

The projected trip generation for land uses proposed for Sakioka Lot 2 will be based on latest edition of Trip Generation, Institute of Transportation Engineers. The methodology will

consider reasonable allowances for trip credits due to internal capture and pass-by trips. Internal capture credit refers to trips for various uses proposed within the parcel that can be accomplished without having to leave the facility.

For example, an office complex could have restaurants and other ancillary uses which may not generate new trips - rather serve tenants within the complex. Other examples include conference room and fitness facilities. Pass-by trips refers to trips that are already on roadway adjacent to the development and use the facilities. Pass-by trip credits are limited to retail uses.

The credits allowed for internal capture and pass-by trips will be determined by the Transportation Services Manager. The net trip generation after credits will be compared to the trip budget to determine if the proposed development is within the limits prescribed in the North Costa Mesa Specific Plan.

Land Use Compatibility/Integration

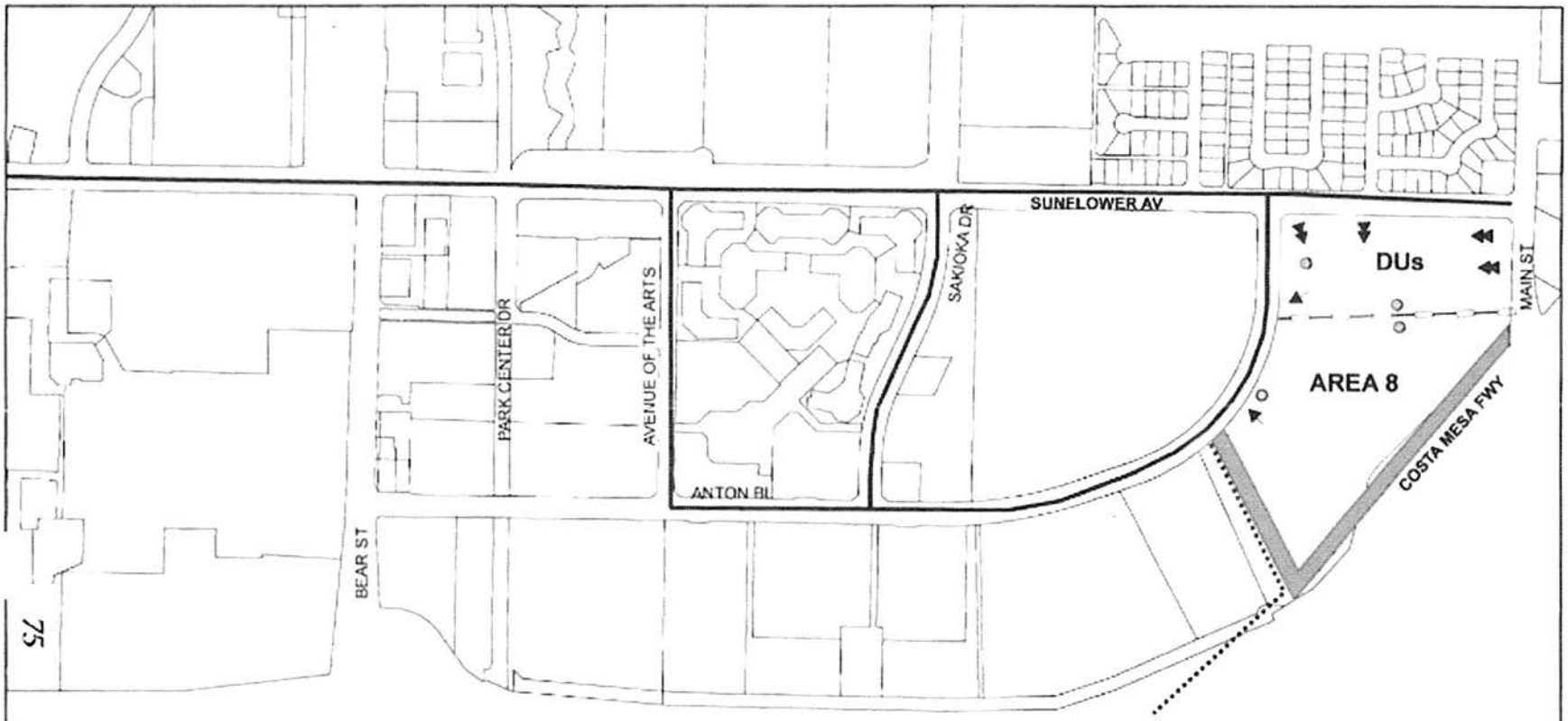
Future development of this site is anticipated to include mid- and high-rise office buildings as well as support commercial and a variety of residential typologies. Shade and shadow impacts for buildings in excess of 2 stories should be considered in relation to surrounding land uses. Site design should limit vehicular access to and from Sunflower Avenue.

New commercial and office buildings are encouraged to be located along the Anton frontage. Encroachment into the building setback on Anton Boulevard for commercial or mixed-use developments can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the commercial or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial development. Parking lots/structures should be located primarily along the eastern edge of the site adjacent to the Costa Mesa Freeway and the new on-ramp. Internal pedestrian linkages to Anton Boulevard should be provided.

Mixed-Use

The PDC zoning does permit mixed-use development including residential and nonresidential uses as complementary uses. The residential component of a mixed-use development shall be limited to a maximum density of 28 dwelling units per acre. This maximum density only applies to residential uses as complementary uses to commercial uses within a mixed-use development. It does not apply to an independent residential development that does not include commercial uses on the same legal parcel, or to mixed-use development on properties identified on the sites inventory of the Housing Element. Total residential building intensity for the entire 33-acre site shall not exceed the maximum allowable development intensity as set forth in the Housing Element.

The Costa Mesa Freeway, Sunflower Avenue, and Main Street represent significant air quality and noise sources that will impact the siting of residential units and other sensitive land uses. Existing ambient air quality may exceed state and federal levels for carbon monoxide; therefore, significant mitigation measures may be required. Acceptable interior and exterior noise levels for residential uses would need to be achieved. An appropriate interface between the office buildings and residential uses would also be required.



LEGEND

- Bikeway
- Freeway Ramp
- Future Collector Street
- DU's Potential Dwelling Units Location
- Project Entry
- Pedestrian Linkage
- Dwelling Unit Orientation

Note: The information provided in graphic form is intended to illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

AREA 8 - SAKIOKA LOT 2
Development Summary

Total Area - 33 acres
General Plan: Urban Center Commercial
Zoning: PDC

Maximum Intensity: 0.50 FAR - Retail
0.60 FAR - Office

Maximum Square Footage: 863,000 sf
Maximum Density: 20 units per acre
Trip Budget: 1,062 a.m. peak hour trips
1,407 p.m. peak hour trips

Maximum Building Height: 12 stories/180 feet (south of the collector street)
4 stories/60 feet (north of the collector street)
2 stories/30 feet - Commercial uses that are allowed to encroach into the setback for Anton Blvd.

N

Figure 18

Affordable Housing and Density Bonus (See California Government Code Section 65915 for Current Density Bonus Law Information)

Total building intensity for the entire 33-acre site shall not exceed the maximum allowable development intensity as set forth in the Housing Element of the General Plan.

Table 8- Sakioka Lot 2 Density Bonus Program

North Costa Mesa Specific Plan

MAXIMUM BASE DENSITY	AFFORDABLE HOUSING CATEGORY[1]		DENSITY BONUS CRITERIA
528 UNITS4	OPTION 1 VERY LOW INCOME'	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10%
		# OF AFFORDA BLE UNITS	53 UNITS
	OPTION2 LOW INCOME [1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	20%
		# OF AFFORDABLE UNITS	106 UNITS
	OPTION 3 LOW & MODERATE INCOME'	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10% LOW & 15% MODERATE
		#OF AFFORDABLE UNITS	132 UNITS
		25% DENSITY BONUS	132 UNITS
		TOTAL UNITS[2]	660

NOTES:

1. Very Low, Low, and Moderate determinations are based on HUD definitions and income limits, adjusted for family size.
2. The total number of units assumes that other criteria of the Planned Development Commercial Zone have been met regarding density increases.
3. Density Bonus as provided herein, or as otherwise provided for by state law (Government Code 65915)
4. Maximum densities per the Housing Element and State Density Bonus Law.

RESOLUTION NO. 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ESTABLISHING AND ADOPTING FEES FOR DEVELOPMENT REVIEW OF HOUSING PROJECTS

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

WHEREAS, on March 17, 2026, the City Council gave first reading to the Ordinance to amend Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to rezone Sixth Cycle (2021-2029) Housing Element sites and implement specific Housing Element programs (Ordinance No. 2026-__) at a duly noticed public hearing, with all persons having the opportunity to speak for and against the proposal, and staff presented the Housing Development Review Fee Resolution for consideration along with the first reading of the ordinance; and

WHEREAS, pursuant to the provisions of the California Constitution and the laws of the State of California, the City of Costa Mesa is authorized to adopt and implement rates, fees, and charges for municipal services; provided, however, that such rates, fees, and/or charges do not exceed the estimated reasonable cost of providing such services; and

WHEREAS, Government Code Section 66016 requires notice to be given and data made available at specified times prior to the adoption of certain increases in rates, fees, and charges, or the adoption of new rates, fees, and charges for use permits and inspections; and

WHEREAS, the City has complied with the noticing requirements of Government Code Section 66016; and

WHEREAS, although the City is not required to comply with the noticing requirements of Government Code Section 66018, the City has nevertheless published all notices consistent with the requirements of that section, including having published notice in accordance with Government Code Section 6062a and having made the data available concerning rates, fees, and charges prior to conducting a public hearing on the fees; and

WHEREAS, the City Council has held a public hearing on March 17, 2026, and received oral and written presentations with respect to the proposed fees before adopting this Resolution; and

WHEREAS, the City Council desires to establish the Housing Development Review Fees as a means of establishing cost recovery for the newly created development review of certain housing projects, as described in Exhibit “A” attached hereto; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows:

Section 1. Findings. The City Council hereby finds that based upon the data, information, analysis, oral and written documentation presented to the City Council concerning the fees described in Exhibit "A" attached hereto and by this reference incorporated herein, do not exceed the established reasonable cost of providing the service for which the fees are levied and that the fees solely recover an objectively reasonable approximation of the city’s actual and reasonable costs.

Section 2. Approval. The fees set forth in Exhibit “A” are hereby adopted and approved.

Section 3. Effective Date. The fees set forth in Exhibit "A" shall be effective on the later to occur of (a) 60 days after Council adoption of this Resolution; or (b) the effective date of the Ordinance to amend Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to rezone Sixth Cycle (2021-2029) Housing Element sites and implement specific Housing Element programs or any other ordinance which authorizes the fees set forth in this resolution.

Section 4. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED this 17th day of March, 2026.

_____

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. 2026-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 _____, 2026, 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 _____, 2026.

_____
Brenda Green, City Clerk

EXHIBIT A

Housing Development Review Fee Schedule

Activity Description	Fee	Charge Basis
1. Fee to be paid for the development review of housing projects proposing 5-29 units	$8,400	
2. Fee to be paid for the development review of housing projects proposing 30-49 units	$21,000	
3. Fee to be paid for the development review of housing projects proposing 50 or more units	$30,000	Time and Materials with Minimum Deposit

Article 2
Definitions

§ 13-5. Purpose.

The intent of this article is to define certain words and phrases which are used in this Zoning Code. Additional definitions may also be given in conjunction with the special regulations contained in Chapter IX, Special Land Use Regulations, and Chapter XII, Special Fee Assessments.

(Ord. No. 97-11, § 2, 5-5-97)

§ 13-6. Definitions.

Abutting. Sharing a common boundary, of at least one point contiguous to, having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).

Accessory building. A building or part of a building which is subordinate to, and the use of which is incidental to that of the main building or use on the same lot.

Accessory dwelling unit (ADU). See Chapter V, Article 2, section 13-35.

Accessory use. A use incidental and subordinate to and devoted exclusively to the main use of the land or building thereon that does not change the character of the structure or use.

Accessory use, residential. A use that is a part of, and clearly incidental and secondary to, a residence; located on the same lot as a residence; and that does not change the character of the residential use such as:

(a) Accessory dwelling unit (ADU)

(b) Home occupations

(c) Personal property sales (i.e., garage or yard sales).

Adjacent. Same as abutting, but also includes properties which are separated by a public right-of-way, not exceeding 120 feet in width.

~~*Administrative adjustment.* A discretionary entitlement, usually granted by the zoning administrator, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.~~

Adult business. See Chapter IX, Special Land Use Regulations, Article 1, Adult Businesses, for specific definitions and terms.

Alcoholism or drug abuse recovery or treatment facility. Adult alcoholism or drug abuse recovery or treatment facilities that are licensed pursuant to section 11834.01 of the California Health and Safety Code. Alcoholism or drug abuse recovery or treatment facilities are a subset of residential care facilities.

Alteration (structure). Any construction, addition or physical change in the internal arrangement of rooms or the supporting members of a structure, or change in the appearance of any structure, except paint.

Ambient noise level. The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged

offensive noise is to be made.

Antenna. Any structure, including, but not limited to, a monopole, tower, parabolic and/or disk shaped device in single or multiple combinations of either solid or mesh construction, intended for the purpose of receiving or transmitting communication to or from another antenna, device or orbiting satellite, as well as supporting equipment necessary to install or mount the antenna.

Antenna, amateur radio. An antenna array and its associated support structure, such as a mast or tower, that is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

Antenna, communication. All types of receiving and transmitting antennas, except satellite dish antennas and amateur radio antennas. Communication antenna includes, but is not limited to, cable television antennas, cellular radiotelephone cell antennas, FM digital communication antennas, microwave telephone communication antennas, and shortwave communication and other similar antennas.

Antenna height. The distance from the property's grade to the highest point of the antenna and its associated support structure when fully extended.

Antenna, satellite dish. An antenna intended for the purpose of receiving or transmitting communication to or from an orbiting satellite.

Antenna, whip. An antenna and its support structure consisting of a single, slender, rod-like element which is supported only at or near its base.

Apartment. A rental or lease dwelling having kitchen facilities in a structure designed or used to house at least one family, as the term "family" is defined in this Zoning Code.

Assembly use. A use conducted in a structure or portion of a structure for the purpose of a civic, education, political, religious, or social function or for the consumption or receipt of food and/or beverages. Assembly use includes, but is not limited to, churches and other places of religious assembly, mortuaries, primary and secondary schools, trade and vocational schools, colleges, amusement centers, billiards parlors, bowling centers, establishments where food or beverages are served, motion picture theaters, physical fitness facilities, skating rinks, and dance, martial arts, and music studios. Assembly use does not include sexually oriented businesses.

Association (homeowners'). The organization of persons who own a lot, parcel, area, airspace, or right of exclusive occupancy in a common interest development and who have interests in the control of common areas of such project.

Attached (structure). Any structure that has a wall or roof in common with another structure.

Attic. Any non-habitable area immediately below the roof and wholly or partly within the roof framing.

Awning. A roof-like cover that projects from the wall of a building for the purpose of shielding the sun or providing an architectural accent.

Basement. A space wholly or partially underground and having more than 1/2 of its height, measuring from floor to ceiling, below the average grade. If the finished floor level directly above the basement is more than four feet above grade at any point, the basement shall be considered a story.

Boardinghouse. A dwelling unit, other than a hotel, wherein rooms are rented under two or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the dwelling unit. Boardinghouse, small means two or fewer rooms being rented to a maximum of three

occupants per dwelling unit. Boardinghouse, large means three to six rooms being rented to a maximum of six occupants per dwelling unit. Boardinghouses renting two or fewer rooms and having more than three occupants, or renting more than six rooms and/ or having more than six occupants, per dwelling unit are prohibited.

Building. Any structure having roof and walls and requiring permanent location on the ground, built and maintained for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

Building height. The distance from the finished grade (as defined in this section) to the highest point on the roof, including roof-top mechanical equipment and screening.

Building, main. The building or buildings within which the principal use permitted on the lot is conducted.

Carport. A permanent, roofed structure, not completely enclosed which is used for vehicle parking.

Central administrative office. An establishment primarily engaged in management and general administrative functions performed centrally for other establishments of the same company.

Churches and other places of religious assembly. A type of assembly use which has the principal purpose of religious worship and for which the primary space is a sanctuary. Religious activities and services held in the sanctuary are conducted at scheduled times. The use may also include accessory facilities in the same or separate building that includes classrooms, assembly rooms, restrooms, kitchen, and a library. Other uses such as, but not limited to, day care facilities, nursery schools, schools, retail sales, and services to businesses, are not considered a primary function of churches and other places of religious assembly.

Cigar bar. See Smoking lounge.

City. City of Costa Mesa.

Common area. Those portions of a project area which are designed, intended or used in common and not under the exclusive control or possession of owners or occupants of individual units in planned development projects or common interest developments.

Common interest development. A development as defined in State Civil Code section 1350, containing two or more common interest units, as defined in Civil Code section 783; a community apartment project, as defined in State Business and Professional Code section 11004, containing two or more rights of exclusive occupancy; and a stock cooperative, as defined in Business and Professional Code section 11003.2, containing two or more rights of exclusive occupancy.

Conditional use permit. A discretionary approval usually granted by the planning commission which allows a use or activity not allowed as a matter of right, based on specified findings.

Convenience stores, mini-markets. A retail store, generally less than 10,000 square feet in area, that sells a variety of convenience foods, beverages and non-food items. Fresh dairy products, produce and/or meat may be offered on a limited basis.

County. County of Orange.

Covered parking space. A garage, carport or parking space which is completely covered by a roof.

Density bonus. A minimum increase of 25% over the allowable residential dwelling unit density as specified by the zoning classification.

Development. The division of land into two or more lots; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

Development review. The processing of a development plan when authority for approval is vested in the planning division.

Development services department means the Development Services Department of the City of Costa Mesa.

Development services director. The director of development services of the City of Costa Mesa, or his or her designee.

Disabled shall have the same meaning as handicapped.

Dormer. A vertical window in a projection built out from a sloping roof.

Driveway, common. A paved area for vehicle circulation and parking purposes which features joint use between two or more parties.

Driveway, individual. The paved area strictly leading to the garage/carport of a residence. This paved area serves vehicle parking purposes and does not extend beyond the garage/carport unless a curvilinear design is necessary for the turning radius.

Dwelling, single-family. "Dwelling, single-family" or "single-family dwelling" is a building of permanent character placed in a permanent location which is designed or used for residential occupancy by one family. A single mobile home on a foundation system on a single lot is a single-family dwelling. (See Manufactured housing).

Dwelling, multi-family. "Dwelling, multi-family" or "multi-family dwelling" is a building or buildings of permanent character placed on one lot which is designed or used for residential occupancy by two or more families.

Dwelling unit. One or more rooms in any building designed for occupancy by one family, and containing one kitchen unit, including manufactured housing. (See Manufactured housing).

Easement. A grant of one or more property rights by the owner for use by the public, a corporation or another person or entity.

Efficiency unit. A dwelling unit for occupancy by no more than two persons conforming to California's Health and Safety Code § 17958.1 with a minimum floor area of 150 square feet that provides bathroom facilities and a partial kitchen equipped with a sink, cooking appliance, and refrigerator.

Electronic cigarette. An electronic and/or battery-operated device used to provide an inhalable dose of nicotine by delivering a vaporized solution. The term includes any such device manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor. The term does not include any medical inhaler prescribed by a licensed doctor.

Electronic game machine. Any electronic or mechanical device which upon insertion of a coin, slug, or token in any slot or receptacle attached to the device or connected therewith, operates, or which may be operated for use as a game, contest, or amusement through the exercise of skill or chance.

Emergency shelters. A facility that provides immediate and short-term housing for homeless persons that is limited to occupancy of six months or less. Supplemental services may include counseling and access to social programs. No individual or household may be denied to emergency shelter because of an inability to pay.

Employee housing. Shall have the same meaning as "employee housing" described in California Health and Safety Code Section 17021.5, and as set forth in California Health and Safety Code Section 17008 for farmworkers.

Entertainment (live). Any act, play, revue, pantomime scene, dance act, musical performance, or any combination thereof, performed by one or more persons whether or not they are compensated for the performance.

Establishment where food or beverages are served. Any commercial use that sells prepared food and/or beverages for consumption on site or off site, either solely or in conjunction with an ancillary or complementary use. Excluded from this definition are grocery stores, convenience stores, movie theaters, and other such uses, as determined by the development services director, where the sale of food or beverages is clearly incidental to the primary use. All establishments selling alcoholic beverages for consumption on-site are included within this definition

Fair housing laws. The Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, as each statute may be amended from time to time, and each statute's implementing regulations.

Family. One or more persons occupying one dwelling unit and living together as a single housekeeping unit.

Family day care home, large. A home which provides family day care to seven to 14 children as defined in section 1596.78 of the State Health and Safety Code.

Family day care home, small. A home which provides family day care to eight or fewer children as defined in section 1596.78 of the State Health and Safety Code.

Floor area ratio. The gross floor area of a building or project divided by the project lot area upon which it is located.

Garage. An accessory or attached enclosed building with doors, designed and/or used for vehicle parking.

Garage sale. An event for the purpose of selling or trading personal property. Garage sale includes yard sale.

General plan. The City of Costa Mesa General Plan as adopted or amended from time to time by the city council.

Grade. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.

Grade, finished. The surface of the ground at a stated location as it exists after completion of precise grading.

Grade, natural. The unaltered natural surface of the ground at a stated location.

Gross acreage. The total area within the lot lines of a lot of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot, and not including adjacent lands already dedicated for such purposes.

Gross floor area. The area of all floors within the walls of a structure except elevator and other vertical shafts (including stairwells) and elevator equipment areas.

Gross leasable area. The total floor area designed for tenant occupancy and exclusive use, including both owned and leased areas.

Group home. A facility that is being used as a supportive living environment for persons who

are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one or more dwelling units. Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single housekeeping unit; (3) any group home without an operator.

Guestroom. A room occupied or intended, arranged, or designed for occupancy by one or more guests.

Handicapped. As more specifically defined under the fair housing laws, a person who has a physical or mental impairment that limits one or more major life activities, a person who is regarded as having that type of impairment, or a person who has a record of that type of impairment, not including current, illegal use of a controlled substance.

Hazardous materials. Any material of quantity, concentration, physical or chemical characteristics, that poses a significant present or potential hazard to human health and safety or to the environment if released into the work place or environment; or any material requiring a Material Safety Data Sheet according to Title 8, section 339 of the State Code of Regulation.

Height. See Building height and Antenna height.

Home occupation. Any business or commercial use conducted within a dwelling unit.

Hookah lounge. See Smoking lounge.

Hotel. Any building or combination of buildings generally three or more stories in height containing six or more guest rooms offering transient lodging accommodations to the general public and providing incidental guest services such as food and beverage service, recreation facilities, retail services and banquet, reception and meeting rooms. Typically, room access is provided through a main or central lobby.

Household includes all the people occupying a dwelling unit, and includes people who live in different units governed by the same operator.

Integral facilities. Any combination of two or more group homes which may or may not be located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and are integrated components of one operation shall be referred to as integral facilities and shall be considered one facility for purposes of applying federal, state and local laws to its operation. Examples of such integral facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one licensed or unlicensed facility.

Integral uses. Any two or more residential care programs commonly administered by the same owner, operator, management company or licensee, or any affiliate of any of them, in a manner in which participants in two or more care programs participate simultaneously in any care or recovery activity or activities so commonly administered. Any such integral use shall be considered one use for purposes of applying federal, state and local laws to its operation.

Intersection. The general area where two or more roadways join or cross.

Kitchen. Any room, all or part of which is designed and/or used for storage, refrigeration, cooking and preparation of food.

Landscaping. Plant materials such as lawn, groundcover, trees and shrubs.

Loft. An intermediate floor placed within a room, where the clear height above and below

the loft is not less than seven feet, and where the aggregate area of the loft does not exceed 1/3 of the area of the room in which it is located.

Lot.

(a) A parcel of real property when shown as a delineated parcel of land with a number or designation on a subdivision map or parcel map recorded in the office of the county recorder, and created in conformance with the Subdivision Map Act and applicable local ordinances.

(b) A parcel of real property when shown on a record of survey map or deed filed in the office of the county recorder, when such map or deed was filed as the result of and was made a condition of a lot division approved under the authority of prior ordinances.

Lot area. The total land area of a project after all required dedications or reservations for public improvements, including, but not limited to, streets, parks, schools, and flood control channels. This phrase does not apply in the planned development zones where the phrase "site area," as defined in Chapter V, Development Standards, is used.

Lot, corner. A lot abutting on and at the intersection of two or more streets which intersect at an angle that is equal to or less than 135 degrees.

Lot, depth. The average of the horizontal distance between the front and the rear lot lines.

Lot, development. The master lot or project site upon which a development will be constructed.

Lot, individual dwelling unit. An individual building site or lot within a development intended for construction of a single attached or detached dwelling unit.

Lot, interior. A lot abutting only one street, or a lot abutting two streets which intersect at an angle greater than 135 degrees.

Lot, width. The horizontal distance between the side lot lines measured at right angles to the lot depth at the front building setback line.

Low barrier navigation center. Shall have the same meaning as "low barrier navigation center" as set forth in Government Code Section 65660.

Major modification. A discretionary entitlement, usually granted by the zoning administrator, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Manufactured housing. Detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974, including structures known as manufactured homes and mobile homes. For the purpose of this Zoning Code, a factory-built single-family structure that is manufactured under the authority of 42 U.S.C. section 5401, the National Manufactured Home Construction and Safety Standards Act, transportable in one or more sections, built on a permanent chassis and used as a place of human habitation, shall be considered a single-family home and shall be reviewed under the same standards as a sitebuilt structure.

Marijuana. Has the same definition as that set forth in California Health and Safety Code section 11018.

Marijuana cultivation and/or medical marijuana cultivation. The planting, growing, harvesting, drying or processing of marijuana plants or any part thereof for any purpose, including medical marijuana, and shall include both indoor and outdoor cultivation.

Master plan. The overall development plan for a parcel or parcels which is depicted in both

a written and graphic format.

Master plan of highways. The graphic representation of the city's ultimate circulation system contained in the general plan. It illustrates the alignment of the major, primary, secondary and collector highways.

Median. A paved or planted area separating a parking area, street, or highway, into two or more lanes or directions of travel.

Medical marijuana. Marijuana used for medical purposes in accordance with California Health and Safety Code section 11362.5.

Medical marijuana dispensary. A facility or location where medical marijuana is cultivated or by any other means made available to and/or distributed by or to three or more of the following: a primary caregiver, a qualified patient, or a person with an identification card in strict accordance with State Health and Safety Code sections 11362.5 et seq., and 11362.7 et seq., which shall include, but not be limited to, any facility or location engaging in the retail sale, dispensation, or distribution of marijuana for medical purposes that does not have an active role in the cultivation of the marijuana product that it sells, dispenses, or distributes, or when its cultivation of the marijuana product is off-site from the facility or location for retail sale, dispensation, or distribution.

Minor conditional use permit. A discretionary approval granted by the zoning administrator which allows a use or activity not allowed as a matter of right, based on specified findings.

Minor modification. A discretionary entitlement granted by the planning division, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Mixed use development. The development of lot(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures.

Mobile home. See Manufactured housing.

Mobile home park. Any area or tract of land where two or more mobile home lots are rented or leased, held out for lease or rent, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobile homes. A mobile home park also means a mobile home development constructed according to the requirements of Part 2.1 (commencing with section 18200) of Division 13 of the State Health and Safety Code, and intended for use and sale as a mobile home condominium or cooperative park, or as a mobile home planned unit development.

Motel. Any building or combination of buildings of one to three stories in height having six or more guest rooms with parking located convenient to the guest rooms and providing temporary lodging for automobile tourists and transient visitors. Typically, guest rooms have direct access to available parking without passing through a common lobby area. Motels also include auto courts, tourist courts, motor lodges, motor inns and motor hotels.

Municipal Code. City of Costa Mesa Municipal Code.

Open space. An area that is intended to provide light and air, and is designed for either environmental, scenic or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreational areas, playgrounds, fountains, swimming pools, wooded areas; first floor decks; unenclosed patios with solid or lattice roofs; water courses; and surfaces covered by not more than five feet in depth by projections which are at least eight feet above grade.

Open space shall not include the following: driveways; parking lots; other surfaces

designed or intended for vehicular travel; and upper floor decks, balconies or areas under projections which are less than eight feet above grade.

Open space, common. An area of land reserved primarily for the leisure and recreational use of all residents of a planned development or common interest development and owned in common by them, generally through a homeowners' association.

Open space, private. An area of land located adjacent to an individual dwelling unit, owned or leased and maintained by its residents, and reserved exclusively for their use.

Operator means a company, business or individual, including an in-house manager, who provides residential services, i.e., the placement of individuals in a residence, setting of house rules, and/or governing behavior of the residents as residents. Operator does not include a property owner or property manager that exclusively handles real estate contracting, property management and leasing of the property and that does not otherwise meet the definition of operator.

Organizational documents. The declaration of restrictions, articles of incorporation, bylaws, and any contracts for the maintenance, management or operation of all or any part of a project.

Parcel. Same as Lot.

Parkway. The area of a public street that lies between the curb and the adjacent property line or physical boundary definition, which is used for landscaping and/or passive recreational purposes.

Paved area. Ground surface covered with cobblestone, clay-fired bricks, concrete precast paver units, poured concrete with or without decorative surface materials, or asphaltic or rubber mixture which may include sand, stone, or gravel as an ingredient to create a hard surface. A graded natural surface or one covered with rolled stone or overlaid with loose gravel is not considered paved area.

Peak hour. The hour during the AM peak period (typically 7:00 a.m.—9:00 a.m.) or the PM peak period (typically 3:00 p.m.—6:00 p.m.) in which the greatest number of vehicle trips are generated by a given land use or are traveling on a given roadway.

Permitted use. Any use allowed in a land use zoning district without requiring a discretionary approval, and subject to the provisions applicable to that district.

Planned development. A land area which is developed as an integrated unit under single ownership or control and having planned development zoning designation.

Planning application. A broad term for any development project or land use which requires the discretionary review and approval of either the planning division, zoning administrator, planning commission, or city council. Planning applications include ~~administrative adjustments~~major modifications, conditional use permits, development reviews, variances, etc.

Planning division. The planning division of the development services department of the City of Costa Mesa.

Project. See Development.

Property line. A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

Property line, front. For interior lots, the narrowest property line of a lot abutting a public or private street. If two or more equal property lines are narrowest, the front shall be that property line across which the development takes its primary access (if the primary access is determined to be equal, there shall be two front property lines). However, for non-

residentially zoned property, any property line abutting a public street designated as a secondary, primary or major street on the master plan of highways shall be deemed a front property line. A non-residentially zoned property shall have more than one front property line when it abuts more than one street designated as secondary, primary, or major on the master plan of highways.

For R-1 zoned property located on corner lots, the front property line may be the property line towards which the front of the dwelling unit is oriented.

Property line, rear. The property line opposite the front property line. A corner lot with more than one front property line shall have more than one rear property line. Irregularly shaped lots may also have more than one rear property line.

Property line, side. Any property line which is not a front or rear property line.

Property line, ultimate. The boundary of a lot after the dedication of land for use as public right(s)-of-way, whether dedicated in fee or by easement. A setback is measured from the ultimate property line.

Public area. Establishments where food or beverages are served. That portion of an establishment reserved for the exclusive use of the public for the receipt or consumption of food and/or beverages. For the purpose of this Zoning Code, public area shall not include restrooms, kitchens, hallways or other areas restricted to employees only.

Public hearing. A public proceeding conducted for the purpose of acquiring information or evidence which may be considered in evaluating a proposed action, and which affords to any affected person or persons the opportunity to present their views, opinions, and information on such proposed applications. "Mandatory hearings" are those required to be held by law, and "discretionary hearings" are those which may be held within the sole discretion of the hearing body.

Public right-of-way. A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or other public uses.

Recyclable materials. Reusable materials, including, but not limited to, metals, glass, plastic and paper which are intended for reuse, remanufacture or reconstruction. Recyclable materials do not include refuse, hazardous materials or hazardous waste.

Recycling. The process by which waste products are reduced to raw materials and transformed into new products.

Recycling and collection facility. A building or enclosed space used for the collection and processing of recyclable materials for preparation for shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning or remanufacturing.

Referral facility. A residential care facility or a group home where one or more person's residency in the facility is pursuant to a court order or directive from an agency in the criminal justice system.

Residential care facility. A residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but may not be limited to, the following: intermediate care facilities for the developmentally disabled (Health & Safety Code §§ 1267.8,1267.9); community care facilities (Health & Safety Code § 1500 et seq.); residential care facilities for the elderly (Health & Safety Code § 1569 et seq.); residential care facilities for the chronically ill (22 C.C.R. § 87801(a)(5); Health & Safety Code § 1568.02); alcoholism and drug abuse facilities (Health & Safety Code §§ 11834.02—11834.30); pediatric day

health and respite care facilities (Health & Safety Code § 1760 et seq.); residential health care facilities, including congregate living health facilities (Health & Safety Code §§ 1265—1271.1, 1250(i), 1250(e), (h)); family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children (Wel. & Inst. Code §§ 5115—5120).

Residential, multi-family. Apartments, common interest developments, townhouses and similar multiple-family residential developments, including detached single-family homes where there is more than one primary dwelling unit on a lot.

Residential, single-family. Detached single-family home where there is no more than one primary dwelling unit on a lot.

Room, bedroom. A fully-enclosed room designed or intended to be used for sleeping purposes within a residence that typically includes a closet and is separated from the other living spaces with a door.

Room, home office. A room designed and intended to be used for a household office or small business related activity within a residence. Within a single-family detached residence, this room is strictly not intended for sleeping purposes, and lacks direct access to a bathroom. The home office may also be referred to as a studio, den, study or library.

Senior congregate care facility. A structure(s) providing residence for 13 or more senior citizens with kitchen, dining, recreational, etc. facilities with separate bedrooms and/or living quarters.

Setback. The required distance that a building, structure, parking or other designated item must be located from a property line or lot line. A setback is measured from the ultimate property line.

Single housekeeping unit. The occupants of a dwelling unit have established ties and familiarity with each other, including jointly use of and responsibility for common areas, which includes interaction with each other, shared meals, household activities, and expenses and responsibilities; where residency is mutually agreed by all residents, is not transitory in nature ~~membership in the single housekeeping unit is fairly stable as opposed to transient, members have some control over who becomes a member of the household,~~ and the residential activities of the household are conducted on a ~~nonprofit~~ not-for-profit basis. ~~There is a rebuttable presumption that integral facilities do not constitute single housekeeping units. Additional indicia that a household is not operating as a single housekeeping unit include, but are not limited to: the occupants do not share a lease agreement or ownership of the property; members of the household have separate, private entrances from other members; members of the household have locks on their bedroom doors; members of the household have separate food storage facilities, such as separate refrigerators.~~

Single room occupancy unit. A dwelling unit that serves as the primary residence of its occupant(s) and is offered on a monthly rental basis or longer. Single room occupancy units may contain kitchen and/or sanitary facilities. If the units do not contain kitchen and/or bathroom facilities, shared kitchen and/or bathroom facilities must be provided within the building.

Single room occupancy residential hotel. A residential hotel, allowed in certain commercial zones, that contains units designed for long-term occupancy by a single person, although double occupancy may be permitted.

Slope. The degree of deviation of a surface from the horizontal plane, usually expressed in percent or degrees.

Small lot subdivision. A residential development containing a maximum of 15 detached or

townhome style units with no common walls where each unit is independently constructed on an individual parcel and the land is subdivided into fee simple parcels containing each unit. Each individual lot is provided with either a direct access to public street/alley or an easement access through a recorded subdivision map.

Smoking lounge. Any facility or location whose business operation, whether as a primary use or an ancillary use, is characterized by the sale, offering, and/or preparation of smoking of tobacco, cigars, hookah, electronic cigarettes, or similar products, including but not limited to establishments known variously as hookah parlors, vaping lounges, or cigar bars.

Smoking/vaping retailer. A smoke shop, electronic cigarette retailer, vapor cigarette retailer, or any other retail business that sells tobacco, electronic cigarettes, and related products primarily for off-site consumption. Smoking/vaping retailers shall not include food or beverage service, outdoor seating, or an indoor seating area greater than 100 square feet in area.

Sober living home. A group home for persons who are recovering from a drug and/or alcohol addiction and who are considered handicapped under state or federal law. Sober living homes shall not include the following: (1) residential care facilities; (2) any sober living home that operates as a single housekeeping unit; (3) any sober living home without an operator.

Specialty store. A retail store less than 3,000 square feet in area with hours of operation between 6:00 a.m. and 11:00 p.m. A specialty store offers a combination of foods and beverages for off-site use or consumption and provides for alcoholic beverage sales that are incidental to the primary use. No more than 10% of the total merchandise area of the retail floor may be devoted to display or sale of alcoholic beverages and only non-refrigerated alcoholic beverages may be offered. A specialty store must comply with the operational standards of section 13-200.72.

Specific plan. A plan consisting of text, maps, and other documents and exhibits regulating development within a defined area of the city, consistent with the general plan and the provisions of State Government Code section 65450 et seq.

State. State of California.

Story. For purposes related to zoning regulations, a story is that portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between such floor and the ceiling next above it shall constitute a story. An attic shall not be considered a story. A basement or cellar shall not be considered a story, if the finished floor level directly above the basement or cellar is less than four feet above finish grade at all locations. Any uncovered deck or activity area above the first story shall be considered a story.

Streamlined development review. The streamlined processing of a development plan when authority for approval is vested in the planning division.

Street. A public or private thoroughfare that provides primary access to adjacent land and local traffic movements. Streets do not include driveways which only provide access to parking areas.

Structure. Anything, including a building, located on the ground in a permanent location or attached to something having a permanent location on the ground.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, as defined in Section 50675.14 of the California Health and Safety Code, and that is linked to on site or off site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. ~~Supportive housing that is provided in~~

~~single-family dwelling, multi-family dwelling units, residential care facilities, or boarding house uses, shall be permitted, conditionally permitted or prohibited in the same manner as the other single-family dwelling, multi- family dwelling units, residential care facilities, or boarding house uses under this Code.~~

Tandem parking. An arrangement of parking spaces one behind the other in a row of maximum two cars including one in the garage space. Tandem garage parking is defined as the placement of standard parking spaces one behind the other within the enclosed area of a garage.

Townhouse. A single-family attached dwelling unit located on an individual dwelling unit lot, and is part of a row of units that contains three or more dwelling units.

Transitional housing. A development with buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. ~~Transitional housing that is provided in single-family dwelling, multi-family dwelling units, residential care facilities, or boarding house uses, shall be permitted, conditionally permitted or prohibited in the same manner as the other single-family dwelling, multi- family dwelling units, residential care facilities, or boarding house uses under this Code.~~

Trip (vehicle). A one-way vehicular journey either to or from a site, or totally within the site i.e. internal trip. Each trip has two trip ends, one at the beginning and the other at the destination.

Trip rate (vehicular). The anticipated number of vehicle trips to be generated by a specific land use type or land use classification. The trip rate is expressed as a given number of vehicle trips for a given unit of development intensity (i.e., trip per unit, trip per 1,000 square feet, etc.).

Uncontrolled environment. A location where there is the exposure (to radiofrequency radiation) of individuals who have no knowledge or control of their exposure. The exposures may occur in living quarters or work places where there are no expectations that the exposure levels may exceed the exposure and induced current levels permitted for the general public.

Underroof. All of the area within the walls of the building that a roof covers. Areas under porches, roof overhangs, garage protrusions, breezeways and other similar architectural design features are not considered as underroof.

Unit. A particular building or structure, or portion thereof, that is designed, intended or used for exclusive occupancy, possession or control of individual owners or occupiers, whether or not they have interests in common areas of the project.

Use. The purpose (type and extent) for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Warehouse, mini. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where at least one of the stalls or lockers has less than 500 square feet of floor area.

Warehouse, public. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where all the stalls or lockers have more than 500 square feet of floor area.

Vacancy rate (common lot development conversion). The ratio of vacant apartments being offered for rent or lease in the City of Costa Mesa, shown as a percentage of the total number of apartments in the city.

Vape lounge. See Smoking lounge.

Vape shop. See Smoking/vaping retailer.

Variance. A discretionary entitlement, usually granted by the planning commission, which permits departure from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Yard. Any open space on a lot unoccupied and unobstructed from the ground upward, except an inside court.

Yard, front. The yard between the front line of a building and the front line of the lot upon which the building is located.

Yard, rear. The yard extending from the extreme rear line of the main building to the rear lot line on which the building is situated.

Yard, side. The yard extending from the front yard, or from the front lot line where no front yard is required, to the rear yard or rear lot line, between the side lot line and the nearest wall of the main building or any accessory structure attached thereto.

Zero lot line. The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 4, 3-2-98; Ord. No. 00-5, § 1(a), 3-20-00; Ord. No. 01-16, § 1a., 6-18-01; Ord. No. 05-11, § 2a., 7-19-05; Ord. No. 06-18, § 1, 9-5-06; Ord. No. 09-3, §§ 1a., b., 5-19-09; Ord. No. 09-4, § 1a., 5-5-09; Ord. No. 10-13, § 1, 10-19-10; Ord. No. 10-14, § 1, 11-16-10; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 13-1, § 2A., 3-19-13; Ord. No. 13-05, § 1, 12-3-13; Ord. No. 14-04, § 2A., 4-1-14; Ord. No. 14-13, § 1, 10-21-14; Ord. No. 15-10, § 2A, 9-15-15; Ord. No. 15-11, § 1, 11-17-15; Ord. No. 16-01, § 1, 1-19-16; Ord. No. 18-03, § 2, 1-16-18; Ord. No. 21-03, § 3, 3-2-21; Ord. No. 21-20, § 1, 12-7-21)

Article 3
Review Authorities

§ 13-7. Purpose.
The purpose of this article is to establish the project review authority of the city council, the redevelopment agency, the planning commission, the zoning administrator and the planning division.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-8 City council.

The city council shall have final decision authority for appeals, final maps, specific plans, master plans in the town center and planned development districts, rezones, general plan amendments, density bonuses with financial incentives, Zoning Code amendments, improvement and development agreements, annexations and any action specified in this Zoning Code. The city council shall also be responsible for the acceptance of lands and/or improvements as may be proposed for dedication to the city, except deeds of dedication and parcel maps of four or fewer lots with no development agreements. The city council may impose conditions of approval.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-9 Redevelopment agency.

(a) Declaration of need of agency. It is hereby found and declared, pursuant to State Health and Safety Code section 33101, that there is a need for a redevelopment agency in the city, as such agency was created by section 33100, to function in the city, and the agency is hereby authorized to transact business and exercise all of the powers granted to it under the Community Redevelopment Law.

(b) Council declared agency. The five members of the city council are hereby declared to be the members of the redevelopment agency and are empowered to exercise all the rights, powers, duties, privileges and immunities vested by the Community Redevelopment Law in an agency.

(c) Term of agency members. Membership shall be for the period each councilmember serves in office, and shall automatically terminate at the time any councilmember no longer holds the office of councilmember. Any vacancy existing on the redevelopment agency shall be filled only by a duly elected sworn and acting city councilmember.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-10 Planning commission.

(a) Commission. Pursuant to the provisions of section 65101 of the Planning and Zoning Law of the California Government Code, there is hereby created a planning commission, which shall consist of seven members.

(b) Appointment and removal of commissioners. Each council member elected by district shall nominate a planning commission member, subject to approval by a majority vote of the entire city council. The mayor shall nominate a planning commission member, subject to approval by a majority vote of the entire city council. Planning commission members serve at the pleasure of the city council. A member may be removed prior to the expiration of his or her term by a majority vote of the entire city council. Additional details for the appointment procedures and member qualifications, terms and compensation may be set by city council policy.

(c) Residency. Each member of the planning commission must be a resident of the City of Costa Mesa at the time the member is nominated and appointed. If any member of the planning commission ceases to be a resident of the city that member's appointment will automatically terminate. The secretary of the planning commission shall immediately inform the city council of any such termination.

(d) Term. The term of each planning commission member shall expire on the date on which the second regular meeting in January is held immediately following expiration of the term of the council member or mayor who appointed that member, or until he or she is reappointed or replaced.

(e) Ex-officio member of commission. The director of development services and city attorney or designee shall attend the meetings of the planning commission and assist the commission in an advisory capacity as needed.

(f) Absence from commission meetings without cause. If a planning commission member is absent from three consecutive regular meetings of the commission, without cause, the office of the member shall be deemed to be vacant and the term of such member terminated. The secretary of the planning commission shall immediately inform the city council of such termination.

(g) Absence from commission meetings for cause. An absence due to illness or an unavoidable absence from the city and written notice thereof given to the secretary of the planning commission on or before the day of any regular meeting of the commission shall be deemed absence for cause.

(h) Councilmember ineligibility. No member of the city council shall be eligible for membership on the planning commission.

(i) Authority of the planning commission.

(1) The planning commission shall have the power, except as otherwise provided by law, to act on plans for the regulation of the future growth, development and beautification of the city, in respect to:

a. Public and private buildings and works, streets, parks, grounds and vacant lots.

b. The future growth and development of the city in order to secure sanitation, proper service of all public utilities, shipping and transportation facilities.

c. The location of any proposed buildings, structures, or works.

(2) The planning commission is authorized to act upon the following discretionary actions:

a. Recommend to the city council approval, conditional approval or denial of general plan amendments, specific plans, rezones, Zoning Code amendments, development agreements, density bonuses with public financial incentives, preliminary and final master plans, and any other action specified in this Zoning Code.

b. Recommend to the successor agency to the former redevelopment agency approval, conditional approval or denial of redevelopment actions, or adoption and/or amendments to a redevelopment plan.

c. Approve, conditionally approve or deny applications for conditional use permits, variances, tentative tract and parcel maps, density bonuses without public financial incentives, and any other action specified in this Zoning Code.

d. Perform other duties necessary to carry out the provisions reserved to the planning commission in Title 10 of the Municipal Code, the provisions of this Zoning Code and the provisions of the Planning, Zoning and Development Law of the State Government Code.

(j) Commission bylaws authorized. The planning commission shall have the power, except as otherwise provided by law, to adopt such bylaws as it may deem necessary to provide for:

(1) The time and place of meeting.

(2) The time and method of electing officers.

(3) Such other matters relative to the organization of the planning commission and methods of administration of its duties which are not otherwise provided for by statute or ordinance.

(k) Regular meeting of commission defined. A regular meeting as provided by law or by rule of the planning commission or any regularly advertised public hearing shall be deemed a regular meeting.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 01-12, § 1, 3-5-01; Ord. No. 02-4, § 1a, 3-18-02; Ord. No. 03-2, § 3, 3-3-03; Ord. No. 04-17, § 3, 1-3-05; Ord. No. 19-05, § 1, 4-2-19; Ord. No. 21-14, § 1, 8-3-21)

§ 13-11 Zoning administrator.

(a) The development services director or designee is authorized to act as the zoning administrator according to procedures set forth in the State Government Code.

(b) The zoning administrator is authorized to approve, conditionally approve, or deny the following discretionary planning applications. The zoning administrator may forward any action to the planning commission for review.

(1) Major modification~~Administrative adjustment~~;

(2) Minor conditional use permit;

(3) Lot line adjustment;

(4) Wireless telecommunications use permit (see section 19-15); and

(5) Any action specified in this Zoning Code.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 20-03, § 2, 3-3-20)

§ 13-12 Planning division.

The development services director or designees constitute the planning division. The planning division is authorized to act on and grant approvals of development reviews and minor modifications as described in Chapter III, Planning Applications, Wireless Telecommunications Use Permit (see section 19-15), and other duties as designated by the development services director, planning commission, city council and this Zoning Code.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 20-03, § 2, 3-3-20)

CHAPTER III
PLANNING APPLICATIONS

§ 13-27. Purpose.

The purpose of this chapter is to establish the parameters for the numerous types of discretionary planning applications and to identify processing procedures.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-28. Types.

(a) ~~*Administrative adjustment*~~*Major Modification*. Any deviation from an adopted development standard in this Zoning Code that meets the criteria listed in Table 13-28(a).

TABLE 13-28(a)
~~ADMINISTRATIVE ADJUSTMENTS~~MAJOR MODIFICATIONS

Standard	Deviation Range
Decrease in required front yard depth; provided that in residential zones, the garage is set back a minimum of 19 feet from the front property line.	More than 20% but no more than 40%
Decrease in required rear yard depth.	More than 20% but no more than 40%
Decrease in required side yard width.	More than 20% but no more than 40%
Increase in maximum fence/wall height.	More than 33 1/3 % but no more than 50%
Increase in depth of permitted projections into required yards.	More than 20% but no more than 40%
Deviation in sign area, height, setbacks, separation and other sign specifications	More than 10% but no more than 20%
Decrease in required distance between main structures	More than 20% but no more than 40%
Decrease in required distance between accessory and main structures	More than 20% but no more than 40%

(b) ***Conditional use permit***. Any use specified in this Zoning Code as requiring a conditional use permit.

(1) *Common interest development conversion.* For residential projects, a proposal to convert an occupied or previously occupied apartment complex to a residential common interest development project. To request a conversion for a newly constructed project, the apartment complex shall have received final building approval for occupancy. For non-residential projects, a proposal to convert an occupied or previously occupied non-residential complex to a non-residential common interest development. Non-residential includes industrial,

commercial, office, and/or mixed-use project.

(c) ***Density bonus or incentive.*** Any request for incentives to produce lower income and senior housing per State Government Code section 65915.

~~(d) *Development review, streamlined.*~~ The following shall be subject to streamlined development review, if the project complies with applicable development standards in this Zoning Code and meets one of the following conditions: ~~***Design review.*** Any construction that results in three or more dwelling units on a development lot in any residential zone, except planned development, shall be subject to design review.~~

(d)

(1) Residential construction of one story in the R1, R2-MD, R2-HD, and R3 zones.

(2) Residential uses permitted by right in ~~this~~the Zoning Code and qualifying for ministerial approval as a 'use by right' consistent with ~~State~~the applicable provisions of the Government Code.

(3) Additions to existing buildings in the AP, CL, C1, C2, C1-S, MG, or MP zones that comply with the applicable development standards in this Zoning Code and do not exceed 2,000 square feet or 50% of the existing building area, whichever is less, shall be subject to streamlined development review.

(e) ***Development review.*** The following shall be subject to development review:

(1) ~~*Two-story R*~~*residential construction of two or more stories*. In ~~the R2-MD, R2-HD, and R3 zones~~any zone, ~~any two-story~~residential construction of two or more stories ~~construction on a lot where there are two or fewer dwelling units or any second-story addition on a lot with more than two dwelling units~~ that complies with the applicable development standards in this Zoning Code and the forthcoming Citywide Residential and Mixed-Use Objective Design Standards ~~any residential design guidelines~~ adopted by city council. Until such objective standards are adopted, projects shall be subject only to the objective development standards in this Zoning Code.

(2) *Construction of new buildings or additions to existing buildings in the AP, CL, C1, C2, C1-S, MG, or MP zones that comply with the applicable development standards in this Zoning Code and exceed 2,000 square feet or 50% of the existing building area.* ~~However, building additions that do not exceed 2,000 square feet or 50% of the existing building area, whichever is less, and comply with all applicable development standards shall not be subject to development review~~be subject to streamlined development review.; and,

(3) Any other use specified in this Zoning Code as requiring development review.

(f) ***Lot line adjustment.*** Any adjustment to an existing lot line between two lots, where the land taken from one lot is added to an abutting lot and/or where a greater number of lots than originally existed is not created. A lot line adjustment may be used to combine no more than four abutting lots.

(g) ***Master plan.*** Prior to development in the planned development (PD), town center (TC), shopping center (C1-S), ~~mixed-use overlay (MU),~~ and all types of institutional and recreational (I&R, I&R-S, and I&R-MLT) zoning districts, a master plan is required. Preliminary master plans are required in the TC and I&R-MLT zone, are optional in PD

~~and MU~~ zones, and are not required in C1-S, I&R-S, and I&R zones.

(1) **Minor changes.** Minor changes in the location, siting or character of buildings and structures may be authorized by the planning division if required by the final engineering or other circumstances not foreseen at the time the master plan was approved. No change authorized under this section may cause any of the following:

a. A change in the use or character of the development;

b. An increase in the overall density or floor area ratio of the development;

c. An increase in overall coverage of structures;

d. A reduction or change in character of approved open space;

e. A reduction of required off-street parking;

f. A detrimental alteration to the pedestrian, vehicular and bicycle circulation and utility networks;

g. A reduction in required street pavement widths;

h. An increase of more than six inches in building height; or

i. A decrease in building setback greater than can be approved by a minor modification by the development services director.

(2) **Major amendments.** Substantial amendments to the master plan encompassing one or more of the minor changes listed in subparagraphs (1)a. through (1)i., or any proposed change determined by the development services director as a major amendment, shall be subject to review and approval by the zoning administrator. Furthermore, if the major amendment results in an overall building square footage that exceeds the maximum density or building square footage allowed by the approved master plan, the zoning administrator must find that the major amendment is consistent with the density, floor area ratio, and trip budget standards established by the general plan, as applicable.

(3) **Minor amendments.**

a. Minor amendments to existing master plans in planned development zones are subject to section 13-56, master plan required.

b. Minor amendments to existing master plans in the TC, C1-S, MU, I&R, I&R-S, and I&R-MLT zones may be approved by development review if the planning division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. Furthermore, if the minor amendment results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the planning division must find that the minor amendment is consistent with the floor area ratio and trip budget standards established by the general plan, as applicable.

~~(4) **Mixed-use development plan screening application.** Applicants for residential or mixed-use development projects in a mixed-use overlay district shall submit a screening application for consideration by city council at a public meeting. No other concurrent application for development may be submitted for processing until city council comments have been received. The purpose of the screening application is to receive city council comments on the merits and appropriateness of the proposed development. No other action on the screening application will be taken by city council. The submittal requirements for the screening review are specified on the city's planning application form, and the city council's review comments on the proposed project for processing shall not set precedent for approval of the master plan.~~

(h) ***Minor conditional use permit.*** Any use or deviation from development standards specified in this Zoning Code as requiring a minor conditional use permit.

~~(i) *Minor design review.* The following shall be subject to minor design review:~~

~~(1) Two-story residential construction that does not comply with any residential design guidelines adopted by the city council in the following zones:~~

~~a. R1 zone. Any two-story construction or second-floor addition; and~~

~~b. R2-MD, R2-HD, and R3 zones. Any two-story construction on a lot that results in two or fewer dwelling units or any second-story addition on a lot with more than two dwelling units.~~

~~(2) Reserved for future use.~~

~~(3) Any deviation from development standards specified in this Zoning Code as requiring a minor design review.~~

~~(j)~~(i) ***Minor modification.*** Any deviation from an adopted development standard in this Zoning Code that meets the criteria listed in Table 13-28(ji)~~(1)~~.

TABLE 13-28(ji)~~(1)~~
MINOR MODIFICATION

Standard	Deviation Range
Decrease in required front yard depth; provided that in residential zones, the garage is set back a minimum of 19 feet from the front property line	20% or less
Decrease in required rear yard depth	20% or less
Decrease in required side yard width	20% or less
Increase in maximum fence/wall height	33 1/3 % or less
Decrease in five-foot setback on street side for fences/walls in excess of 36 inches on corner lots in multi-family residential zones	100% or less
Increase in depth of permitted projections into required yards	20% or less
Decrease in minimum driveway width for two or more dwelling units	to not less than 10 feet
Deviation in sign area, height, setbacks, separation and other sign specifications	10% or less
Decrease in required distance between main structures	20% or less
Decrease in required distance between accessory and main structures	20% or less
Decrease in minimum width and length of garage dimensions	5% or less

(2) *Minor building additions that encroach into required setbacks no further than the existing main structure, excluding architectural features.* However, no nonconforming setback width or depth may be decreased further, and the building addition shall comply with all other applicable sections of this Zoning Code and other codes.

(3) Fabric awnings that project no more than five feet from the building face.

(4) Minimum length of no less than 18 feet for driveways as measured from the ultimate property line.

(5) Any deviation from development standards specified in this Zoning Code as requiring a minor modification.

~~(k)~~(j) ***Mobile home park conversion.*** Any conversion of an existing mobile home park to any other use permitted or conditionally permitted in the applicable zoning district.

~~(l)~~(k) ***Planned signing program.*** A voluntary, optional alternative to the general sign regulations, except in the C1-S zone where it is required.

~~(m)~~(l) ***Reasonable accommodation.*** As defined in section 13-200.62

~~(n)~~(m) (Reserved)

~~(o)~~(n) ***Rezone.*** Any proposed change to the official zoning map.

~~(p)~~(o) ***Special use permit.*** Refer to Chapter XV of the Zoning Code.

~~(q)~~(p) ***Specific plan conformity review.*** Any proposed action or land use which is required by the applicable specific plan to be reviewed for conformity with the purpose and intent of the plan.

~~(r)~~(q) ***Tentative tract or parcel map (including vesting).*** Any proposed subdivision of land which is required by a provision of the Subdivision Map Act or this Zoning Code to file a tentative tract or parcel map.

~~(s)~~(r) ***Variance.*** Any deviation from a development standard in this Zoning Code that is not specified as a minor modification or ~~administrative adjustment~~major modification, or a deviation that is not allowed by approval of conditional use permit, minor conditional use permit, or specific plan conformity procedure.

~~(t)~~(s) ***Landmarks and historic districts located within the city.*** A person may request placement of a significant historic structure on the local Register of Historic Places subject to the criteria and procedures established in Chapter IX, Article 14, Historic

Preservation.

~~(1)~~(1) ***Certificate of appropriateness.*** A certificate issued by the planning commission (or other commission/committee designated by the city council), approving plans, specifications, or statements of work for any proposed alteration, restoration, or rehabilitation, construction, relocation, or demolition, in whole or in part, of a "designated cultural resource" listed on the city's local Register of Historic Places.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 99-17, § 3, 11-15-99; Ord. No. 01-10, §§ 1a., 1b., 3-5-01; Ord. No. 01-16, § 1b., 6-18-01; Ord. No. 02-4, § 1m, 3-18-02; Ord. No. 03-4, § 1(a), 6-2-03; Ord. No. 03-8, §§ 1, 2, 9-2-03; Ord. No. 05-3, § 1b., 2-7-05; Ord. No. 05-2, § 1a.—c., 2-22-05; Ord. No. 06-9, § 1b., 4-18-06; Ord. No. 07-17, § 1a., b., 10-2-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 16-09, § 3, 10-4-16; Ord. No. 21-20, § 1, 12-7-21)

§ 13-29. Planning application review process.

(a) ***Application.***

(1) Application for any planning application shall be made to the planning division on the forms provided. Plans and information reasonably needed to analyze the application may be required. A list of required plans and information shall be available from the planning division.

(2) All applications shall be signed by the record owner of the real property to be affected. This requirement may be waived upon presentation of evidence substantiating the right of another person to file the application.

(b) ***Fees.*** The application shall be accompanied by all applicable processing fees as established by resolution of the city council.

(c) ***Public hearing.*** Upon receipt of a complete application for a planning application, the planning division shall fix a time and place of the public hearing if one is required pursuant to Table 13-29(c). For planning applications which require review by both the planning commission and city council ~~or redevelopment agency~~, pursuant to Table 13-29(c), the final review authority shall hold a public hearing no more than 45 days from the receipt of the planning commission's recommendation.

TABLE 13-29(c) PLANNING APPLICATION REVIEW PROCESS					
Planning Applications	**Public Notice Required**	**Public Hearing Required**	**Recommending Authority**	**Final Review Authority**	**Notice of Decision**
~~Streamlined Development Review~~	~~No~~	~~No~~	~~None~~	~~Planning Division~~	~~No~~
Development Review Minor Modification	No	No	None	Planning Division	No
Reasonable Accommodation	No	No	None	Planning Division	No
Lot Line Adjustment	No	No	None	Planning Division	No
Special Use Permit	Yes	Yes	None	Planning Division	No
~~Administrative Adjustment~~ Major Modification Minor Conditional Use Permit ~~Minor Design Review~~ Planned Signing Program	Yes	No	None	Zoning Administrator	Yes
~~Design Review~~ Mobile Home Park Conversion Common Interest Development Conversion (Residential or Nonresidential) Specific Plan Conformity Review Tentative Parcel Map Tentative Tract Map Variance	Yes	Yes	Planning Division	Planning Commission	Yes
Conditional Use Permit Density Bonus Master Plan Master Plan—Preliminary	Yes	Yes	Planning Division	Planning Commission (excepted where noted otherwise in this zoning code)	Yes
~~Redevelopment Action~~	~~Yes~~	~~Yes~~	~~Planning Commission~~	~~Redevelopment Agency~~	~~Yes~~
Rezone	Yes	Yes	Planning Commission ~~and if located in a redevelopment project area, the Redevelopment Agency~~	City Council	No
Local Register of Historic Places	No	No	Planning Commission or other commission/ committee as designated by the City Council	City Council	Yes
Certificate of Appropriateness	No	No	Planning Commission or other commission/ committee as designated by the City Council	Planning Commission or other commission/ committee as designated by the City Council	No

(d) ***Public notice.*** When required pursuant to Table 13-29(c), public notice shall be given as described in the following subsections. Public notices shall contain a general explanation of the proposed planning application and any other information reasonably needed to give adequate notice of the matter to be considered.

(1) *Mailed notice required.* Notices of the hearing shall be mailed to all property owners and occupants within a 500 foot radius of the project site, except for applications for the construction of a building(s) 150 feet or more in height which; ~~these the applications pursuant to Table 13-29(d)~~ shall require a greater notice radius pursuant to Table 13-29(d):

TABLE 13-29(d)
MAILED NOTICE REQUIRED

Building Height in Feet	Notice Requirement
More than 150 and less than or equal to 225	700-foot radius
More than 225 and less than or equal to 300	900-foot radius
More than 300	1,100-foot radius

The required notice radius shall be measured from the external boundaries of the property described in the application. The notice shall be mailed no less than 10 days prior to the hearing or determination on the application. The planning division shall require mailing labels from the project applicant for this purpose. The mailing labels shall reflect the last known name and address of owner(s) as shown on the last equalized county assessment roll or by a more current listing.

(2) *On-site posting required.* Additional notice shall be provided by posting a notice on each street frontage of the project site, no less than 10 days prior to the date set for the hearing or determination on the application.

(3) *Newspaper publication.* When a public hearing is required, notice shall also be published once in the city in a newspaper of general circulation, no less than 10 days prior to the date set for the public hearing.

(e) ***Review criteria.*** Review criteria for all planning applications shall consist of the following:

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

(3) Compliance with any performance standards as prescribed elsewhere in this Zoning Code.

(4) Consistency with the general plan and any applicable specific plan.

(5) The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

(6) When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.

(7) For residential developments, consistency with any applicable design guidelines adopted by city council resolution.

(8) For affordable multi-family housing developments which include a minimum of 16 affordable dwelling units at no less than 20 dwelling units per acre, the maximum density standards of the general plan shall be applied, and the maximum density shall be permitted by right and not subject to discretionary review during the design review or master plan application process.

(f) ***Conditions***. The final review authority pursuant to Table 13-29(c), may impose reasonable conditions to assure compliance with the applicable provisions of this Zoning Code, and to assure compatibility with surrounding properties and uses and to protect the public health, safety and general welfare. The final review authority may also require such written guarantees, cash deposits, recorded land use restrictions, etc., as may be necessary to assure compliance with the conditions.

(g) ***Findings***. When granting an application for any of the planning applications specified below, the final review authority shall find that the evidence presented in the administrative record substantially meets any required conditions listed below. Other findings may also be required pursuant to other provisions of this Zoning Code.

(1) ~~Administrative adjustment~~Major modifications and variance findings:

a. Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.

b. The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.

c. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

(2) Conditional use permit and minor conditional use permit findings:

a. The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

b. Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

c. Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

(3) Density bonus and concession or incentive findings:

a. The request is consistent with State Government Code section 65915 et. seq. regarding density bonuses and other incentives, the general plan, any applicable specific plan, and Chapter IX special regulations, Article 4 density bonuses and other incentives.

b. The requested density bonus and incentive or concession constitute the minimum amount necessary to provide housing at the target rents or sale prices and/or a child care facility.

c. The granting of the incentive or concession is required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5 or for rents for the targeted units.

d. The granting of the incentive or concession and/or the waiver or reduction of development standards does not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code section 65589.5 upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

e. The granting of the incentive or concession and/or the waiver or reduction of development standards does not have an adverse impact on any real property that is listed in the California Register of Historical Resources.

(4) Lot line adjustment findings: The lot line adjustment and improvements are consistent with the general plan, any applicable specific plan and this Zoning Code.

(5) Master plan findings:

a. The master plan meets the broader goals of the general plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

~~b. Master plan findings for mixed-use development projects in the mixed-use overlay district are identified in Chapter V, Article 11, mixed-use overlay district.~~

~~c. As applicable to affordable multi-family housing developments, the~~

~~project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.~~

(6) Minor modification findings:

a. The improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.

b. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development.

(7) Mobile home park conversion findings:

a. The impacts of the conversion on the residents of the mobile home park have been duly considered as required by the State Government Code.

b. The proposed conversion project is consistent with the general plan, any applicable specific plan and this Zoning Code.

(8) Planned signing program findings:

a. The proposed signing is consistent with the intent of Chapter VIII, Signs, and the General Plan.

b. The proposed signs are consistent with each other in design and construction taking into account sign style and shape, materials, letter style, colors and illumination.

c. The proposed signs are compatible with the buildings and developments they identify taking into account materials, colors and design motif.

d. Approval does not constitute a grant of special privilege or allow substantially greater overall visibility than the standard sign provisions would allow.

(9) Reasonable Accommodation findings: Refer to Chapter IX, Article 15.

(10) Common interest development conversion findings:

a. The applicant has submitted an adequate and legally binding plan which addresses the displacement of long-term residents, particularly senior citizens and low- and moderate-income families and families with school-age children; and

b. The proposed common interest development conversion project conforms to adopted general plan policies and any applicable specific plan or urban plan, and if applicable, increases the supply of lower cost housing in the city and/or that the proposed conversion project fulfills other stated public goals.

c. The establishment, maintenance, or operation of the project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the surrounding neighborhood, nor will the project be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city.

d. The overall design and physical condition of the common interest development conversion project achieves a high standard of appearance, quality, and safety.

e. The proposed common interest development conversion project conforms to the Costa Mesa Zoning Code requirements.

f. For a proposed common interest development conversion project that does not conform to the zoning code requirements, the project due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is of continued value to the community and it contributes to defining and improving the community as a whole. Deviations from zoning code requirements are acceptable because it would be impracticable or physically impossible without compromising the integrity of the overall project to implement features that could result in conformance with current code requirements.

g. For a proposed common interest development conversion project located in an urban plan area, the proposed conversion is consistent with the applicable mixed-use overlay zoning district. Specifically, the proposed non-residential conversion project supports a mixed-use development or a similar land use that is not allowed in the base zoning district, or the proposed conversion project is a residential common interest development that is permitted by either the base or overlay zoning district.

(11) Rezone findings: The proposed rezone is consistent with the Zoning Code and the general plan and any applicable specific plan.

(12) Specific plan conformity review findings: Refer to the applicable specific plan text.

(13) Tentative parcel or tract map findings:

a. The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.

b. The proposed use of the subdivision is compatible with the general plan.

c. The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

d. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

e. The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

f. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

~~(11) Design review and minor design review findings.~~

~~a. The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.~~

~~b. The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.~~

~~c. As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.~~

(h) ***Decision.***

(1) After the public hearing, if required, the final review authority may approve, conditionally approve or deny any application for the planning application based upon the standards and intent set forth in the applicable provisions of this Zoning Code. In the case of a denial, the applicant shall be notified of the circumstances of the denial.

(2) For planning applications which require the planning commission to make a recommendation to the final review authority, the authority shall not approve any major change or additions in any proposed planning application until the proposed change or addition has been referred to the planning commission for a report, unless the change or addition was previously considered by the planning commission. It shall not be necessary for the planning commission to hold a public hearing to review the referral. Failure of the planning commission to report to the final review authority within 40 days after the referral shall be deemed approval of the proposed change or addition.

(i) ***Notice of decision.***

(1) Notice of the zoning administrator's decision shall be given within five days of the decision to the city council, planning commission and to any affected party requesting the notice. Any member of the planning commission or city council may request review of a zoning administrator's decision within seven days of the notice of the decision. No fee shall be charged for such review.

(2) Notice of the planning commission's ~~and/or redevelopment agency's~~ decision shall be given within five days to the city council and to any affected party requesting the notice. Any member of the city council may request review of the decision within seven days of the notice of the decision. No fee shall be charged for such review.

(j) ***Appeals.*** Appeals of the final review authority shall be filed within seven days of the public hearing or the date of the notice of decision according to the procedures set forth in Title 2, Chapter IX, Appeal, Rehearing and Review Procedure.

(k) ***Time limits and extensions.***

(1) Planning applications shall run with the land until revoked, except as provided in this section or in a condition imposed at the time of granting the planning application.

(2)

a. Unless otherwise specified by condition of approval, any permit or approval not exercised within 24 months from the actual date of review authority approval shall expire and become void, unless an extension of time is approved in compliance with paragraph (4) of this subsection;

b. The permit shall not be deemed "exercised" until at least one of the following has first occurred:

1. A building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the building official.

2. A certificate of occupancy has been issued.

3. The use is established and a business license has been issued.

4. A time extension has been granted in compliance with paragraph (3)

of this subsection.

(3) The time limits specified in paragraph (2) of this subsection shall not apply to preliminary master plans, except that the first phase of the final master plan must be approved within 24 months of the approved preliminary master plan. Time limits regarding the construction of improvements authorized by the approved final master plan for each phase of the project shall comply with the time limits established in paragraph (2).

(4) Extension of time.

a. *Filing and review of request.* No less than 30 days or more than 60 days before the expiration date of the permit, the applicant shall file a written request for an extension of time with the department, together with the filing fee established by resolution of the city council.

b. For extension requests not to exceed 180 days: The director of development services may extend the time for an approved permit or approval to be exercised. Only one request for an extension of 180 days may be approved by the director. Any subsequent extension requests shall be considered by the original approval authority.

c. For extensions requests of more than 180 days: The review authority for the original project shall consider the request to extend the time for an approved permit or approval to be exercised. A public hearing shall only be held if it was required on the original application. If notice was required for the original application, notice of the public hearing shall be given according to the procedures set forth in this chapter.

(5) Fees for extensions of time for planning applications may be established by resolution of the city council.

(6) Action on extension request. A permit or approval may be extended beyond the expiration of the original approval provided the director or the review authority finds that there have been no changes in the conditions or circumstances of the site, such as Zoning Code or General Plan amendment or other local and statewide regulations affecting the approved development standards, or project so that there would have been ground for denial of the original project or any changes to the General Plan and/or Zoning Code that would preclude approval of the same project at the time of the requested extension.

(7) Effect of expiration. After the expiration of the permit or approval, no further work shall be done on the site and no further use of the site shall occur until a new permit or approval, or other city permits or approvals are first obtained. Fees for extensions of time for planning applications may be established by resolution of the city council.

(l) ***Building permits/authority to proceed.*** No building permit or authority to proceed shall be granted until all required review and approval has been obtained and all

applicable appeal periods have expired.

(m) ***Compliance.*** Final occupancy shall not be granted unless the site development conforms to the approved set of building plans, applicable conditions of approval and code requirements.

(n) ***Reapplication.*** Upon final denial of any planning application, a new application for substantially the same planning application may not be filed within six months of the date of the denial. The development services director shall determine whether the new application is for a planning application which is substantially the same as a previously denied application. No decision of the development services director shall be effective until a period of seven days has elapsed following the written notice of a decision; an appeal of the decision shall be filed according to the procedures set forth in Title 2, Chapter IX, Appeal, Rehearing and Review Procedure.

(o) ***Enforcement authority.***

(1) The planning commission may require the modification or revocation of any planning application and/or pursue other legal remedies as may be deemed appropriate by the city attorney, if the planning commission finds that the use as operated or maintained:

a. Constitutes a public nuisance as defined in State Civil Code Sections 3479 and 3480; or

b. Does not comply with the conditions of approval.

(2) The modification or revocation of any permit by the planning commission under this subsection shall comply with the notice and public hearing requirements set forth in subsections (c) and (d). The development services director may require notice for a development review or minor modification, if deemed appropriate.

(p) ***Amendment to a planning application.*** Any approved planning application may be amended by following the same procedure and fee schedule as required for the initial approval, with the exception of the following two instances:

(1) Minor amendments to conditional use permits shall be processed as minor conditional use permits; and

(2) Amendments to master plans which comply with section 13-28(f)(1) may be authorized by the planning division.

(q) ***Concurrent processing.*** Unless otherwise stated in this Zoning Code, applications for proposed projects which require two or more planning application approvals may be processed concurrently. Final project approval shall not be granted until all necessary approvals have been obtained.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 5—7, 3-2-98; Ord. No. 99-17, § 4, 11-15-99; Ord. No. 01-11, § 1a., 3-5-01; Ord. No. 01-16, §§ 1c.—e., 6-18-01; Ord. No.

03-8, § 3, 9-2-03; Ord. No. 05-2, § 1d., e., 2-22-05; Ord. No. 06-7, § 1a., 4-18-06; Ord. No. 06-9, § 1c., 4-18-06; Ord. No. 07-17, § 1c., d., 10-2-07; Ord. No. 09-13, § 1, 11-17-09; Ord. No. 17-12, § 1, 9-19-17; Ord. No. 18-06, § 1, 9-4-18; Ord. No. 21-20, § 1, 12-7-21)

CHAPTER IV
CITYWIDE LAND USE MATRIX

§ 13-30. Purpose.

The purpose of this chapter is to provide a comprehensive list of uses which are permitted, conditionally permitted, or prohibited in the various zoning districts, as represented by Table 13-30, Land Use Matrix. In evaluating a proposed use, the following criteria shall also be considered:

(a) Uses determined as permitted may be subject to a discretionary review when construction is proposed, pursuant to Chapter III, Planning Applications.

(b) Uses proposed in the planned development zones are subject to verification of consistency with the master plan adopted for planned development zones. A proposed use not expressly allowed by the adopted master plan may require additional discretionary review pursuant to Table 13-30, Land Use Matrix.

(c) All listed uses in the matrix are subject to verification of compliance with density and floor area ratio limits, parking requirements and performance standards which may, in certain cases, prevent the establishment of the use.

(d) Any proposed use not listed in the Land Use Matrix shall be reviewed by the development services director to determine its similarity to another listed use. If no substantial similarity exists, the proposed use shall require approval of a conditional use permit prior to establishment of the use.

(e) For the purpose of Table 13-30, Land Use Matrix, the various zoning districts are labeled as follows:

Residential zones: R1, R2-MD, R2-HD, and R3

Commercial zones: AP, CL, C1, C2, C1-S, and TC

Industrial zones: MG and MP

Planned Development Residential zones: PDR-LD, PDR-MD, PDR-HD, and PDR-NCM

Planned Development Commercial zone: PDC Planned Development

Industrial zone: PDI

The Parking zone: P

Institutional and Recreational zones: I & R, I & R-S, and I & R-MLT

(f) For zoning districts located in a specific plan area, please refer to the appropriate specific plan text to determine if any additional regulations related to land uses are applicable.

(g) For the mixed-use overlay district located in an urban plan area, please refer to the appropriate urban plan text for additional regulations related to development standards and allowable land uses as applicable.

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
RESIDENTIAL USES																						
1. Single-family dwellings (single housekeeping units)	P[4]	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
2. Multi-family dwellings	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.1 Common interest developments, residential	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.2 Small lot subdivisions, residential	•	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
3. Mobile home parks	•	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•
4. Boarding-house, small[7]	•	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•
5. Boarding-house, large[7]	•	C	C	C	•	•	•	•	•	•	•	•	•	C	C	C	C	C	•	•	•	•
6. Residential care facility, six or fewer persons (State licensed)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	P	•	P	•
7. Group homes, six or fewer	S	S[6]	S[6]	S[6]	•	•	•	•	•	•	•	•	S[6]	S[6]	S[6]	S[6]	S[6]	S[6]	P	•	P	•
7.1 Sober living homes, six or fewer	S[5]	S[6]	S[6]	S[6]	•	•	•	•	•	•	•	•	S[6]	S[6]	S[6]	S[6]	S[6]	S[6]	P	•	•	•
8. Residential care facility, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•
9. Group homes, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•
9.1 Sober living homes, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
10. Referral facility (Subject to the requirements of section 13-32.2, referral facility).	•	C[2]	C[2]	C[2]	•	•	•	C[2]	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•
11. Single room occupancy residential hotel (subject to City Council Policy 500-5)	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Employee housing, six or fewer	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
Supportive housing	P[12]	P[11,12]	P[11,12]	P[11,12]	•	•	•	•	•	P[11,12]	•	•	P[11,12]	P[11,12]	P[11,12]	P[11,12]	P[11,12]	P[11,12]	•	•	P[11,12]	•
Transitional housing	P[12]	P[12]	P[12]	P[12]	•	•	•	•	•	P[12]	•	•	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	•	•	P[12]	•
Low barrier navigation center	•	•	•	•	•	•	•	•	•	P[13]	•	•	•	•	•	•	P[13]	P[13]	•	•	P[13]	•
ACCESSORY USES																						
~~12. Reserved for future use.~~																						
13. Animals, keeping of	SEE TITLE 3, ANIMALS AND FOWL																					
14. Antennas: Amateur radio, Satellite dish, Communication	SEE CHAPTER IX, ARTICLE 2, ANTENNAS																					
~~15. Reserved for future use~~																						
~~15.1 Incidental residential use that includes a toilet in combination with a bathtub or shower. This applies to an accessory use contained in a detached structure or~~	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
~~contained within the main structure with no interior connection between the main and incidental use. Land use restriction required~~																						
16. Day care facilities (15 children or more) (see also Nursery schools)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
17. Family day care—Large (7 to 14 children) (subject to the requirements of section 13-37, large family day care homes)	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P	•	P[2]	•
18. Family day care—Small (up to 8 children)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P[3]	P[3]	P	•	P[3]	•
19. Garage/yard sales—No more than 2 events permitted a year, not to exceed 3 consecutive days	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P[3]	P[3]	•	•	P[3]	•
~~20. Reserved for future use~~																						
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2]	•	P[2]	•
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	•	MC[2,3]	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
requirements of ch. IX, article 6, home occupations)																						
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2]	•	P[2]	•
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	•	MC[2,3]	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
22.2 Accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	P[2]	•
22.3 Junior accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	P[2]	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
units)																						
22.4 Temporary real estate and construction offices (subject to the requirements of ch. IX, art. 10, temporary trailers)	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]
INSTITUTIONAL AND RECREATIONAL USES																						
23. Cemeteries	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•
24. Churches and other places of religious assembly (Subject to the requirements of article 4.5, development standards for churches and other places of religious assembly)	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	P[2]	P[2]	C[2]	C[2]	P[2]	P[2]	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	P[2]	C[2]	C[2]	•
25. Civic and community clubs	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	•	P	•
26. Convalescent hospitals; nursing homes	•	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	•	•	P	•	•	•
27. Country clubs; golf courses	C	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	•	•	P	C	•	•
28. Crematories (See also Mortuary services)	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
29. Fairgrounds; outdoor festival (permanent)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•
30. Hospitals, general	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	P	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
31. Libraries, privately-operated	C	C	C	C	•	•	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•	•
31a. Marijuana and/or medical marijuana cultivation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
31b. Cannabis and/or marijuana distributer	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
31c. Cannabis and/or marijuana manufacturer or processor	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
31d. Cannabis and/or marijuana retail sales storefront	•	•	•	•	•	C[9]	C[9]	C[9]	C[9]	C[9]	•	•	•	•	•	•	•	•	•	•	•	
31e. Cannabis and/or marijuana retail sales nonstorefront (deliveries)	•	•	•	•	•	C[9]	C[9]	C[9]	C[9]	C[9]	•	C[9]	•	•	•	•	•	C[9]	•	•	•	•
31f. Cannabis and/or marijuana research and development and/or testing laboratories	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
32. Mortuary services without crematories	•	•	•	•	C	C	C	C	C	•	C	C	•	•	•	•	•	•	C	•	•	•
32a. Needle exchange program	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
33. Nursery schools—See also Day care facilities for 15 or more children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•
34. Parks and playgrounds	C	C	C	C	•	•	•	•	•	C	•	•	C	C	C	C	C	C	P	P	P	•
35. Public offices and facilities, such as city halls, court-houses, police/ fire stations, etc.	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	P	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
36. Schools: primary, secondary and colleges	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
37. Schools: trade and vocational; group counseling	•	•	•	•	•	MC	P	P	P	P	MC	MC	•	•	•	•	P	MC	P	P	•	•
38. Senior congregate care facility	•	C	C	C	C	C	C	C	C	C	•	•	•	C	C	C	C	•	C	•	•	•
39. Swap meets	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	C	•	•
39a. Emergency shelters	•	•	•	•	•	•	•	•	•	•	•	C[10]	•	•	•	•	•	P[10]	•	•	•	•
SPECIAL SEASONAL EVENTS																						
~~40. Reserved.~~																						
41. Christmas tree lots; pumpkin patches; fireworks stands; produce stands (subject to the requirements of title 9, chapter II, regulation of certain businesses)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•
COMMERCIAL AND INDUSTRIAL USES																						
42. Acupressure; massage (subject to the requirements of title 9, chapter ii, article 22, Massage establishments and practitioners)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	P[2]	•	•	•	•	•
43. Adult businesses (See Sexually-oriented businesses)																						
44. Aggregate batch plants; Rock or asphalt	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
crushing; Sand blasting																						
45. Ambulance services	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	•	MC	MC	•	•	•	•
46. Amusement centers (subject to the requirements of chapter IX, article 5, electronic game machines)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	•
47. Animal hospitals; veterinary services (kenneling only when incidental to principal hospital use)	•	•	•	•	•	C	C	P	P	C	C	C	•	•	•	•	P	•	•	•	•	•
48. Animal shelters, pounds, kennels, training schools	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
48a. Antique malls	•	•	•	•	•	•	P	P	P	•	MC	MC	•	•	•	•	P	MC	•	•	•	•
49. Artists, sculptors studios	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
50. Auction houses	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
51. Automobile (See Motor vehicle)																						
52. Banks; savings and loans; and other financial institutions	•	•	•	•	P	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
53. Bars; nightclubs (See Establishments where food or beverages are served)																						
54. Barber and beauty shops with accessory uses such as permanent make up,	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•

1036

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
facials, and accessory massage																						
55. Billiards parlors	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
56. Botanical gardens; Zoos	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	C	•	•	•
57. Bowling centers	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	C	C	•	•	•	•	•
58. Breweries; Distilleries	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
~~59. Reserved~~																						
60. Building supplies; Hardware stores (retail)	•	•	•	•	•	•	P	P	P	•	•	•	•	P	P	P	P	•	•	•	•	•
61. Business services—See Offices																						
62. Car washes	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
63. Carts— Outdoor retail sales in conjunction with an established business	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
64. Catering	•	•	•	•	•	MC	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
65. Coffee roasting	•	•	•	•	•	•	•	•	•	•	MC	MC	•	•	•	•	•	•	•	•	•	•
66. Coffee roasting (in conjunction with establishments where food or beverages are served)	•	•	•	•	•	•	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	•	•	•	•
67. Commercial art; Graphic design	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
68. Commercial testing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
69. Computer and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
70. Contracting: general contractors; operative builders	•	•	•	•	•	C	C	P	C	•	P	P	•	•	•	•	•	P	•	•	•	•
71. Convenience stores; mini-markets (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini-markets)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	C[2]	C[2]	C[2]	•	•	•	•	•
72. Department stores (retail)	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
73. Electronic game machines (four or more), incidental to the primary use, (subject to the requirements of chapter IX, article 5, electronic game machines)— Excluding amusement centers listed separately	•	•	•	•	•	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	•	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	•	•	•	•
74. Engineering; architectural; and surveying services— See Offices																						
75. Entertainment, live or public	•	•	•	•	•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	•
76. Establishments where food or beverages are served	•	•	•	•	•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED							•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED						•	•	•	•
77. Exhibition of products produced on	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
premises or available for wholesale distribution																						
78. Flower stands—See also Carts	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
79. Furniture repair and refinishing with incidental sales	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
80. Grocery stores—See also Supermarkets; excluding convenience stores; and liquor stores listed separately	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•
81. Hazardous waste facilities, off-site (subject to chapter IX article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	•	•	•	•	C[2]	C[2]	C[2]	•	•	•
82. Heliports; Helistops	•	•	•	•	•	•	•	•	C	C	C	C	•	•	•	•	C	C	C	C	•	•
83. Hotels—Excluding motels listed separately	•	•	•	•	•	•	C	C	C	P	•	•	•	C	C	C	P	•	•	•	•	•
84. Landscape services (installation and maintenance)	•	•	•	•	•	MC	MC	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
85. Laundry, cleaning and garment services, including plants	•	•	•	•	•	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
86. Leather tanning and finishing	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	•	•	•	•
87. Limousine services	•	•	•	•	•	C	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
88. Liquor stores (subject to the requirements of	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	•	•	C[2]	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
chapter IX, article 16, liquor stores, convenience stores, and mini- markets)																						
89. Lumber and building materials dealers, (wholesale)	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
90. Manufacturing: Light EXCEPT the following which are prohibited: • Manufacture of fertilizer • Manufacture of products involving the use of explosives Manufacture of rubber (including tires), steel	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P2	•	•	•	•
91. Manufacturing of chemical products, paints, pharmaceuticals, and plastics	•	•	•	•	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	C[2]	•	•	•	•
92. Manufacturing of stone, clay, glass and concrete products EXCEPT the following which are prohibited: • Manufacture of flat glass • Manufacture of cement and structural clay products • Manufacture of concrete, gypsum and plaster products • Manufacture of abrasive and	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
asbestos products • Manufacture of nonclay refractories and crucibles • Processing and preparation of clay, ceramic and refractory minerals																						
93. Manufac-turing or processing of foods and beverages EXCEPT the following which are prohibited: • Meat and poultry packing plants • Grain mills • Sugar refining • Fats and oils processing mills • Seafood canneries and packaging (See also Breweries; Distilleries; Coffee roasting)	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	•	•
94. Massage— See also Acupressure (subject to the requirements of title 9, chapter II, article 22, massage establishments and practitioners)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	P[2]	•	•	•	•	•
95. Medical laboratories	•	•	•	•	MC	MC	P	P	P	P	MC	MC	•	•	•	•	MC	MC	•	•	•	•
96. Metal fabrication, welding, foundry, die casting (subject to subsection 13-54(a), performance standards)	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	•	•	•	•	•

1041

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
97. Motels— (Subject to requirements of chapter IX, article 8, motels) Excluding Hotels listed separately	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•	•	•	•	•	•	•	•
98. Motion picture and television studios	•	•	•	•	C	C	C	C	•	•	P	P	•	•	•	•	P	P	•	•	•	•
99. Motion picture theaters and other theaters not within 200 feet of residential zones	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
100. Motion picture theaters and other theaters within 200 feet of residential zones	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	C	•	•	•	•	•
101. Motor oil, used—Collection facility (subject to the requirements of chapter IX, article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	P[2]	P[2]	P[2]	•	P[2]	P[2]	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•
102. Motor vehicle, boat, and motorcycle retail sales, leasing, rentals and service with two or more outdoor display parking spaces	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
103. Motor vehicle, boat, and motorcycle retail sales, leasing, and rentals with one or less outdoor display parking space and no service (subject to verification of parking availability)	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
104. Motor vehicle service stations	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
105. Motor vehicle service stations with concurrent sale of alcoholic beverages (subject to requirements of chapter IX, article 3, concurrent sale of alcoholic beverages and motor vehicle fuel)	•	•	•	•	•	•	C[2]	C[2]	C[2]	•	•	•	•	•	•	•	C[2]	•	•	•	•	•
106. Motor vehicle; boat; and motorcycle repair services (including body and paint work), not within 200 feet of residential zone (subject to subsection 13-54(b))	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
107. Motor vehicle; boat; and motorcycle repair services (including body and paint work), within 200 feet of residential zone (subject to subsection 13-54(b))	•	•	•	•	•	•	C	C	C	•	C	C	•	•	•	•	C	C	•	•	•	•
108. Nurseries (retail with no bulk fertilizer)	•	•	•	•	•	C	C	P	P	•	C	C	•	•	•	•	•	•	•	•	•	•
109. Offices: central administrative	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
110. Offices: engineering; architectural; and surveying services; management; consulting and public relations	•	•	•	•	P	P	P	P	P	P	P	P	•	MC	MC	MC	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
111. Offices: general	•	•	•	•	P	P	P	P	P	P	MC	MC	•	MC	MC	MC	P	P	•	•	•	•
~~112. Reserved~~																						
113. Offices: medical and dental	•	•	•	•	P	P	P	P	P	P	•	•	•	MC	MC	MC	P	MC	MC	•	•	•
114. Offices: services to businesses such as bookkeeping and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
115. Off-street parking lots and structures including related maintenance buildings	•	•	•	•	C	C	C	C	C	P	C	C	•	•	•	C	C	C	C	C	•	P
116. Off-street parking lots and structures, incidental uses within	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	MC	MC	MC	MC	MC	•	MC
117. Oil fields; oil wells (see chapter XIV, oil drilling)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
118. Pawn shops	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	•	•	•	•	•
119. Photocopying; blueprinting and related services	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
120. Photofinishing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
121. Photofinishing stores	•	•	•	•	•	P	P	P	P	P	•	•	•	•	•	•	P	P	•	•	•	•
122. Photography: Commercial	•	•	•	•	P	P	P	P	P	P	MC	MC	•	•	•	•	P	MC	•	•	•	•
123. Photography: portrait studio	•	•	•	•	P	P	P	P	P	P	•	•	•	•	•	•	P	MC	•	•	•	•
124. Physical fitness facilities	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
125. Printing and publishing	•	•	•	•	•	•	MC	P	MC	MC	P	P	•	•	•	•	P	P	•	•	•	•
126. Recording studios	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
127. Recycling and collection facilities for nonhazardous materials	•	•	•	•	•	MC	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	MC	MC	•	•
128. Research and development laboratories— Other than cannabis and/or marijuana testing laboratories	•	•	•	•	C	C	C	P	C	C	P	P	•	•	•	•	•	P	•	•	•	
129. Restaurants— See Establishments where food or beverages are served																						
130. Retail: general— Excluding antique malls, pawn shops, supermarkets, grocery stores, convenience stores; and liquor stores listed separately	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
131. Retail, incidental sales to the main use (subject to the requirements of section 13-54(a), incidental retail sales)	•	•	•	•	P	P	P	P	P	P	P[2]	P[2]	•	P	P	P	P	P[2]	•	•	•	•
132. Retail: nonstore	•	•	•	•	P	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
133. Rifle, pistol, and firing ranges	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	C	•	•	•
134. Sexually-oriented businesses (subject to the	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	P[2]	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
requirements of title 9, chapter IV and title 13, chapter IX, sexually-oriented businesses)																						
135. Skating rinks	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	C	C	C	C	C	•	•
135a. Smoking lounge (subject to chapter IX, article 19, smoking and vaping uses)	•	•	•	•	•	•	•	•	C[2]	•	•	P[2]	•	•	•	•	C[2]	•	•	•	•	•
135b. Smoking/ vaping retailer (subject to chapter IX, article 19, smoking and vaping uses)	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•
136. Storage of chemicals and allied products (except as incidental use)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
137. Storage of explosives	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
138. Storage of fertilizer	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
139. Storage of motor vehicles— Outdoor (not including impound yard)	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	C	MC	•	•	•	•
139a. Storage of motor vehicles— Indoor only (not including impound yard)	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
140. Storage of petroleum and coal products	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
141. Storage of rock, sand, crushed aggregate and gravel	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
142. Studios: dance; martial arts; music, etc.	•	•	•	•	•	•	P	P	P	MC	MC	MC	•	MC	MC	MC	P	MC	•	•	•	•
143. Supermarkets—See also Grocery stores	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•
143a. Specialty stores	•	•	•	•	•	•	P	P	P	P	•	•	•	•	MC	MC	MC	•	•	•	•	•
144. Tattoo parlors	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
145. Tire sales and installation not within 200 feet of residential zone	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
146. Tire sales and installation within 200 feet of residential zone	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
147. Tow companies with or without impound yard	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	•	MC	•	•	•	•
148. Transfer station for refuse, sewage treatment	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	C	•	•	•
149. Trucking: local and long distance	•	•	•	•	•	•	•	C	•	•	P	P	•	•	•	•	•	C	•	•	•	•
150. Warehouses, mini (subject to the requirements of chapter IX, article 7, mini- warehouses)	•	•	•	•	•	•	C[2]	C[2]	C[2]	•	MC[2]	MC[2]	•	•	•	•	•	MC[2]	•	•	•	•
151. Warehouses, public	•	•	•	•	•	•	C	C	C	•	P	P	•	•	•	•	•	P	•	•	•	•
152. Warehousing of durable and nondurable goods except livestock and poultry—See also Storage	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•

1047

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
153. Wholesale trade of motor vehicles, boats and motorcycles with outdoor storage of vehicles	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
154. Wholesale trade of motor vehicles, boats and motorcycles without outdoor storage of vehicles	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
155. Wholesale trade of durable, nondurable goods, except livestock, poultry and perishable goods	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•

Notes:

1 Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan. Residential uses shall not be permitted on any site or parcel of land on which residential uses are expressly prohibited by the general plan.

2 This use is subject to the requirements of the referenced Municipal Code article or section.

3 If residential uses exist, accessory uses shall be permitted.

4 For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C—Conditional Use Permit; MC—Minor Conditional Use Permit; P—Permitted; •—Prohibited; and S—Special Use Permit.

5 Six hundred fifty foot separation required between sober living homes, or from state licensed alcohol or drug abuse recovery or treatment facilities. CMMC 13-311(a)(10)(i).

6 Subject to the separation requirement set forth in sections 13-322(a)(3) and 13-323(b).

7 Small boardinghouses shall locate at least 650 feet from any other small boardinghouse. Large boardinghouses shall be located at least 1,000 feet away from any other boardinghouse.

8 Uses prohibited in the base zoning district of a mixed-use overlay zone shall also be prohibited in the overlay zone.

9 Prohibited at the SoCo property, 3303 through 3323 Hyland Ave.

10 Emergency shelters located on sites owned, controlled, and/or operated by the city in the MP and/or the PDI zone are a permitted use, not subject to a master plan requirement and the standards in section 13-200.79(1), (2), (4), (8), (10) and (13) do not apply to such uses.

11 Supportive housing, as defined in Government Code Section 65650, shall be permitted by-right in all zones where multifamily and mixed uses are permitted by-right, provided it is consistent with Government Code Sections 65650 – 65656.

12 Pursuant to Government Code Section 65583(c)(3), transitional and supportive Housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zoning district.

13 Low barrier navigation centers shall be permitted by-right provided they are consistent with the requirements in Government Code Sections 65660-65668.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-4, § 2, 2-2-98; Ord. No. 98-5, § 8, 3-2-98; Ord. No. 00-5, § 1(b), 3-20-00; Ord. No. 01-1, § 1, 1-15-01; Ord. No. 01-30, § 1a(Att. A), 1-7-02; Ord. No. 02-4, § 1b(Att. A), 3-18-02; Ord. No. 02-12, § 1c, 6-17-02; Ord. No. 05-2, § 1f.(Att. A), 2-22-05; Ord. No. 05-11, § 2b., 7-19-05; Ord. No. 06-2, § 1a., 2-7-06; Ord. No. 06-9, § 1d., 4-18-06; Ord. No. 06-18, § 1b., 9-5-06; Ord. No. 07-2, § 1d., 2-6-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 13-1, § 2B., 3-19-13; Ord. No. 14-04, § 2B., 4-1-14; Ord. No. 14-13, 10-21-14; Ord. No. 15-06, §§ 1—3, 7-7-15; Ord. No. 15-10, § 2B, 9-15-15; Ord. No. 15-11, §§ 3—5, 11-17-15; Ord. No. 16-01, § 4, 1-19-16; Ord. No. 16-09, §§ 4, 5(Exh. A), 10-4-16; Ord. No. 16-13, § 2, 11-15-16; Ord. No. 16-15, § 5, 11-8-16; Ord. No. 18-03, § 3, 1-16-18; Ord. No. 18-04, § 3, 4-3-18; Ord. No. 19-13, § 3, 9-3-19; Ord. No. 19-15, § 1, 9-17-19; Ord. No. 21-03, § 4, 3-2-21; Ord. No. 21-08, § 1, 6-15-21; Ord. No. 21-20, § 1, 12-7

Article 11. Mixed-Use Overlay District (MUOD)

13-83.50. Purpose

13-83.51. Definitions

13-83.52. Mixed-use development types

13-83.53. Application review procedures in mixed-use overlay district

13-83.54. Mixed-use development standards

13-83.55. Mixed-use compatibility standards

13-83.56. Phase mixed-use developments

13-83.57. Harbor Mixed-Use Overlay

13-83.58. Properties identified in Housing Element

(a) **Purpose.**

(1) The purpose of this Section is to implement the City's currently adopted Housing Element by establishing zoning provisions for sites identified in the Housing Element Sites Inventory to accommodate the City's lower-, moderate-, and above-moderate-income Regional Housing Needs Allocation (RHNA) consistent with Government Code sections 65583 and 65583.2, Subsections (c), (h) and (i).

(b) **Applicability.**

(1) The provisions of this Section shall apply to all sites identified in the City's currently adopted Housing Element Sites Inventory to accommodate the City's RHNA, shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA or any future adopted Housing Element Sites Inventory to accommodate the City's RHNA.

(2) **Previously Identified Sites**. The provisions of this Section shall also apply to any non-vacant Housing Element Site that was identified in a prior Housing Element and any vacant Housing Element Site that was identified in two or more consecutive prior Housing Elements, consistent with Government Code Section 65583.2 Subsection (c). Such sites shall be subject to the minimum density and by-right approval standards established in this Section. Such sites are identified in the City's currently adopted Housing Element Sites Inventory, shown as Table

B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA or any future adopted Housing Element Sites Inventory to accommodate the City's RHNA.

(3) **Exception.** The provisions of this Section shall not apply to residential projects or mixed-use projects having residential units located within the boundaries of the Fairview Developmental Center Specific Plan.

(c) **Severability and State Law Consistency.**

(1) This Section is intended to be consistent with, and shall be interpreted and applied to comply with, all applicable requirements of State housing law, including Government Code Sections 65915(c)(3), 65583 and 65583.2 as those provisions may be amended from time to time, and any successor statutes. If any provision of this Section conflicts with State law, the applicable State law shall control.

(2) If any provision of this Section, or its application to any person or circumstance, is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect other provisions or applications of this Section that can be given effect without the invalid provision or application. The City Council declares that it would have adopted this Section and each provision, section, sentence, clause, and phrase thereof, irrespective of the fact that any one or more provisions may be declared invalid or unenforceable.

(d) **Definitions**

(1) **"Housing Element Site"** means any site identified in the currently adopted Housing Element Sites Inventory to accommodate the City's (RHNA), shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(2) **"Lower-Income Household"** has the same meaning as defined in Health and Safety Code Section 50079.5.

(3) **"Lower-Income Housing Element Site"** means any Housing Element Site identified in the currently adopted Housing Element that accommodates any portion of the City's lower-income RHNA and subject to the requirements of Government Code Section 65583.2 (h) and (i), shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(4) **"Use by Right"** has the same meaning as in Government Code Section 65583.2 Subsection (i) and requires ministerial approval for multifamily housing developments in which at least 20 percent of the total number of units are affordable to lower-income households. "Use by Right" means that the review of an owner-occupied or renter-occupied multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(5) **"Prior Housing Element Site"** means any non-vacant Housing Element Site that was identified in the prior Housing Element and any vacant Housing Element Site that was identified in two or more consecutive prior Housing Elements. Such sites are identified in the City's currently adopted Housing Element Sites Inventory, shown as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(6) **"Protected Unit"** means any unit that, within the past five years, was occupied by a lower-income household regardless of whether the unit was deed-restricted or that was subject to an affordability covenant or rent control.

(e) **Supersession of Overlay**

(1) **For Lower-Income Housing Element Sites**:

i. **Supersession of Other Zoning Provisions.** Projects on Lower-Income Housing Element Sites shall be governed by this Section, and the provisions in this Section shall supersede and prevail over any conflicting provisions of the underlying base zone, including, but not limited to, minimum residential floor area, minimum residential capacities and densities, unit caps, trip budgets (if applicable), ministerial review and approval requirements, and permitted uses, and all other applicable zoning provisions, such as other urban plans, overlays, and specific plans, and the provisions of this Article that apply to non-Lower-Income Housing Element sites. Notwithstanding the foregoing, to the extent an applicable Specific Plan allows for more permissive standards or greater heights, projects on Lower-Income Housing Element Sites may utilize such standards or heights.

ii. **Ministerial Review and Approval.** Projects on Lower-Income Housing Element Sites shall be a Use by Right pursuant to Subsection (f)(1).

iii. **Minimum Residential Floor Area.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential floor area requirements established in Subsection (g)(3).

iv. **Minimum Residential Site Capacity and Density.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential capacity and density requirements established in Subsection (h)(1)(ii) and (h)(1)(iii).

(f) **Review and Approvals Procedures**

(1) **Use by Right.** A project on a Lower-Income Housing Element Site that provides at least 20 percent of the total dwelling units affordable to Lower-Income Households shall be processed as a Use by Right, consistent with Government Code Section 65583.2(h) and (i). Such projects shall be subject only to ministerial review to verify compliance with all applicable objective design and

development standards in accordance with a Streamlined Development Review process per CMMC Title 13, Chapter III (Planning Applications). A project that does not qualify as a Use by Right shall be processed in accordance with a Development Review process per CMMC Title 13, Chapter III (Planning Applications).

(2) **Subdivision.** Any subdivision of a Lower Income Housing Element Site shall comply with all applicable provisions of CMMC Title 13, Chapter XI (Subdivisions) and the Subdivision Map Act.

(g) **Permitted Uses**

(1) **Multi-Family Dwellings.** Multi-family dwellings shall be permitted on all Housing Element Sites subject to the requirements of this Section.

(2) **Non-Residential Uses.** Those non-residential uses permitted in Commercial Zones in accordance with CMMC Title 13, Chapter IV (Citywide Land Use Matrix) shall be permitted as part of mixed-use projects on all Housing Element Sites.

(3) **Mixed-Use on Lower-Income Housing Element Sites**. Mixed-use projects shall be permitted on Lower-Income Housing Element Sites so long as at least 50 percent of total floor area is provided as residential uses, consistent with Government Code Section 65583.2, Subsection (h)(1)(B).

(4) **Multi-Family Dwellings on Lower-Income Housing Element Sites**. Multi-family dwellings consisting of 100 percent residential uses shall be permitted on Lower-Income Housing Element Sites, consistent with Government Code Section 65583.2, Subsection (h)(1)(B).

(h) **Development Standards**

(1) Density Standards

i. **Maximum Densities**. Maximum residential densities shall be permitted as specified in the Housing Element Sites Inventory.

ii. **Minimum Site Capacity for Lower-Income Housing Element Sites.** If the identified maximum density of a Lower-Income Housing Element Site does not allow at least 16 dwelling units on site, then the maximum density identified shall be waived, and the maximum number of dwelling units permitted shall be 16 dwelling units on site consistent with Government Code Section 65583.2 Subsection (h).

iii. **Minimum Densities for Lower-Income Housing Element Sites.** A project proposed on a Lower Income Housing Element Site shall meet a minimum density requirement of 20 units per acre, inclusive of Accessory Dwelling Units, consistent with Government Code Section 65583.2, Subsection (h).

(2) **Off-Street Parking Standards**

i. **Residential Uses.** Minimum off-street parking requirements for multi-family dwellings on Housing Element sites are provided in Table 13-83.58-A. Minimum Off-Street Parking Requirements.

ii. **Non-Residential Uses.** Minimum off-street parking requirements for those permitted non-residential uses on Housing Element sites shall be subject to CMMC Title 13, Chapter VI (Off-Street Parking Standards).

Table 13-83.58-A. Off-Street Parking Standards for Residential Uses

TABLE 13-83.58-A. OFF-STREET PARKING STANDARDS		
Dwelling Unit Type	**Minimum Off-Street Parking Requirement**	**Minimum Off-Street Guest Parking Requirement**
Studio or 1-bedroom unit	1 space per unit	0.25 space per unit
2 or more bedrooms per unit	2 spaces per unit	0.25 space per unit

(3) **Development Standards**

i. Minimum and maximum requirements for building height, non-residential intensity, setbacks, lot coverage, and open space are provided in Table 13-83.58-B. Development Standards.

Table 13-83.58-B. Development Standards.

TABLE 13-83.58.B. DEVELOPMENT STANDARDS			
RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS			**ADDITIONAL PROVISIONS**
Min. Residential Density[1]	Max. Residential Density[2]	Max. Building Height	
20 du/ac	40 du/ac	60 ft.	
	50 du/ac		
	60 du/ac	72 ft.	
	90 du/ac	108 ft.	Or an applicable Specific Plan, whichever is higher

NON-RESIDENTIAL INTENSITY STANDARDS		**ADDITIONAL PROVISIONS**
Min. FAR	None	
Max. FAR	1.0	

Table 13-83.58-B. Development Standards.

TABLE 13-83.58.B. DEVELOPMENT STANDARDS		
RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS		**ADDITIONAL PROVISIONS**
SETBACK STANDARDS[3]		**ADDITIONAL PROVISIONS**
Front or side abutting a public street	Min. 10 ft. and max. 20 ft.	
Side or rear abutting alley	0 ft.	
Side or rear abutting:		
• Residential zone	20 ft.	
• Industrial use		
Side or rear abutting bluff crest	10 ft.	Section 13-34 (Bluff-Top Development) of Chapter V of Title 13 of the Costa Mesa Municipal Code

LOT STANDARDS		**ADDITIONAL PROVISIONS**
Min. lot size	None	
Max. lot coverage	90%	

OPEN SPACE STANDARDS		**ADDITIONAL PROVISIONS**
Usable common residential open space	Total area equivalent to min. 30% of lot	Or as provided in an applicable Specific Plan
Usable private open space	Min. 100 sq. ft./unit provided on the ground floor for dwelling units located on the ground floor, and min. 50 sq. ft./unit provided for dwelling units located above the ground floor	Or as provided in an applicable Specific Plan
Publicly accessible open space	Total area equivalent to min. 5% of commercial gross floor area for developments with a commercial gross floor area greater than 100,000 sq. ft.	

1 Based on the currently adopted Housing Element Sites Inventory
2 Only applicable to Lower-Income Housing Element Sites and inclusive of Accessory Dwelling Units.
3 Minimum setbacks shall apply to all portions of a building or structure. Maximum setbacks along public streets shall only apply to a building or structure's ground floor, with exceptions for driveways, walkways, and open space.

(4) Objective Design Standards forthcoming.

i. The City intends to prepare and adopt design standards to further guide the physical form and character of development on the rezoned sites. Until such standards are adopted, projects shall be subject only to the

objective development standards contained in this Section. Upon adoption, the objective design standards shall apply to all projects subject to this Section and shall serve as the sole design criteria for ministerial review, consistent with Government Code Sections 65583.2 and 65589.5.

(i) **Replacement of Protected Units**

(1) **Demolition or Conversion of Protected Units.** Any project that involves the demolition or conversion of Protected Units, or that is located on a site where Protected Units were demolished or converted within the previous five years, shall comply with all applicable replacement housing, tenant protection, and right-of-return requirements under State Density Bonus Law, including Government Code Section 65915, Subsection (c)(3), and any successor statutes.

Article 1
Residential Districts

§ 13-84. Purpose.

The purpose of this article is to establish parking requirements for the residential zones. The provisions of this article shall apply to the R1, R2-MD, R2-HD and R3 zones, and to the residential portions of the planned development and Institutional and Recreational zones. Exception: These parking standards do not apply to high-rise residential developments in the North Costa Mesa Specific Plan; see the specific plan for applicable parking rates.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 07-2, § 1k., 2-6-07)

§ 13-85. Parking required.

In the residential districts, the following minimum off-street parking spaces shall be provided. The parking spaces shall provide safe and adequate ingress and egress and shall be maintained in connection with the building or structure and use of land.

(a) ***R1 zone and small-lot single-family common interest developments (excluding townhouses).*** Off-street parking in the form of a garage and open parking shall be provided as follows:

TABLE 13-85(A)
OFF-STREET PARKING STANDARDS FOR SINGLE-FAMILY DETACHED RESIDENCES IN R1 ZONE AND SMALL-LOT, DETACHED, RESIDENTIAL COMMON INTEREST DEVELOPMENTS

Single-Family Detached Residence with 4 Bedrooms or Fewer

Garage Parking Spaces	Open Parking Spaces[1]	Total Parking Spaces
2	Lots without garage access from alley: 2	4
	Lots with garage access from alley: 1	3

Single-Family Detached Residence with 5 Bedrooms or More[2]

New Construction

Garage Parking Spaces[2]	Open Parking Spaces[1,2]	Total Parking Spaces
3	Lots without garage access from alley: 2	5
	Lots with garage access from alley: 1	4

~~Bedroom Additions~~

~~Garage Parking Spaces~~	~~Open Parking Spaces[1,2]~~	~~Total Parking Spaces~~
~~2~~	~~Lots without garage access from alley: 2~~	~~4~~
	~~Lots with garage access from alley: 1~~	~~3~~

Detached Common Interest Developments Up to 2 bedrooms

2 1 3

Detached Common Interest Developments with 3 bedrooms or more

2 2 4

1 In R1 zones, required open parking may be provided in a garage or on a minimum 19-foot long, individual driveway leading to a garage. In common interest developments, required open parking may be provided on an individual unit's driveway or within the common area. Open parking provided as tandem spaces is subject to approval of a minor conditional use permit.

2 For single-family detached residences with five bedrooms or more, tandem parking of up to two standard vehicles is permitted in the garage as it relates to new construction. Tandem garage parking for single-family detached residences shall exclusively consist of two standard parking spaces.

(1) Required garage dimensions. Each garage space shall have interior dimensions that are a minimum 10 feet wide by 20 feet long, unobstructed inside measurements. Each residence shall have no more than 700 square feet of garage area unless authorized by a minor conditional use permit.

~~(2) Application to an existing residence. The off-street parking requirements stated above shall not be applied to an existing residence at the time the residence is increased in size and/or the number of bedrooms is increased unless the total number of bedrooms is increased to five or more bedrooms including a home office as defined in section 13-06.~~

~~(3)~~(2) With approval of a minor modification, the planning division may allow the retention of an existing driveway access from a street to satisfy open parking requirements, at such time that garage access is proposed from an abutting alley.

(b) ***R2-MD, R2-HD, R3, PDR-LD, PDR-MD, PDR-HD, PDR-NCM and residential components of developments in the PDC and PDI zones.*** At the time of the construction of any building and/or when a structure is enlarged or increased by adding a bedroom(s), required parking shall be provided per Table 13-85. Exceptions:

(1) For lots that are zoned multiple-family residential and contain only one single-family detached residence, the parking requirements in Table 13-85(a) shall be applied.

(2) For individual lots in common-interest developments that contain only one single-family detached residence (excluding townhouses), the parking requirements in Table 13-85(a) shall be applied.

(c) ***Reduction of required parking prohibited.*** A property owner or property manager shall make available to tenants and guests the parking required by this subsection. No property owner or property manager shall lease, rent, sell, or otherwise make unavailable to residents and guests required parking. Furthermore, the rental of a dwelling unit shall be deemed to include the exclusive use of at least one covered parking space and equal access to the required open spaces reserved for residents.

(d) Parking for accessory dwelling units and junior accessory dwelling units shall be provided per the requirements of section 13-35.

TABLE 13-85 RESIDENTIAL PARKING STANDARDS

~~UNIT SIZE~~ Unit Size	~~TENANT COVERED PARKING~~ Minimum Off-Street Parking Requirement [1,2,3,4]	~~TENANT OPEN PARKING 2,3,4,6~~	Minimum Off-Street Guest parking Requirement ~~GUEST PARKING~~ [5,6]
~~BACHELOR~~	~~1~~	~~0.5~~	~~0.5~~
STUDIO OR 1 BEDROOM	1	~~1.0~~	0.25
2 BEDROOMS OR MORE	~~2~~1	~~1.5~~	0.25
~~3 BEDROOMS OR MORE~~	~~1~~	~~2.5~~	~~0.5~~

1 If covered parking for apartments is provided in a parking structure and there is more than one parking space in any parking structure, then there shall be no solid walls constructed to separate individual parking spaces.

2 ~~Open~~ If open tenant parking spaces ~~required by this section~~are provided in a project, spaces shall be distributed throughout the project at convenient locations and shall be screened from view from any public right-of-way. ~~Open tenant parking may be provided as covered parking.~~

3 For projects with individual driveways that are at least 19 feet long and lead to a garage space(s) or a carport space(s), the driveway area may be used for satisfying tenant ~~open~~ parking requirements.

4 ~~Open~~ Pparking can be reduced by 0.25 space per unit for ~~one~~ two bedroom and larger units if ~~the covered~~ parking is provided within either a carport or a parking structure. For purposes of this section, a parking structure shall be defined as: a structure designed and constructed to provide covered automobile parking where parking spaces are located in a common area with no walls or other physical separations between spaces. Open parking requirements may be met by excess covered parking.

5 Guest parking shall be clearly marked and permanently maintained for individuals visiting within the development. Guest parking spaces shall not be allowed on individual driveways except for single family detached, townhomes, or duplexes, where the driveway is leading to a two-car garage. ~~Guest parking may be reduced to one-quarter (0.25) space per unit for each unit above 50 in a large residential development.~~

6 Fractions equal to or above one-quarter~~half~~ (0.25) shall be rounded up. ~~For rounding purposes, the tenant parking requirements shall be added together; guest parking shall be rounded up separately.~~

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 01-16, §§ 1s.—1u., 6-18-01; Ord. No. 02-4, § 1i, 3-18-02; Ord. No. 03-8, §§ 5—7, 9-2-03; Ord. No. 09-3, § 1c., 5-19-09; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 18-03, § 6, 1-16-18; Ord. No. 21-03, § 5, 3-2-21; Ord. No. 21-20, § 1, 12-7-21)

§ 13-86. Parking required in mixed-use overlay zone.

In the mixed-use overlay zone, residential parking rates are provided in the applicable urban plan.

(Ord. No. 06-9, § 1f., 4-18-06)

§ 13-87. General development standards.

General development standards for parking areas applicable to the residential zones are contained in Article 3, Development Standards, of this chapter.

(Ord. No. 97-11, § 2, 5-5-97)

Article 8
Motels

§ 13-172. Purpose and intent.

The purpose of this article is to establish operational and development standards, and requirements for motels which will ensure the continued availability of transient visitor and automobile tourist lodging within the city and to ensure the continued use of motels in the manner intended to provide such lodging.
(Ord. No. 14-11, § 1, 8-5-14)

§ 13-173. Definitions.

Long-term occupancy shall mean any occupancy in a motel in the city for a period exceeding 30 consecutive days or 30 days within any sixty-consecutive-day period.

Short-term occupancy shall mean any occupancy of a motel in the city for a period that does not fall within the definition of a long-term occupancy.
(Ord. No. 14-11, § 1, 8-5-14)

§ 13-174. Operational and development standards.

The following operational and development standards shall apply to all motels in the city and shall be included in conditions imposed upon the granting of any conditional use permit for such business, unless specifically modified by the conditional use permit:

(a) No property owner, motel operator or manager shall rent a room for a period that exceeds 30 consecutive days or 30 days within any sixty (6) consecutive day period, unless the property owner or motel operator has obtained a conditional use permit authorizing long-term occupancies pursuant to section 13-175.3.

(b) On-site management shall be available 24 hours a day.

(c) Each guest room shall be provided regularly-scheduled maid and housekeeping services. Such services shall be provided at least once every three days during any consecutive occupancy and at least once between each occupancy.

(d) In-room telephone service for emergency response purposes shall be provided in all guest rooms of the motel.

(e) Persons responsible for the renting of a room in any motel shall provide their name and permanent address, as verified by presentation of a valid driver's license or other valid identification, and the license number, state of license, make, model and year of any vehicle parked on-site or off-site. The registration information shall also include the dates of occupancy, length of stay and room rate. Such information shall be maintained for at least one year past the last day of stay of the guest.

(f) No room, suite or bed shall be assigned or rented more than once within any 24 hour period.

(g) The property owner/motel operator shall comply with the provisions of Chapter IV of Title 16 of the Costa Mesa Municipal Code pertaining to the operator's responsibility for the collection of transient occupancy tax.

(h) The business shall be conducted, at all times, in a manner that will allow the safe and quiet enjoyment of the surrounding neighborhood which includes, but is not limited to, security and operational measures to comply with this requirement.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175. Application to existing businesses.

The requirements of this chapter, specifically including the long-term occupancy restrictions in section 13-174(a), shall apply to all motels in the city, whether it is new or was in existence prior to the effective date of this ordinance.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.1. Application to existing tenants.

(a) Nothing in this chapter shall require an existing tenant of a long-term occupancy, established prior to the effective date of this chapter, to move out of a unit they are already occupying. Those pre-existing long-term occupancies may continue pursuant to the terms of the existing lease or agreement, until that tenancy terminates by its own terms under the law.

(b) Whenever a long-term occupancy terminates, for whatever reason, the property owner/motel operator shall not re-lease that unit for a new long-term occupancy, except to the degree the motel will be in compliance with the requirements of this chapter.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.2. Procedure for compliance.

(a) Within 30 days of the effective date of this ordinance, the city shall notify the owners and operators of each motel in the city of the ordinance's adoption. The city shall send a copy of the ordinance, a "longterm occupancy form," and a schedule for compliance via certified return receipt mail. If a notice is returned, the city shall send the notice via standard U.S. mail.

(b) Within 30 days of the mailing of the notice in section 13-175.2(a), the property owner/motel operator shall submit a fully completed "long-term occupancy form" to the city that provides the total number of rooms used as long-term occupancies during the preceding 60 days; identify the long-term occupant by a valid driver's license or other valid identification; the make, year, and model of any vehicle parked on-site or off-site; and any other information to demonstrate compliance with the ordinance. If a property owner/motel operator fails to submit the long-term occupancy form, in addition to taking any other action authorized by law, the city shall estimate the total number of rooms used as long-term occupancies at zero.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.3. Conditional use permit for long-term occupancies.

A property owner/motel operator may apply for a conditional use permit authorizing the facility to exceed the long-term occupancy limits in section 13-174(a), subject to restrictions of the issuing authority. In order to be granted a conditional use permit under this section, the property owner/motel operator must demonstrate compliance with, and the city shall make a finding that, each of the following standards have been met:

(a) The motel must have a minimum of at least 75 rooms.

(b) Fireproof safety deposit boxes must be available to all occupants of the motel.

(c) Each guest room shall be provided regularly-scheduled maid, mail and housekeeping services. Such services shall be provided at least once every three days during any consecutive occupancy and at least once between each occupancy.

(d) Each room shall be a minimum of 375 square feet.

(e) The motel shall maintain on-site laundry services, available for use by guests.

(f) The proposed use is compatible with the surrounding neighborhood, uses, zoning and general plan.

(g) Each guest room shall have a fully equipped kitchen with an area for the preparation of food, and include the following: sink, cook top, oven and/or microwave oven, and refrigerator.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.4. Termination of tenancy.

(a) The provisions of this article shall not be used to terminate a tenancy in violation of the requirements of California Civil Code section 1940 et seq.

(b) When the conversion of motel to another use is proposed, the applicant shall comply with all applicable State and Federal laws related to the displacement and relocation of long-term occupants.

(Ord. No. 14-11, § 1, 8-5-14)

Title 13, Chapter IX, Article 15
Reasonable Accommodations

§ 13-200.60 Purpose.

It is the city's policy to provide reasonable accommodation in accordance with federal and state fair housing laws (42 USC § 3600 et seq., and Government Code § 12900 et seq.) for persons with disabilities seeking fair access to housing in the application of the city's zoning laws. The term "disability" as used in this article shall have the same meaning as the terms "disability" and "handicapped" as defined in the federal and state fair housing laws. The purpose of this article is to establish the procedure by which a person may request reasonable accommodation, and how the request is to be processed.

§ 13-200.61 Applicability.

Any person seeking approval to construct and/or modify residential housing for person(s) with disabilities, and/or operate a residential care facility, group home, or referral facility, which will substantially serve persons with disabilities may apply for a reasonable accommodation to obtain relief from a Zoning Code provision, regulation, policy, or condition which causes a barrier to equal opportunity for housing.

§ 13-200.62 Reasonable Accommodations – Procedure.

(a) *Application required.* An application for a reasonable accommodation shall be filed and processed with the Planning Division. The application shall include the following information and be subject to the determinant factors required by this section.

(b) *Submittal requirements.* The application shall be made in writing, and shall include the following information:

(1) The zoning code provision, regulation, policy, or condition from which accommodation is being requested;

(2) The basis for the claim that the individuals are considered disabled under state or federal law, and why the accommodation is necessary to provide equal opportunity for housing and to make the specific housing available to the individuals;

(3) Any other information that the director reasonably determines is necessary for evaluating the request for reasonable accommodation;

(4) Documentation that the applicant is: (a) an individual with a disability; (b) applying on behalf of one or more individuals with a disability; or (c) a developer or provider of housing for one or more individuals with a disability;

(5) The specific exception or modification to the zoning code provision, policy, or practices requested by the applicant;

(6) Documentation that the specific exception or modification requested by the applicant is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy the residence;

(7) Any other information that ~~the hearing officer reasonably concludes~~ is reasonably necessary to determine whether the ~~findings~~grounds for reasonable accommodation identified in ~~required by~~ subsection (e) of this section and the findings in subsection (f) of this section can be made, so long as any request for information regarding the disability of the individuals benefited complies with fair housing law protections and the privacy rights of the individuals affected.

(c) *Fees.* No application fee is required.

(d) *Director action.* Within 60 days of receipt of a completed application, the director shall issue a written determination to approve, conditionally approve, or deny a request for reasonable accommodation, and the modification or revocation thereof in compliance with this chapter. Any appeal to reasonable accommodation request denial or conditional approval shall be heard with, and subject to, the notice, review, approval, and appeal procedures prescribed for any other discretionary permit.

(e) *Grounds for reasonable accommodation.* The following factors shall be considered in determining whether to grant a requested accommodation:

(1) Is the requested accommodation necessary to afford a disabled person an equal opportunity to use and enjoy a dwelling? To determine whether the accommodation is necessary, the director may consider, among other things: The nature of the disability including the special needs created by the disability, the physical attributes and setting of the property and structures, the potential benefit that can be accomplished by the requested accommodation, and alternative accommodations that may provide a comparable level of benefit.

(2) Is the requested accommodation reasonable? A requested accommodation is not reasonable if it would impose an undue financial or administrative burden on the City. It is also not reasonable if it would fundamentally alter a City program, such as the City's zoning scheme.

a. In considering the financial or administrative burden on the City, the director may consider, among other things, the extent to which the City would have to dedicate resources, such as staff time and funds, to grant the request and other requests like it.

b. In considering the potential alteration to a City program, such as the City's zoning scheme, the director may consider, among other things, the degree of deviation from ~~whether granting the request would be consistent with~~ the City's General Plan, if any, ~~with~~ the purpose and nature of the particular zoning district, and with nearby uses. The director may also consider whether the requested accommodation would potentially have adverse external impacts on properties in the vicinity.

(f) *Findings.* The written decision to approve, conditionally approve, or deny a request for reasonable accommodation shall be based on the following findings, all of which are required for approval. In making these findings, the director may approve alternative reasonable accommodations which provide an equivalent level of benefit to the applicant.

(1) The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws.

(2) The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.

(3) The requested accommodation will not impose an undue financial or administrative burden on the city, as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law. The determination of whether an accommodation poses an undue financial and administrative burden or whether a modification poses an undue financial and administrative burden must be made on a case-by-case basis and must consider various factors including:

a. The cost of the requested accommodation or the cost of a requested modification if the City is being requested to pay for the modification;

b. The financial resources of the person or persons who have a duty to provide the accommodation or the financial resources of the City if it is obligated to pay for the modification;

c. The benefits that a proposed alternative accommodation or modification would provide to the individual with a disability;

d. The availability of alternative accommodations or modifications that would effectively meet the disability-related needs of the individual with a disability;

(4) The requested accommodation ~~is consistent with surrounding uses in~~demonstrates scale and intensity of use comparable to adjacent and nearby uses.

(5) The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others. The assessment of whether the specific accommodation in question poses a direct threat to the health or safety of others or would cause substantial physical damage to the property of others must be based on objective evidence, and not unsubstantiated inferences. The evidence must be sufficiently recent as to be credible. The assessment must consider:

a. The nature, duration, and severity of the risk of a direct threat to the health and safety of others or of substantial physical damage to the property of others;

b. The likelihood that a direct threat to the health or safety of others or substantial physical damage to the property of others will actually occur; and

c. Whether there are any additional or alternative reasonable accommodations that will eliminate the direct threat to the health or safety of others or substantial physical damage to the property of others.

(6) If economic viability is raised by the applicant as part of the applicant's showing that the requested accommodation is necessary, then a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally, not just for that particular applicant.

(7) ~~Whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.~~

(~~8~~) The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program.

(g) The City may consider, but is not limited to, the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of the City's zoning program:

(1) Whether the requested accommodation would fundamentally alter the character of the neighborhood.

(2) Whether the accommodation would result in a substantial increase in traffic or insufficient parking.

(3) Whether granting the requested accommodation would substantially undermine any express purpose of either the City's general plan or an applicable specific plan.

(4) Whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

(5) Any other factors that would cause a fundamental alteration in the city's zoning program, as may be defined in the Fair Housing Law.

§ 13-200.63 Severability.

Should any section, subsection, clause, or provision of this article for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this article; it being hereby expressly declared that this article, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This article shall be prospective in application from its effective date.

Article 18
Emergency Shelters

§ 13-200.79. Purpose and intent.

The purpose of this article is to establish operational and development standards for emergency shelters to ensure that these uses are operated to address the homeless needs and consistent with the requirements of sections 65582, 65583, and 65589.5 of the Government Code relating to local planning.

Development standards. The following development and operational standards shall apply to establishment of emergency shelters as defined by the Zoning Code; provided, however, that operational standards (1), (2), (4), (8), (10) and (13) shall not apply to emergency shelters owned, controlled and/or operated by the City of Costa Mesa.

(1) The maximum length of stay shall not exceed 120 days in a 365-day period.

(2) Each emergency shelter may have a maximum of 30 beds.

(3) Off-site parking shall be provided at a parking rate of one parking space ~~per four beds or one space~~ per employee during the largest shift, provided that the ~~, whichever is higher,~~ amount of parking required does not exceed the amount of parking required for any other residential or non-residential uses within the same zone.

~~(4)~~ Stays at an emergency shelter facility shall be limited to the hours of 5:00 p.m. and 8:00 a.m. the following day.

~~(5) Nonoperational and unregistered vehicles shall not be kept on site. Towing shall be the responsibility of the shelter operator.~~

~~(6)~~(4) Each emergency shelter shall provide an interior and exterior waiting area adequate to accommodate waiting clients and to prevent queuing into the public right-of- way. An exterior waiting area shall be physically separated and visually screened from the public right-of-way.

~~(7)~~(5) The emergency shelter facility shall provide an on-site resident manager on site at all times.

~~(8)~~(6) A minimum distance of 300 feet shall be maintained from another emergency shelter. The distance of separation shall be measured in a straight line between the property lines of each use without regard to intervening structures or objects.

~~(9)~~(7) The shelter operator shall provide minimum exterior lighting in compliance with the city's security requirements.

~~(10)~~(8) The shelter operator shall patrol a half-mile radius surrounding the shelter site during hours that the shelter is in operation to ensure that shelter clients and homeless individuals who have been denied access are not congregating in the neighborhood.

~~(11) Alcohol and narcotics use and consumption are prohibited within the facility and on the property.~~

~~(12)~~(9) An operations plan shall be submitted for review and approval by the development services director and police chief prior to operation of the emergency shelter. The plan shall include minimum provisions related to on-site security and safety, staff training, loitering control, client eligibility, counseling services, and indoor and outdoor

management of the facility.

~~(13)~~(10) No emergency shelter in the MP Industrial Park zone that is also located in an area subject to the jurisdiction of the airport land use commission shall commence operation until the commission either approves the action or permit pursuant to the procedures set forth in Public Utilities Code section 21676(b) or, if denied, the city overrules the commission's decision.

(Ord. No. 13-1, § 2C., 3-19-13; Ord. No. 19-15, § 2, 9-17-19)

Article 3

Transportation System Management

§ 13-271 Purpose.

The purpose of this article is to set forth the provisions for assuring an adequate transportation system in conjunction with new development.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-272 Definitions.

For the purpose of this article, the following definitions shall apply:

Development project. This article applies to the following development project approvals: general plan amendments, specific plans, master plans, rezones, development reviews, variances, use permits, major modifications~~administrative adjustments~~, minor modifications and development agreements, unless otherwise exempted by section 13-276, Exemptions.

Intersection. The general area where two or more roadways join or cross.

Measurable traffic. A volume of traffic which will result in a 0.01 or greater increase in the peak period volume to capacity ratio at any given signalized intersection.

Potentially deficient intersection. An intersection identified in the general plan for which the standard level of service may not be feasible upon general plan buildout. The intersection volume to capacity ratios identified in the general plan shall not be exceeded for these intersections.

Pro rata. A proportionate share based on a development project's impacts.

Standard level of service. The standard level of service shall be level of service "D" or better (0.90 or less volume to capacity ratio) for all signalized arterial intersections within the city during peak hours Monday through Friday with the exception of those intersections identified as potentially deficient in the general plan. Levels of service shall be defined and computed using the Intersection Capacity Utilization (ICU) methodology.

Transportation demand management program. A series of required and/or voluntary actions which reduce the vehicle trip generation rate of a specific use or uses of land.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-273 Comprehensive transportation system improvement program.

(a) Purpose. The comprehensive transportation system improvement program shall be adopted by resolution of the city council which addresses the cumulative impacts of development in a defined impact area. This program shall mandate circulation improvements, including freeway improvements, to ensure that the master plan of highways is constructed and that the standard level of service is achieved and will be maintained at all intersections in the defined impact area in accordance with the general plan. For those intersections identified as potentially deficient, the program shall identify the maximum improvements feasible in accordance with the general plan. The program shall address the funding, construction and maintenance of transportation facilities to implement the master plan of highways. The program shall be updated on an annual basis.

(b) Relationship to development fee program. The comprehensive transportation system improvement program shall be utilized to determine the pro rata share of the cost of necessary improvements attributable to development projects as described in section 13-274, Development fee program.

(c) Development phasing and performance monitoring report. Each year the city shall prepare a development phasing and performance monitoring report which shall be used to update the comprehensive transportation system improvement program.

(d) Interim approval procedure. Until such time as this program is adopted, development projects not exempted pursuant to section 13-276, Exemptions, may be approved if the city adopts findings that the development projects are consistent with the provisions of this article. (Ord. No. 97-11, § 2, 5-5-97)

§ 13-274 Development fee program.

(a) Establishment of development impact fee program. A development impact fee program shall be established by resolution of the city council based on the comprehensive transportation system improvement program. The program shall set forth the basis for the fee as required by State Government Code section 66001. The program shall establish guidelines for payment, accounting, and refund of the fees collected as required by State Government Code Sections 66001, 66006 and 66007.

(b) Updates of fee. On an annual basis, the city council shall review this fee program, as required by State Government Code section 66002, to determine whether the fee amounts are reasonably related to the impacts of development projects and whether the described public facilities are still needed.

(c) Limited use of fees. The revenues raised by payment through this fee program shall be placed in a separate and special account and such revenues, along with any interest earnings on that account, shall be used solely to:

(1) Pay for the city's future construction of facilities or to reimburse the city for those facilities, described or listed in the program, constructed by the city with funds advanced by the city from other sources; or

(2) Reimburse developers who have been required or permitted to install such listed facilities to the extent the actual cost of the facilities installed by the developer exceeds the impact fee obligation of the development project.

(d) Developer construction of public facilities. Whenever the conditions of approval of a development project require direct construction of a public transportation facility (see section 13-275(c), Development project review procedures) described or listed in the comprehensive transportation system improvement program, a credit or reimbursement, as applicable, shall be given against the development impact fee, which would have been charged to the development project under the program, for actual construction costs incurred by the developer. The reimbursement and/or credit amount shall not include any improvements the city can require from the development project under the Subdivision Map Act, or the portion of the improvement deemed to be an on-site improvement that is not included in the comprehensive transportation system improvement program.

(e) Fee adjustments. A developer of any development project subject to the fee program provided in this article may apply to the city council for:

(1) A waiver of the fee, or portion of the fee, based upon adequate documentation of the absence of any reasonable relationship or nexus between the circulation impacts of that development project and either the amount of the fee charged or the type of facilities to be financed; or

(2) A reduction of the fee based upon the implementation of a transportation demand management program, as described in section 13-275(d), Development project review procedures.

(3) The application for a fee waiver shall be made in writing and filed with the city clerk not later than:

a. 10 days prior to the public hearing on the development permit application for the project; or

b. If no development permit is required, at the time of the filing of the request for a building permit.

(4) The application shall state in detail the factual basis for the claim of waiver. The city council shall consider the application at the public hearing on the permit application held within 60 days after the filing of the application. The decision of the city council shall be final. If a waiver is granted, any change in use or increase in building intensity within the development project shall invalidate the waiver of the fee, and the developer shall be obligated to pay the full amount of the fee attributed to the development project, including the change in use or increase in intensity, as provided by this article.

(f) Fee refunds. A refund shall be made when a building permit expires and no extensions have been granted for a development project for which the funds have been collected and the development project has not been constructed.

(g) Fees for phased development projects. Where there is a requirement imposed upon a phased development project pursuant to this article for the payment of traffic impact fees into a comprehensive transportation system improvement program, such fees may be payable on a pro rata basis as each phase of the project is completed, in conjunction with the improvements accomplished.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-275 Development project review procedures.

(a) Traffic study required. A traffic impact study shall be required for all development projects estimated by the public services director to generate 100 or more vehicle trip ends during a peak hour. Traffic studies may also be required for smaller projects at the discretion of the public services director. The cost of the study shall be paid for by the developer. The study area and number of intersections to be analyzed shall be determined by the public services director and the study area shall be reasonably related to the estimated impacts attributed to the development project. The traffic study shall also identify mitigation measures that are reasonably related to the development project's traffic impacts.

(b) Mitigation measures. Mitigation measures for development projects shall consist of either payment of a development impact fee and/or construction of circulation improvements. The necessary circulation improvements may be designed and constructed by the developer as determined by the city. These mitigation measures shall be incorporated as conditions of the development project's approval. Table 13-275 indicates the criteria for either requiring payment of a development impact fee and/or construction of circulation improvements.

(c) Approval criteria. A development project may be approved if as a condition of approval it is required to construct a circulation improvement and/or pay a development impact fee, as shown in Table 13-275, and if a finding is made that the development project's impacts will be mitigated at all affected intersections within three years of issuance of the first building permit for the development project, as described in subsection (b), unless additional right-of-way or coordination with other government agencies is required to complete the improvement. If right-of-way acquisition or coordination with other governmental agencies delays the improvement construction, appropriate measures shall be taken to ensure that the improvement construction occurs in a timely manner. Circulation improvements may be required sooner if, because of extraordinary traffic generation characteristics of the development project or extraordinary impacts to the surrounding circulation system, the circulation improvements are necessary to prevent significant adverse impacts. For phased development projects, the construction of circulation improvements may be phased as well based upon the findings of the traffic study.

When a development project affects a potentially deficient intersection, the development project's impacts shall be mitigated such that the intersection volume to capacity ratios identified in the general plan shall not be exceeded.

(d) Transportation demand management program. Where a transportation demand management program is used to reduce vehicle trips related to a development project, the program shall comply with the following:

(1) A conditional use permit for the development project and program must be approved by the planning commission consistent with the requirements of subsection (c). An annual report shall be prepared for the city at the expense of the property owner, to show whether the vehicle trip reduction identified in the program has been achieved and maintained.

(2) If the annual report demonstrates that the vehicle trip reductions identified in the program have not occurred, the conditional use permit shall be reevaluated and additional conditions imposed by the planning commission in order to meet the requirements of this article.

(3) The traffic impact development fees required under this article shall be based on the trip generation forecast without consideration of estimated reductions associated with a transportation demand management program. An application for a fee reimbursement may be approved by the city council pursuant to section 13-274(e), Development fee program, based upon documentation of average annual trip reduction over a three-year period as reported in the annual monitoring report referenced in section 13-273(c), Comprehensive transportation system improvement program.

(e) Change of use. Each development project approved under this article shall be reevaluated by the public services director when any change in use occurs which may increase the project's traffic generation. The purpose of this reevaluation is to assure that traffic capacity is available in the transportation system. Any increase in traffic generation by the change of use shall be subject to review by the appropriate reviewing authority who may impose additional conditions on the development project for the mitigation of the increased traffic generation.

TABLE 13-275 DEVELOPMENT IMPACT CRITERIA				
PROJECT DEVELOPMENT SIZE	**INTERSECTION CONDITION**	**ICU INCREASE[1]**	**MITIGATION MEASURE(S)**	**INTENT OF MITIGATION MEASURE(S)**
Projects generating less than 100 peak hour trip ends	Adequate (Standard Level of Service or better) OR Deficient (exceeds Standard Level of Service)	Less than 1%	Payment of impact fee	Contribute to implementation of the Comprehensive Transportation System Improvement Program
		1% or greater		
Projects generating 100 or more peak hour trip ends	Adequate (Standard Level of Service or better) OR Deficient (exceeds Standard Level of Service)	Less than 1%	Payment of impact fee	Contribute to implementation of the Comprehensive Transportation System Improvement Program
		1% or greater	Payment of impact fee and improvement construction by developer under conditions listed in footnote #2	Contribute to implementation of the Comprehensive Transportation System Improvement Program and mitigate development project's impacts

1 ICU = Intersection Capacity Utilization

2 When the project contributes 50% or more of the incremental impact at the intersection and all of the improvements identified in the general plan at the subject location are required as mitigation. If all of the improvements identified in the general plan are not required as mitigation, then only the improvements determined necessary by the public services director shall be constructed by the developer.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-276 Exemptions.

(a) Exempt development projects. Projects which fall within any of the categories listed below shall be exempt from the provisions of this article:

(1) Any residential construction that does not increase the number of permanent housing units on the lot where the construction takes place, such as remodeling or rebuilding an existing house or units. Second units are also exempt.

(2) Any industrial or commercial construction that neither increases the footprint nor square footage or changes the use on the lot where the construction takes place, such as remodeling or rebuilding an existing structure, and does not increase peak hour trip generation.

(3) Public benefit facilities limited to public libraries, public administration facilities, public parks, public utilities, schools and related facilities.

(4) Facilities serving the health and safety of the public, limited to hospitals, police, fire and safety facilities.
(Ord. No. 11-10, § 1, 9-20-11)

Title 13, Chapter XV,
Group Homes

§ 13-310 Purpose.

This chapter is intended to preserve the residential character of single-family residential neighborhoods and to further the purposes of the FEHA, the FHAA and the Lanterman Act by, among other things: (1) ensuring that group homes are actually entitled to the special accommodation and/or additional accommodation provided under the Costa Mesa Municipal Code and not simply skirting the city's boarding house regulations; (2) limiting the secondary impacts of group homes by reducing noise and traffic, preserving safety and providing adequate on street parking; (3) providing an accommodation for the handicapped that is reasonable and actually bears some resemblance to the opportunities afforded non-handicapped individuals to use and enjoy a dwelling unit in a single-family neighborhood; and (4) to provide comfortable living environments that will enhance the opportunity for the handicapped and for recovering addicts to be successful in their programs.

§ 13-311 Special use permit required.

(a) A group home that may otherwise be considered an unpermitted use may locate in an R1 zone with a special use permit provided:

(1) An application for a group home is submitted to the director by the owner/operator of the group home. The application shall provide the following:

i. The name, address, phone number and driver's license number of the owner/operator;

ii. If the applicant and/or operator is a partnership, corporation, firm or association, then the applicant/operator shall provide the additional names and addresses as follows and such persons shall also sign the application:

a. Every general partner of the partnership,

b. Every owner with a controlling interest in the corporation,

c. The person designated by the officers of a corporation as set forth in a resolution of the corporation that is to be designated as the permit holder;

iii. The license and permit history of the applicant(s), including whether such applicant(s), in previously operating a similar use in this or another city, county or state under license and/or permit, has had such license and/or permit revoked or suspended, and the reason therefor;

iv. The name, address, phone number and driver's license number of the house manager;

v. A copy of the group home rules and regulations;

vi. Written intake procedures;

vii. The relapse policy;

viii. An affirmation by the owner/operator that only residents (other than the house manager) who are handicapped as defined by state and federal law shall reside at the group home;

ix. Blank copies of all forms that all residents and potential residents are required to complete; and

x. A fee for the cost of processing of the application as set by resolution of the city council.

No person shall open a group home with an operator or begin employment with a group home until this information has been provided and such persons shall be responsible for updating any of this information to keep it current.

(2) The group home has six or fewer occupants, not counting a house manager, but in no event shall have more than seven occupants. If the dwelling unit has an ~~secondary~~ accessory dwelling unit, occupants of both units will be combined to determine whether or not the limit of six occupants has been exceeded.

(3) The group home shall not be located in an accessory ~~secondary~~dwelling unit unless the primary dwelling unit is used for the same purpose.

(4) The group home has a house manager who resides at the group home or any multiple of persons acting as a house manager who are present at the group home on a 24 hour basis and who are responsible for the day-to-day operation of the group home.

(5) All garage and driveway spaces associated with the dwelling unit shall, at all times, be available for the parking of vehicles. ~~Residents and the house manager may each only store or park a single vehicle at the dwelling unit or on any street within 500 feet of the dwelling unit. The vehicle must be operable and currently used as a primary form of transportation for a resident of the group home.~~

(6) Occupants must not require and operators must not provide "care and supervision" as those terms are defined by Health and Safety Code section 1503.5 and section 80001(c)(3) of Title 22, California Code of Regulations.

(7) Integral group home facilities are not permitted. Applicants shall declare, under penalty of perjury, that the group home does not operate as an integral use/facility.

(8) If the group home operator is not the property owner, written approval from the property owner to operate a group home at the property.

(9) The property must be fully in compliance with all building codes, municipal code and zoning.

(10) At least 48 hours prior to an occupant's eviction from or involuntary termination of residency in a group home, the operator thereof shall:

i. Notify the person designated as the occupant's emergency contact or contact of record that the occupant will no longer be a resident at the home;

ii. Contact the Orange County Health Care Agency OC Links Referral Line and/or another entity designated by the City to determine the services available to the occupant, including, but not limited to, alcohol and drug inpatient and outpatient treatment;

iii. Notify the city's Network for Homeless Solutions that an occupant is no longer a resident at the home, and determine the services available therefrom;

iv. Provide the information obtained from paragraphs ii and iii of this subsection (a)(10) and any other treatment provider or service to the occupant prior to his or her release on a form provided by the City and obtain the occupant's signed acknowledgement thereon;

v. Provided, however, that if the occupant's behavior results in immediate termination of residency pursuant to rules approved by the City as part of the special use permit for that facility, the operator shall comply with paragraphs i through iv of this subsection (a)(10) as soon as possible.

(11) Prior to an occupant's eviction from or involuntary termination of residency in a group home, the operator thereof shall also:

i. Make available to the occupant transportation to the address listed on the occupant's driver license, state-issued identification card, or the permanent address identified in the occupant's application or referral to the group home;

ii. Provided, however, that should the occupant decline transportation to his or her permanent address or otherwise has no permanent address, then the operator shall make available to the occupant transportation to another group home or residential care facility that has agreed to accept the occupant.

(12) The group home operator shall maintain records for a period of one year following eviction from or involuntary termination of residency of an occupant that document compliance with subsections (a)(10) and (a)(11) of this section; provided, however, that nothing herein shall require an operator of a group home to violate any provision of state or federal law regarding confidentiality of health care information. The group home operator may not satisfy the obligations set forth in subsection (a)(11) of this section by providing remuneration to the occupant for the cost of transportation.

(13) All drivers of vehicles picking up or dropping off persons at a group home shall comply with all applicable provisions of this Code and the Vehicle Code, including, but not limited to, those provisions regulating licensure and parking, standing and stopping.

(14) In addition to the regulations outlined above, the following shall also apply to sober living homes:

i. The sober living home is not located within 650 feet, as measured from the closest property lines, of any other sober living home or a state licensed alcoholism or drug abuse recovery or treatment facility.

ii. All occupants, other than the house manager, must be actively participating in legitimate recovery programs, including, but not limited to, Alcoholics Anonymous or Narcotics Anonymous and the sober living home must maintain current records of meeting attendance. Under the sober living home's rules and regulations, refusal to actively participate in such a program shall be cause for eviction.

iii. The sober living home's rules and regulations must prohibit the use of any alcohol or any non-prescription drugs at the sober living home or by any recovering addict either on or off site. The sober living home must also have a written policy regarding the possession, use and storage of prescription medications. The facility cannot dispense medications but must make them available to the residents. The possession or use of prescription medications is prohibited except for the person to whom they are prescribed, and in the amounts/dosages prescribed. These rules and regulations shall be posted on site in a common area inside the dwelling unit. Any violation of this rule must be cause for eviction under the sober living home's rules for residency and the violator cannot be re-admitted for at least 90 days. Any second violation of this rule shall result in permanent eviction. Alternatively, the sober living home must have provisions in place to remove the violator from contact with the other residents until the violation is resolved.

iv. The number of occupants subject to the sex offender registration requirements of Penal Code section 290 does not exceed the limit set forth in Penal Code section 3003.5 and does not violate the distance provisions set forth in Penal Code section 3003.

v. The sober living home shall have a written visitation policy that shall preclude any visitors who are under the influence of any drug or alcohol.

vi. The sober living home shall have a good neighbor policy that shall direct occupants to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit. The good neighbor policy shall establish a written protocol for the house manager/operator to follow when a neighbor complaint is received.

vii. The sober living home shall not provide any of the following services as they are defined by section 10501(a)(6) of Title 9, California Code of Regulations: detoxification; educational counseling; individual or group counseling sessions; and treatment or recovery planning.

(15) An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to section 13-200.62.

(b) The special use permit shall be issued by the director as a ministerial matter if the applicant is in compliance or has agreed to comply with subsections (a)(1) through (a)(14) of this section. At least 10 days prior to issuing a special use permit, the director shall cause a courtesy written notice to be mailed to the owner of record and occupants of all properties within ~~5~~100 feet of the location of the group home. ~~Prior to issuance of the special use permit,~~

~~the director shall hold a public hearing for the purpose of receiving information regarding compliance with the applicable provisions of subsections (a) and (b) of this section.~~ The issuance of the special use permit shall be denied upon a determination, and if already issued shall be ~~denied or~~ revoked upon a hearing, by the director ~~that~~if any of the following circumstances exist:

(1) Any owner/operator or staff person has provided materially false or misleading information on the application or omitted any pertinent information;

(2) Any owner/operator or staff person has an employment history in which he or she was terminated during the past two years because of physical assault, sexual harassment, embezzlement or theft; falsifying a drug test; and selling or furnishing illegal drugs or alcohol.

(3) Any owner/operator or staff person has been convicted of or pleaded nolo contendere, within the last seven to 10 years, to any of the following offenses:

i. Any sex offense for which the person is required to register as a sex offender under California Penal Code section 290 (last 10 years);

ii. Arson offenses—Violations of Penal Code Sections 451—455 (last seven years); or

iii. Violent felonies, as defined in Penal Code section 667.5, which involve doing bodily harm to another person (last 10 years).

iv. The unlawful sale or furnishing of any controlled substances (last seven years).

(4) Any owner/operator or staff person is on parole or formal probation supervision on the date of the submittal of the application or at any time thereafter.

(5) The owner/operator accepts residents, other than a house manager, who are not handicapped as defined by the FHAA and FEHA.

(6) A special use permit for a sober living home shall also be denied upon a determination, and if already issued, any transfer shall be denied or revoked, upon a hearing, by the director that any of the following additional circumstances exist:

i. Any owner/operator or staff person of a sober living home is a recovering drug or alcohol abuser and upon the date of application or employment has had less than one full year of sobriety.

ii. The owner/operator of a sober living home fails to immediately take measures to remove any resident who uses alcohol or illegally uses prescription or non-prescription drugs, or who is not actively participating in a legitimate recovery program from contact with all other sober residents.

iii. The sober living home, as measured by the closest property lines, is located within 650 feet of any other sober living home or state licensed alcoholism or drug abuse recovery or treatment facility. If a state-licensed alcoholism or drug abuse recovery or treatment facility moves within 650 feet of an existing sober living home this shall

not cause the revocation of the sober living home's permit or be grounds for denying a transfer of such permit.

(7) For any other significant and/or repeated violations of this section and/or any other applicable laws and/or regulations, including, but not limited to, failure to comply with the provisions of subsections (a)(10) through (13).

(8) Revocation shall not apply to any group home, which otherwise would cause it to be in violation of this section, that has obtained a reasonable accommodation pursuant to section 13-200.62.

§ 13-312 Compliance.

(a) All group homes which are subject to this Chapter shall comply with the provisions hereof regardless of when they commenced operations. ~~Existing group homes must apply for a special use permit within 90 days of the effective date of this chapter.~~

~~(b) Group homes that are in existence upon the effective date of this chapter shall have one year from the effective date of this chapter to comply with its provisions, provided that any existing group home, which is serving more than six residents, must first comply with the six resident maximum.~~

~~(c) Existing group homes obligated by a written lease exceeding one year from the effective date of the ordinance, or whose activity involves investment of money in leasehold or improvements such that a longer period is necessary to prevent undue financial hardship, are eligible for up to one additional years grace period pursuant to planning division approval.~~

§ 13-313 Severability.

Should any section, subsection, clause, or provision of this chapter for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This chapter shall be prospective in application from its effective date.

Title 13, Chapter XVI,
Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (Planned Development Zones)

§ 13-320 Purpose.

This chapter is intended to preserve the residential character the City of Costa Mesa's residential neighborhoods and to further the purposes of the FEHA, the FHAA and the Lanterman Act by, among other things:

(a) Ensuring that group homes are actually entitled to the special accommodation and/or additional accommodation provided under the Costa Mesa Municipal Code and not simply skirting the city's boarding house regulations;

(b) Limiting the secondary impacts of group homes by reducing noise and traffic, preserving safety and providing adequate off-street parking;

(c) Providing an accommodation for the handicapped that is reasonable and actually bears some resemblance to the opportunities afforded non-handicapped individuals to use and enjoy a dwelling unit in a residential neighborhood; and

(d) To provide comfortable living environments that will enhance the opportunity for the handicapped, including recovering addicts to be successful in their programs.

§ 13-321 Definitions.

Property. For purposes of this chapter, "property" is defined as any single development lot that has been subdivided bearing its own assessor's parcel number or with an approved subdivision map or condominium map.

§ 13-322 Group homes in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones with six or fewer occupants.

(a) A special use permit shall be required for and may be granted to permit the operation of a group home including a sober living home with six or fewer occupants in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones subject to the following requirements:

(1) The application for and operation of the group home complies with subsections (a)(1), (a)(2) and (a)(4) through (a)(14) of section 13-311.

(2) The application includes a live scan of the house manager and/or operator of the group home.

(3) The group home or sober living home is at least 650 feet from any other property, as defined in section 13-321, that contains a group home, sober living home or state-licensed drug and alcohol treatment facility, as measured from the property line.

(b) The development services director may issue, revoke or deny a special use permit for a group home including a sober living home subject to this chapter pursuant to the procedures and requirements of section 13-311.

(c) An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to section 13-200.62.

§ 13-323 Conditional use permit required for group homes, residential care facilities and drug and alcohol treatment facilities in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) with seven or more occupants.

A conditional use permit shall be required for and may be granted to allow the operation of a group home, state-licensed residential care facility or state-licensed drug and alcohol treatment facility with seven or more occupants in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones subject to the following conditions:

(a) The requirements of Chapter III, Planning Applications, of this title have been met.

(b) The group home, residential care facility or state-licensed drug and alcohol treatment facility is at least 650 feet from any property, as defined in section 13-321, that contains a group home, sober living home or state-licensed drug and alcohol treatment facility, as measured from the property line, unless the reviewing authority determines that such location will not result in an over-concentration of similar uses.

(c) The applicant obtains an operator's permit as required by Article 23, Chapter 2 of Title 9, except that this requirement shall not apply to any state-licensed residential care facility, ~~or~~ state licensed drug and alcohol treatment facility, or group home without an operator.

(d) The findings for granting a conditional use permit in accordance with subsection 13-29(g) are met.

§ 13-324 Compliance.

(a) All group homes which are subject to this Chapter shall comply with the provisions hereof regardless of when they commenced operations. ~~Group homes in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones with six or fewer occupants that are in existence upon the effective date of this section may continue to operate subject to the following:~~

~~(1) A complete application for a special use permit is filed within 90 days of the effective date of this chapter; and~~

~~(2) The group home is in full compliance with all of the conditions of this chapter within one year of its effective date. Notwithstanding the foregoing, existing group homes obligated by a written lease exceeding one year from the effective date of the chapter, or whose activity involves investment of money in leasehold or improvements such that a longer period is necessary to prevent undue financial hardship, are eligible for up to one additional years grace period pursuant to planning division approval.~~

~~(b) Group homes, state licensed residential care facilities and state licensed drug and alcohol treatment facilities in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) with seven or more occupants that are in existence upon the effective date of this chapter may continue to operate subject to the following:~~

~~(1) The operator of a group home obtains an operator's permit pursuant to section 9-372 et seq., within 120 days from the effective date of this chapter; and~~

~~(2) The group home, state licensed residential care facility and/or state licensed drug and alcohol treatment facility is in full compliance with all conditions of this chapter, including obtaining a conditional use permit, within one year from the effective date of this chapter. Notwithstanding the foregoing, an existing group home, state licensed residential care facility and/or state licensed drug and alcohol treatment facility obligated by a written lease exceeding one year from the effective date of the chapter, or whose activity involves investment of money in leasehold or improvements such that a longer period is necessary to prevent undue financial hardship, are eligible for up to one additional years grace period pursuant to planning division approval.~~

§ 13-325 Severability.

Should any section, subsection, clause, or provision of this chapter for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter; it being hereby expressly declared that this chapter, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This chapter shall be prospective in application from its effective date.

Title 9, Chapter II, Article 23,
Group Homes

§ 9-370 Definitions.

The definitions set forth in Title 13 of this Code shall apply to the provisions of this article unless otherwise provided for herein.

§ 9-371 Zoning requirements.

In addition to the requirements of this article, all group homes subject to this article shall comply with the requirements set forth in Chapter XVI of Title 13 of this Code.

§ 9-372 Operator's permit required.

It is unlawful for any person to operate, or to permit any person to operate, a group home on any property located within the R2-MD, R2-HD, R3, PDR-LD, PDR-MD and/or PDR-HD zone, without a valid permit issued for that group home pursuant to the provisions of this article.

§ 9-373 Exceptions.

The requirements of this article shall not apply to:

(a) A group home that has six or fewer occupants, not counting a house manager, and that is in compliance with the applicable provisions of Chapters XV and XVI of Title 13 of this Code;

(b) A state licensed alcoholism or drug abuse recovery or treatment facility; or

(c) A state licensed residential care facility.

§ 9-374 Requirements for issuance of operator's permit.

(a) The owner/operator shall submit an application to the director that provides the following information:

(1) The name, address, phone number and driver's license number of the owner/operator;

(2) If the applicant and/or operator is a partnership, corporation, firm or association, then the applicant/operator shall provide the additional names and addresses as follows and such persons shall also sign the application:

i. Every general partner of the partnership;

ii. Every owner with a controlling interest in the corporation; and

iii. The person designated by the officers of a corporation as set forth in a resolution of the corporation that is to be designated as the permit holder.

(3) The license and permit history of the applicant(s), including whether such applicant(s), in previously operating a similar use in this or another city, county or state under license

and/or permit, has had such license and/or permit revoked or suspended, and the reason therefor;

(4) The name, address, phone number and driver's license number of the house manager;

(5) A copy of the group home rules and regulations;

(6) Written intake procedures;

(7) The relapse policy;

(8) An affirmation by the owner/operator that only residents (other than the house manager) who are handicapped as defined by state and federal law shall reside at the group home;

(9) Blank copies of all forms that all residents and potential residents are required to complete; and

(10) A fee for the cost of processing of the application as set by resolution of the city council.

(b) *Requirements for operation of group homes.*

(1) The group home has a house manager who resides at the group home or any multiple of persons acting as a house manager who are present at the group home on a 24 hour basis and who are responsible for the day-to-day operation of the group home.

(2) All garage and driveway spaces associated with the dwelling unit shall, at all times, be available for the parking of vehicles. ~~Residents and the house manager may each only store or park a single vehicle at the dwelling unit or on any street within 500 feet of the dwelling unit. The vehicle must be operable and currently used as a primary form of transportation for a resident of the group home.~~

(3) Occupants must not require and operators must not provide "care and supervision" as those terms are defined by Health and Safety Code section 1503.5 and section 80001(c)(3) of Title 22, California Code of Regulations.

(4) Integral group home facilities are not permitted. Applicants shall declare, under penalty of perjury, that the group home does not operate as an integral use/facility.

(5) If the group home operator is not the property owner, written approval from the property owner to operate a group home at the property.

(6) At least 48 hours prior to eviction from or involuntary termination of residency in a group home, the operator thereof shall:

i. Notify the person designated as the occupant's emergency contact or contact of record that the occupant will no longer be a resident at the home;

ii. Contact the Orange County Health Care Agency OC Links Referral Line or other entity designated by the City to determine the services available to the occupant, including, but not limited to, alcohol and drug inpatient and outpatient treatment;

iii. Notify the city's Network for Homeless Solutions that an occupant is no longer a resident at the home, determine the services available therefrom; and

iv. Provide the information obtained from paragraphs ii and iii of this subsection (b)(6) and any other treatment provider or service to the occupant prior to his or her release on a form provided by the city and obtain the occupant's signed acknowledgement thereon;

v. Provided, however, that if the occupant's behavior results in immediate termination of residency pursuant to rules approved by the city as part of the special use permit for that facility, the operator shall comply with paragraphs i though iv of this subsection (b)(6) as soon as possible.

(7) Prior to an occupant's eviction from or involuntary termination of residency in a group home, the operator thereof shall also:

i. Make available to the occupant transportation to the address listed on the occupant's driver license, state issued identification card, or the permanent address identified in the occupant's application or referral to the group home;

ii. Provided, however, that should the occupant decline transportation to his or her permanent address or otherwise has no permanent address, then the operator shall make available to the occupant transportation to another group home or residential care facility that has agreed to accept the occupant.

(8) The group home operator shall maintain records for a period of one year following eviction from or involuntary termination of residency of an occupant that document compliance with subsections (a)(6) and (a)(7) of this section; provided, however, that nothing herein shall require an operator of a group home to violate any provision of state or federal law regarding confidentiality of health care information. The group home operator may not satisfy the obligations set forth in subsection (a)(7) by providing remuneration to the occupant for the cost of transportation.

(9) All drivers of vehicles picking up or dropping off persons at a group home shall comply with all applicable provisions of this Code and the Vehicle Code, including, but not limited to, those provisions regulating licensure and parking, standing and stopping.

(10) The property must be fully in compliance with all building codes, municipal code and zoning.

(11) In addition to the regulations outlined above, the following shall also apply to sober living homes:

i. All occupants, other than the house manager, must be actively participating in legitimate recovery programs, including, but not limited to, Alcoholics Anonymous or Narcotics Anonymous and the sober living home must maintain current records of meeting attendance. Under the sober living home's rules and regulations, refusal to actively participate in such a program shall be cause for eviction.

ii. The sober living home's rules and regulations must prohibit the use of any alcohol or any nonprescription drugs at the sober living home or by any recovering addict

either on or off site. The sober living home must also have a written policy regarding the possession, use and storage of prescription medications. The facility cannot dispense medications but must make them available to the residents. The possession or use of prescription medications is prohibited except for the person to whom they are prescribed, and in the amounts/dosages prescribed. These rules and regulations shall be posted on site in a common area inside the dwelling unit. Any violation of this rule must be cause for eviction under the sober living home's rules for residency and the violator cannot be readmitted for at least 90 days. Any second violation of this rule shall result in permanent eviction. Alternatively, the sober living home must have provisions in place to remove the violator from contact with the other residents until the violation is resolved.

iii. The number of occupants subject to the sex offender registration requirements of Penal Code section 290 does not exceed the limit set forth in Penal Code section 3003.5 and does not violate the distance provisions set forth in Penal Code section 3003.

iv. The sober living home shall have a written visitation policy that shall preclude any visitors who are under the influence of any drug or alcohol.

v. The sober living home shall have a good neighbor policy that shall direct occupants to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit. The good neighbor policy shall establish a written protocol for the house manager/operator to follow when a neighbor complaint is received.

vi. The sober living home shall not provide any of the following services as they are defined by section 10501(a)(6) of Title 9, California Code of Regulations: detoxification; educational counseling; individual or group counseling sessions; and treatment or recovery planning.

(c) An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to Article 15 of Chapter IX of Title 13 of this Code.

(d) The operator's permit shall be issued by the director if the applicant is in compliance, or, where applicable, has agreed to comply, with the requirements of subsections (a) and (b) above.

(e) In addition to denying an application for failing to comply, or failing to agree to comply, with subsections (a) and/or (b) of this section, an operator's permit shall also be denied, and if already issued shall be revoked upon a hearing by the director, under any of the following circumstances:

(1) Any owner/operator or staff person has provided materially false or misleading information on the application or omitted any pertinent information.

(2) Any owner/operator or staff person has an employment history in which he or she was terminated during the past two years because of physical assault, sexual harassment,

embezzlement or theft; falsifying a drug test; and selling or furnishing illegal drugs or alcohol.

(3) Any owner/operator or staff person has been convicted of or pleaded nolo contendere, within the last seven to 10 years, to any of the following offenses:

i. Any sex offense for which the person is required to register as a sex offender under California Penal Code section 290 (last 10 years);

ii. Arson offenses—Violations of Penal Code Sections 451—455 (last seven years); or

iii. Violent felonies, as defined in Penal Code section 667.5, which involve doing bodily harm to another person (last 10 years).

iv. The unlawful sale or furnishing of any controlled substances (last seven years).

(4) Any owner/operator or staff person is on parole or formal probation supervision on the date of the submittal of the application or at any time thereafter.

(5) The owner/operator accepts residents, other than a house manager, who are not disabled or handicapped as defined by the FHAA and FEHA.

(6) An operator's permit for a sober living home shall also be denied, and if already issued shall be revoked upon a hearing by the director, under any of the following additional circumstances:

i. The owner/operator of a sober living home fails to immediately take measures to remove any resident who uses alcohol or illegally uses prescription or non-prescription drugs, or who is not actively participating in a legitimate recovery program from contact with all other sober residents.

ii. For any other significant and/or repeated violations of this section and/or any other applicable laws and/or regulations.

§ 9-375 Transfer of operator's permit.

(a) An operator's permit shall not be valid for a location other than the property for which it is issued, unless and until the transfer of the permit is approved by the director pursuant to the requirements of section 9-374.

(b) An operator's permit may not be transferred to any other person or entity. No operator's permit issued pursuant to this article shall be transferred or assigned or authorize any person or entity other than the person or entity named in the permit to operate the group home named therein.

§ 9-376 Revocation of operator's permit.

An operator's permit may be revoked upon a hearing by the director pursuant to section 9-120 for failing to comply with the terms of the permit and/or for failing to comply with the applicable provisions of section 9-374.

§ 9-377 Reapplication after denial or revocation.

(a) An applicant for an operator's permit whose application for such an operator's permit has been denied may not reapply for such an operator's permit for a period of six months from the date such notice of denial was issued.

(b) A holder of an operator's permit that has been cancelled, revoked or otherwise invalidated may not reapply for an operator's or a user's permit for a period of six months from the date that such revocation, cancellation or invalidation became final.

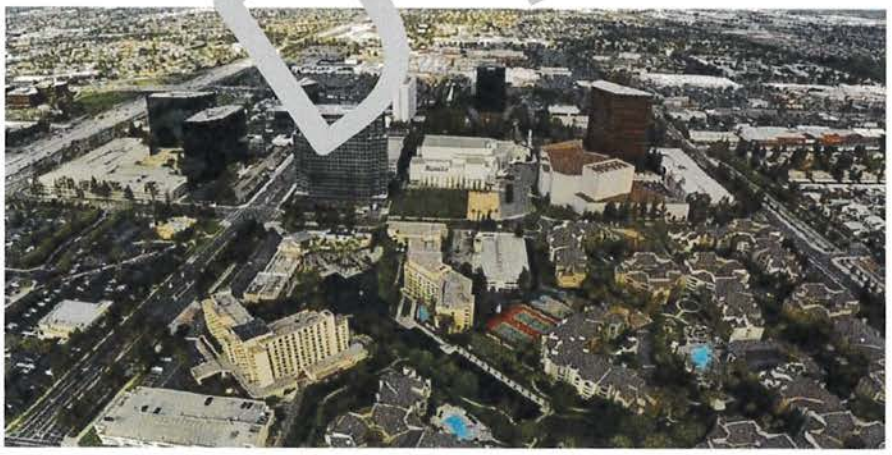
§ 9-378 Compliance.

A group home that is subject to the provisions of this article that is in existence as of the effective date of this ordinance shall have 120 days to comply with the provisions of this article.

ATTACHMENT 7
EXHIBIT N

NORTH COSTA MESA SPECIFIC PLAN

DRAFT



City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, 92628

Updated: Month 2026

SUMMARY OF NORTH COSTA MESA SPECIFIC PLAN AMENDMENTS

The North Costa Mesa Specific Plan was adopted by the Costa Mesa City Council in July 1994. Since adoption, the plan has been amended. The following table provides a list and a brief description of the amendment(s).

AMENDMENT #	DATE OF ADOPTION	DESCRIPTION OF AMENDMENT
SP-98-04	April 19, 1999	Created a site-specific FAR of 0.72 for South Coast Metro Center (Area 6).
SP-99-02	July 3, 2000	Increased the site-specific FAR to 0.79 for South Coast Metro Center (Area 6).
SP-00-01	February 5, 2001	Created a new Cultural Arts Center designation and corresponding FAR of 1.77 for South Coast Plaza Town Center (Area 4).
SP-00-02	November 19, 2001	Increased the size of Area 1, and amended land use designations, floor area ratio, and trip budgets for Segerstrom Home Ranch (Area 1)
SP-02-01	July 1, 2002	Updated regulations to be consistent with 2000 General Plan.
SP-03-02	November 17, 2003	Amended acreage and building square footage allocation in Area 1 sub-areas.
SP-03-01	February 2, 2004	Incorporated the Theater and Arts District Plan into the plan.
SP-06-01	March 27, 2006	Amendment to the Theater and Arts District Plan regarding financing.
SP-06-02	January 16, 2007	Amendment to allow high-rise residential development In Sub-areas 4, 5, and 6 in this specific plan.
SP-07-01	November 20, 2007	Amendment to allow high-rise residential development for Wyndham Boutique Hotel / High-Rise residential project at 3350 Avenue of Arts, Area 5.
SP-11-01	September 20, 2011	Amendment to Sakioka Lot 2
SP-15-01	October 20, 2015	Clarifying language to South Coast Plaza Town Center
SP-16-01	September 06, 2016	Updating Home Ranch, 3350 Avenue of the Arts and Sakioka Lot 2 per 2015-2035 General Plan Update
PSPA-26-0001	Month Day, 2026	Amendment to reflect General Plan Land Use Element and Mixed-Use Overlay District Amendments, including identified Housing Element sites, and corresponding General Plan Land Use Map and City's Zoning Map.

SP-94-01

NORTH COSTA MESA SPECIFIC PLAN

PREPARED BY:

City of Costa Mesa Planning Division

July 1994

Adopted by Resolution #94-67
Amended April 1999
Amended July 2000
Amended February 2001
Amended November 2001
Amended July 2002
Amended November 2003
Amended February 2004
Amended March 2006
Amended January 2007
Amended November 2007
Amended September 2011
Amended October 2015
Amended September 2016
Amended Month Day, 2026

1.0 INTRODUCTION

Authority and Scope

This specific plan has been prepared for a portion of North Costa Mesa in accordance with the California Government Code Section 65450 et seq. The plan area encompasses 423 acres and is an established area of the City with many identifiable and diversified components, including the urban mixed use development of South Coast Plaza Town Center. There is still, however, a considerable amount of undeveloped land within the plan area that prompts the need for this specific plan.

The 1990 General Plan, adopted on March 16, 1992, specifies the land use designations and accompanying residential densities and commercial and industrial intensities for the plan area, as well as numerous policies that are relevant or specific to North Costa Mesa. In 2001, the City of Costa Mesa 2000 General Plan was adopted, which was primarily a technical update of the 1990 General Plan. (See Appendix C for a listing of relevant General Plan policies). It is the intent of this specific plan to implement the policies of the General Plan through the adoption of development standards. These standards recognize the development potential of the plan area and the need to sensitively integrate new development with the surrounding areas, and, therefore, promote both resident and business community confidence in the long-term vision for the plan area.

Specific issues that are addressed in this plan are as follows:

- Land Use Compatibility/Integration
- Building Heights
- Nonconformity
- Density Bonuses
- Circulation
- Urban Rail Transit
- Parks and Recreation
- Fire Protection Services

Specific Plan Contents

This specific plan provides a comprehensive review and analysis of the plan area. Section 2 provides an overview of the plan area's development setting. In Section 3, the development issues that will present a challenge to future development of each subarea are identified, and Section 4 provides the development standards which address these issues. Finally, Section 5 discusses the specific plan's implementation ion timing.

2.0 DEVELOPMENT SETTING

Location

The North Costa Mesa plan area comprises the northernmost portion of the City of Costa Mesa, i. e., that area north of the San Diego Freeway (I-405) and generally east of Harbor Boulevard. South Coast Drive and Sunflower Avenue generally form the northern boundary of the plan area and the Costa Mesa Freeway (SR-55) is the eastern border. Costa Mesa's surrounding cities include Fountain Valley and Huntington Beach to the west, Santa Ana to the north and east, Irvine to the east, and Newport Beach to the south. Major regional facilities include John Wayne Airport to the southeast of the plan area. See Figure 1.

Figure 2 indicates the existing land uses as well as the eight subareas the plan area has been divided into for analysis purposes.

Location Map

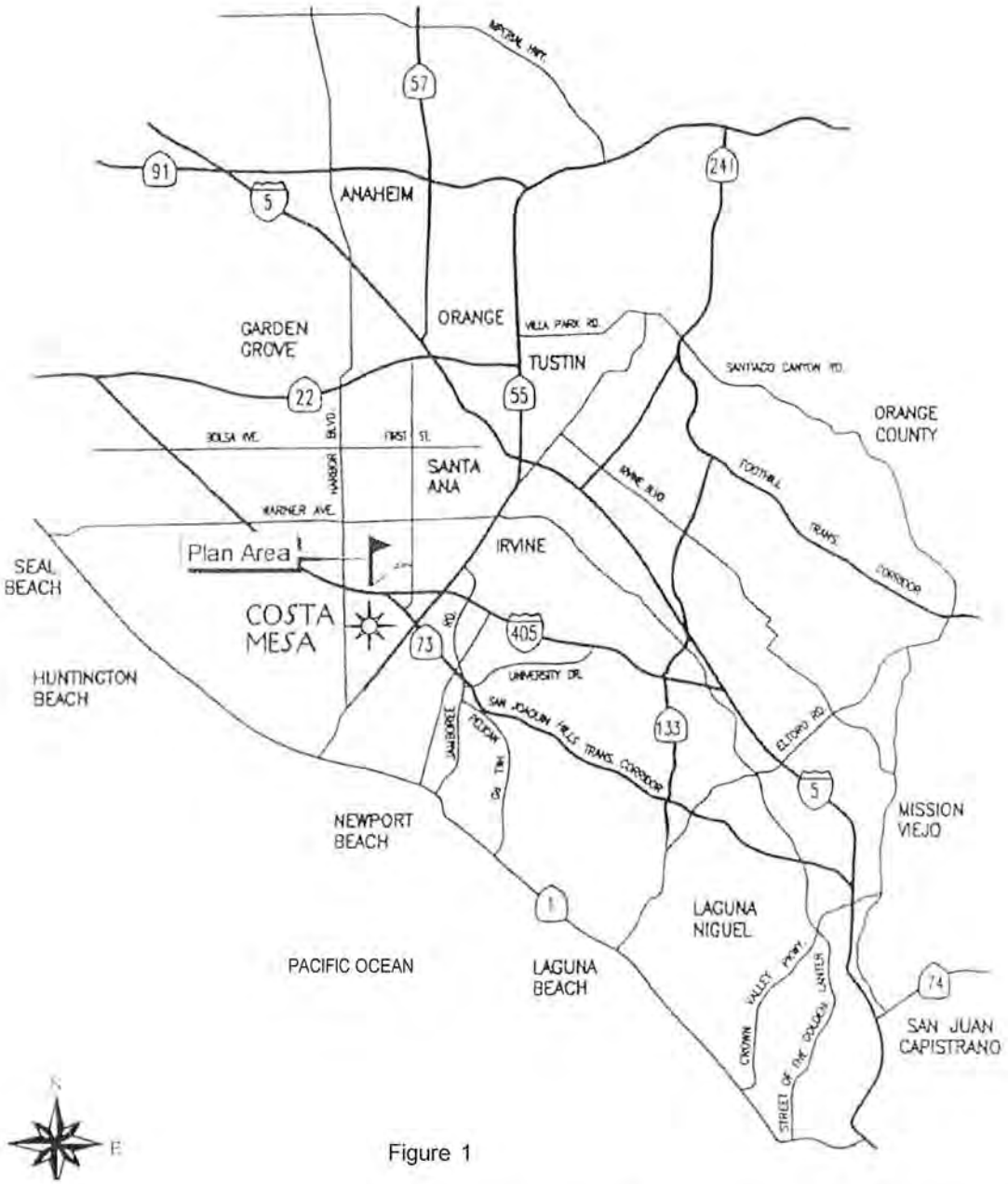


Figure 1

NORTH COSTA MESA SPECIFIC PLAN

Updated November 2001

LEGEND

- Vacant Land Parcels
- North Costa Mesa Specific Plan Area

Note: All maps and figures in the North Costa Mesa Specific Plan are not to scale and are provided for illustrative purposes only.

1 - Home Ranch
2 - Metro Pointe
3 - South Coast Plaza
4 - South Coast Plaza Town Center
5 - The Lakes
6 - South Coast Metro Center / Experian
7 - Sakioka Lot 1
8 - Sakioka Lot 2

N

Existing Land Uses Figure 2

Existing General Plan and Zoning Designations

Figure 3 indicates the General Plan land use designations for the area of the City north of the I-405, and Figure 4 indicates the accompanying zoning designations. Table 1 summarizes the development parameters of the General Plan land use designations, and the compatible zoning districts.

As shown in Table 1, the General Plan establishes Floor Area Ratios (FARs) for all non-residential land use designations. The FAR is used to determine the maximum amount of building that is allowed on a lot or parcel. Several land use categories in the plan area contain stepped FARs which are tied to the traffic characteristics of the proposed land use. Residential density is measured in dwelling units per acre. Trip budgets have also been established for properties in the plan area designated as Urban Center Commercial, Cultural Arts Center, or Regional Commercial in the plan area. The industrial portion of Home Ranch also has a trip budget. When applicable, the FAR, or in the case of residential, dwelling units per acre, and trip budget work in concert to ensure that building intensity and trip generation do not exceed the capacity of the circulation system in the plan area. The trip budget for individual properties is given in Section 3. Notwithstanding the foregoing, trip budgets do not apply to properties in the plan identified within a sites inventory of the Housing Element.

The lowest FARs are found in the Neighborhood Commercial designation as well as in the residential, industrial and public-semi land use designations. The highest FARs are allowed in the Regional Commercial, Cultural Arts Center, and Urban Center Commercial land use designations. The General Plan does not allow the established floor area ratio for non-residential uses to be exceeded in any instance.

Trip budgets are calculated on a square footage basis for commercial, industrial, residential, and institutional land uses. As with FARs, trip budgets cannot be exceeded, except on properties in the plan identified within a sites inventory of the Housing Element. The General Plan, however, does allow for the transfer of trip budgets in the plan area in the following circumstances:

1. The combination and/or transfer of trips shall only be allowed in the area of the City that is north of the I-405 and east of Harbor Boulevard, and shall be limited to parcels within a one-mile radius of each other.
2. Trip budget transfers shall be evaluated in the review and approval of a planned development or master plan project. Sufficient conditions of approval shall be applied to the master plan or development plan to ensure long-range control over subsequent phases of development.
3. The combination and/or transfer of trips shall not result in any greater impacts on the surrounding circulation system then would occur if each Traffic Analysis Zone (TAZ) was developed independently. (Consult with the Planning Division for a figure depicting TAZs)
4. 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 FAR and trip

generation rates provided herein.

5. 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.

6. Approval of the master plan or development plan shall be conditioned to ensure compliance with the above criteria and to preclude future overdevelopment on portions of the project or properties from which trip budgets were transferred.

7. Trip budget transfers shall be recorded against the properties.

Therefore, if a property is underdeveloped in terms of its trip budget, there is the possibility that the "excess" trips could be transferred to another parcel to augment its trip budget.

It should be noted that all the Planned Development (PD), Town Center (TC), and Shopping Center (C1-S) zones require Planning Commission review and approval of the land use mix and building location.

Mixed-Use Overlay District and Properties identified in the Housing Element

In 2026, this specific plan was amended for consistency with an amendment to the City's Zoning Map, which resulted in the rezoning of several properties in the plan area to encourage and facilitate residential and mixed-use development. While base zoning districts remain the same, the Mixed-Use Overlay District (MUOD) was applied to several parcels in the PDC, I&R, PDR-HD, TC, C1, and PDI zoning districts within the plan area. The MUOD is an overlay district and shall only apply to the parcels identified in the City's Zoning Map. This specific plan shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code on a qualifying property. However, it should be noted that projects identified on Lower-Income Housing Element Sites shall be governed by Section 13-83.58.e, (Supersession of Overlay) of Article 11, and the provisions of that Section shall supersede and prevail over any conflicting provisions of the underlying base zone, including, but not limited to, minimum residential densities and capacities, trip budgets, heights, minimum residential floor area, ministerial review and approval, and permitted uses, and all other applicable zoning provisions, such as other urban plans, overlays, and specific plans, including this specific plan.

FIGURE 3
General Plan Land Use
North Costa Mesa Specific Plan

Updated Month 2026

DRAFT

FIGURE 4
Zoning
North Costa Mesa Specific Plan

Updated Month 2026

Table 1- General Plan Designations
North Costa Mesa Specific Plan

GENERAL PLAN DESIGNATION	TYPICAL USES	RESIDENTIAL DENSITY	FLOOR AREA RATIO	COMPATIBLE ZONING
Low Density Residential	Single family detached and attached units, granny units, accessory apartments, family day care	Less than or equal to 8 units per acre.	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, POR-LD, I &R
Medium Density Residential	Single-family attached units, multiple family units, senior congregate care facilities, convalescent hospitals, and group residential homes. Ancillary commercial uses are permitted the planned development zone.	Less than or equal to 12 units per acre	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, R2-MD, PDR-MD, MU, I&R
High Density Residential	Multiple family units, senior congregate care facilities, convalescent hospitals and group residential homes. Ancillary commercial uses are permitted in the planned development zones.	Less than or equal to 20 units per acre: except the density in the PDR-NCM zone is 25 to 35 units per acre. See also The Lakes for site-specific density.	0.15 high traffic 0.25 moderate traffic 0.35 high traffic	R2-HD,R3, PDR-HD, PDR-NCM, MU, I&R
Commercial Center	Major shopping, service, and office facilities designated serve city-wide and regional markets.	Less than or equal to 20 units/acre	0.25 high traffic 0.35 moderate traffic 0.45 low traffic 0.75 very low traffic *Except that Home Ranch has a site-specific FAR* 0.37 for the IKEA portion of the project and 0.64 for the office portion	C1, C2, C1-S, PDC, AP, P, CL
Regional Commercial	Regional scale uses including major department stores, specialty retail outlets, restaurants, offices, and hotels.	Less than or equal to 20 units/acre	0.652 South Coast Plaza (east of Bear Street) 0.89 South Coast Plaza (west of Bear Street)	PDC
Urban Center Commercial	Intensively developed mixed commercial including offices, retail shops, restaurants, and hotels. Residential uses are also permitted pursuant to the North Costa Mesa Specific Plan	Less than or equal to 20 units/acre, Exceptions: South Coast Metro Center (Area 6) has a residential density of up to 100 units per acre; Sakioka Lot 2 may be up to 28 units/ac for mixed- use development, and other densities for properties identified within a sites inventory of the Housing Element.	South Coast Metro Center (Area 6) has a site- specific FAR of 0.79 Sakioka Lot 2 (Area 8) has a maximum site- specific FAR of 1.0.	PDC,TC
Cultural Arts Center	Mixed commercial, residential, office and cultural uses.	–	1.77 See also the South Coast Plaza Town Center discussion regarding the FAR.	TC
Industrial Park	Wide variety of industrial and compatible office and support commercial uses.	Less than or equal to 20 units/acre	0.20 high traffic 0.30 moderate traffic 0.40 low traffic 0.75 very low traffic	MP, POI, CL
Public and Semi-Pubic	Parks, hospitals, schools, religious facilities, fairgrounds, and public facilities.	–	0.25	I& R. I&R-S, P
Mixed Use Overlay	Housing, such as multifamily dwellings, blending residential uses into key areas that are served by various shopping, convenience, employment, and community-serving uses.	Less than or equal to 90 units/acre	1.0	MUOD

DRAFT

Land Use Compatibility/Integration

The plan area and its immediate surroundings contain a variety of land uses that range from single family residential homes to high-rise offices which provide a good mix of housing opportunities, commercial goods and services, entertainment, and employment opportunities in a relatively small geographical area. This mix allows people the opportunity to live near their jobs, and gives residents and employees a full range of commercial services near their homes or jobs. This reduces traffic congestion and improves air quality. Mass transit opportunities are also more easily developed in this type of community setting.

Several General Plan policies support the development of mixed-use projects along or near transit routes as a means to improve air quality and reduce traffic congestion.[1] Mixed use projects also add variety and interest to an area by supporting day and evening activities. The South Coast Plaza Town Center, South Coast Metro Center, and The Lakes projects currently provide the opportunity to live, work, shop and be entertained within a compact and pleasant urban environment.

The benefits of having a mix of land uses in an area can quickly be lost if there is not enough forethought in the design and location of diverse uses. Common problems include tall buildings overshadowing adjacent buildings and outdoor areas, late night commercial uses affecting residential areas, heavy truck or automobile traffic affecting access to residential areas, inadequate parking availability, and incompatible land uses being located adjacent to one another. Residential areas are particularly sensitive land uses, but commercial and/or industrial uses may also be impacted by inappropriate siting of land uses. Figure 5 highlights the location of existing and future residential areas. In 2006, this specific plan was amended to allow high-rise residential development in Areas 4, 5, and 6. See Section 3.0 for additional discussion.

It should also be noted that a residential component could be incorporated into any Planned Development Zone in the plan area (see Figure 4 for Zoning). New commercial and industrial developments anticipated by the General Plan are also shown in Figure 5.

Noise

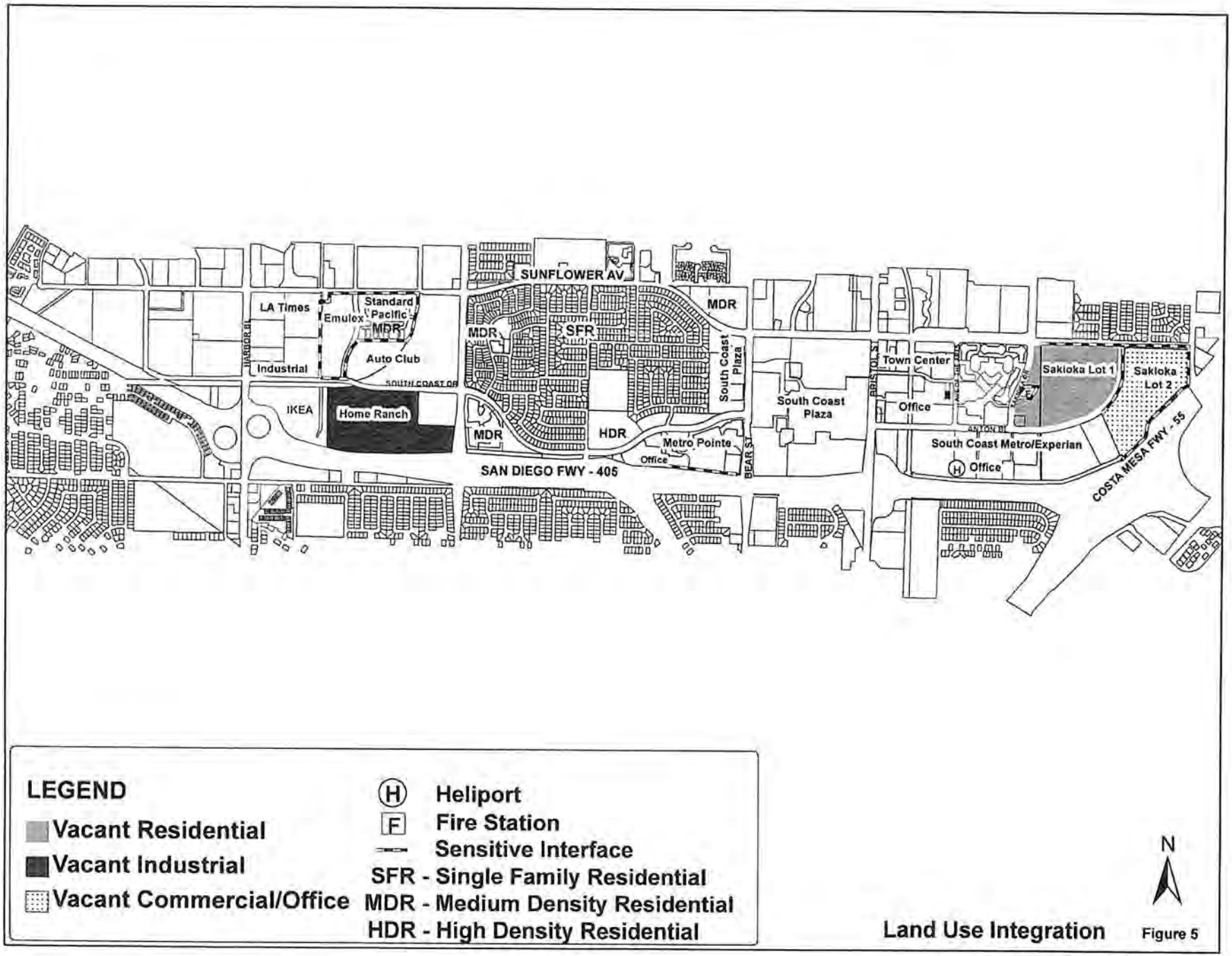
A major concern related to land use compatibility is noise. The City of Costa Mesa uses the Community Noise Equivalent Level (CNEL) to measure and regulate noise. The City's maximum acceptable exterior noise level for residential areas is 65 CNEL. The plan area's primary source of noise is vehicular and two major sources are the 1-405 to the south and the Costa Mesa Freeway to the east. Likewise, the plan area's major streets are another source of noise. Appendix A provides a list of the existing and General Plan build-out CNEL levels in the plan area.

New residential development as well as other sensitive land uses shall be required to comply with the General Plan and zoning ordinance standard of 65 CNEL for exterior recreation areas and 45 CNEL for interior areas. However, for high-rise residential developments, the

[1] See Policies LU-1A.1, LU-1F.5, and CIR 1A.9 in Appendix C.

exterior standard of 65 CNEL only applies to common outdoor recreation/amenity areas that are located at the ground level. Recreation/amenity areas located above the ground floor and private patios and balconies are exempt from the 65 CNEL requirement due to the urbanized nature of the overall setting. Mitigation measures may be used in order to achieve these noise levels.

John Wayne Airport is located to the east of the plan area. Although the 60 CNEL contour encompasses the area generally east of Avenue of the Arts, the 65 CNEL contour is outside of the plan area, and therefore does not impact existing or future land uses. One heliport is located in the plan area in South Coast Metro Center atop the building located at 555 Anton Boulevard.



Land Use Integration Figure 5

Building Heights

Existing building heights in the plan area vary from single story single family homes to twenty-one story office buildings. Generally, the high-rise office buildings are located in the South Coast Plaza Town Center and South Coast Metro Center areas; the Metro Pointe area has approval for additional buildings that include two fifteen story buildings. The buildings at South Coast Plaza and Crystal Court vary from one to three stories in height.

The General Plan does not establish a general limit on building heights north of the I-405 but rather contains two policies that provide guidelines for determining the appropriate building height. Policy LU-1C.1 permits the construction of buildings over two stories or 30 feet only when it can be shown that the building height will not impact surrounding developments. Policy LU-1C.3 prohibits the construction of buildings that present a hazard to air navigation at John Wayne Airport as determined by the Federal Aviation Agency.[2]

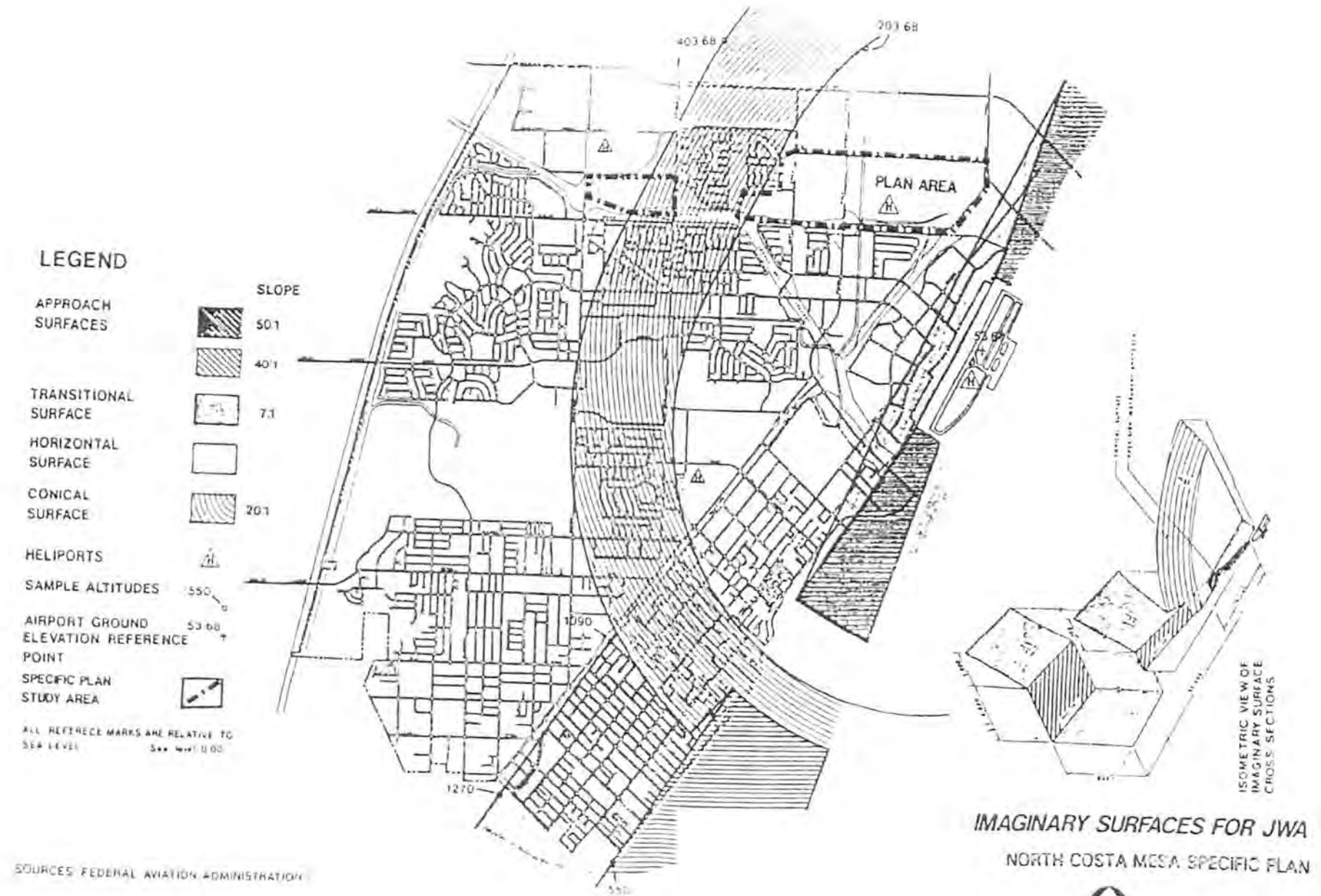
Policy LU-1C.3 is particularly relevant to the plan area, since the portion of the plan area generally east of the Metro Pointe property is within the imaginary horizontal surface of John Wayne Airport. Beyond the horizontal surface for another 4,000 feet is the imaginary conical surface. See Figure 6. These imaginary surfaces are the trigger for requiring special studies and review by the Airport Land Use Commission for Orange County and the FAA. It should be noted that a number of existing buildings in South Coast Plaza Town Center encroach within the imaginary horizontal surface; however, each was determined not to pose a hazard to the airport's operations and were required to install obstruction lighting.

Building heights in North Costa Mesa have created public controversy in the past, especially in the Home Ranch area where high-rise development approvals were overturned by the voters in 1988. Table 2 specifies the maximum building heights for the plan area and shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code on a qualifying property, in which case the property may use the height limit in the MUOD or this Specific Plan, whichever is higher; these building height standards recognized existing patterns and surrounding land uses. Any new building proposed at 3 stories or more, that is not part of a residential or mixed-use development on property identified within a sites inventory of the Housing Element, should require a shade and shadow impact analysis in relation to surrounding land uses.

It should be noted that Home Ranch has a specific height limitation of five stories and only in the center of the property. Any additional height above five stories (75 feet) would require a General Plan amendment. Exhibit 11b depicts the height limitations for Home Ranch.

[2]See Appendix C for full text of Policies LU-1C.1 and LU-1C.3.

Updated January 2007; Month 2026



IMAGINARY SURFACES FOR JWA

NORTH COSTA MESA SPECIFIC PLAN

FIGURE 6

Table 2- Maximum Building Heights North Costa Mesa Specific Plan		
SUB-AREA	**MAXIMUM BUILDING HEIGHT[1,2]**	**NOTES**
AREA 1 Home Ranch	Varies	See Exhibit 11b.
AREA 2 Metro Pointe	30 feet-north of South Coast Drive (approx. 2 stories) 90 feet-south of South Coast Drive (approx. 6 stories)	Current development agreement allows buildings up to 15 Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 3 South Coast Plaza and Crystal Court	85 feet (approx. 4 stories)	None
AREA 4 SCP Town Center	315 feet (approx. 25 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 5 The Lakes	Mid-rise Residential-90 feet (approx. 6 stories) High-rise Residential - 280 feet (approximately 26 stories) Commercial-110 feet (approximately 11 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 6 South Coast Metro	Varies-See Table 6B.	Buildings above 173 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the
AREA 7 Sakioka Lot 1	60 feet (approx. 4 stories)	Buildings which encroach into the setback for Anton Blvd. and/or Sakioka Dr. cannot exceed 30 feet (approx. 2 stories) within the setback area.
AREA 8 Sakioka Lot 2	North of collector street- 60 feet (approx.4 stories) South of collector street- 120 feet (approx. 8 stories)	Buildings above 161 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the setback area.

1. All building height measurements reference the height above grade- not mean sea level.
2. The maximum building heights specified in this Specific Plan shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code on a qualifying property, in which case the higher height limit as between the MUOD and this Specific Plan shall apply.

Updated February 2001; November 2001; January 2007; November 2007; Month 2026

Circulation

The circulation system for the plan area is comprised of three components: vehicular, bikeways, and urban rail transit.

Vehicular

The Master Plan of Highways (MPH) in the General Plan depicts the ultimate circulation system for the plan area and the City as a whole. Figure 7 depicts the MPH north of the I-405. Two new streets are shown north of the I-405 as well as two on-ramps and two off-ramps for the I-405. Susan Street will serve as a new connection between Sunflower Avenue and South Coast Drive north of the Home Ranch site (Area 1), and the unnamed street from Anton Boulevard will provide a connection to Main Street within the Sakioka Farms Lot 2 (Area 8). An on-ramp is proposed from South Coast Drive and Hyland Avenue and an off-ramp is proposed at South Coast Drive at the west end of the Metro Pointe project. This off-ramp is currently under construction and is anticipated to be complete at the end of 1994. Another on-ramp and off-ramp are proposed for Anton Boulevard at Avenue of the Arts and at the east end of the Metro Center project. Widening and improvements are also either under construction or design for the Fairview Road and Bristol Street ramps. Table 3 lists the Master Plan of Highways improvements that are not yet constructed north of the I-405. Funding sources to finance these improvements are discussed in Section 5.0.

Project specific environmental analyses and traffic studies will determine what, if any, street or freeway improvements are necessary for each new development. Circulation improvements can be required south, as well as, north of the I-405. The new roadways and on- and off-ramps should be designed in concert with site development plans so as to minimize impacts to surrounding land uses.

Two major regional transportation projects will also impact the plan area. These projects involve the addition of transit way connectors between the carpool lanes of the I-405 and SR-73 freeways and the I-405 and SR-55 freeways. The second project may require acquisition of additional freeway right-of-way from both Sakioka Lot 2 and South Coast Metro Center. The project could also include an exclusive High Occupancy Vehicle access ramp to the I-405 Freeway at Bear Street; this project is currently the subject of a supplemental environmental impact report under a cooperative agreement with the Orange County Transportation Authority. The first project may require additional right-of- way from the Segerstrom Home Ranch site and may also include further improvements to the 1-405 beyond Harbor Boulevard.

There are a variety of funding mechanisms the City utilizes to fund the Master Plan of Highways improvements including development impact fees and state and local programs; these are discussed further in Section 5.0 Implementation.

In order to reduce vehicular traffic on City streets, the City encourages that Transportation Demand Management (TDM) be promoted in large businesses.

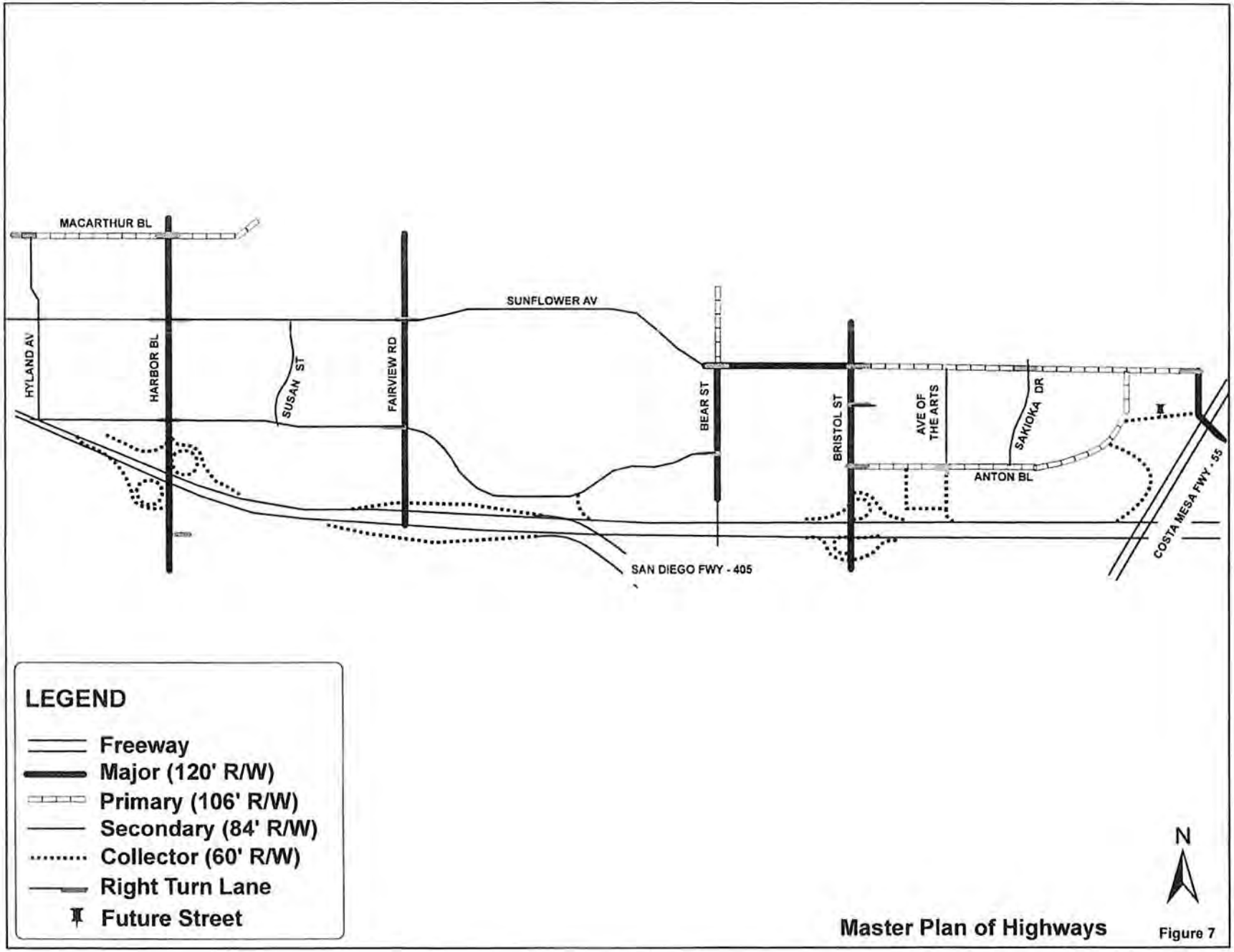
TDM includes a variety of methods including staggered work hours, reduced work days, car and van pooling, etc. Establishment of a TDM Program and a yearly monitoring report is now required as environmental mitigation measures on new projects.

Bikeways

Bike lanes in the plan area currently exist on Anton Boulevard, Sakioka Drive, South Coast Drive, Bear Street, and Fairview Road. Figure 8 depicts the location of existing and future bikeways north of the I-405.

General Plan amendment GP-94-03A deleted the bike undercrossing proposed at Avenue of the Arts, and GP-00-05 included the deletion of the I-405 bike undercrossing in the vicinity of Home Ranch and related linkages to South Coast Drive and Gisler Avenue, due to the I-405 and SR-73 confluence improvements.

New development will be required to construct linkages in the City's bikeway master plan in some instances. Consideration should also be given to bicycle storage areas for the larger employment centers to encourage bicycle riding as a form of commuting.

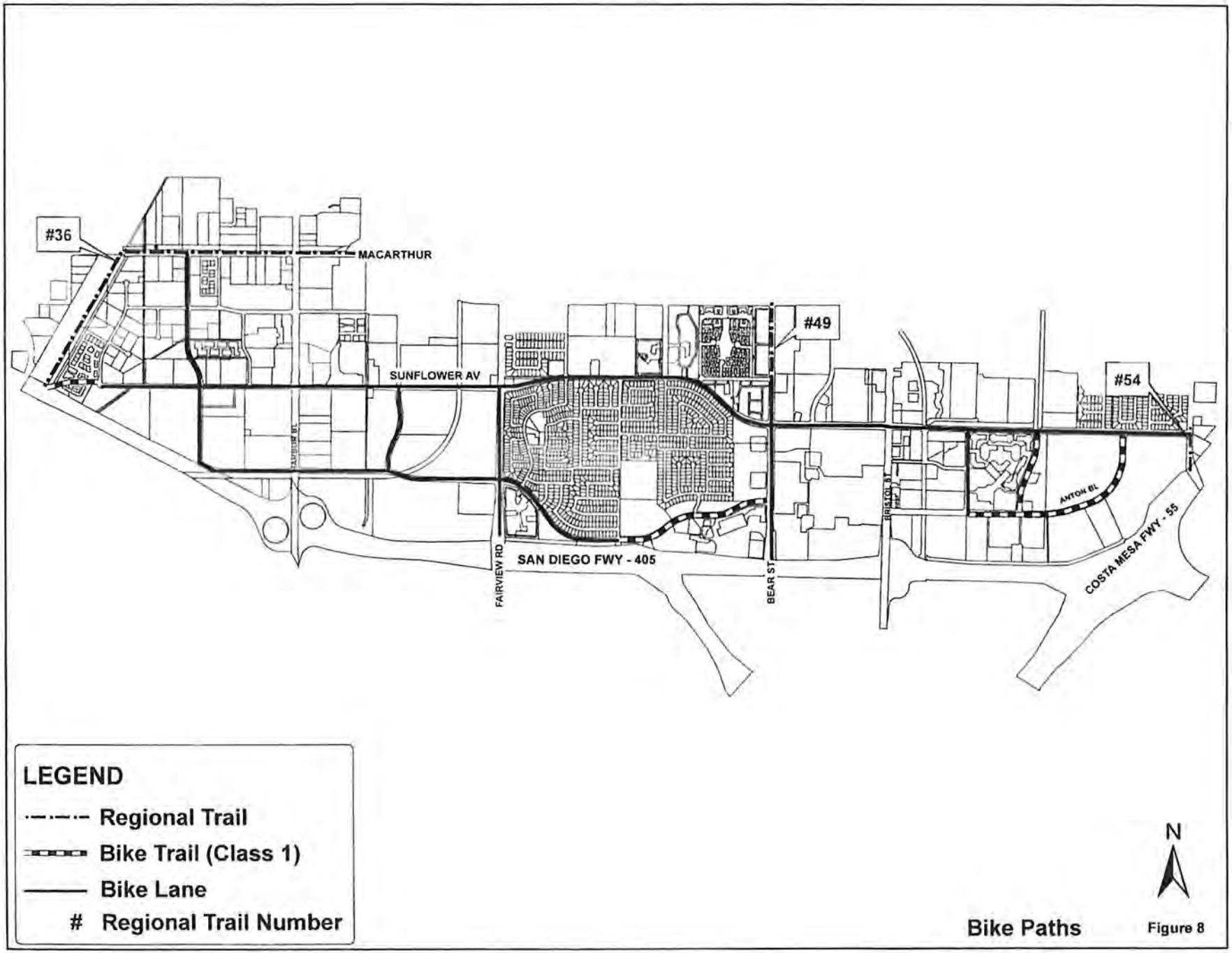


Master Plan of Highways

Figure 7

Table 3- Master Plan of Highways Improvements North Costa Mesa Specific Plan		
LOCATION	**MASTER PLAN IMPROVEMENT**	**ESTIMATED COST**
INTERSECTIONS		
Bristol Street and Sunflower Avenue	Add westbound right turn lane.	$550,000
Sakioka Drive and Sunflower Avenue	Add southbound right turn lane.	$229,000
Anton Boulevard and Sunflower Avenue	Add 2nd westbound left turn lane.	$205,000
Bristol Street and Town Center Drive	Add 2nd westbound left turn lane and provide free eastbound right turn lane.	$515,000
Bear Street and South Coast Plaza (south)	Construct west leg to Metro Pointe development site-add eastbound left turn, eastbound through. eastbound right turn and northbound left turn lanes.	To be constructed by developer since it is an on-site improvement.
Bristol Street and I-405 northbound off-ramp	Add 4th northbound through, 5th southbound through, 2nd eastbound right. optional westbound left/westbound through, and provide free westbound right turn lanes.	$4,289,299
Bristol Street and I-405 southbound ramp	Add 4th northbound through and free eastbound right turn lanes.	
Harbor Boulevard and Sunflower Avenue	Add northbound, eastbound and westbound right turn lanes.	$700,000
Fairview Road and Sunflower Avenue	Add southbound and eastbound right turn lanes.	$597,000
Harbor Boulevard and South Coast Drive	Add northbound right, southbound right westbound right, 2nd westbound left, and 4th southbound through lanes.	$7,191,100
Harbor Boulevard and I-405 northbound ramps	Add 4th northbound through and optional westbound left/westbound right turn lanes.	
Harbor Boulevard and I-405 southbound ramps	Add 4th northbound through and 4th southbound through lanes and optional eastbound left/eastbound right turn lanes.	
Harbor Boulevard and MacArthur Boulevard	Add 2nd left tum lane and exclusive right turn lane on all approaches.	$550,000
Fairview Road and I-405 northbound ramps	Convert optional westbound left/westbound right to 2nd westbound left turn lane and add 2nd westbound right turn lane.	$791,666
Fairview Road and I-405 southbound ramps	Convert optional eastbound left/eastbound right turn lane to 2nd eastbound left tum lane and add 2nd eastbound right turn lane.	$434,849
I-405 northbound on-ramps and South Coast Drive/Hyland Avenue	New intersection due to added I-405 on-ramp.	$3,109,895
Susan Street and South Coast Drive	New Intersection due to Susan Street extension.	$864,828 (To be constructed by developer)
I-405 northbound off-ramp and South Coast Drive	New intersection (east of Fairview) added with I-405/Fairview off-ramp improvement.	$1,877,295
STREET IMPROVEMENTS		
Anton Boulevard, Sunflower to Park Center	Restripe for six lanes.	$10,000
Sunflower Avenue , Harbor Boulevard to Susan Street	Widen to secondary highway standards	$956,425
Main Street, from Sunflower to 55 Freeway	Provide six through lanes.	To be constructed and funded by the City of Irvine

Table 3- Master Plan of Highways Improvements North Costa Mesa Specific Plan		
LOCATION	**MASTER PLAN IMPROVEMENT**	**ESTIMATED COST**
FREEWAY IMPROVEMENTS		
I-405/northbound Avenue of the Arts off-ramp	Provide new off-ramp.	$2,458,020
I-405/Anton Boulevard on-ramp	Provide new on-ramp	$6,708,200
Southbound I-405/Bristol Street on-ramp/SR-55 Connector Braid	Provide grade separation of the SB I-405 Bristol Street on-ramp with the SB-I-405 to NB SR-55 connector.	$15,845,009
NB I-405 Bristol Street off-ramp/SB SR-55 to NB I-405 Connector Braid	Provide grade separation of the NB I-405 Bristol Street off-ramp with the SB-SR-55 to the NB I-405 connector.	$22,075,707
I-405 Southbound widening - Harbor off-ramp to Harbor on-ramp	Add general purpose lane on SB I-405 from the Harbor Blvd off-ramp to the Harbor Blvd slip on-ramp.	$4,769,792
I-405 SB widening - Fairview to Bristol	Provide auxiliary lane on SB I-405 from the Fairview on-ramp to the Bristol Street off-ramp.	$618,726
I-405 NB widening - Bristol to Fairview	Provide auxiliary lane on the NB I--405 from the Bristol Street on-ramp to exit at the Fairview off-ramp.	$4,359,684
NB I-405 Fairview off-ramp to SR-73 connector	Provide auxiliary lane on NB I-405 from Fairview Road off-ramp to the SR-73 connector.	$611,032
I-405 NB widening - SR-73 to Harbor	Provide auxiliary lane on NB I-405 from the SR-73 connector to the Harbor Blvd off-ramp.	$741,160
Widen SB I-405 - Harbor to Fairview	Add general purpose lane to SB I-405 from Harbor Blvd slip on-ramp to Fairview Road on-ramp.	$2,149,926
I-405 NB widening - Fairview to Harbor	Provide grade separation of the NB I-405 Fairview on-ramp with the Harbor Blvd off-ramp.	$12,535,562



Bike Paths Figure 8

Urban Rail Transit

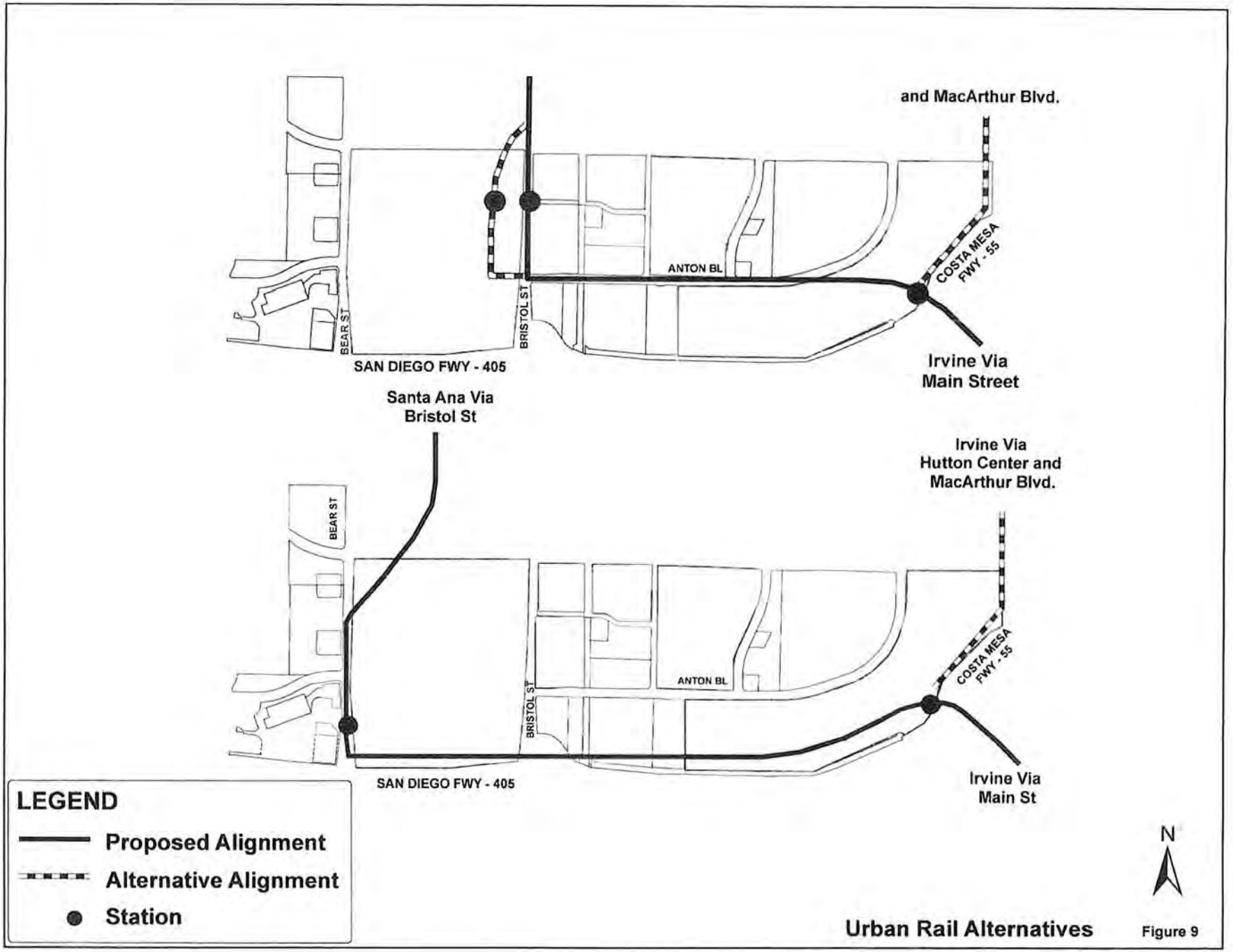
The County of Orange and the Central Orange County Fixed Guideway Joint Powers Authority are currently studying alternative alignments for a county-wide rail system which will pass through the eastern portion of the plan area. The system is expected to consist of an elevated light rail facility. Two primary alignments through Costa Mesa are under review. These alignments and alternatives are illustrated in Figure 9.

The primary routes are proposed along Bristol Street in Santa Ana and Main Street in Irvine. As the system moves through Costa Mesa, the alignment could stay on Bristol Street and continue along Anton Avenue or shift to Bear Street and continue adjacent to the San Diego Freeway. Each alternative proposes two Costa Mesa stations. One station could be located on either Bear or Bristol Street within existing street right-of-way or in the parking lot of South Coast Plaza. The second could be located on the Sakioka Farms property, near the Costa Mesa Freeway.

The obvious benefit of urban rail transit is the enhancement of the overall transportation system by providing alternative means for employees, shoppers and visitors to access this portion of the community. However, issues regarding route alignment and station locations have significant urban design and land use planning implications. Major policy issues which must be addressed are:

- visual impacts of elevated guideway and stations;
- provision of adequate pedestrian linkages to stations and destinations;
- appropriate mix and density of land uses surrounding station locations; and
- demand for parking around station locations.

The combination of these concerns may pose practical difficulties for the extension of the urban rail system through the highly developed portion of the plan area as currently proposed. It has been suggested that the route alignment not be extended south of Sunflower Avenue. While this additional alternative would avoid the design interface problems, it may not provide adequate service to this major employment and activity center. Additional concerns include development timing in proximity to route and station locations, density transfer of development potential for areas designated for station locations and/or rail routes, and increased density and building intensity beyond the current General Plan. Because of these concerns, a detailed route alignment and station location study for that portion of the system which will be located in Costa Mesa should be undertaken in advance of the final alignment adoption.



Urban Rail Alternatives Figure 9

Nonconformity

The 1990 General Plan resulted in the establishment of new lower FARs and density limits on development citywide. The General Plan recognized that the new FARs for commercial and industrial uses would be lower than existing development in many cases, therefore Policy LU-2A.4 was included. This policy states that in the event of unintentional damage or destruction, the City would allow any legal conforming use in existence at the time of adoption of the 1990 General Plan in a nonconforming development to be rebuilt to its original building intensity as long as such rebuilding would not increase the development's nonconformity. This policy was then codified in the zoning code to state that reconstruction of development destroyed to more than 50% of the market value may occur to its original FAR if all other development standards (setbacks, lot coverage, height, parking, open space, etc.) are met. The City's zoning code also states that in cases of unintentional destruction of up to and including 50% reconstruction could occur without meeting current development standards.

In terms of residential uses, the General Plan recognizes development legally built at higher densities. Such existing units may be rebuilt to the same density subject to other standards of the zoning code. In the High Density Residential designation in the plan area (i.e., The Lakes), the allowable density or number of units to be redeveloped would be limited to the General Plan density plus a 50% density incentive bonus or the existing number of units, whichever is less.

The following table identifies existing commercial and hotel development in the plan area that is nonconforming due to its existing FAR.

Table 4- Floor Area Ratio Nonconformities
North Costa Mesa Specific Plan

PROJECT NAME	TAZ(s)	GP FAR LIMITS	EXISTING FAR	NOTES
Metro Pointe Phases 2 & 3	8 and 11	.50 retail .60 office	Only partially developed to date	The Development Agreement allows 1.01 FAR for Phases 2 & 3, if built-out it will become nonconforming but it will be protected by the Development Agreement for the remainder of the agreement's term.
The Lakes	27	.25 retail .35 office	Wyndham Garden Hotel- 2.08 (3350 Ave. of the Arts) Marriott Hotel- 1.3 (500 Anton)	The intensity of the two hotels exceeds the allowable levels.
The other major developments in the plan area are within the allowable FAR and would not be considered nonconforming.				

Updated January 2007

There are two different redevelopment scenarios to consider in regards to FAR nonconformity, i.e., reconstruction after unintentional destruction and reconstruction after voluntary destruction.

Unintentional Destruction

As shown in Table 4, the nonconformity is limited to one major project in the plan area. For the newer high-rise buildings in North Costa Mesa, it should not be difficult to meet the current standards and reconstruct in case of unintentional destruction, and the General Plan and zoning code have adequate protection for rebuilding nonconforming development that is unintentionally destroyed.

Voluntary Destruction

A major concern for The Lakes is that if a property owner chooses to demolish a building to redevelop, the new development would need to meet the FAR limit and current development code standards. In most cases this would mean considerably less development than what exists. Therefore, it is the intent of this plan to indicate how to calculate the amount of new development that would be allowed if a building is voluntarily demolished.

The General Plan states that the FAR is determined on a project-planning basis rather than a parcel-specific basis. Therefore, a strict interpretation of the General Plan in regards to rebuilding after voluntary destruction requires that the FAR be calculated over the entire acreage of the master planned project. But, if such a project were evaluated on a master planned basis in the instance of The Lakes, it is very likely that it would result in the inability to reconstruct anything, since on a project-wide basis both developments would most likely still exceed the General Plan FAR limits even with the removal of an existing building.

However, the General Plan also states that development could be evaluated at a parcel-specific level if the project is or can be developed on a single lot and not subdivided at a later date. So although The Lakes is a large planned development, the FAR for the new development can be based on the size of the individual lot. It is reasonable to allow redevelopment either up to the General Plan intensity level for the land use designation or up to the pre-existing development level, whichever is less, in cases where a development on a single parcel is voluntarily demolished. The Lakes has been subdivided so that the apartment complex, two hotels and retail center each occupy their own parcel. Restrictions should be made that indicate that the major open space features of this planned development shall always remain as open space, and that the individual parcels may not be further subdivided.

Parks and Recreation

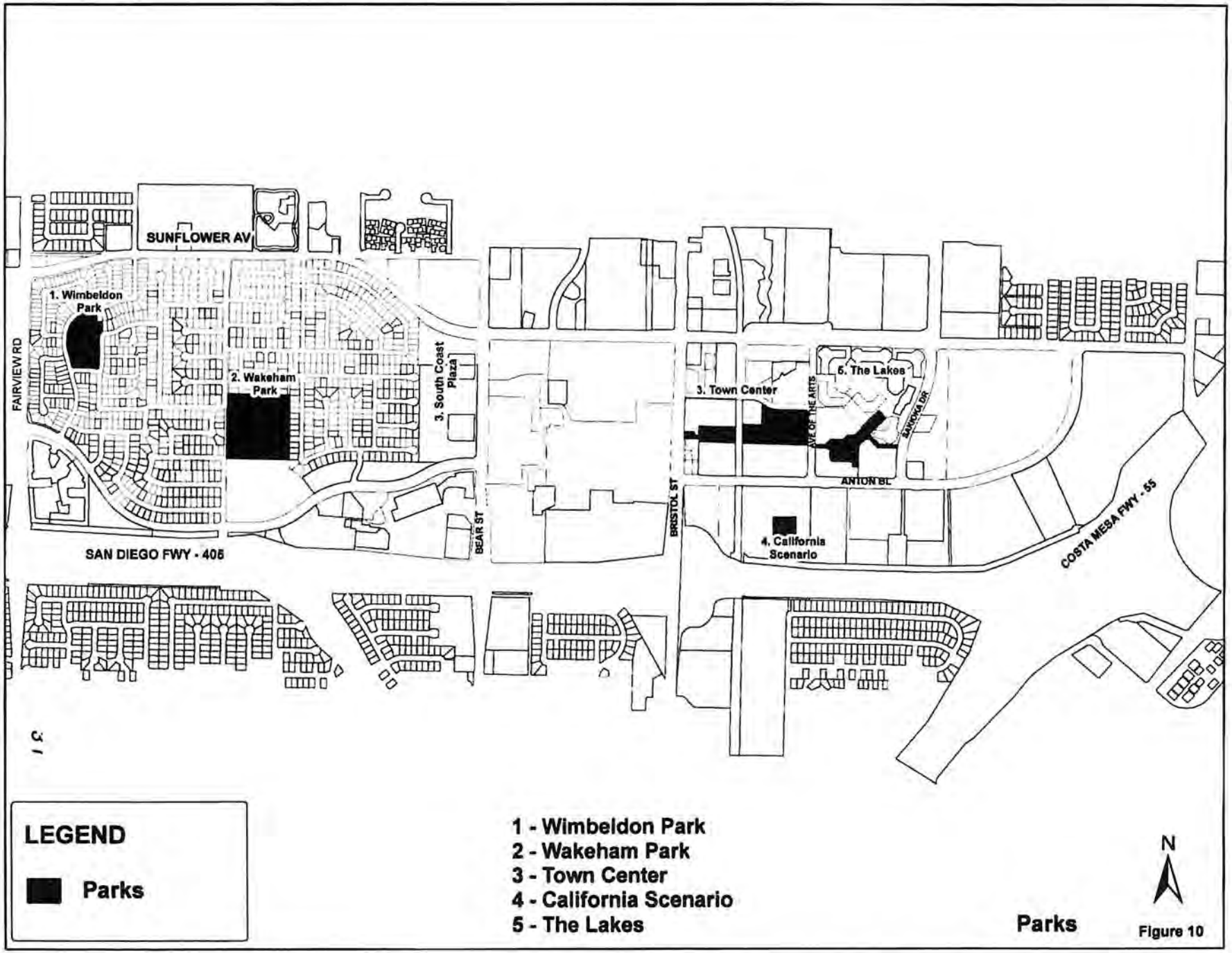
As shown on Figure 10, north of the I-405 and east of Harbor Boulevard there are two publicly owned parks and three privately owned and maintained open space areas They are Wakeham and Wimbledon Parks and the California Scenario, Town Center, and The Lakes sites. There are no school sites, community centers or golf courses in the plan area and none are planned.

Wakeham Park is 9.91 acres in size and Wimbledon Park is 3.36 acres. Both are located inside residential tracts. Located south of Anton Boulevard and east of Bristol Street, California Scenario sculpture garden is a 1.6-acre private plaza, which consists of a blend of hardscape, landscaping, sculptures and water features. It is open to the public and is used for passive recreation, gatherings, summer concerts, and as a backdrop for photography and commercials. It occupies an area between high-rise office buildings, retail establishments and parking structures. In conjunction with the approval of GP-00-02 for South Coast Plaza Town Center, the property owner is to preserve and maintain the California Scenario sculpture garden substantially in accordance with its existing configurations and function, commencing immediately and continuing for the useful life of the existing office buildings adjacent to the garden. The 3-acre Town Center site is an open space easement located between the South Coast Plaza Hotel, South Coast Repertory Theater and Town Center high-rise buildings. It, too, is open to the public and is used for concerts, various promotions for the arts, seasonal gatherings, passive recreation and as pedestrian access between the buildings. The easement area boundaries were slightly modified in 2001, but were not decreased in size. Located within a mixed-use project east of Avenue of the Arts, The Lakes development contains a large apartment complex, two high-rise hotels and retail buildings. Central to these uses is a 3.3-acre permanent public open space easement, which includes a lake, walkways, plaza area and landscaping. The walkways connect to public pathways at Avenue of the Arts, the various uses in the block and the public sidewalk on Sakioka Drive.

Planning Area 5, as defined in the City's Parks, Recreation and Open Space Master Plan (January 1996), is the entire area of the City that is located north of the I-405. Although the boundaries of the plan area do not coincide directly with Planning Area 5, information is provided regarding Sakioka Farms Lot 1 and Home Ranch. A detailed summary of the findings of the study is included in Appendix B.

The study concluded that the plan area has adequate parkland currently; however, the anticipated residential development of Sakioka Lot 1 will create additional demand for a neighborhood park. Additionally, the parkland needs cannot be easily met in the surrounding area. As can be noted on Figure 10, there is not a public park located east of Bristol Street which could serve the Sakioka property. The subdivision of this residential area will require dedication of parkland or the payment of in lieu fees; therefore, if a subdivision is proposed, then the project should meet its neighborhood park dedication requirement onsite. Consideration should also be given to locating the private recreational areas of this planned development in proximity to the public park area. It should be noted that the City's Park and Recreation Dedication ordinance does allow privately developed, owned and maintained open space to be credited against the parkland dedication requirement.

In respect to Home Ranch, the development agreement approved in 2001 specified that the property owner would pay the full amount of park dedication in-lieu fees associated with residential development. The 1.5-acre parcel that is to be dedicated for historical resource preservation shall not be used as a credit against applicable in-lieu fees or parkland dedication requirements.



Parks

Figure 10

Fire Protection Services

The need for fire services increases as population and development grow. The Fire Department operates from the City Hall (Administration) and from six fire stations. Station #6, Metro Station, is located in the plan area (on Sakioka Drive) and serves the northeasterly portion of the City. One other fire station is proposed in the General Plan to serve north Costa Mesa as a result of land use intensification. This station is tentatively proposed in the vicinity of Harbor Boulevard near South Coast Drive; it would be the seventh station for the city.

The City of Costa Mesa Fire Department participates in a "Central Net" program with the cities of Newport Beach, Santa Ana, Fountain Valley, Huntington Beach, Westminster, and Orange County. The Central Net program provides for quick, mutual aide dispatch of fire apparatus across city boundaries during major and minor emergencies.

A fire protection system impact fee was adopted in January 1989 to fund future fire protection needs in North Costa Mesa. The fee is levied only against the four remaining landowners of five vacant land areas when development occurs. The future development identified as impacting the City's fire protection system includes Home Ranch, South Coast Plaza Town Center, South Coast Metro Center and Sakioka Farms' Lots 1 and 2, and Metro Pointe. However, the fire impact fee was based on development assumptions that are no longer valid since the adoption of the 2000 General Plan.

Update of the fire impact fee could possibly include consideration of joint use and funding of Fire Station #7 with surrounding Central Net cities. This would reduce the overall cost to the city and ultimately the cost to new development in each city. A study could also reexamine the need/demand for the seventh station.

In conjunction with adoption of GP-00-05, it was determined that the Home Ranch project (Area 1) increased the demand for City fire suppression services in the City's northwest area. The Segerstrom Home Ranch development agreement includes provisions for the necessary land acquisition, building design, and construction costs. The City of Costa Mesa Fire Department is responsible for determining the timing of land acquisition and fire station construction. If the fire station is ultimately located on Segerstrom Home Ranch, the development agreement allows for transfer of development rights (building square footage and trip budget) to the balance of the Home Ranch project.

In conjunction with the adoption of GP-06-02 and GP-06-03, it was determined that an additional paramedic fire engine was needed. Each of the contributing high-rise residential projects was required to participate in the funding of the new vehicle on a pro-rata basis.

3.0 SUBAREA ANALYSIS

The plan area is composed of eight unique areas that are analyzed individually as well as in consideration of surrounding land uses.

AREA 1 - HOME RANCH

Existing Land Uses

A portion of this 93-acre site is in agricultural production. Onsite structures include a single-family residence, barn, related farm buildings, and an office building located on Fairview Road. These are all owned by C.J. Segerstrom family. The single family home and barn are identified in the 2016 General Plan in the Historical and Cultural Resources Element. The Segerstrom family, who continue to maintain the house, constructed the farmhouse in 1915. The barn was constructed in 1928. Several farm related structures are located near the house.

Single family attached and detached homes, an Emulex industrial park, and a large IKEA retail/warehouse facility also now sit on the original Home Ranch site.

General Plan and Zoning

The portions of this site owned by the Segerstrom family and IKEA are designated as Commercial Center by the General Plan and is zoned PDC. The General Plan establishes site specific FAR of 0.37 for the 19.27 acre IKEA site and a site specific FAR of 0.64 for remaining 43.6 acres located south of South Coast Drive.

In 2001, GP-00-05 was approved for Home Ranch to allow residential, commercial, office, and industrial uses. The overall allowable square footage was increased to 1,351,698 square feet and trip budget adjusted accordingly. In respect to this specific plan, the Home Ranch area was expanded to include the 30.5 acres located north of South Coast Drive. See following Sub-areas discussion.

In 2003, SP-03-02 was approved that reallocated a 2.074-acre portion of Sub-Area B to Sub-Area A to be used as the IKEA parking lot. This reallocation extinguished the square footage development rights attributable to the 2.074 acres, increasing the IKEA site to 19.27 acres and reducing the IKEA site FAR to 0.37 and the overall allowable square footage to 1,319,813; the overall trip budget remained unchanged.

In 2016, General Plan 2015-2035 was approved adjusting the FAR of Sub-Area B resulting in an increase in the FAR and a maximum development square footage of 1,200,000 SF. Table 4A was modified to reflect this change.

Sub-areas

The Segerstrom Home Ranch is divided into four sub-areas. Table 4A provides a statistical summary of the maximum number of dwelling units, floor area ratio, building square footage, and the trip budgets for each sub-area. Figure 11 illustrates the boundaries of the sub-areas.

To facilitate flexibility for Sub-Areas B and C, building square footages and trip budgets may be transferred, provided that the total building square footage, floor area ratio, and trip budget for the combined two sub-areas are not exceeded as delineated in Table 4A. Transfers affecting Sub-Areas A and D are not permitted. Future development in Sub-Area B shall be limited to high quality office, office-related uses, and corporate office/headquarters with subsidiary support functions that may include research and design, minor assembly, light manufacturing, and storage. Retail uses in Sub-Area B shall be limited to those that are ancillary to the office development.

Shown below are the development parameters for each distinct sub area.

Table 4A- Segerstrom Home Ranch Sub-Areas

Land Use	Acreage	Floor Area Ratio/ Density	Maximum Units/ Square Footage	Maximum Stories/Height	A.M. Peak Hour Trips	P.M. Peak Hour Trips
A. IKEA	19.27	0.37 FAR	308,000 sf	2 stories/45 feet	43	431
B. Office and Office-related uses	43.57[2]	0.64 FAR	1,200,000 sf	2-5 stories/36 - 75 feet See Figure 11b	1 1,860	1 1,788
C. Industrial Park	14.5	0.40 FAR	252,648 sf	1-5 stories/45-60 feet See Figure 11b	376[3]	362[3]
D. Medium Density Residential	16.0	12 units/acre	136 single-family attached units[1]	3 stories/ 50 feet		
			56 single-family detached units' Total Maximum: 192 units	2 stories/27 feet	102	130
TOTAL:	**93.34**	**NA**	**192 units** **1,760,648 sf**		**2,381**	**2,711**

Note:

1. The mix of units is for illustrative purposes only; the precise mix of product types will be determined during master plan review; in no instance shall the 192-unit maximum and/or the morning and evening peak hour trip budget be exceeded.
2. The 1,200,000 maximum square footage is calculated based on the full acreage originally in Home Ranch which includes acreage transferred to the State of California for public improvements. This full square footage intensity may be used for development in Sub-Area B.
3. See partial Assignment and Assumption of Development Agreement recorded on 02/05/2004 as Instrument No. 2004000089554 in official records Orange County.

Land Use Compatibility/Integration

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.

The Segerstrom farmhouse provides a unique opportunity for preservation of a small piece of the City's agricultural heritage. This two-story home and accompanying barn are familiar sights in the area and stand as a reminder of the farming community that was evident here in the early 1900's. Although the Segerstrom home and barn are designated as Commercial Center on the General Plan Land Use Map, it would be in keeping with Policy HCR-1A.5 of the General Plan to preserve these historical structures.

Preservation of these structures in their current location has been accomplished by land use recorded restrictions which include provisions for the long-term preservation of these buildings as historical resources. The property covered by the recorded restrictions is a 1.5-acre site shown in Exhibit 11a and includes the home, barn, and two related structures. The boundaries of the property may be modified, as approved by the City's Development Services Director, so long as the site continues to include 1.5 acres and all four historic structures. The barn may be relocated within the site. Ownership of the property could remain with the Segerstrom family until such time they wished to transfer the property. At that time, the City, another public agency, or private owner could acquire the site subject to the recorded restrictions for preservation of this valuable community resource.

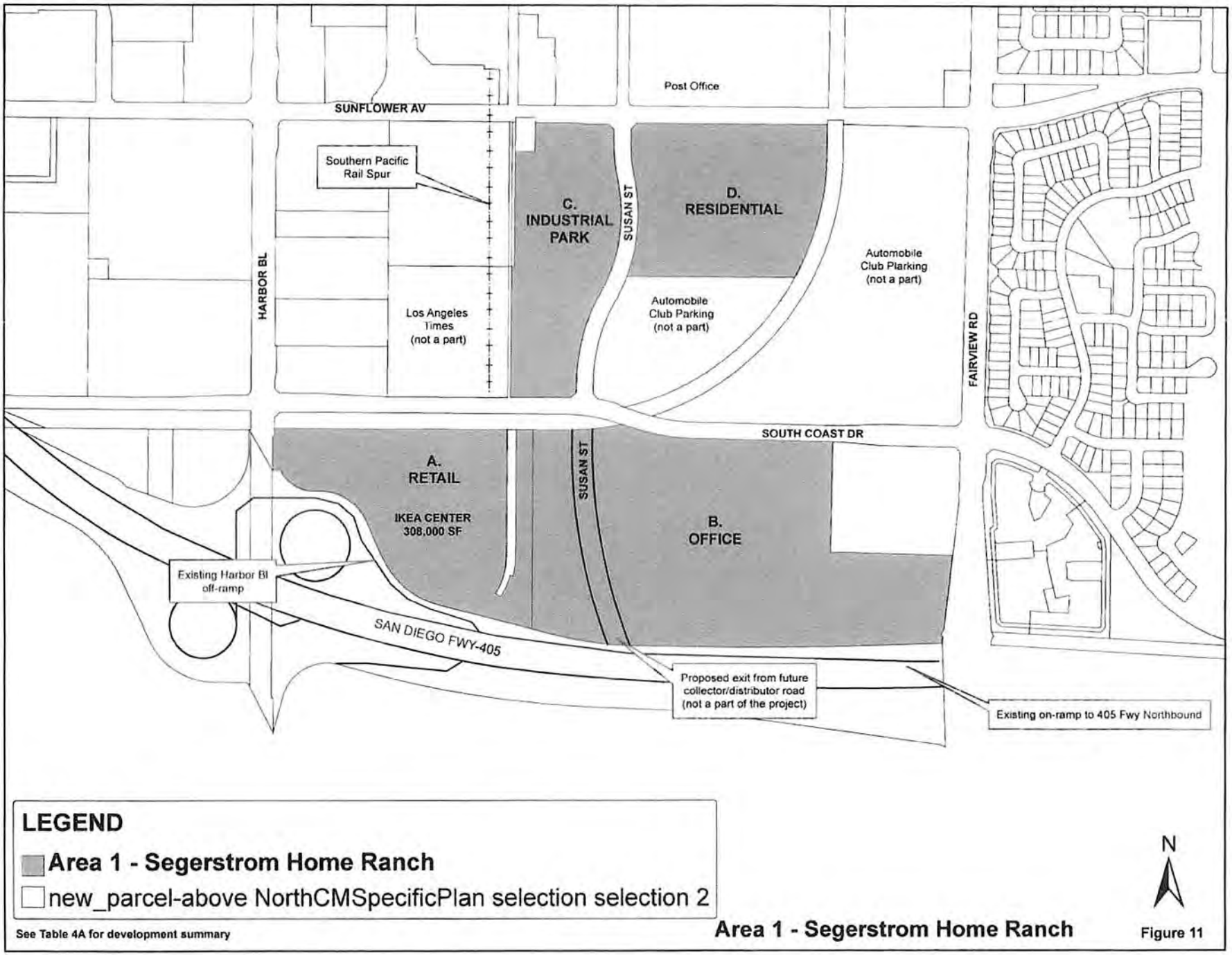
The retention of the farmhouse results in a site design consideration. Non-residential buildings should be set back from the farmhouse site so as to not visually encroach into this area. Buffering could include walls/fencing, landscaping, and/or parking areas. Consideration should be given to physically linking the adjacent development to the farmhouse site with pedestrian paths.

The development potential (square footage and trip budget) of the 1.5-acre site has been transferred to the portion of the Home Ranch site located south of South Coast Drive and east of the Susan Street.

Mesa Consolidated Water District at one time held a ground lease from the Segerstrom family for a small portion of the property in Sub-Area B and had expressed an interest in acquiring the site. The Water District has since removed all of its facilities from the site, terminated the lease, and abandoned the site. This leaves this site available for development as a part of Sub-Area B.

Building Heights

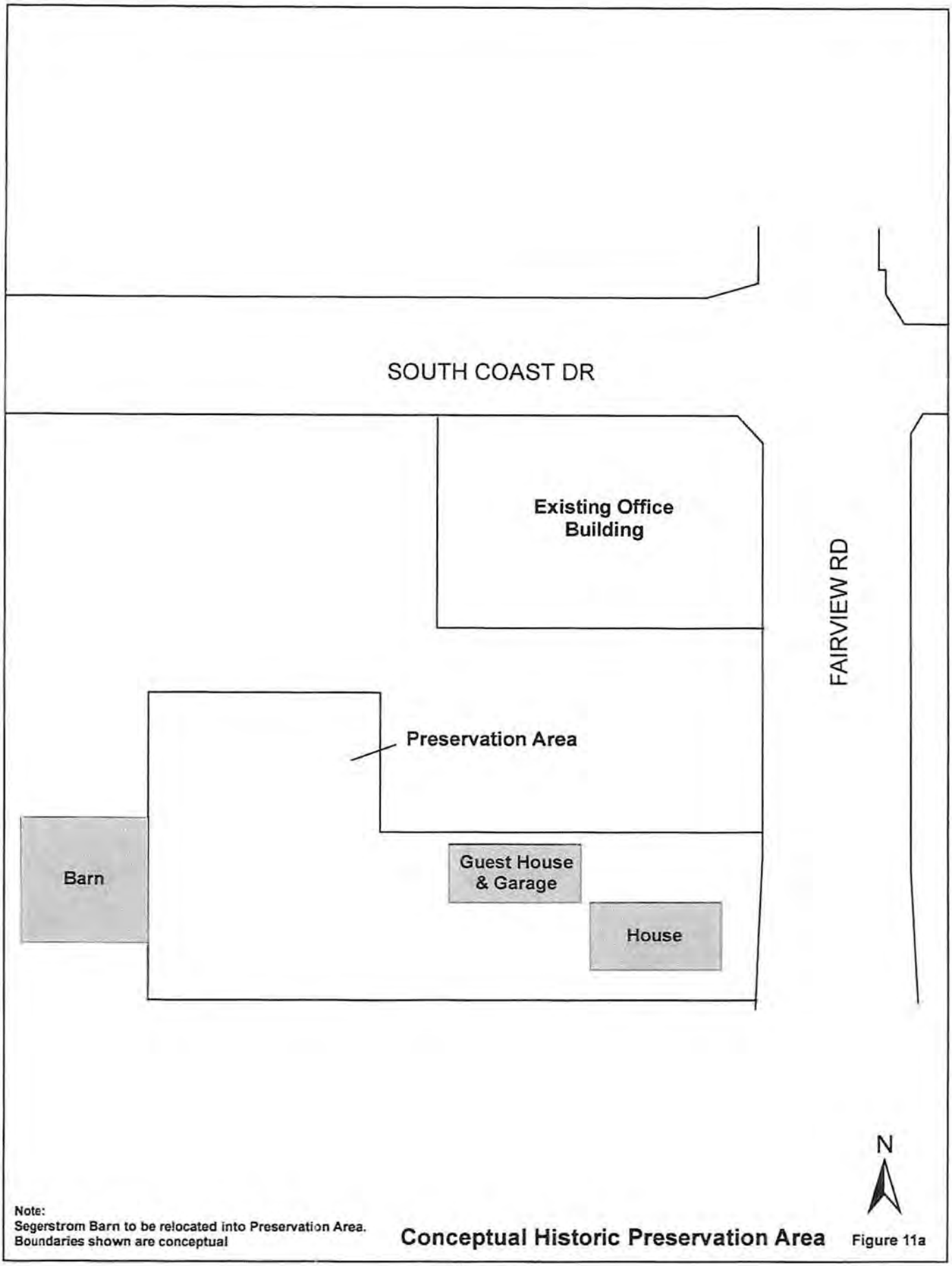
The General Plan specifically limits building heights to a maximum of five stories (and only in the project's center) for this site. Five stories approximate a 75-foot height limitation. Exhibit 11b indicates the various height limits for Home Ranch. The actual siting of future buildings shall take into account surrounding development in order to minimize visual impacts. The use of low- reflective materials for the building's exteriors will minimize glare impacts. In Building Height Area 1 adjacent to Fairview Road, the City of Costa Mesa shall also require a shade/shadow analysis for any building proposed to exceed 30 feet in height in order to ensure that building's shade or shadow does not extend beyond the project site or public rights-of-way.



See Table 4A for development summary

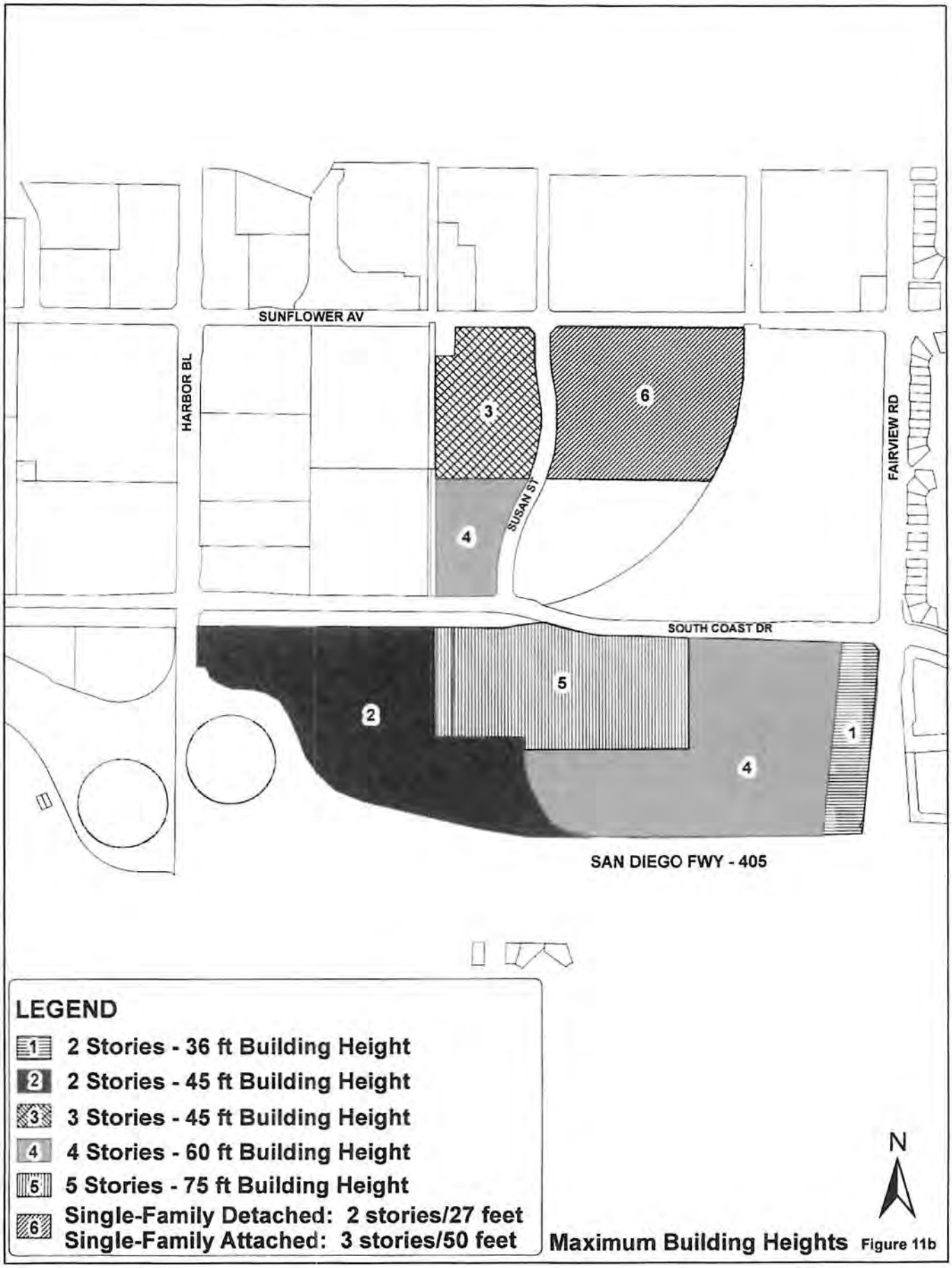
Area 1 - Segerstrom Home Ranch

Figure 11



Note:
Segerstrom Barn to be relocated into Preservation Area.
Boundaries shown are conceptual

Conceptual Historic Preservation Area Figure 11a



Maximum Building Heights Figure 11b

Circulation

The primary project access/egress points should be aligned with Susan Street and the existing Automobile Club entry to the north. Access to the farmhouse preservation site should be considered from within this area so as to minimize the number of driveways on South Coast Drive.

Freeway access improvements in the immediate area include the widening of the Fairview Road off-ramps, both northbound and southbound, and the construction of the new South Coast Drive off-ramp. Both are completed.

Final Program Environmental Impact Report No. 1048 for Home Ranch included a preliminary analysis of a Susan Street exit from the new South Coast Drive-Fairview Road- Harbor Boulevard collector road included in the I-405/SR-73 confluence project. Prior to approval of this additional exit by CalTrans, additional environmental documentation would be required. The Susan Street exit is not required for the Home Ranch project.

A future bikeway was shown on the Master Plan of Bikeways traversing this site to South Coast Drive from the I-405 bikeway undercrossing. However, in conjunction with GP-00- 05, this bike trail undercrossing and related linkages were deleted from the Master Plan of Bikeways. This deletion was necessitated by the CalTrans/FHWA freeway improvements in the general area.

Parks and Recreation

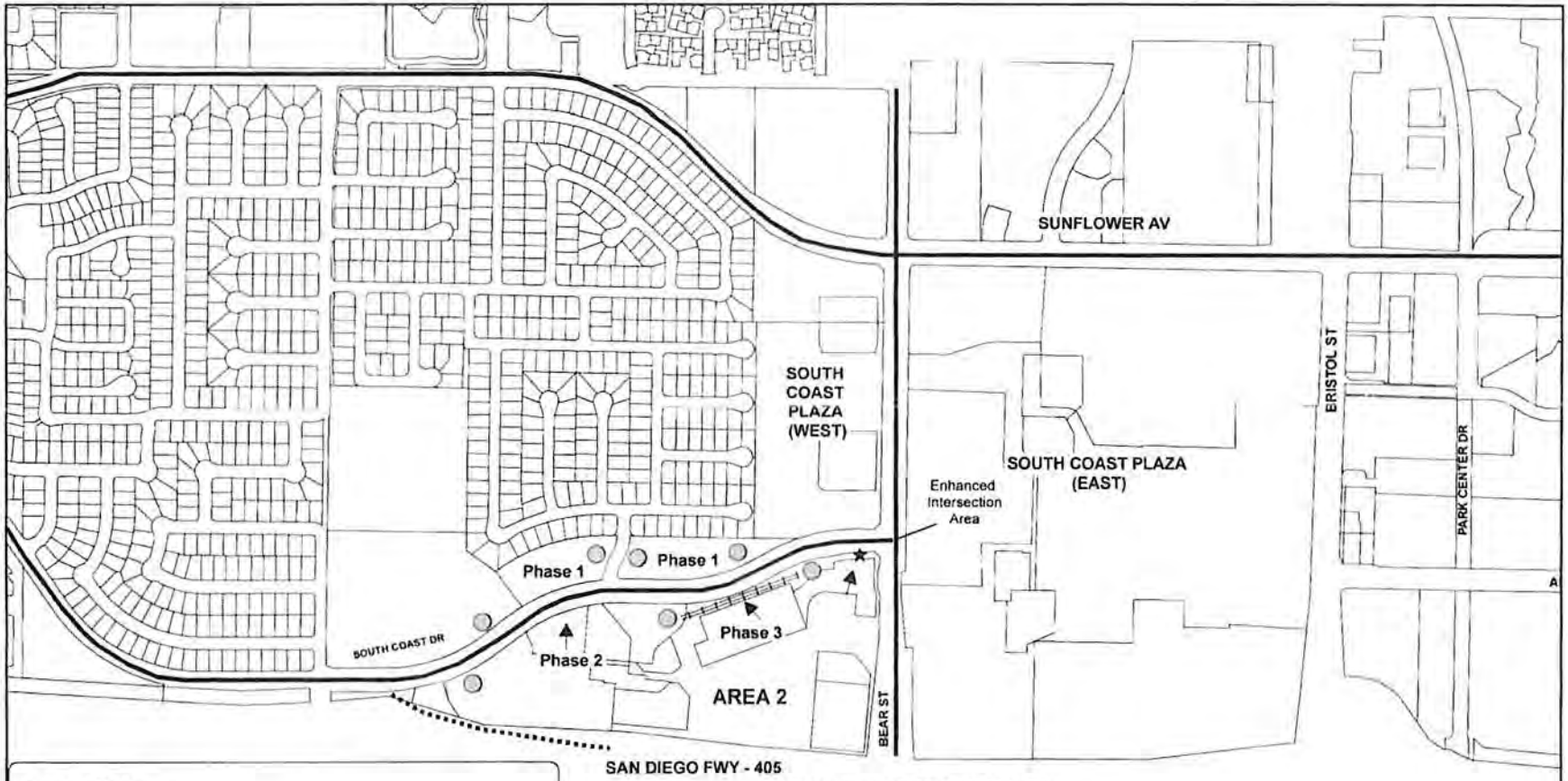
The Segerstrom family house and barn may also be considered as meeting a portion of the future park needs for any future residential development north of South Coast Drive. It would not meet any active recreational needs, but serve rather as a cultural/historical center.

In conjunction with GP-00-05, the historical reservation area was established. See previous Land Use Compatibility/ Integration discussion.

Fire Protection Services

Future development plans and environmental analyses for this site need to assess the future fire station in the North Harbor area; i.e.; location and timing of construction.

In conjunction with adoption of GP-00-05, it was determined that Segerstrom Home Ranch (Area 1) increased the demand for City fire suppression services in the City's northwest area. The Segerstrom Home Ranch development agreement includes provisions for the necessary land acquisition, building design, and construction costs. The City of Costa Mesa Fire Department is responsible for determining the timing of land acquisition and fire station construction. If the fire station is ultimately located on Segerstrom Home Ranch, the development agreement allows for transfer of development rights (building square footage and trip budget) to the balance of the Home Ranch project.



LEGEND

- Project Entry
- Pedestrian Directional Signage
- Pedestrian Linkage
- Bikeway
- Freeway Ramp
- Enhanced Pedestrian Walkway

Note: The information provided in graphic form is intended to be illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

AREA 2 - METRO POINTE
Development Summary

Total Area: 34 Acres
General Plan: Urban Center Commercial
Zoning: PDC

Maximum Intensity: 0.50 Retail/0.60 Office
(Development Agreement allows 0.48 for Phases 2 & 3)

Maximum Square Footage: Phase 1 - 80,000 sf of office
Phases 2 & 3 - 592,287 sf

Trip Budget: Phase 1 - 98 a.m. peak hour trips
131 p.m. peak hour trips
Phases 2 & 3 - 729 a.m. peak hour trips
965 p.m. peak hour trips

Maximum Building Height: 2 stories/30 feet (north of South Coast Drive)
6 stories/90 feet (south of South Coast Drive)

N

Figure 12

AREA 2 - METRO POINTE

Existing Land Uses

This 34-acre site contains the Metro Pointe development, which is owned by one property owner and leased on a long-term basis to Arnel Development Company. Existing land uses of this phased development include four office buildings with a total of 289,000 square feet of floor area. This development is composed of four phases, of which Phase 1 is completed and Phase 2 is partially completed. A development agreement governs the development of Phases 2 and 3 only. The agreement allows the construction of 1.285 million square feet of office and commercial development. Approximately 7 acres (Phase 4) are vacant and not governed by the development agreement. If Phase 4 were developed as retail, the maximum square footage would be 153,000; if it were developed as office, approximately 183,000 square feet would be allowed by the General Plan.

In 1994, City Council approved a revised development plan and development agreement for Metro Pointe that resulted in a significant decrease in the amount of development that was anticipated for the property south of South Coast Drive. Phases 2, 3, and 4 were reconfigured into Phases 2 and 3. The overall floor area ratio for the project, south of South Coast Drive, was established at 0.48. The master plan for this area allows 196,687 square feet of office buildings and 395,600 square feet of retail uses. As of June 2002, all but 12,000 square feet of restaurant uses had been developed.

General Plan and Zoning

This site is designated Urban Center Commercial by the General Plan and is zoned PDC. The 2000 General Plan established the following trip budget for Metro Pointe:

Phase 1	98 a.m. peak hour trips
	131 p.m. peak hour trips
Phases 2 and 3	729 a.m. peak hour trips
	965 p.m. peak hour trips

Land Use Compatibility/Integration

The remaining undeveloped portion of Metro Pointe is anticipated for office and commercial development, which are suitable for this area due to the proximity of the I-405 and Bear Street.

A key asset to this location is the proximity of South Coast Plaza and Crystal Court. Pedestrian linkages to both of these areas are essential to the integration of these major and complementary land uses, therefore internal pedestrian paths should connect with the public sidewalks on South Coast Drive. Enhanced public sidewalk design along South Coast Drive as it approaches Bear Street could include wider sidewalks that are tree lined. Improvements to the intersection area of Bear Street and South Coast Drive currently include enlarged and enhanced pavement treatment, and entry monument signage coupled with landscaping for Metro Pointe. Pedestrian oriented directional signage should be added to this intersection area. This signage should provide direction and identification of Metro Pointe, Crystal Court and South Coast Plaza.

Building Heights

Building heights shall be a maximum of 30 feet (approximately 2 stories) north of South Coast Drive, and 90 feet (approximately 6 stories) south of South Coast Drive.

Circulation

The Master Plan of Highways includes a new off-ramp from the I-405 to South Coast Drive. In addition, Figure 9 indicates the potential for an urban rail station and route alignment along Bear Street in the vicinity of the I-405. The new off-ramp at South Coast Drive is now complete and operational.

AREA 3 - SOUTH COAST PLAZA

Existing Land Uses

This 115-acre area contains two large regional shopping centers, South Coast Plaza. The primary property owner is C.J. Segerstrom and Sons.

General Plan and Zoning

South Coast Plaza is designated as Regional Commercial by the General Plan and is zoned PDC. The maximum FAR for South Coast Plaza (east) is 0.652 with a corresponding square footage of 2.75 million square feet of building; the trip budget is 1,166 a.m. peak hour trips and 5,036 p.m. peak hour trips. The portion of South Coast Plaza located west of Bear Street has a maximum FAR of 0.89 and a trip budget of 293 a.m. peak hour trips and 1,264 p.m. peak hour trips.

Land Use Compatibility/Zoning

Any future expansion of South Coast Plaza should be of a scale and character that is similar to what currently exists and should be physically linked to the shopping mall.

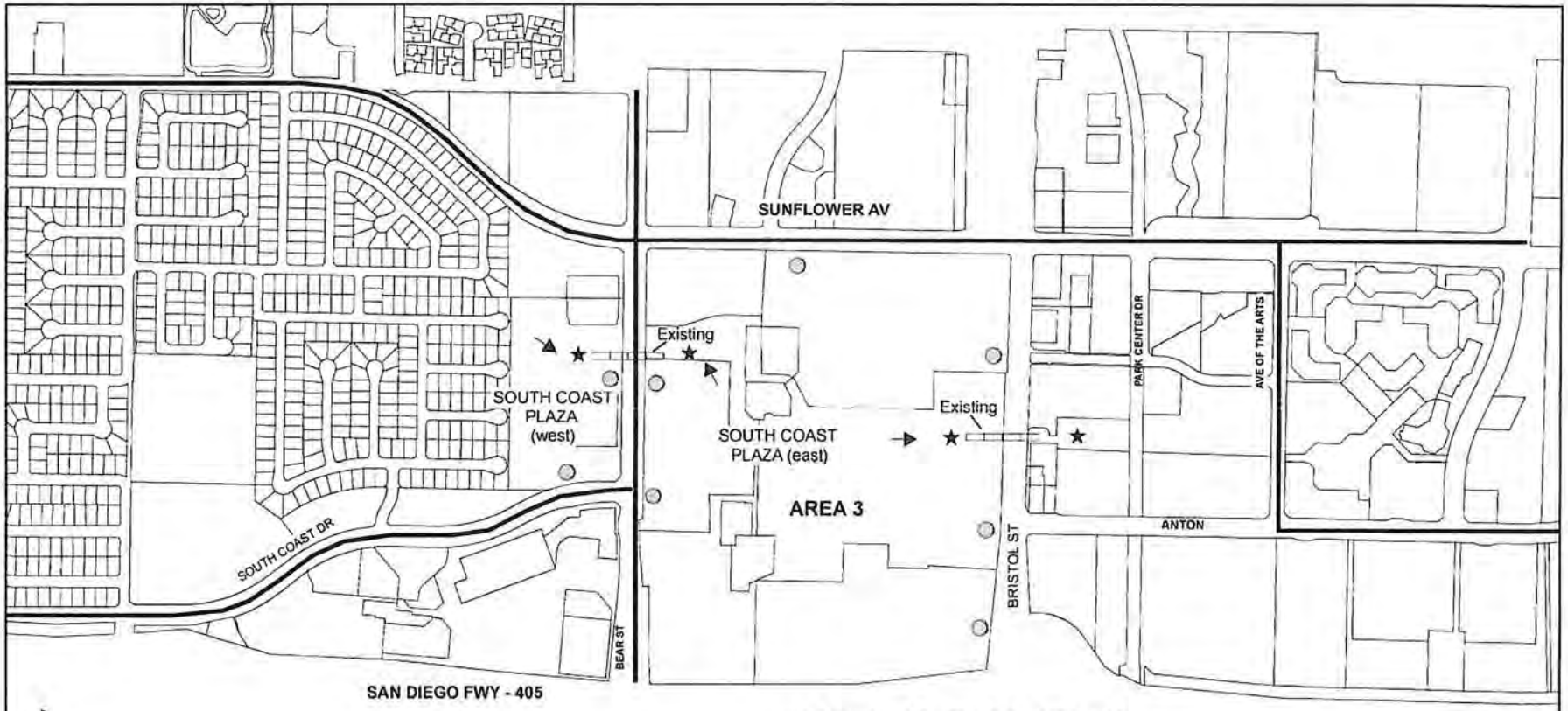
The pedestrian bridge constructed across Bear Street links the two sides of the shopping plaza, and encourages walking between Metro Pointe and South Coast Plaza. This pedestrian bridge also serves to enhance the physical tie with SCP Town Center. Pedestrian-oriented directional signage should be placed at both the bridge on the east side of South Coast Plaza, as well as at this bridge.

Building Heights

Building heights shall be limited to 85 feet (approximately 4 stories).

Circulation

Located at South Coast Plaza (west) is a park-and-ride. Caltrans leases 50 parking spaces on the top deck of the parking structure. The Master Plan of Bikeways includes a new bikeway along Sunflower Avenue. Figure 9 indicates two urban rail alternatives that include route alignments and potential station locations that would affect this subarea.



AREA 3 - SOUTH COAST PLAZA
Development Summary

Total Area: 115 Acres
(97 acres - South Coast Plaza East
18 acres - South Coast Plaza West)
General Plan: Regional Commercial
Zoning: PDC

Maximum Intensity: 0.652 FAR - South Coast Plaza (east)
0.89 FAR - South Coast Plaza (west)

Maximum Square Footage: 2,750,000 sf - South Coast Plaza (east)
690,350 st - South Coast Plaza (west)

Trip Budget:
South Coast Plaza (east) - 1,166 a.m. peak hour trips
5,036 p.m. peak hour trips
South Coast Plaza (west) - 293 a.m. peak hour trips
1,264 p.m. peak hour trips

Maximum Building Height: 4 stories/85 feet

LEGEND

- Project Entry
- Pedestrian Directional Signage
- Pedestrian Linkage
- Bikeway
- Pedestrian Overpass

Note: The information provided in graphic form is intended to be illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

N

Figure 13

AREA 4 - SOUTH COAST PLAZA TOWN CENTER

Existing Land Uses

This 54-acre area is commonly referred to as South Coast Plaza Town Center (SCPTC), and it contains a variety of commercial, entertainment, and high-rise office uses, including the Segerstrom Center for the Arts. The approval of GP-00-02 resulted in a maximum non-residential building intensity of 4,161,813 square feet.

The primary entry street into SCPTC is Anton Boulevard, which also serves as the circulation backbone. Many of the existing developments along Anton Blvd. between Bristol Street and Sakioka Drive are oriented to the pedestrian, thereby encouraging walking. An extensive greenbelt/pathway system within the SCPTC's core also links the various buildings and uses. In order to facilitate foot traffic to and from South Coast Plaza, the Unity Bridge has been constructed across Bristol Street.

General Plan and Zoning

This site is designated Cultural Arts Center by the General Plan and the corresponding zoning is TC. The maximum FAR is 1.77 for the entire project area; this corresponds to a maximum non-residential building square footage of 4,161,813. The non-residential trip budget for this area is 5,180 a.m. peak hour trips and 6,632 p.m. peak hour trips. The FAR for specific non-residential developments or ownership parcels may exceed the maximum of 1.77, provided that the maximum allowable FARs shown in Table 5A for each sub-area are not exceeded.

In 2007, General Plan Amendment (GP-06-02) was approved to allow 535 high-rise/high-density residential units in specific locations in South Coast Plaza Town Center. Table 5A indicates the maximum number of units for each sub-area and the corresponding trip budget associated with the residential uses. See following sub-areas discussion for additional discussion.

Sub-Areas

The SCPTC was divided into three sub-areas in conjunction with the approval of GP-00-02. These three sub-areas are under separate ownership. Provided in Table 5A is a statistical summary of the maximum floor area ratio, building square footage, and trip budgets for each sub-area. Figures 14A & 14B illustrates the boundaries of the sub- areas.

To facilitate flexibility within a sub-area, building square footages may be transferred, provided that the total building square footage, floor area ratio, and trip budget for the affected sub-area are not exceeded as delineated in Table 5A. Transfers between any of the sub-areas are not permitted.

Table 5A- South Coast Plaza Town Center Sub-Area Statistics North Costa Mesa Specific Plan					
	Maximum Allowable Non-Residential FAR	**Maximum Non-Residential Building Square Footage**	**Maximum Allowable Number of High-Rise Residential Units**	**Maximum A.M. Peak Hour Trip Budget**	**Maximum P.M. Peak Hour Trip Budget**
Pacific Arts Plaza Sub-Area 1(18.19 acres)					
Option 1	1.46[1,2]	1,160,528 sq. ft. [2]	180	2,111[3]	2,150
Option 2	1.55[1]	1,227,978 sq. ft.	0	2,133	2, 150
Segerstrom Center for the Arts Sub-Area 2 (11.21 acres)					
	1.67[5]	815,285 sq. ft.	80	283	1,029
Segerstrom Town Center Sub-Area 3 (24.5 acres)					
Option 1	1.88[2]	2,015,195 sq. ft. [2]	275	2,729[3]	3,453
Option 2	1.98	2,118,550 sq. ft.	0	2,764	3,453
TOTAL SOUTH COAST PLAZA TOWN CENTER					
Option 1	1.70[2]	3,991,008 sq. ft. [2]	535	5,123[3]	6,632
Option 2[4]	1.77[5]	4,161,813 sq. ft.	80	5,180	6,632

1. Maximum floor area ratio calculation includes land dedicated or reserved for right-of-way for the Avenue of the Arts off-ramp and associated flood control improvements.
2. This maximum FAR and building square footage may be increased to no more than the Option 2 FAR and building square footage in direct relation to the decrease in the maximum number of high-rise residential units.
3. This maximum peak hour trip budget may be increased to no more than the Option 2 peak hour trip budget in direct relation to the decrease in the maximum number of high-rise residential units.
4. This alternative includes the 80 high-rise residential units associated with the museum site in Segerstrom Center for the Arts Sub-Area 2.
5. This maximum FAR may not be increased if the 80-unit residential component is not constructed in conjunction with art museum/art academy in Sub-Area 2.

Pacific Arts Plaza Sub-Area 1: GP-06-02 amended the 2000 General Plan to allow high-rise/high-density residential units in the Cultural Arts Center land use designation. In this sub-area, 180 residential I high-rise residential units may be constructed at the southwest corner of Park Center Drive and Anton Boulevard in conjunction with the demolition of the existing office building. This would result in a maximum non-residential floor area ratio of 1.46 with a maximum number of 180 high-rise residential units on 1.3 acres that equals 138 units per acre (Option 1 shown in Table 5A). This maximum non-residential FAR and building square footage may be increased to no more than the Option 2 non-residential FAR of 1.55 and associated building square footage in direct relation to the decrease in the maximum allowable number of high-rise residential units. Should the property owner determine not to develop the high-rise residential option, the maximum allowable non-residential square footage for this sub-area is 1,227,978 square feet with a corresponding FAR of 1.55; see Option 2 in Table 5A.

For both Options 1 and 2, Table 5A indicates the a.m. and p.m. trip budgets, maximum number of dwelling units, maximum non-residential building square footage and associated floor area ratio.

As shown in Table 5A. the Option 1 a.m. trip budget may be adjusted to be no more than the Option 2 a.m. trip budget in direct relation to the decrease in the maximum allowable number of dwelling units. Unbuilt entitlements for this sub-area are shown in Table 5B and Figure 14A & 14B.

Segerstrom Center for the Arts Sub-Area 2: GP-06-02 amended the 2000 General Plan to allow high-rise/high-density residential units in the Cultural Arts Center land use designation. In this sub-area, 80 residential high-rise residential units may be constructed at the vacant southwest corner of Avenue of the Arts and the Pedestrian Plaza in conjunction with the new art museum/academy building. For this sub-area, the maximum allowable floor area ratio is 1.67 and the maximum allowable number of dwelling units is 80 units. Unlike, Sub-Areas 1 and 3, if the 80-unit residential component is not constructed in conjunction with the art museum/academy or fewer than 80 units are constructed, than the maximum allowable non-residential floor area ratio for this sub-area will not increase proportionately. The trip budget for this sub-area is 283 a.m. peak hour trips and 1,029 p.m. peak hour trips. Unbuilt entitlements for this sub-area are shown in Table 5B and Figure 14A & 14B.

Segerstrom Town Center Sub-Area 3: GP-06-02 amended the 2000 General Plan to allow high-rise/high-density residential units in the Cultural Arts Center land use designation. In this sub-area on 3.3 acres, the following unbuilt entitlements have been approved.

- 200-key hotel (220,000 sq. ft.) and 50 residential units at 3400 Bristol Street.
- Office high rise building (336,525 square feet) at 3420 Bristol Street (OR) mixed- use development of office uses (233,170 square feet) in addition to residential units (225 units) at 3420 Bristol Street.

In order to be fully implemented, these entitlements require the demolition of the former theater uses (31,500 square feet) which have been demolished and the existing offices uses of 84,025 square feet. This would result in a maximum non-residential FAR of 1.88 with a maximum number of 275 high-rise residential units (Option 1 in Table 5A) in this sub-area. This maximum non-residential FAR and building square footage may be increased to no more than the Option 2 non- residential FAR of 1.98 and associated building square footage in direct relation to the decrease in the maximum allowable number of high-rise residential units.

Should the property owner determine not to develop the high-rise residential option in any form, the maximum allowable non-residential building square footage for this sub- area would

be 2,118,550 square feet with a corresponding FAR of 1.98, AM Peak Hour trip budget (2 ,764 trips), PM Peak Hour trip budget (3,453 trips). This is the Option 2 development scenario shown in Table 5A.

Table 5A/Option 2 describes the maximum buildout potential for the Segerstrom Town Center for commercial development. The existing buildings may be demolished, and the property may be redeveloped provided that the specified maximum allowable standards for nonresidential development, as shown in Table 5A, are not exceeded. For example, the single-story (with mezzanine) Park Tower annex building (32,316 square feet) on Town Center Drive may be demolished, and new construction may occur within the Segerstrom Town Center area as described in Table 5A.

For both Options 1 and 2, Table 5A indicates the a.m. and p.m. trip budgets, maximum number of dwelling units, maximum non-residential building square footage, and associated floor area ratio.

As with the maximum FAR and building square footage, the Option 1 a.m. trip budget may be adjusted to be no more than the Option 2 a.m. trip budget in direct relation to the decrease in the maximum allowable number of dwelling units.

Table 5B and Figure 14A & 14B provide further detail and illustrations of the permitted development within each of the three sub-areas. Precise building uses, locations, and square footages will be determined in conjunction with final master plan approvals for the SCPTC.

Preliminary and Final Master Plan

Title 13 of the Costa Mesa Municipal Code sets forth the processing procedures for preliminary and final master plans. Unbuilt entitlements and other proposed development shall require approval of a final master plan by the Planning Commission, or other final review authority as indicated in the Zoning Code. Proposed development may be constructed in a variety of mixed-use or residential development scenarios subject to master plan approval and conformance with the North Costa Mesa Specific Plan.

Land Use Compatibility/Integration

The remaining 1.64-acre parcel located adjacent to the Renée and Henry Segerstrom Concert Hall on Avenue of the Arts is in a well-defined urban area. A 140,000 square-foot museum and 80 high-rise residential units are approved for this site. Segerstrom Hall, South Coast Repertory, Samueli Theater, and Plaza Tower are also in the immediate vicinity. Future development of the museum site should be complementary to these surrounding developments, and where possible, linked physically by sidewalks and open space/greenbelts. Anticipated development for this area is detailed in Table 5B and Figure 14A & 14B. Street level and pedestrian appeal should also be taken into account during site design. The site design should also consider The Lakes apartments located across Avenue of the Arts, so as to not cause significant shade or shadow impacts.

Pedestrian-oriented directional signage should be added within the existing 3-acre open space easement in Town Center. Signage should be placed at key entry points, particularly adjacent to the hotel, to guide pedestrians to the various attractions.

Building Heights

Building heights shall be limited to 315 feet above grade level. Buildings above 173 feet above grade level in height will require a Federal Aviation Agency (FAA) determination of no hazard.

Updated July 2000; July 2002; January 2007, September 2011, October 2015

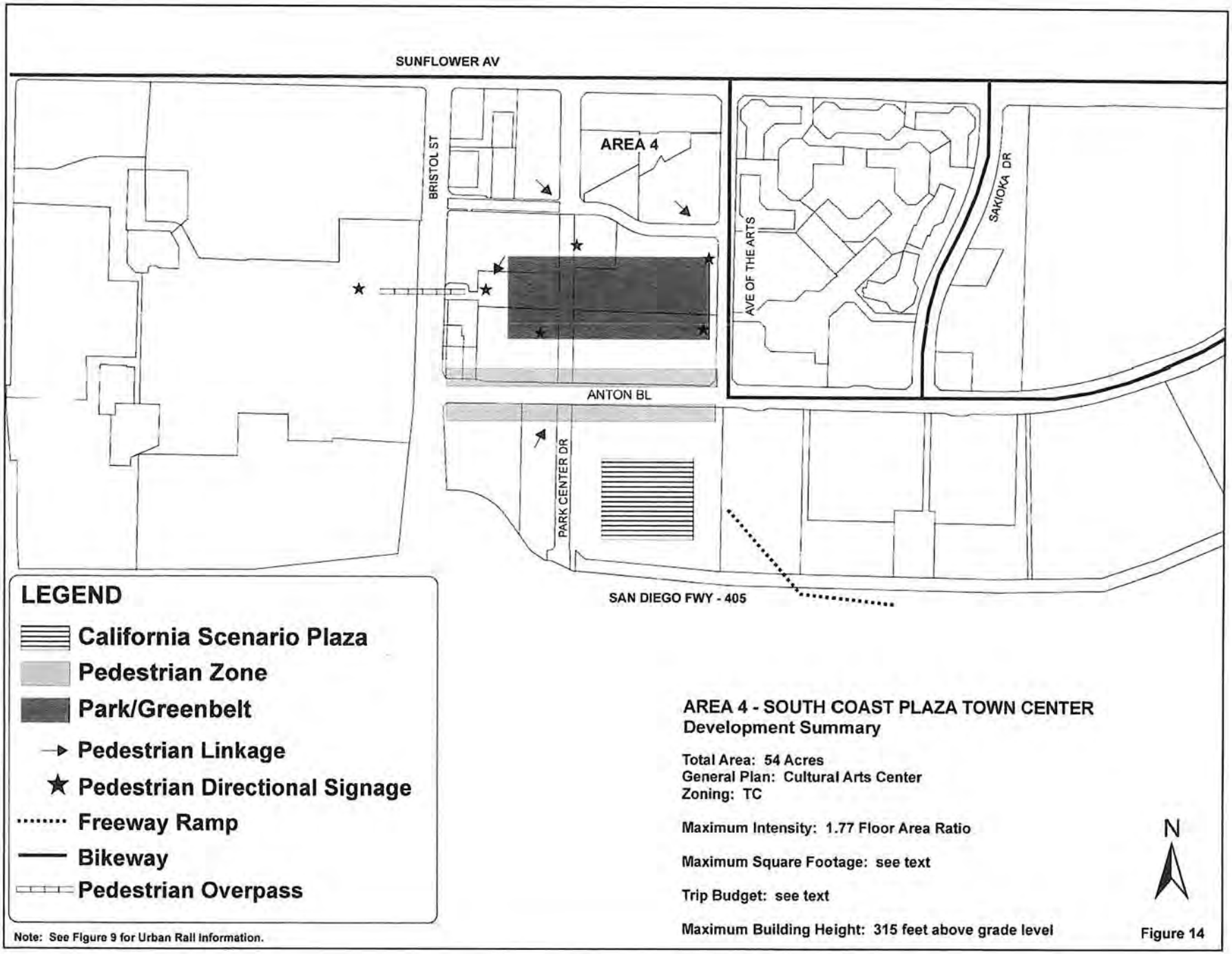
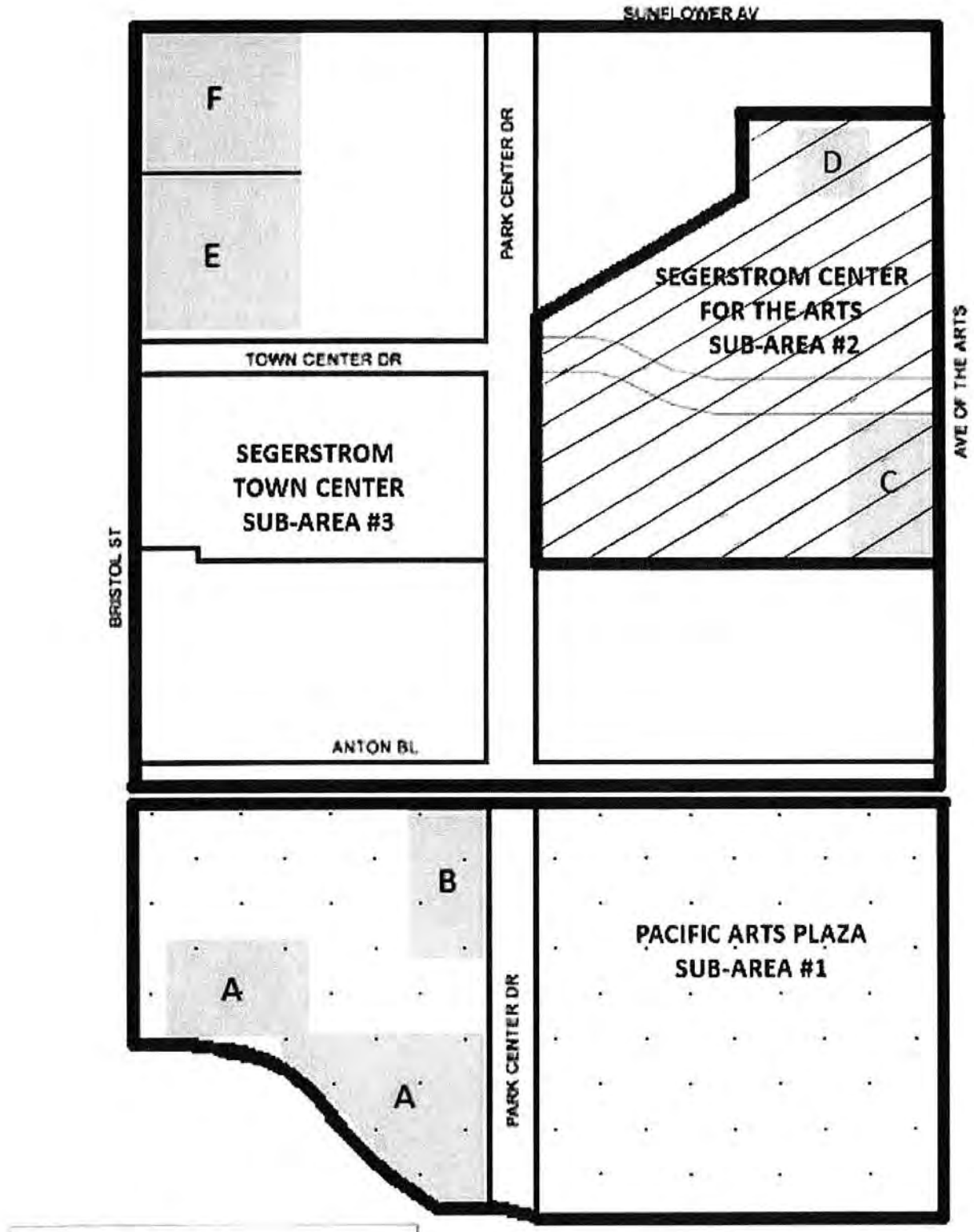

SUNFLOWER AV
BRISTOL ST
AREA 4
AVE OF THE ARTS
SAKIOKA DR
ANTON BL
PARK CENTER DR
SAN DIEGO FWY - 405
LEGEND
California Scenario Plaza
Pedestrian Zone
Park/Greenbelt
Pedestrian Linkage
Pedestrian Directional Signage
Freeway Ramp
Bikeway
Pedestrian Overpass
Note: See Figure 9 for Urban Rail Information.
AREA 4 - SOUTH COAST PLAZA TOWN CENTER
Development Summary
Total Area: 54 Acres
General Plan: Cultural Arts Center
Zoning: TC
Maximum Intensity: 1.77 Floor Area Ratio
Maximum Square Footage: see text
Trip Budget: see text
Maximum Building Height: 315 feet above grade level
N

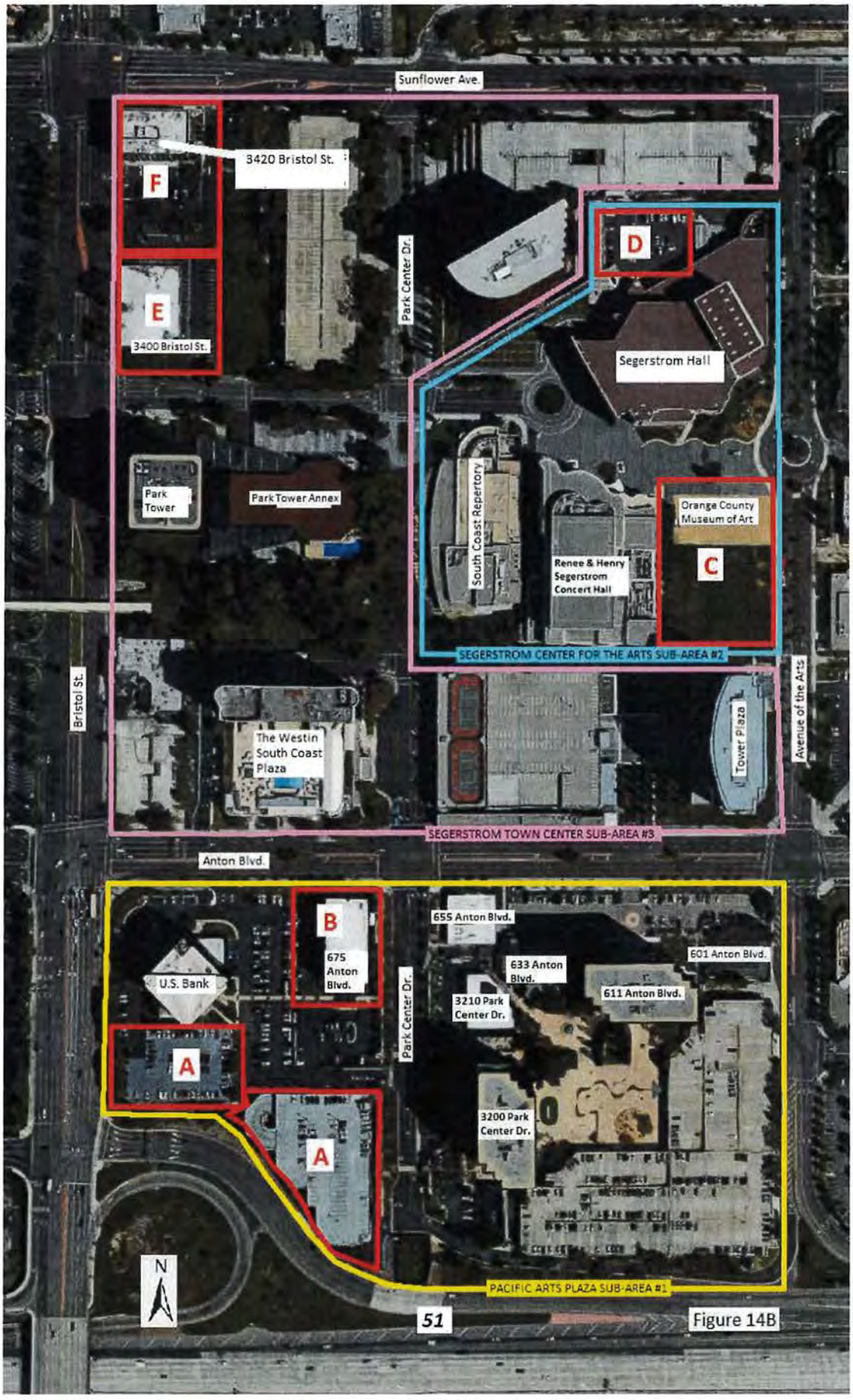
Figure 14



Note: See Table 5B for project information.

South Coast Plaza Town Center
Conceptual Location of Future Projects

Figure 14A



51

Figure 14B

Table 5B- Statistical Summary of Unbuilt SCPTC Components as of 2006 North Costa Mesa Specific Plan				
Map Key	**Unbuilt Entitlements approved prior to 2006**	**Slated for Demolition (sq. ft.)**	**New Construction Approved in 2006 (GP-06-02)**	**Maximum Building Height (above grade level)**
Pacific Arts Plaza Sub-Area 1				
A.	400,000 sq. ft./18-story office and associated parking structure	1 theater (19,200 sq. ft.) and parking structure	400,000 sq. ft. of office and associated parking structure	315 ft. agl
B.	None	67,450 sq. ft. office	180 high-rise residential units	315 ft. agl
Segerstrom Center for Arts Sub-Area 2				
C.	Art Museum/Academy 140,000 sq. ft.	None	Art Museum/Academy 140,000 sq. ft. And 80 high-rise residential units in a mixed-use development	315 ft. agl
D.	OCPAC Expansion	None	65,000 sq. ft. (1,000 seats)	315 ft. agl
Segerstrom Town Center Sub-Area 3				
E.	Hotel-200-key (220,000 sq. ft.) **3400 Bristol Street**	2 theaters (31,500 square feet) 84,025 sq. ft. office building	200-key hotel (220,000 sq. ft.) and a maximum of 50 high-rise residential units in a mixed-use development	315 ft. agl
F.	Office 336,535 sq. ft. **3400 Bristol Street**		A. 336,525 sq. ft. office **OR** B. Maximum 223,170 sq. ft. office and maximum 255 residential high-rise units in a mixed – use development	315 ft. agl
Source: City of Costa Mesa May 2006, North Costa Mesa High Rise Residential Projects Program Environmental Impact Report (SCH# 2006011077).				

Circulation

The street network for this sub-area is in place. However, the Master Plan of Bikeways indicates a new bikeway on Avenue of the Arts and Sakioka Drive. The widening of the Bristol Street interchange with the I-405 is completed. Figure 9 indicates one urban rail alignment to the east of the project site.

Parks and Recreation

As stated in Section 2, Development Setting, the 3-acre open space/greenbelt easement boundaries were reconfigured and slightly expanded in 2001. In addition, it was secured as part of GP-00-02, as a permanent private open space area in Segerstrom Town Center and Segerstrom Center for the Arts. Also, in conjunction with the Pacific Arts Plaza approval of GP-00-02, the property owner is to preserve and maintain the California Scenario sculpture garden substantially in accordance with its existing configurations and function, commencing immediately and continuing for the useful life of the existing office buildings adjacent to the garden.

In conjunction with high-rise residential projects, private on-site recreational amenities shall be provided to serve the high-rise residents. These amenities may be located on the ground level, rooftop, and/or on a podium.

Theater and Arts District Plan

A Theater and Arts District (TAD) Plan was prepared in conjunction with the development of Town Center. The TAD Plan details the strategy to foster and enhance a unified look and feel for the area. Entry and monument signs, and other signs identifying the Theater and Arts District prominently include the name of the City. The plan addresses public access and parking fee restrictions for SCPTC parking structures for patrons of the cultural arts facilities, and the financing mechanisms for public street amenities. The TAD Plan is included as Appendix D.

Parking

Although the project area is composed of multiple ownerships, the parking demand analysis for SCPTC has always considered the project as a single development. Specifically, parking need not be located on the same parcel as the building for which it
is required; all parking facilities are to be available to employees and visitors of all South Coast Plaza Town Center uses. Consistent with the historical analysis of parking demand for this project, any future parking studies need to continue to examine the South Coast Plaza Town Center as a single project.

Persons who are residents of the City of Costa Mesa attending a cultural art venue during evenings (after 6 p.m.) or on weekends shall be provided a discount of fifty percent (50%)

off the price for parking otherwise applicable to the general public. For the high-rise residential units, the following parking rate range shall be appropriately applied to the residential development in conjunction with approval of any residential final master plan. The parking rate shall take into consideration the shared parking arrangements that exist in the South Coast Plaza Town Center.

Tenants:	1.5 to 2.0 parking spaces per unit
Guests:	0.5 parking spaces per unit for the first 50 units and 0.25 parking spaces for each unit above 50.

Furthermore, in the final master plan for any high-rise residential development, consideration may be given to the feasibility of valet parking, tandem parking, and mechanical lift parking devices in order to fully meet the residential parking demands.

AREA 5 - THE LAKES

Existing Land Uses

This 27-acre area contains two hotels (492 rooms), the low-rise Lakes apartment/ condominium complex (770 units), and The Lakes retail center (20,400 square feet). This area, located adjacent to the South Coast Plaza Town Center, is in multiple ownership and is nonconforming in terms of what is allowed by the General Plan. A prominent feature of this development is the lake, which is centrally located. The lake is surrounded by pedestrian paths which are linked to the public sidewalks.

General Plan and Zoning

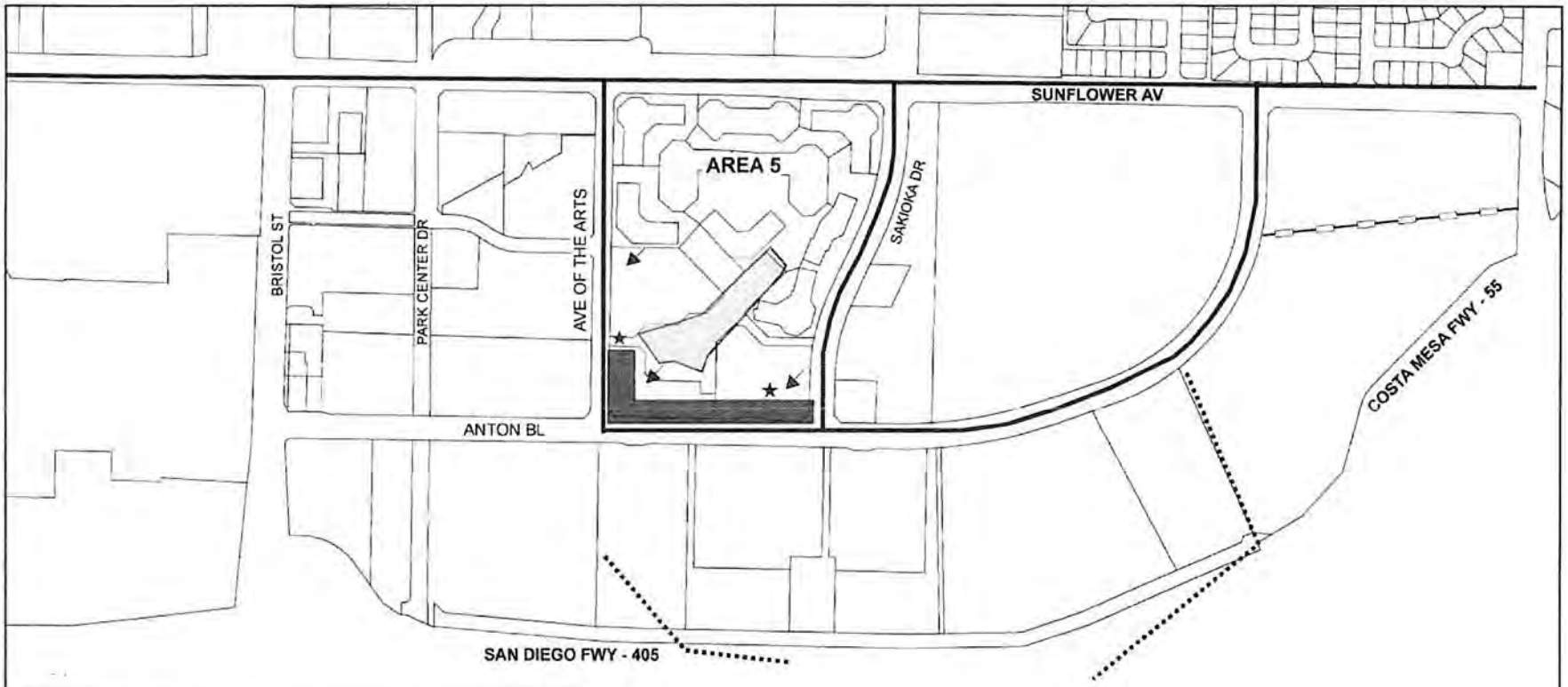
This site is designated High Density Residential by the General Plan and is zoned PDR-HD. The maximum density is 20 dwelling units per acre. Site-specific residential densities have been approved for the following sites within the Lakes area.

- ***Californian at Town Center at 580 Anton Boulevard***: In 2007, General Plan Amendment (GP-06-02) was approved, and it consisted of a site-specific density increase for the 2-acre retail site to 125 units/acre. This equates to a maximum of 250 units on the site. Additionally, approximately 2,350 square feet of resident-serving commercial/retail uses that are integrated into the high-rise residential development are permitted provided that through the final master plan review process, the applicant can demonstrate the minimal traffic-generation characteristics of this type of retail use.

- ***Wyndham Hotel site at 3350 Avenue of the Arts:*** In 2007, General Plan Amendment (GP-06-03) was approved for a 3-acre site located at 3350 Avenue of the Arts. This approval consisted of a site-specific density of a maximum of 44 units/acre for a mixed-use development comprised of a boutique hotel and high-rise residential building. Additionally, approximately 1,740 sq.ft. of retail space and 3,450 sq.ft. for a bar/lounge that are integrated into the high-rise residential development are permitted provided that through the final master plan review process, the applicant can demonstrate the minimal traffic-generation characteristics of this type of retail use.

Land Use Compatibility/Integration

The future redevelopment of the retail portion of this property to high-rise residential should consider the pedestrian traffic on Avenue of the Arts and Anton Boulevard, and maintain internal pedestrian linkages to other developments in the block. Pedestrian- oriented directional signage should be placed in proximity to the two hotels (one on Avenue of the Arts and the other on Anton Boulevard).



LEGEND

- Lake
- Pedestrian Zone
- Project Entry
- Pedestrian Directional Signage
- Pedestrian Linkage
- Freeway Ramp
- Bikeway
- Future Collector Street

Note: The information provided in graphic form is intended to illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

AREA 5 - THE LAKES
Development Summary

Total Area: 27 Acres
General Plan: High Density Residential
Zoning: PDR-HD

Maximum Intensity: see text

Maximum Building Height: see text

N

Figure 15

Building Heights

Mid-rise Residential apartments/condominiums: 90 feet above grade level (approximately 6 stories).

Commercial Uses (hotels and retail): 110 feet above grade level (approximately 11 stories).

High-rise Residential condominiums: 280 feet above grade level (approximately 26 stories inclusive of roof-top terraces).

Building heights shall be limited to 280 feet above grade level for high-rise residential buildings in the Lakes area. Buildings above 173 feet above grade level in height will require a Federal Aviation Agency (FAA) determination of no hazard.

Pursuant to Specific Plan Amendment SP-07-01, a site-specific building height of 270 feet above grade level (304 feet above mean sea level) is allowed for the Wyndham Hotel site at 3350 Avenue of the Arts, contingent upon a valid and current FAA determination of no hazard.

Open Space, Parks, and Recreation

The lake shall remain as a permanent open space feature that benefits this entire area.

In conjunction with the development of the high-rise residential condominiums, private on-site outdoor recreational amenities shall be provided to serve the high-rise residents. These amenities may be located on the ground level, roof top, and/or on a podium. Amenities located above the ground level may be used to meet the minimum open space requirements of the Planned Development Residential zone.

Parking

For the high-rise residential units, the following parking rate range shall be appropriately applied to the residential development in conjunction with approval of any residential final master plan.

Tenants:	1.5 to 2.0 parking spaces per unit
Guests:	0.5 parking spaces per unit for the first 50 units and 0.25 parking spaces for each unit above 50.

Furthermore, in the final master plan for any high-rise residential development, consideration may be given to the feasibility of valet parking, tandem parking, and mechanical lift parking devices in order to fully meet the residential parking demands.

Circulation

The street network for this sub-area is in place. The Master Plan of Bikeways indicates a bike lane on Avenue of the Arts and Sunflower Avenue.

Figure 9 indicates one urban rail alignment alternative that follows Anton Boulevard.

Nonconformity

The existing hotel buildings are considered legal nonconforming structures that would not be subject to a reduction in size if demolished or destroyed.

In the event of damage or destruction, the Specific Plan allows any legal conforming use in existence at the time of adoption of the 2000 General Plan in a nonconforming development to be rebuilt to its original building intensity.

Therefore, in the event of voluntary demolition of either of the existing hotel buildings, the property owner may be allowed to redevelop to the existing square footage indicated below:

ADDRESS	EXISTING SQUARE FOOTAGE
500 Anton Boulevard	176,300
3350 Avenue of the Arts	272,000

The open space/lake area shall also remain as open space.

The Lakes Apartments/Condominium Complex: In terms of redeveloping the 770 apartments/condominiums in the event of voluntary destruction, the General Plan allows 20 units per acre plus a 50% density incentive bonus for a maximum density of 30 dwelling units per acre. This equals 567 dwelling units (on 18.90 acres), which is 203 units fewer than what exists currently.

The Wyndham Hotel site: In 2007, Specific Plan Amendment (SP-07-01) was approved for the 3-acre site. The Specific Plan Amendment includes a development option that would allow a mixed-use development consisting of a 200-room boutique hotel and 120-unit high-rise building with approximately 1,740 sq.ft. of retail space and 3,450 sq.ft. for a bar/lounge. This would result in a maximum nonresidential floor area ratio (FAR) with a maximum 120 dwelling units.

Development Option	Maximum No. of Hotel Rooms	Maximum Allowable Non-Residential FAR	Maximum Allowable Number of High-Rise Residential Units
Option 1	200 rooms	2.12 FAR	120 units
Option 2	388 rooms	2.29 FAR	-0-

The Specific Plan allows development flexibility with regard to the overall mix of hotel rooms and residential units. This is subject to compliance with the following conditions through the final master plan review process:

- The applicant can demonstrate traffic-generation characteristics comparable to Option 1.
- For mixed use, development may be allowed up to a combined maximum of 320 hotel rooms/dwelling units, provided that the maximum number of hotel rooms in the mixed-use development does not exceed 200 rooms.
- The maximum FAR may be increased to no greater than 2.12 FAR in direct relation to the reduction of the residential density from and 44 du/acre, and 2.29 FAR for hotel development;
- The maximum allowable number of high-rise residential units may be increased to no greater than 132 units (44 du/acre) in direct relation to the reduction of the nonresidential FAR from 2.12 FAR.
- The 238 existing hotel rooms may be reduced to allow additional residential units.

As shown above, if the property owner decides not to develop the high-rise residential option and voluntarily demolishes the hotel instead, the maximum allowable nonresidential square footage would remain at 2.08 FAR with a redevelopment potential of 60,000 sq.ft.

AREA 6 - SOUTH COAST METRO CENTER

Existing Land Uses

In 2006, this approximate 45-acre area was developed with several office buildings, a health club, restaurants, and retail uses. At one time, the entire South Coast Metro Center was owned by one property owner (Sakioka Farms) and was leased on a long- term basis to various other parties. In the early 2000s, there was a change of ownership and operation of the area, and it is now owned and managed by several different parties. Some parcels are owned in fee, while others are owned by the Sakioka family and leased on a long-term basis to others. For planning purposes only, this area has been broken into four different sub-areas, as described in the following discussions, and shown in Table 6A and on Figure 16a. Portions of the sub-areas have been identified within a sites inventory of the Housing Element.

General Plan and Zoning

The site is designated Urban Center Commercial by the General Plan and is zoned PDC. In 2000, a site-specific FAR of 0.79 was adopted for this area to allow a maximum square footage of 1,546,180 of non-residential development on the total site area of 44.97 acres (this is the net acreage of the site after all necessary dedications for public improvements).

When the 2000 General Plan was adopted in 2002, the trip budget for South Coast Metro Center was established as 1,886 a.m. peak hour trips and 1,994 p.m. peak hour trips for a strictly non-residential development project.

In 2007, General Plan Amendment (GP-06-02) was approved, and it consisted of a site-specific high-rise residential development option on a 4.86-acre portion of Area 6 (Sub- Area 1) at a density of 100 units per acre with 6,000 square feet of integrated ancillary retail uses. Additionally, for this residential development option, the Area 6 trip budget was modified to 1,931 a.m. peak hour trips and 1,976 p.m. peak hour trips.

See the following section for a discussion of the four sub-areas and the corresponding allocation of the floor area ratio, dwelling units, trip budget, and building square footages.

Sub-Areas

The South Coast Metro Center was divided into four sub-areas in conjunction with the approval of GP-06-02. These four sub-areas are under separate ownership and management. Provided in Table 6A is a statistical summary of the maximum floor area ratio, maximum number of residential units, and trip budgets for each sub-area. Figure 16a illustrates the boundaries of the sub-areas. Trip budgets and caps on residential units do not apply to properties identified within a sites inventory of the Housing Element.

To facilitate flexibility within a sub-area, building square footages may be transferred, provided that the total building square footage, number of units, floor area ratio, and trip budget for the affected sub-area are not exceeded as delineated in Table 6A. Transfers between the sub-areas are not permitted.

Sub-Area 1: GP-06-02 amended the 2000 General Plan to create a site-specific residential density of 100 units/acre in the Urban Center Commercial land use designation for this 4.86-acre sub-area with a maximum of 484 residential units. In this sub-area, the 484 high-rise residential units and 6,000 square feet of ancillary retail, known as Symphony Towers, may be constructed at the southeast corner of Avenue of the Arts and Anton Boulevard in conjunction with the demolition of two existing restaurants and the relinquishment of a 300-room hotel (200,950 square feet) entitlement. This would result in a maximum non-residential floor area ratio of 0.03 with a maximum number of 484 high-rise residential units at 100 units per acre (Option 1 in Table 6A).

Should the property owner determine not to develop any or only a portion of the high- rise residential option, then the unbuilt residential uses may be converted to a corresponding non-residential development provided that the maximum allowable non- residential building square footage, floor area ratio, and trip budget are not exceeded for the Option 2 development scenario shown in Table 6A. The Option 2 development scenario represents the maximum amount of non-residential building square footage allowed for this sub-area, which is 216, 794 square feet. It is anticipated that this development option would be composed of a 300-room hotel (200,950 square feet) and 15,844 square feet of restaurant uses.

For both Options 1 and 2, Table 6A indicates the a.m. and p.m. trip budgets, maximum number of dwelling units, maximum non-residential building square footage, and associated maximum floor area ratio.

The maximum building height is 306 feet above grade level for Option 1 and 180 feet above grade level for Option 2.

Sub-Area 2: For this 2.57-acre sub-area, the maximum allowable building square footage is 4,000 square feet with a corresponding maximum allowable floor area ratio of 0.036. In 2006, this sub-area was developed with a multi-tenant retail building (545 Anton Boulevard).

The maximum building height is 180 feet above grade level. The a.m. and p.m. peak hour trip budget is shown in Table 6A. The Housing Element establishes densities on sites within the sites inventory of the Housing Element.

Sub-Area 3: In 2000, GP-99-06 was approved for this 19.5-acre sub-area with a maximum building square footage of 525,000 in four buildings for Experian Information Solutions (475 Anton Boulevard). The corresponding maximum allowable floor area ratio is 0.62. In 2006, the final building was approved for construction. The maximum building height for this sub-area is 180 feet above grade level. The a.m. and p.m. peak hour trip budget is shown in Table 6A.

Sub-Area 4: For this 18.06-acre site the maximum allowable floor area ratio is 1.02 (800,386 square feet of building area). In 2006, this sub-area was built-out with:

Three Office buildings (535, 555, 575 Anton) - 749,230 square feet

One Health Club (589 Anton) - 51,156 square feet

The maximum building height is 180 feet above grade level. The a.m. and p.m. peak hour trip budget is shown in Table 6A. In addition, the Housing Element establishes residential densities on a 3.39 acre portion of the sub-area included on its inventory of sites.

Table 6A- South Coast Metro Center Sub-Area Statistics
North Costa Mesa Specific Plan

	Maximum Allowable Non-Residential FAR	Maximum Non-Residential Building Square Footage	Maximum Allowable Number of Residential Units3	Maximum A.M. Peak Hour Trip Budget3	Maximum P.M. Peak Hour Trip Budget3
Sub-Area 1 (4.86 acres)					
Option 1	0.03[1]	6,000 sq. ft. [1]	484	227	290[1]
Option 2	1.0	216,794 sq. ft.	0	182	308
Sub-Area 2 (2.57 acres)					
	0.036	4,000 sq. ft.	0	5	14
Sub-Area 3 (19.48 acres)					
	0.62	525,000 sq. ft.	0	752	704
Sub-Area 4 (18.06 acres)					
	1.02	800,386 sq. ft.	0	947	968
TOTAL SOUTH COAST METRO CENTER (44.97 acres)					
Option 1	0.69[2]	1,335,386 sq.ft[2].	484	1931	1976[2]
Option 2	0.79	1,546,180 sq.ft.	0	1886	1994

1. This maximum may be increased to no more than the Option 2 maximum for this sub-area in direct relation to the decrease in the maximum number of high-rise residential units. See text for Sub-Area 1 for additional information.
2. This maximum may be increased to no more than the Option 2 maximum for the total area in direct relation to the decrease in the maximum number of high-rise residential units in Sub-area 1.
3. Maximum Unit counts and Trip Budgets do not apply to properties identified in a sites inventory of the Housing Element.

Updated July 3, 2000; January 2007

Land Use Compatibility/Integration

The South Coast Metro Center was planned as in integrated mixed-use office project, including three high-rise office buildings, a four-building office campus, free-standing restaurants and a support retail building, a hotel, and a fitness center in 1999. Subsequent to this initial plan, the easterly 19.5 acres were sub-leased to Experian Information Solutions (Sub-Area 3). The office campus planned for this portion of the site has been developed as Experian's world headquarters and will ultimately contain 525,000 square feet of floor area. Although this area will be developed separately from the balance of the South Coast Metro Center, it is included within the Specific Plan Area 6 planning unit to maintain consistency with past general and specific plan efforts.

The further development of this site will result in the continuation of the pedestrian zone on Anton Boulevard, which is primarily located between Bristol Street and Sakioka Drive on both sides of the street. New high-rise residential, commercial and office buildings are encouraged to be located along the Anton frontage in order to enhance and strengthen the pedestrian zone. Although the Experian site will be developed as a stand-alone development, an internal pedestrian connection is provided as a linkage to the balance of the South Coast Metro Center.

Encroachment into the building setback area on Anton Boulevard for commercial or mixed-use developments can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the commercial or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial or mixed-use development.

The internal pedestrian paths should be conveniently linked to Anton Boulevard. Pedestrian-oriented directional signage should also be provided; the signage would identify key attractions in the plan area. Parking lots/structures are encouraged to be located along the southern and western edges of the site adjacent to the I-405 and on and off ramps, and not adjacent to Anton Boulevard. Shade and shadow impacts for buildings in excess of 2 stories should also be considered.

Building Heights

Building heights shall be limited to 180 to 306 feet above grade level, as shown in Table 6B. Buildings above 173 feet above grade level in height will require a Federal Aviation Agency (FAA) determination of no hazard.

Commercial or mixed-use developments that are allowed to encroach into the street setback of Anton Boulevard shall be limited to 2 stories/30 feet above grade level within the street setback.

Table 6B- South Coast Metro Center Maximum Building Heights North Costa Mesa Specific Plan	
Sub-Area 1	
Option 1	306 feet above grade level
Option 2	180 feet above grade level (approximately 12 stories)
Sub-Areas 2, 3, and 4	
	180 feet above grade level (approximately 12 stories)

Parks and Recreation

In conjunction with the development of the high-rise residential condominiums, private on-site recreational amenities shall be provided to serve the high-rise residents. These amenities may be located on the ground level, roof top, and/or on a podium.

Parking

For the high-rise residential units, the following parking rate range shall be appropriately applied to the residential development in conjunction with approval of any residential final master plan.

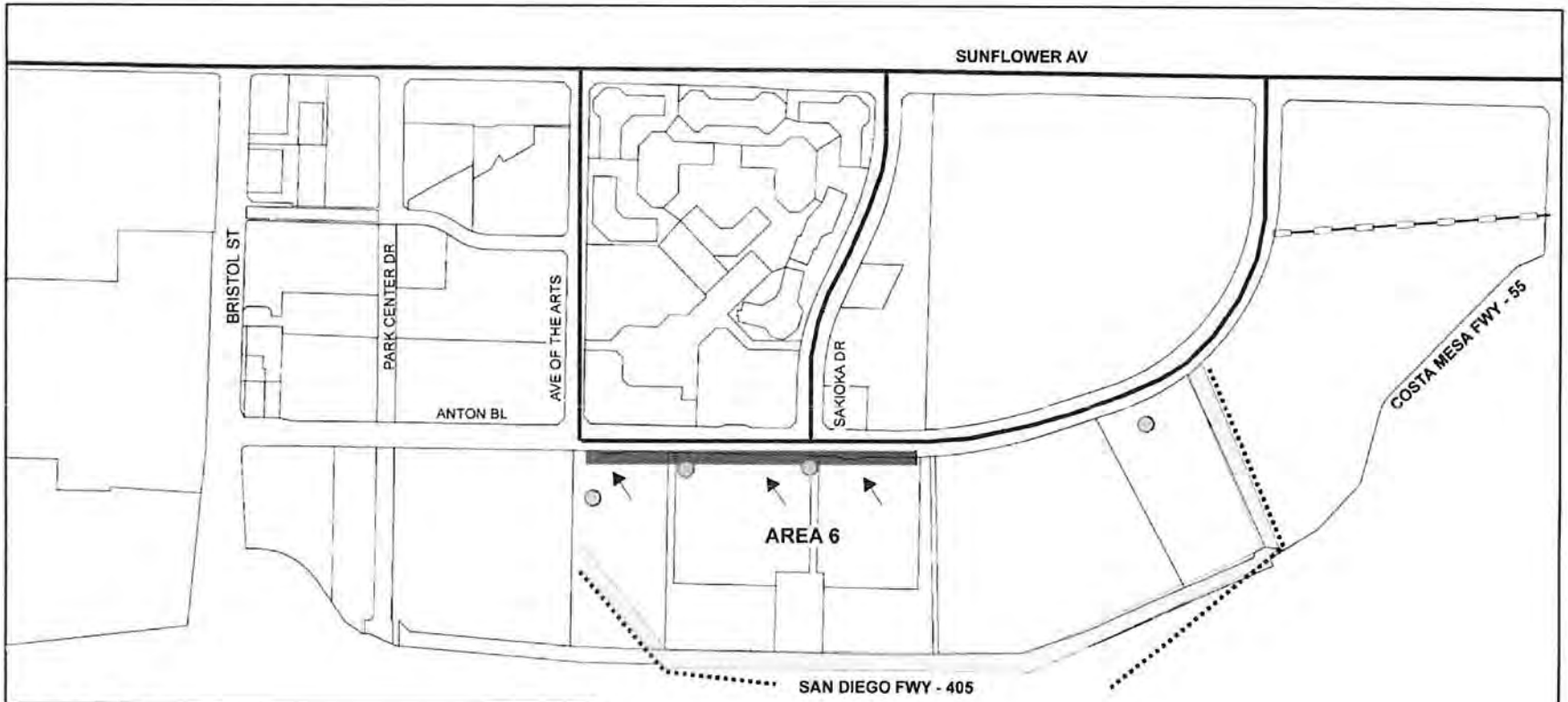
Tenants: 1.5 to 2.0 parking spaces per unit

Guests: 0.5 parking spaces per unit for the first 50 units and
0.25 parking spaces for each unit above 50.

Furthermore, in the final master plan for any high-rise residential development, consideration may be given to the feasibility of valet parking, tandem parking, and mechanical lift parking devices in order to fully meet the residential parking demands.

Circulation

The Master Plan of Highways shows for this sub-area the recently completed I-405 on- ramp from Anton Boulevard and the I-405 off-ramp to Avenue of the Arts. Figure 9 indicates that the alignment for The Center Line urban rail system will follow Anton Boulevard and will terminate at a station at the intersection of Anton and Avenue of the Arts at the northwest corner of the site. As of 2005, the planning process for the Centerline urban rail system had been put on hold indefinitely by the Orange County Transportation Authority.



LEGEND

- Pedestrian Zone
- Buffer Area
- Project Entry
- Pedestrian Directional Signage
- Pedestrian Linkage
- Freeway Ramp
- Bikeway
- Future Collector Street

Note: The information provided in graphic form is intended to illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

AREA 6 - SOUTH COAST METRO CENTER/ EXPERIAN INFORMATION SOLUTIONS
Development Summary

Total Area: 44.97 acres (net)
General Plan: Urban Center Commercial
Zoning: PDC

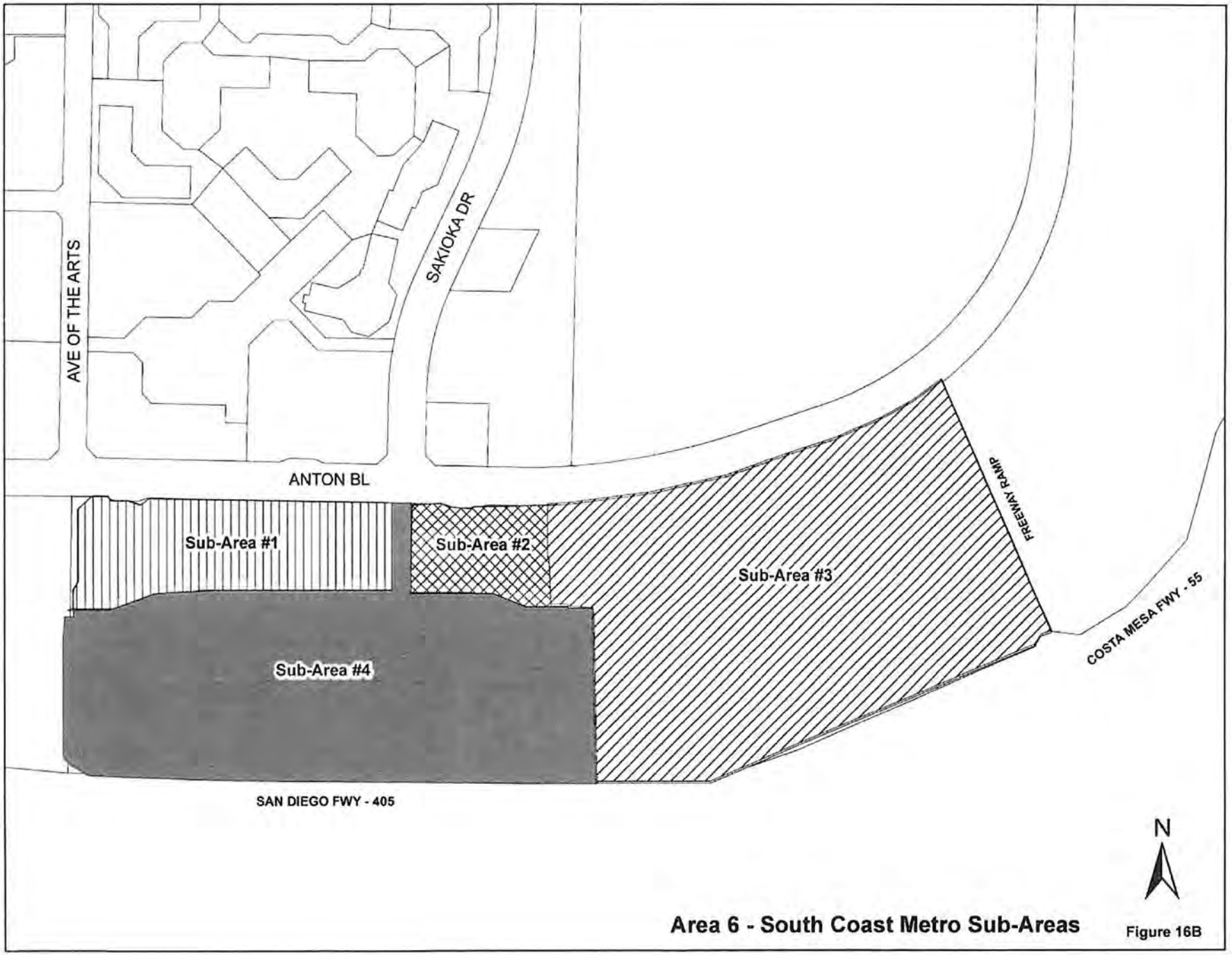
Maximum Intensity: see text

Maximum Square Footage: see text

Maximum Building Height: see text

N

Figure 16A



Area 6 - South Coast Metro Sub-Areas

Figure 16B

AREA 7 - SAKIOKA LOT 1

Existing Land Uses

This 40-acre site is designated for residential development and is largely vacant except for the Metro Fire Station. Excluding the station, this site is owned by Sakioka Farms.

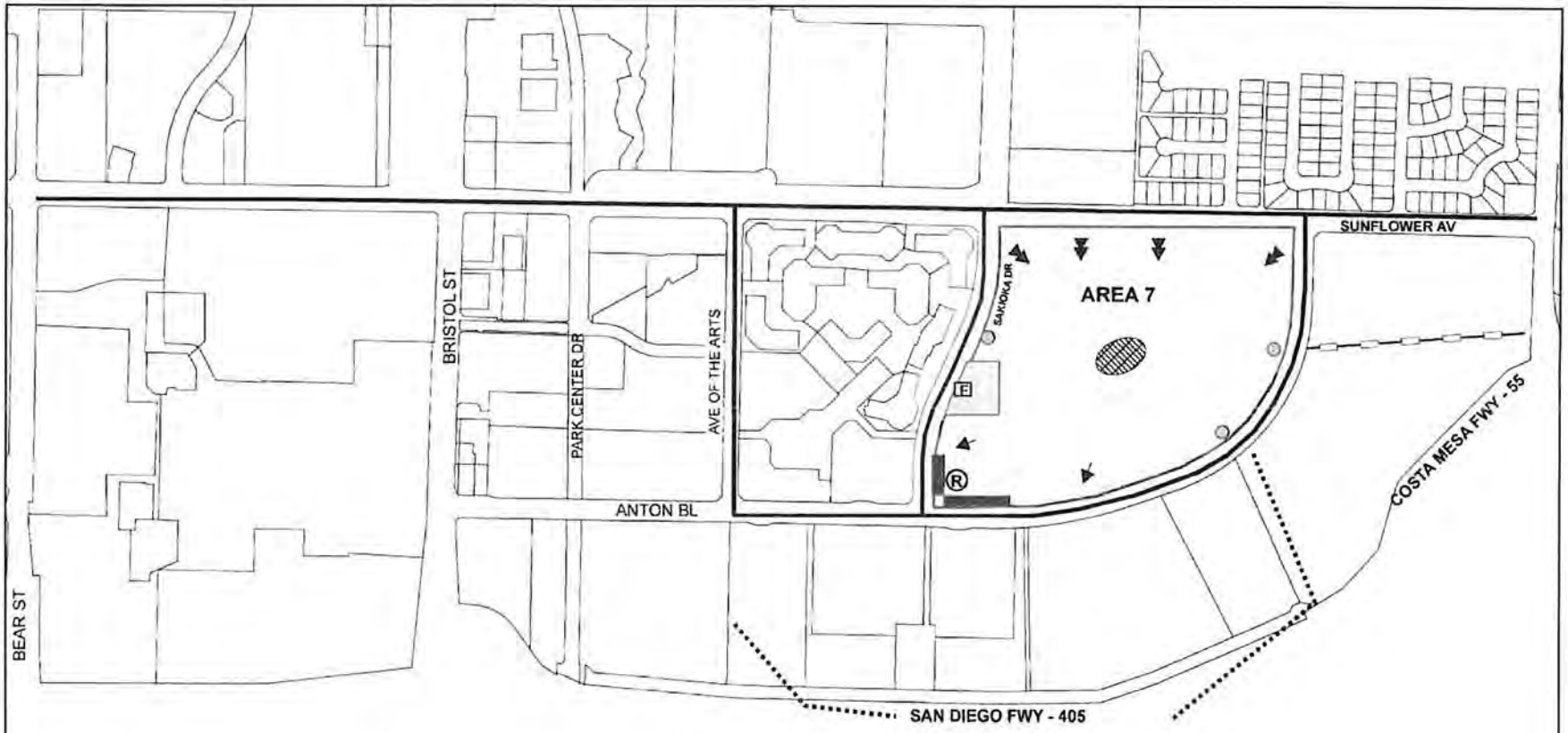
General Plan and Zoning

This site is designated High Density Residential by the General Plan and is zoned PDR- NCM. The maximum density is 25-35 units per acre.

Land Use Compatibility/Integration

This parcel is slated for residential development at a density of 25-35 units per acre (approximately 1.411 units). This density will result in multiple story buildings. Although there are high-rise apartment buildings to the west of the site (The Lakes), existing development in Santa Ana to the north is primarily single family homes as well as a church. In addition, Lot 1 surrounds the newly constructed fire station. Future residents need to be made aware of the fire station as well as the heliport that is located in the South Coast Metro Center (on top of the Bank of America Building). In terms of site design, buildings in excess of 2 stories should be evaluated for shade and shadow impacts on surrounding land uses. Vehicular access to and from Sunflower Avenue should be limited.

Open space, recreational uses and/or parking areas, as opposed to dwelling units, should be located adjacent to the fire station property. Pedestrian access to Anton Boulevard and Sakioka Drive should be provided; although mid-block crossings of Sakioka Drive are to be discouraged. Residential buildings should also be oriented away from Sunflower Avenue as much as possible in order to minimize noise impacts.



LEGEND

- Pedestrian Zone
- Buffer Zone
- Park
- Project Entry
- Dwelling Unit Orientation
- Pedestrian Linkage
- Freeway Ramp
- Bikeway
- Future Collector Street
- F Metro Fire Station
- R Retail Site (Neighborhood Scale)

AREA 7 - SAKIOKA LOT 1
Development Summary

Total Area: 40 acres
General Plan: High Density Residential
Zoning: PDR-NCM

Maximum Density: 25-35 units per acre

Maximum Intensity: 0.25 FAR - Retail

Maximum Commercial Square Footage: To be determined in conjunction with project review

Maximum Building Height: 4 stories/60 feet (Residential)
1 story/20 feet - (Commercial)

N

Note: The information provided in graphic form is intended to illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

Figure 17

Mixed-Use

The Planned Development zoning does allow for a complementary neighborhood commercial component for this site. The General Plan states that the commercial development must have a FAR and population density that are the same as the Neighborhood Commercial designation. (See Table 1). The integration of commercial development and residential units in one building is allowable.

If this site is developed as a mixed-use project with distinct residential and commercial components, the nonresidential FAR standard and the residential density standard shall apply to each of the respective components. If the site is developed as mixed-use with neighborhood commercial development combined with residential units in one building(s), it is no longer possible to calculate the FAR and density. In these mixed-use developments, each 1,000 square feet of commercial development shall result in one less dwelling unit subtracted from the total number of dwelling units. For example, a 50,000 square foot retail center shall reduce the base density from 1,008 units to 958 units. Should a density bonus for affordable units be obtained, the decrease in units shall be applied to the market rate units not the affordable units.

Any development proposal that includes a commercial component shall require a traffic analysis to ensure that the affected circulation system will continue to operate pursuant to General Plan standards, both at the time of project completion and at build-out of the General Plan.

In order to provide a continuation of the commercial uses on Anton Boulevard, any retail proposed for this property is encouraged to locate at the intersection of Sakioka Drive and Anton Boulevard and be easily assessable to pedestrians. Reduced building setbacks for commercial or mixed-use developments on both street frontages can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the retail or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial or mixed-use development.

Density Bonuses

This site, which is zoned Planned Development Residential-North Costa Mesa (PDR- NCM), has an allowable density range of 25 to 35 dwelling units per acre. As stated in the Costa Mesa Municipal Code, 25 units per acre is the base density and the provision of affordable housing shall be necessary to reach the maximum of 35 units per acre. The PDR standards do include a reference to the provision of low and moderate income housing as one of the criteria to move up the density scale. Neither the General Plan nor the zoning code set parameters for how much affordable housing or what level of affordability is necessary to achieve the requirement within the PDR-NCM zone. Therefore, this Specific Plan further clarifies the necessary affordable housing parameters. It should be noted that the PDR standards require that other criteria also be met in order to achieve the density increase.

Within the plan area, only The Lakes includes affordable units. Within The Lakes, 20% of the units (i.e. 154 units) are affordable to low income households. For this project, the standard for low income is based upon the Orange County Bond Program which uses Chapman University income rates instead of HUD/California Government Code income rates. The Bond Program also uses an 80% of the median income figure of Chapman University to determine low income instead of the 60% of median used by HUD and the State.

According to the City's density bonus ordinance, if a proposed project includes affordable units which meet the income and percentage requirements, then the City shall give a minimum 25% density increase, as long as the density bonus does not exceed the General Plan maximum density (for Sakioka Lot 1 that is 35 units per acre). The density bonus ordinance has minimum requirements of either providing 20% of the total units as affordable to low income households or providing 10% of the total units as affordable to very low income households. At 40.3 acres, the Sakioka site's base density (25 units/acre) equals 1,008 dwelling units. A 20% low income requirement, therefore, would equal 202 low income units, and a 10% very low income requirement would equal 101 very low income units. An increase in density from the base of 25 units/acre to 35 units/acre equals 40%, therefore, increases in density in excess of 25% shall require a larger percentage of the units to be affordable. The City's density bonus ordinance defines very low and low income households and rent pursuant to the California Government Code.

Previously, the state density bonus provisions were geared toward a provision of 25% of the base units as affordable to low or moderate income households. With the shift to lowered income affordability came a corresponding percentage requirement reduction. The minimum density increase standard for Sakioka Lot 1 could be either compliance with the City's density bonus ordinance, or compliance with the 25% low to moderate income standard with a limit of 15% of the total units allocated for moderate income.

Provision of the affordable units off-site is allowed by the density bonus ordinance and may be appropriate for Sakioka Lot 1 if the off-site location is within the North Costa Mesa area. Presently, the City is at risk of losing the affordable units at The Lakes for which the 10-year term of affordability will expire in 1997. If continued affordability of those units at The Lakes could be tied to development of Sakioka Lot 1, then credit could be given for density increase on Sakioka Lot 1. Although the existing affordable units at The Lakes do not meet the City's density bonus definition of low income, they could be counted towards the required low income housing provision if the affordable housing Option 2 (Table 7) is chosen. Thirty additional years of affordability beyond 1997 should be acquired, if off-site low income affordable housing credit is to be granted.

Table 7 illustrates the alternative methods by which density increases can be achieved for Sakioka Lot 1 to the maximum of 35 units/acre through the provision of affordable housing. It should be noted that other standards of the PDR zone must also be met, and any density increase granted for this site shall include the provision of affordable housing. All affordable housing provisions shall be for a minimum of 30 years.

In mixed-use projects (i.e., commercial and residential projects) which require a decrease in the total number of dwelling units, the decrease in units shall be applied to the market rate units not the affordable units.

Building Heights

The maximum building height shall be 60 feet (approximately 4 stories) for residential uses and mixed-use development. In mixed-use developments, the commercial components shall be limited to first 2 stories of any building. Commercial or mixed use developments that are allowed to encroach into the setback of either Sakioka Drive and/or Anton Boulevard shall be limited to 2 stories/30 feet within the street setback.

Circulation

The street network for this sub area is in place. The Master Plan of Bikeways indicates a new bikeway on Sunflower Avenue. Figure 9 indicates one urban rail alignment alternative that follows Anton Boulevard.

Parks and Recreation

Should a public park be dedicated on Sakioka Lot 1 or a privately developed, owned and maintained open space be credited against the park dedication requirement, the park development and amenities should reflect the urban character of the area. The Lakes apartment complex (770 units) to the west of the site has very few school aged children (only 12 students attended Newport Mesa Unified School District in the 92/93 school year). Therefore, if a similar high density residential development is proposed on Lot 1, parkland development should be geared primarily to adults. Consideration should also be given to locating the private recreational areas of this planned development in proximity to this park area.

Table 7- Sakioka Lot 1 Density Bonus Program
North Costa Mesa Specific Plan

BASE DENSITY (40.32 ACRES AT 25 UNITS/ACRE)	AFFORDABLE HOUSING CATEGORY[1]		STEP 1 MINIMUM 25% BONUS	STEP 2 (STEP 1 + 25 UNITS)	STEP 3 (STEP 2 + 25 UNITS)	STEP 4 (STEP 3 + 25 UNITS)	STEP 5 (STEP 4 + 25 UNITS)	STEP 6 (STEP 5 + 25 UNITS)	STEP 7 (STEP 6+ 25 UNITS)
1008 UNITS	OPTION 1 VERY LOW INCOME[3]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10%	10.5%	11%	11.5%	12%	12.5%	13%
		# OF AFFORDABLE UNITS	101 UNITS	106 UNITS	111 UNITS	116 UNITS	121 UNITS	126 UNITS	131 UNITS
	OPTION 2 LOW INCOME[2,4]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	20%	21%	22%	23%	24%	25%	26%
		# OF AFFORDABLE UNITS	202 UNITS	212 UNITS	222 UNITS	232 UNITS	242 UNITS	252 UNITS	262 UNITS
	OPTION 3 LOW & MODERATE INCOME[5]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10% LOW & 15% MODERATE	11% LOW & 15% MODERATE	12% LOW & 15% MODERATE	13% LOW & 15% MODERATE	14% LOW & 15% MODERATE	15% LOW & 15% MODERATE	16% LOW & 15% MODERATE
		# OF AFFORDABLE UNITS	252 UNITS	262 UNITS	272 UNITS	282 UNITS	392 UNITS	302 UNITS	312 UNITS
DENSITY BONUS			252 UNITS	277 UNITS	302 UNITS	327 UNITS	52 UNITS	377 UNITS	402 UNITS
TOTAL UNITS[6]			1,260	1,285	1,310	1,335	1,360	1,385	1,410
DWELLING UNITS/ACRE			31.25	31.87	32.5	33.1	33.7	34.35	35

NOTES

1. Very Low, Low, and Moderate determinations are based on HUD definitions and income limits, adjusted for family size.
2. Preservation of the 154 "Low" income units at The Lakes would count toward the Low Income provision of units in Option 2.
3. For each additional ½ % increase in Very Low Income units, the density may increase by 25 dwelling units over 1260 units as illustrated in Steps 2-7.
4. For each additional 1% increase in Low Income units, the density may increase by 25 dwelling units over 1260 units. as illustrated in Steps 2-7.
5. For each additional 1% increase in Low Income units. the density may increase by 25 dwelling units over 12650 units; as illustrated in Steps 2-7. Any increase in the Moderate Income units beyond 15% will not qualify for a density bonus increase.
6. These total units assume that other criteria of the Planned Development Residential Zone have been met regarding density increases.

AREA 8 - SAKIOKA LOT 2

Existing Land Uses

This 33-acre area is designated for planned development, including mixed-use, residential, and commercial office development and is currently in agricultural production. Two single family homes are located along Sunflower Avenue. Lot 2 is owned by Roy K. Sakioka & Sons.

General Plan and Zoning

This site is designated Urban Center Commercial by the General Plan and is zoned PDC.

Development Standards and Trip Budget

The development intensity for planned development (i.e. master plans) on Sakioka Lot 2 is limited by the following:

- The trip budget for this site is 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips. Except for development on properties identified within a sites inventory of the Housing Element, the trip budget shall not be exceeded for the aggregate development on Sakioka Lot 2.
- Planned Development Standards of the PDC zone are applicable to the site, unless otherwise indicated in the North Costa Mesa Specific Plan.
- A maximum 1.0 Floor-Area-Ratio applies to nonresidential development. Nonresidential development is also subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the General Plan, except for development on properties identified within the sites inventory of the Housing Element.
- The maximum residential density (dwelling units per acre) is 28 dwelling units per acre for the residential component of a mixed-use development on a single legal parcel (See "Mixed-Use" discussion) or a maximum of 80 dwelling units per acre for an independent residential development that incorporates affordable housing (See "Affordable Housing / Density Bonus discussion). An independent residential development is defined as a development in which separate legal parcel (or parcels) is entirely developed as a residential use and therefore does not include commercial uses on the same legal parcel. The foregoing limitations do not apply to properties identified within a sites inventory of the Housing Element, which have the maximum density specified in the Housing Element.
- Maximum building height of 8 stories per Airport Land Use Determination dates May 26, 2016 and as reflected in 2015-2035 General Plan.

The projected trip generation for land uses proposed for Sakioka Lot 2 will be based on latest edition of Trip Generation, Institute of Transportation Engineers. The methodology will

consider reasonable allowances for trip credits due to internal capture and pass-by trips. Internal capture credit refers to trips for various uses proposed within the parcel that can be accomplished without having to leave the facility.

For example, an office complex could have restaurants and other ancillary uses which may not generate new trips - rather serve tenants within the complex. Other examples include conference room and fitness facilities. Pass-by trips refers to trips that are already on roadway adjacent to the development and use the facilities. Pass-by trip credits are limited to retail uses.

The credits allowed for internal capture and pass-by trips will be determined by the Transportation Services Manager. The net trip generation after credits will be compared to the trip budget to determine if the proposed development is within the limits prescribed in the North Costa Mesa Specific Plan.

Land Use Compatibility/Integration

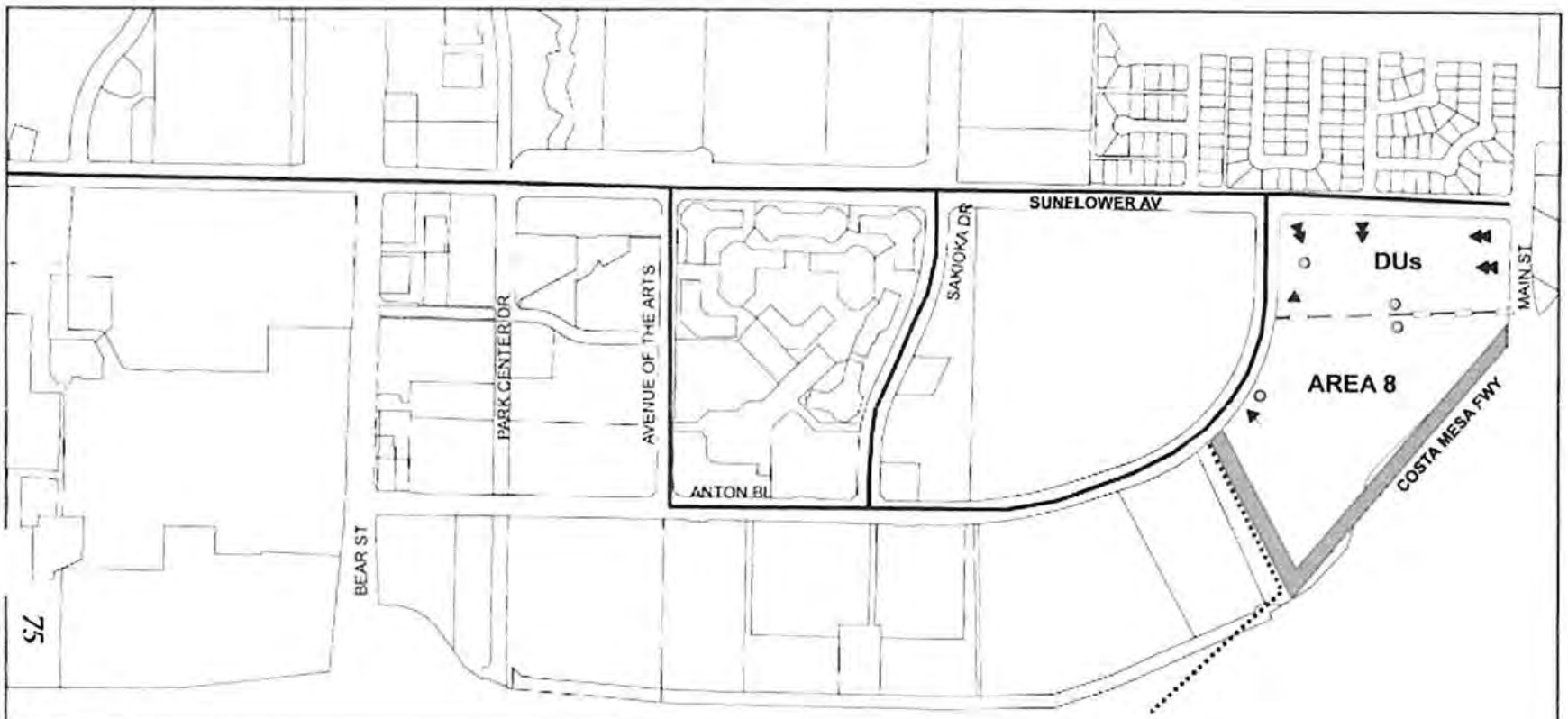
Future development of this site is anticipated to include mid- and high-rise office buildings as well as support commercial and a variety of residential typologies. Shade and shadow impacts for buildings in excess of 2 stories should be considered in relation to surrounding land uses. Site design should limit vehicular access to and from Sunflower Avenue.

New commercial and office buildings are encouraged to be located along the Anton frontage. Encroachment into the building setback on Anton Boulevard for commercial or mixed-use developments can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the commercial or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial development. Parking lots/structures should be located primarily along the eastern edge of the site adjacent to the Costa Mesa Freeway and the new on-ramp. Internal pedestrian linkages to Anton Boulevard should be provided.

Mixed-Use

The PDC zoning does permit mixed-use development including residential and nonresidential uses as complementary uses. The residential component of a mixed-use development shall be limited to a maximum density of 28 dwelling units per acre. This maximum density only applies to residential uses as complementary uses to commercial uses within a mixed-use development. It does not apply to an independent residential development that does not include commercial uses on the same legal parcel, or to mixed-use development on properties identified on the sites inventory of the Housing Element. Total residential building intensity for the entire 33-acre site shall not exceed the maximum allowable development intensity as set forth in the Housing Element.

The Costa Mesa Freeway, Sunflower Avenue, and Main Street represent significant air quality and noise sources that will impact the siting of residential units and other sensitive land uses. Existing ambient air quality may exceed state and federal levels for carbon monoxide; therefore, significant mitigation measures may be required. Acceptable interior and exterior noise levels for residential uses would need to be achieved. An appropriate interface between the office buildings and residential uses would also be required.



LEGEND

- Bikeway
- Freeway Ramp
- Future Collector Street
- DU's Potential Dwelling Units Location
- Project Entry
- Pedestrian Linkage
- Dwelling Unit Orientation

Note: The information provided in graphic form is intended to illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards

AREA 8 - SAKIOKA LOT 2
Development Summary

Total Area - 33 acres
General Plan: Urban Center Commercial
Zoning: PDC

Maximum Intensity: 0.50 FAR - Retail
0.60 FAR - Office

Maximum Square Footage: 863,000 sf
Maximum Density: 20 units per acre
Trip Budget: 1,062 a.m. peak hour trips
1,407 p.m. peak hour trips

Maximum Building Height: 12 stories/180 feet (south of the collector street)
4 stories/60 feet (north of the collector street)
2 stories/30 feet - Commercial uses that are allowed to encroach into the setback for Anton Blvd.

N

Figure 18

Affordable Housing and Density Bonus (See California Government Code Section 65915 for Current Density Bonus Law Information)

~~If all or a portion of the site is developed as an independent residential development that incorporates affordable housing, the maximum density shall be 80 dwelling units per acre involving a maximum number of 660 residential units (including any density bonuses, see Table 8).~~[3] Total building intensity for the entire 33-acre site shall not exceed the maximum allowable development intensity as set forth in the Housing Element of the General Plan~~by the trip budgets~~.

~~The maximum number of dwelling units (including any density bonuses) for Sakioka Lot 2 is 660 units. The maximum base density is 528; in order to be granted a 25% density bonus (132 dwelling units), the developer would have to provide affordable housing pursuant to one of the following three options shown in the following table. All affordable housing provisions shall be for a minimum of 30 years.~~

Table 8- Sakioka Lot 2 Density Bonus Program

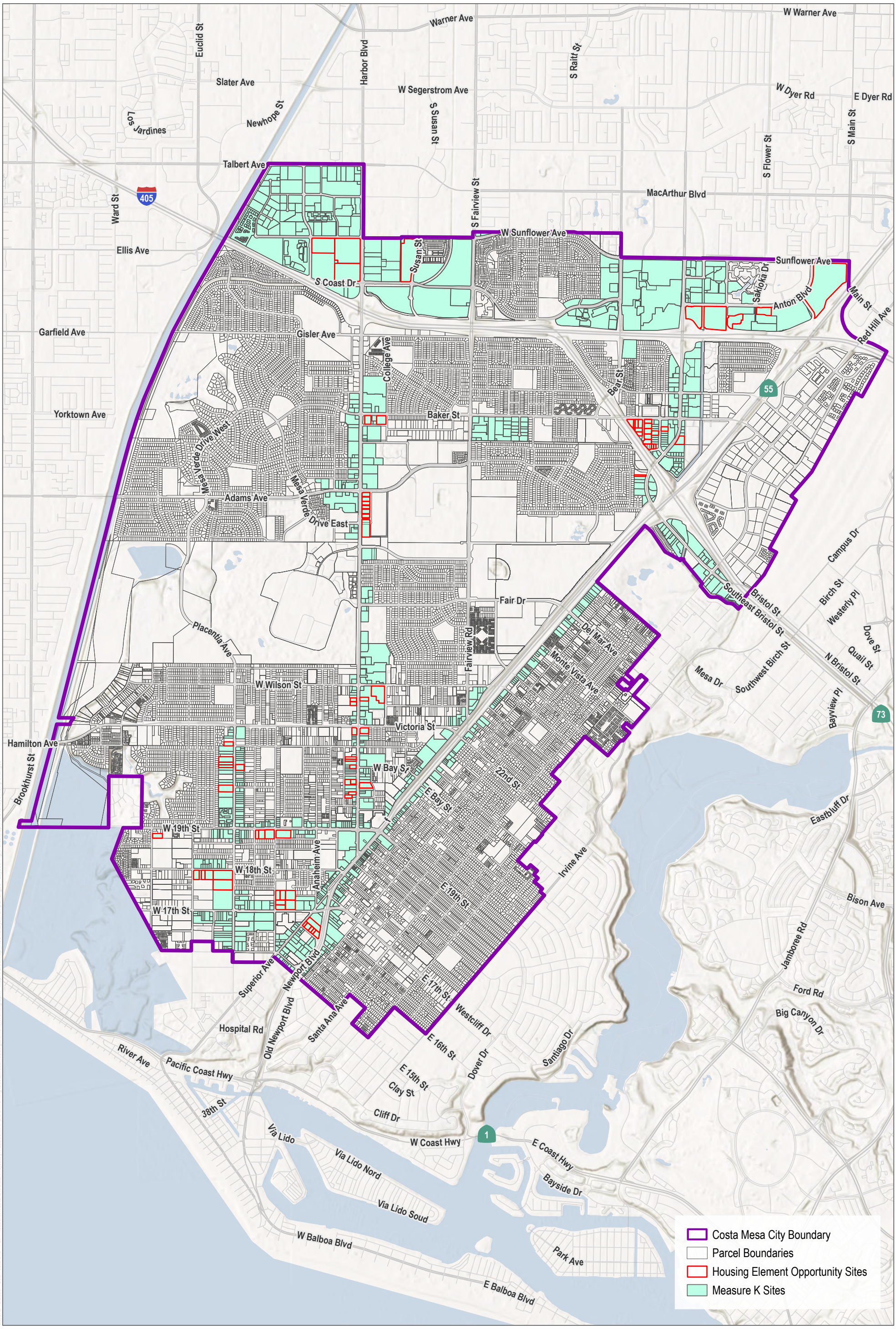
North Costa Mesa Specific Plan

MAXIMUM BASE DENSITY	AFFORDABLE HOUSING CATEGORY[1]		DENSITY BONUS CRITERIA
528 UNITS[4]	OPTION 1 VERY LOW INCOME[1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10%
		# OF AFFORDA BLE UNITS	53 UNITS
	OPTION2 LOW INCOME [1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	20%
		# OF AFFORDABLE UNITS	106 UNITS
	OPTION 3 LOW & MODERATE INCOME[1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10% LOW & 15% MODERATE
		#OF AFFORDABLE UNITS	132 UNITS
		25% DENSITY BONUS	132 UNITS
		TOTAL UNITS[2]	660

NOTES:

1. Very Low, Low, and Moderate determinations are based on HUD definitions and income limits, adjusted for family size.
2. The total number of units assumes that other criteria of the Planned Development Commercial Zone have been met regarding density increases.
3. Density Bonus as provided herein, or as otherwise provided for by state law (Government Code 65915)
4. Maximum densities per the Housing Element and State Density Bonus Law.

~~*the maximum number of units (660) in an independent residential community is based on 8.25 acres of land and 80 units per acre..~~



SOURCE: City of Costa Mesa, Orange County Sanitation District, Open Street Map

DUDEK

0 0.25 0.5 Miles

Housing Element and Measure K Sites Map

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

RESOLUTION NO. PC-2026-03

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 AN ORDINANCE TO AMEND TO TITLE 13 OF THE CITY'S MUNICIPAL CODE (PLANNING, ZONING, AND DEVELOPMENT) TO REZONE HOUSING ELEMENT OPPORTUNITY SITES AND IMPLEMENT SPECIFIC HOUSING ELEMENT PROGRAMS (PCTY-2025-0008)

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

WHEREAS, California Government Code Section 65580 et sec. (State Housing Element Law) requires each city and county to adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, quantified objectives, and sites to further the development, improvement, and preservation of housing;

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 the City Council;

WHEREAS, the rezoning of Housing Element Opportunity Sites is necessary to establish the densities prescribed in the adopted Housing Element;

WHEREAS, the rezoning of Housing Element Opportunity Sites is exempt from Title 13, Chapter IX Special Land Use Article 22, An Ordinance to give the People of Costa Mesa Control of Their Future (Measure Y) pursuant to Costa Mesa Municipal Code Section 13-200.106(g);

WHEREAS, this Ordinance would add Section 13-83.58 "Properties Identified in the Housing Element" to Title 13, Chapter V Development Standards, Article 11, Mixed-Use Overlay Districts, specific to rezoning Housing Element Opportunity Sites with a minimum density of 20 units per acre and at least 50 percent residential use, with maximum densities prescribed in the Housing Element;

WHEREAS, the development standards and application processing in Section 13-83.58 "Properties Identified in the Housing Element" were designed to encourage and facilitate housing at densities over 20 units per acre with objective development standards;

WHEREAS, this Ordinance would amend the following Chapters in Title 13 of the Costa Mesa Municipal Code to implement Housing Element programs and comply with State law:

a. Chapter I, Article 2, Definitions
b. Chapter I, Article 3. Review Authorities
c. Chapter III, Planning Applications
d. Chapter IV, Citywide Land Use Matrix
e. Chapter V Development Standards, Article 11 Mixed-Use Overlay District
f. Chapter VI, Article 1, Residential Districts
g. Chapter IX, Article 8, Motels
h. Chapter IX, Article 15, Reasonable Accommodations
i. Chapter IX, Article 18, Emergency Shelters
j. Chapter XII, Article 3, Transportation System Management
k. Chapter XV, Group Homes
l. Chapter XVI, Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (Planned Development Zones)

WHEREAS, a Study session was held by the Planning Commission on January 26, 2026 with all persons having the opportunity to speak for and against the amendments;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 9, 2026 with all persons having the opportunity to speak for and against the amendments;

WHEREAS, on November 15, 2022, the Costa Mesa City Council adopted Resolution No. 2022-67, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites for the Sixth Cycle (2021-2029) Housing Element, which provided environmental clearance for the adoption of the Housing Element;

WHEREAS, the proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure, accordingly, the proposed amendments are statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.085(a) (an exemption also known as SB 131);

WHEREAS, the CEQA statutory exemption for this proposal 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 judgement, hereby **RECOMMENDS APPROVAL** of the Zoning Code amendments incorporated herein as Attachment 1 Exhibits A through M:

- Exhibit A: Chapter 1, Article 2, Definitions;
- Exhibit B: Chapter I, Article 3, Review Authorities;
- Exhibit C: Chapter III, Planning Applications;
- Exhibit D: Chapter IV, Citywide Land Use Matrix;
- Exhibit E: Chapter V, Development Standards, Article 11 Mixed-Use Overlay District, Properties Identified in Housing Element;
- Exhibit F: Chapter VI, Article 1, Residential Districts;
- Exhibit G: Chapter IX, Article 8, Motels;
- Exhibit H: Chapter IX, Article 15, Reasonable Accommodations;
- Exhibit I: Chapter IX, Article 18, Emergency Shelters;
- Exhibit J: Chapter XII, Article 3, Transportation System Management;
- Exhibit K: Chapter XV, Group Homes;
- Exhibit L: Chapter XVI, Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (Planned Development Zones); and
- Exhibit M: Zoning Districts Map.

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 in compliance with 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 9th day of February, 2026.

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-2026-03 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on February 9, 2026 by the following votes:

AYES: Harlan, Andrade, Dickson, Klepack, Martinez, Rojas

NOES: Zich

ABSENT: None

ABSTAIN: None

Carrie Tai, Secretary
Costa Mesa Planning Commission

Article 2
Definitions

§ 13-5. Purpose.

The intent of this article is to define certain words and phrases which are used in this Zoning Code. Additional definitions may also be given in conjunction with the special regulations contained in Chapter IX, Special Land Use Regulations, and Chapter XII, Special Fee Assessments.

(Ord. No. 97-11, § 2, 5-5-97)

§ 13-6. Definitions.

Abutting. Sharing a common boundary, of at least one point contiguous to, having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).

Accessory building. A building or part of a building which is subordinate to, and the use of which is incidental to that of the main building or use on the same lot.

Accessory dwelling unit (ADU). See Chapter V, Article 2, section 13-35.

Accessory use. A use incidental and subordinate to and devoted exclusively to the main use of the land or building thereon that does not change the character of the structure or use.

Accessory use, residential. A use that is a part of, and clearly incidental and secondary to, a residence; located on the same lot as a residence; and that does not change the character of the residential use such as:

(a) Accessory dwelling unit (ADU)

(b) Home occupations

(c) Personal property sales (i.e., garage or yard sales).

Adjacent. Same as abutting, but also includes properties which are separated by a public right-of-way, not exceeding 120 feet in width.

Adult business. See Chapter IX, Special Land Use Regulations, Article 1, Adult Businesses, for specific definitions and terms.

Alcoholism or drug abuse recovery or treatment facility. Adult alcoholism or drug abuse recovery or treatment facilities that are licensed pursuant to section 11834.01 of the California Health and Safety Code. Alcoholism or drug abuse recovery or treatment facilities are a subset of residential care facilities.

Alteration (structure). Any construction, addition or physical change in the internal arrangement of rooms or the supporting members of a structure, or change in the appearance of any structure, except paint.

Ambient noise level. The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

Antenna. Any structure, including, but not limited to, a monopole, tower, parabolic and/or disk shaped device in single or multiple combinations of either solid or mesh construction,

intended for the purpose of receiving or transmitting communication to or from another antenna, device or orbiting satellite, as well as supporting equipment necessary to install or mount the antenna.

Antenna, amateur radio. An antenna array and its associated support structure, such as a mast or tower, that is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

Antenna, communication. All types of receiving and transmitting antennas, except satellite dish antennas and amateur radio antennas. Communication antenna includes, but is not limited to, cable television antennas, cellular radiotelephone cell antennas, FM digital communication antennas, microwave telephone communication antennas, and shortwave communication and other similar antennas.

Antenna height. The distance from the property's grade to the highest point of the antenna and its associated support structure when fully extended.

Antenna, satellite dish. An antenna intended for the purpose of receiving or transmitting communication to or from an orbiting satellite.

Antenna, whip. An antenna and its support structure consisting of a single, slender, rod-like element which is supported only at or near its base.

Apartment. A rental or lease dwelling having kitchen facilities in a structure designed or used to house at least one family, as the term "family" is defined in this Zoning Code.

Assembly use. A use conducted in a structure or portion of a structure for the purpose of a civic, education, political, religious, or social function or for the consumption or receipt of food and/or beverages. Assembly use includes, but is not limited to, churches and other places of religious assembly, mortuaries, primary and secondary schools, trade and vocational schools, colleges, amusement centers, billiards parlors, bowling centers, establishments where food or beverages are served, motion picture theaters, physical fitness facilities, skating rinks, and dance, martial arts, and music studios. Assembly use does not include sexually oriented businesses.

Association (homeowners'). The organization of persons who own a lot, parcel, area, airspace, or right of exclusive occupancy in a common interest development and who have interests in the control of common areas of such project.

Attached (structure). Any structure that has a wall or roof in common with another structure.

Attic. Any non-habitable area immediately below the roof and wholly or partly within the roof framing.

Awning. A roof-like cover that projects from the wall of a building for the purpose of shielding the sun or providing an architectural accent.

Basement. A space wholly or partially underground and having more than 1/2 of its height, measuring from floor to ceiling, below the average grade. If the finished floor level directly above the basement is more than four feet above grade at any point, the basement shall be considered a story.

Boardinghouse. A dwelling unit, other than a hotel, wherein rooms are rented under two or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the dwelling unit. Boardinghouse, small means two or fewer rooms being rented to a maximum of three occupants per dwelling unit. Boardinghouse, large means three to six rooms being rented to a maximum of six occupants per dwelling unit. Boardinghouses renting two or fewer rooms and having more than three occupants, or renting more than six rooms and/ or having

more than six occupants, per dwelling unit are prohibited.

Building. Any structure having roof and walls and requiring permanent location on the ground, built and maintained for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

Building height. The distance from the finished grade (as defined in this section) to the highest point on the roof, including roof-top mechanical equipment and screening.

Building, main. The building or buildings within which the principal use permitted on the lot is conducted.

Carport. A permanent, roofed structure, not completely enclosed which is used for vehicle parking.

Central administrative office. An establishment primarily engaged in management and general administrative functions performed centrally for other establishments of the same company.

Churches and other places of religious assembly. A type of assembly use which has the principal purpose of religious worship and for which the primary space is a sanctuary. Religious activities and services held in the sanctuary are conducted at scheduled times. The use may also include accessory facilities in the same or separate building that includes classrooms, assembly rooms, restrooms, kitchen, and a library. Other uses such as, but not limited to, day care facilities, nursery schools, schools, retail sales, and services to businesses, are not considered a primary function of churches and other places of religious assembly.

Cigar bar. See Smoking lounge.

City. City of Costa Mesa.

Common area. Those portions of a project area which are designed, intended or used in common and not under the exclusive control or possession of owners or occupants of individual units in planned development projects or common interest developments.

Common interest development. A development as defined in State Civil Code section 1350, containing two or more common interest units, as defined in Civil Code section 783; a community apartment project, as defined in State Business and Professional Code section 11004, containing two or more rights of exclusive occupancy; and a stock cooperative, as defined in Business and Professional Code section 11003.2, containing two or more rights of exclusive occupancy.

Conditional use permit. A discretionary approval usually granted by the planning commission which allows a use or activity not allowed as a matter of right, based on specified findings.

Convenience stores, mini-markets. A retail store, generally less than 10,000 square feet in area, that sells a variety of convenience foods, beverages and non-food items. Fresh dairy products, produce and/or meat may be offered on a limited basis.

County. County of Orange.

Covered parking space. A garage, carport or parking space which is completely covered by a roof.

Density bonus. A minimum increase of 25% over the allowable residential dwelling unit density as specified by the zoning classification.

Development. The division of land into two or more lots; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

Development review. The processing of a development plan when authority for approval is vested in the planning division.

Development services department means the Development Services Department of the City of Costa Mesa.

Development services director. The director of development services of the City of Costa Mesa, or his or her designee.

Disabled shall have the same meaning as handicapped.

Dormer. A vertical window in a projection built out from a sloping roof.

Driveway, common. A paved area for vehicle circulation and parking purposes which features joint use between two or more parties.

Driveway, individual. The paved area strictly leading to the garage/carport of a residence. This paved area serves vehicle parking purposes and does not extend beyond the garage/carport unless a curvilinear design is necessary for the turning radius.

Dwelling, single-family. "Dwelling, single-family" or "single-family dwelling" is a building of permanent character placed in a permanent location which is designed or used for residential occupancy by one family. A single mobile home on a foundation system on a single lot is a single-family dwelling. (See Manufactured housing).

Dwelling, multi-family. "Dwelling, multi-family" or "multi-family dwelling" is a building or buildings of permanent character placed on one lot which is designed or used for residential occupancy by two or more families.

Dwelling unit. One or more rooms in any building designed for occupancy by one family, and containing one kitchen unit, including manufactured housing. (See Manufactured housing).

Easement. A grant of one or more property rights by the owner for use by the public, a corporation or another person or entity.

Efficiency unit. A dwelling unit for occupancy by no more than two persons conforming to California's Health and Safety Code § 17958.1 with a minimum floor area of 150 square feet that provides bathroom facilities and a partial kitchen equipped with a sink, cooking appliance, and refrigerator.

Electronic cigarette. An electronic and/or battery-operated device used to provide an inhalable dose of nicotine by delivering a vaporized solution. The term includes any such device manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor. The term does not include any medical inhaler prescribed by a licensed doctor.

Electronic game machine. Any electronic or mechanical device which upon insertion of a coin, slug, or token in any slot or receptacle attached to the device or connected therewith, operates, or which may be operated for use as a game, contest, or amusement through the exercise of skill or chance.

Emergency shelters. A facility that provides immediate and short-term housing for homeless persons that is limited to occupancy of six months or less. Supplemental services may include counseling and access to social programs. No individual or household may be denied to emergency shelter because of an inability to pay.

Employee housing. Shall have the same meaning as "employee housing" described in California Health and Safety Code Section 17021.5, and as set forth in California Health and Safety Code Section 17008 for farmworkers.

Entertainment (live). Any act, play, revue, pantomime scene, dance act, musical performance, or any combination thereof, performed by one or more persons whether or not they are compensated for the performance.

Establishment where food or beverages are served. Any commercial use that sells prepared food and/or beverages for consumption on site or off site, either solely or in conjunction with an ancillary or complementary use. Excluded from this definition are grocery stores, convenience stores, movie theaters, and other such uses, as determined by the development services director, where the sale of food or beverages is clearly incidental to the primary use. All establishments selling alcoholic beverages for consumption on-site are included within this definition

Fair housing laws. The Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, as each statute may be amended from time to time, and each statute's implementing regulations.

Family. One or more persons occupying one dwelling unit and living together as a single housekeeping unit.

Family day care home, large. A home which provides family day care to seven to 14 children as defined in section 1596.78 of the State Health and Safety Code.

Family day care home, small. A home which provides family day care to eight or fewer children as defined in section 1596.78 of the State Health and Safety Code.

Floor area ratio. The gross floor area of a building or project divided by the project lot area upon which it is located.

Garage. An accessory or attached enclosed building with doors, designed and/or used for vehicle parking.

Garage sale. An event for the purpose of selling or trading personal property. Garage sale includes yard sale.

General plan. The City of Costa Mesa General Plan as adopted or amended from time to time by the city council.

Grade. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.

Grade, finished. The surface of the ground at a stated location as it exists after completion of precise grading.

Grade, natural. The unaltered natural surface of the ground at a stated location.

Gross acreage. The total area within the lot lines of a lot of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot, and not including adjacent lands already dedicated for such purposes.

Gross floor area. The area of all floors within the walls of a structure except elevator and other vertical shafts (including stairwells) and elevator equipment areas.

Gross leasable area. The total floor area designed for tenant occupancy and exclusive use, including both owned and leased areas.

Group home. A facility that is being used as a supportive living environment for persons who are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one or more dwelling units. Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single

housekeeping unit; (3) any group home without an operator.

Guestroom. A room occupied or intended, arranged, or designed for occupancy by one or more guests.

Handicapped. As more specifically defined under the fair housing laws, a person who has a physical or mental impairment that limits one or more major life activities, a person who is regarded as having that type of impairment, or a person who has a record of that type of impairment, not including current, illegal use of a controlled substance.

Hazardous materials. Any material of quantity, concentration, physical or chemical characteristics, that poses a significant present or potential hazard to human health and safety or to the environment if released into the work place or environment; or any material requiring a Material Safety Data Sheet according to Title 8, section 339 of the State Code of Regulation.

Height. See Building height and Antenna height.

Home occupation. Any business or commercial use conducted within a dwelling unit.

Hookah lounge. See Smoking lounge.

Hotel. Any building or combination of buildings generally three or more stories in height containing six or more guest rooms offering transient lodging accommodations to the general public and providing incidental guest services such as food and beverage service, recreation facilities, retail services and banquet, reception and meeting rooms. Typically, room access is provided through a main or central lobby.

Household includes all the people occupying a dwelling unit, and includes people who live in different units governed by the same operator.

Integral facilities. Any combination of two or more group homes which may or may not be located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and are integrated components of one operation shall be referred to as integral facilities and shall be considered one facility for purposes of applying federal, state and local laws to its operation. Examples of such integral facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one licensed or unlicensed facility.

Integral uses. Any two or more residential care programs commonly administered by the same owner, operator, management company or licensee, or any affiliate of any of them, in a manner in which participants in two or more care programs participate simultaneously in any care or recovery activity or activities so commonly administered. Any such integral use shall be considered one use for purposes of applying federal, state and local laws to its operation.

Intersection. The general area where two or more roadways join or cross.

Kitchen. Any room, all or part of which is designed and/or used for storage, refrigeration, cooking and preparation of food.

Landscaping. Plant materials such as lawn, groundcover, trees and shrubs.

Loft. An intermediate floor placed within a room, where the clear height above and below the loft is not less than seven feet, and where the aggregate area of the loft does not exceed 1/3 of the area of the room in which it is located.

Lot.

(a) A parcel of real property when shown as a delineated parcel of land with a number or designation on a subdivision map or parcel map recorded in the office of the county recorder, and created in conformance with the Subdivision Map Act and applicable local ordinances.

(b) A parcel of real property when shown on a record of survey map or deed filed in the office of the county recorder, when such map or deed was filed as the result of and was made a condition of a lot division approved under the authority of prior ordinances.

Lot area. The total land area of a project after all required dedications or reservations for public improvements, including, but not limited to, streets, parks, schools, and flood control channels. This phrase does not apply in the planned development zones where the phrase "site area," as defined in Chapter V, Development Standards, is used.

Lot, corner. A lot abutting on and at the intersection of two or more streets which intersect at an angle that is equal to or less than 135 degrees.

Lot, depth. The average of the horizontal distance between the front and the rear lot lines.

Lot, development. The master lot or project site upon which a development will be constructed.

Lot, individual dwelling unit. An individual building site or lot within a development intended for construction of a single attached or detached dwelling unit.

Lot, interior. A lot abutting only one street, or a lot abutting two streets which intersect at an angle greater than 135 degrees.

Lot, width. The horizontal distance between the side lot lines measured at right angles to the lot depth at the front building setback line.

Low barrier navigation center. Shall have the same meaning as "low barrier navigation center" as set forth in Government Code Section 65660.

Major modification. A discretionary entitlement, usually granted by the zoning administrator, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Manufactured housing. Detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974, including structures known as manufactured homes and mobile homes. For the purpose of this Zoning Code, a factory-built single-family structure that is manufactured under the authority of 42 U.S.C. section 5401, the National Manufactured Home Construction and Safety Standards Act, transportable in one or more sections, built on a permanent chassis and used as a place of human habitation, shall be considered a single-family home and shall be reviewed under the same standards as a sitebuilt structure.

Marijuana. Has the same definition as that set forth in California Health and Safety Code section 11018.

Marijuana cultivation and/or medical marijuana cultivation. The planting, growing, harvesting, drying or processing of marijuana plants or any part thereof for any purpose, including medical marijuana, and shall include both indoor and outdoor cultivation.

Master plan. The overall development plan for a parcel or parcels which is depicted in both a written and graphic format.

Master plan of highways. The graphic representation of the city's ultimate circulation system contained in the general plan. It illustrates the alignment of the major, primary, secondary and collector highways.

Median. A paved or planted area separating a parking area, street, or highway, into two or more lanes or directions of travel.

Medical marijuana. Marijuana used for medical purposes in accordance with California Health and Safety Code section 11362.5.

Medical marijuana dispensary. A facility or location where medical marijuana is cultivated or by any other means made available to and/or distributed by or to three or more of the following: a primary caregiver, a qualified patient, or a person with an identification card in strict accordance with State Health and Safety Code sections 11362.5 et seq., and 11362.7 et seq., which shall include, but not be limited to, any facility or location engaging in the retail sale, dispensation, or distribution of marijuana for medical purposes that does not have an active role in the cultivation of the marijuana product that it sells, dispenses, or distributes, or when its cultivation of the marijuana product is off-site from the facility or location for retail sale, dispensation, or distribution.

Minor conditional use permit. A discretionary approval granted by the zoning administrator which allows a use or activity not allowed as a matter of right, based on specified findings.

Minor modification. A discretionary entitlement granted by the planning division, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Mixed use development. The development of lot(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures.

Mobile home. See Manufactured housing.

Mobile home park. Any area or tract of land where two or more mobile home lots are rented or leased, held out for lease or rent, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobile homes. A mobile home park also means a mobile home development constructed according to the requirements of Part 2.1 (commencing with section 18200) of Division 13 of the State Health and Safety Code, and intended for use and sale as a mobile home condominium or cooperative park, or as a mobile home planned unit development.

Motel. Any building or combination of buildings of one to three stories in height having six or more guest rooms with parking located convenient to the guest rooms and providing temporary lodging for automobile tourists and transient visitors. Typically, guest rooms have direct access to available parking without passing through a common lobby area. Motels also include auto courts, tourist courts, motor lodges, motor inns and motor hotels.

Municipal Code. City of Costa Mesa Municipal Code.

Open space. An area that is intended to provide light and air, and is designed for either environmental, scenic or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreational areas, playgrounds, fountains, swimming pools, wooded areas; first floor decks; unenclosed patios with solid or lattice roofs; water courses; and surfaces covered by not more than five feet in depth by projections which are at least eight feet above grade.

Open space shall not include the following: driveways; parking lots; other surfaces designed or intended for vehicular travel; and upper floor decks, balconies or areas under projections which are less than eight feet above grade.

Open space, common. An area of land reserved primarily for the leisure and recreational use of all residents of a planned development or common interest development and owned in common by them, generally through a homeowners' association.

Open space, private. An area of land located adjacent to an individual dwelling unit, owned or leased and maintained by its residents, and reserved exclusively for their use.

Operator means a company, business or individual, including an in-house manager, who provides residential services, i.e., the placement of individuals in a residence, setting of house rules, and/or governing behavior of the residents as residents. Operator does not include a property owner or property manager that exclusively handles real estate contracting, property management and leasing of the property and that does not otherwise meet the definition of operator.

Organizational documents. The declaration of restrictions, articles of incorporation, bylaws, and any contracts for the maintenance, management or operation of all or any part of a project.

Parcel. Same as Lot.

Parkway. The area of a public street that lies between the curb and the adjacent property line or physical boundary definition, which is used for landscaping and/or passive recreational purposes.

Paved area. Ground surface covered with cobblestone, clay-fired bricks, concrete precast paver units, poured concrete with or without decorative surface materials, or asphaltic or rubber mixture which may include sand, stone, or gravel as an ingredient to create a hard surface. A graded natural surface or one covered with rolled stone or overlaid with loose gravel is not considered paved area.

Peak hour. The hour during the AM peak period (typically 7:00 a.m.—9:00 a.m.) or the PM peak period (typically 3:00 p.m.—6:00 p.m.) in which the greatest number of vehicle trips are generated by a given land use or are traveling on a given roadway.

Permitted use. Any use allowed in a land use zoning district without requiring a discretionary approval, and subject to the provisions applicable to that district.

Planned development. A land area which is developed as an integrated unit under single ownership or control and having planned development zoning designation.

Planning application. A broad term for any development project or land use which requires the discretionary review and approval of either the planning division, zoning administrator, planning commission, or city council. Planning applications include major modifications, conditional use permits, development reviews, variances, etc.

Planning division. The planning division of the development services department of the City of Costa Mesa.

Project. See Development.

Property line. A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

Property line, front. For interior lots, the narrowest property line of a lot abutting a public or private street. If two or more equal property lines are narrowest, the front shall be that property line across which the development takes its primary access (if the primary access is determined to be equal, there shall be two front property lines). However, for non-residentially zoned property, any property line abutting a public street designated as a secondary, primary or major street on the master plan of highways shall be deemed a front property line. A non-residentially zoned property shall have more than one front property line when it abuts more than one street designated as secondary, primary, or major on the master plan of highways.

For R-1 zoned property located on corner lots, the front property line may be the property

line towards which the front of the dwelling unit is oriented.

Property line, rear. The property line opposite the front property line. A corner lot with more than one front property line shall have more than one rear property line. Irregularly shaped lots may also have more than one rear property line.

Property line, side. Any property line which is not a front or rear property line.

Property line, ultimate. The boundary of a lot after the dedication of land for use as public right(s)-of-way, whether dedicated in fee or by easement. A setback is measured from the ultimate property line.

Public area. Establishments where food or beverages are served. That portion of an establishment reserved for the exclusive use of the public for the receipt or consumption of food and/or beverages. For the purpose of this Zoning Code, public area shall not include restrooms, kitchens, hallways or other areas restricted to employees only.

Public hearing. A public proceeding conducted for the purpose of acquiring information or evidence which may be considered in evaluating a proposed action, and which affords to any affected person or persons the opportunity to present their views, opinions, and information on such proposed applications. "Mandatory hearings" are those required to be held by law, and "discretionary hearings" are those which may be held within the sole discretion of the hearing body.

Public right-of-way. A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or other public uses.

Recyclable materials. Reusable materials, including, but not limited to, metals, glass, plastic and paper which are intended for reuse, remanufacture or reconstruction. Recyclable materials do not include refuse, hazardous materials or hazardous waste.

Recycling. The process by which waste products are reduced to raw materials and transformed into new products.

Recycling and collection facility. A building or enclosed space used for the collection and processing of recyclable materials for preparation for shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning or remanufacturing.

Referral facility. A residential care facility or a group home where one or more person's residency in the facility is pursuant to a court order or directive from an agency in the criminal justice system.

Residential care facility. A residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but may not be limited to, the following: intermediate care facilities for the developmentally disabled (Health & Safety Code §§ 1267.8,1267.9); community care facilities (Health & Safety Code § 1500 et seq.); residential care facilities for the elderly (Health & Safety Code § 1569 et seq.); residential care facilities for the chronically ill (22 C.C.R. § 87801(a)(5); Health & Safety Code § 1568.02); alcoholism and drug abuse facilities (Health & Safety Code §§ 11834.02—11834.30); pediatric day health and respite care facilities (Health & Safety Code § 1760 et seq.); residential health care facilities, including congregate living health facilities (Health & Safety Code §§ 1265—1271.1, 1250(i), 1250(e), (h)); family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children (Wel. & Inst. Code §§ 5115—5120).

Residential, multi-family. Apartments, common interest developments, townhouses and

similar multiple-family residential developments, including detached single-family homes where there is more than one primary dwelling unit on a lot.

Residential, single-family. Detached single-family home where there is no more than one primary dwelling unit on a lot.

Room, bedroom. A fully-enclosed room designed or intended to be used for sleeping purposes within a residence that typically includes a closet and is separated from the other living spaces with a door.

Room, home office. A room designed and intended to be used for a household office or small business related activity within a residence. Within a single-family detached residence, this room is strictly not intended for sleeping purposes, and lacks direct access to a bathroom. The home office may also be referred to as a studio, den, study or library.

Senior congregate care facility. A structure(s) providing residence for 13 or more senior citizens with kitchen, dining, recreational, etc. facilities with separate bedrooms and/or living quarters.

Setback. The required distance that a building, structure, parking or other designated item must be located from a property line or lot line. A setback is measured from the ultimate property line.

Single housekeeping unit. The occupants of a dwelling unit have established ties and familiarity with each other, including joint use of and responsibility for common areas, which includes interaction with each other, shared meals, household activities, and expenses and responsibilities; where residency is mutually agreed by all residents, is not transitory in nature and the residential activities of the household are conducted on a not-for-profit basis.

Single room occupancy unit. A dwelling unit that serves as the primary residence of its occupant(s) and is offered on a monthly rental basis or longer. Single room occupancy units may contain kitchen and/or sanitary facilities. If the units do not contain kitchen and/or bathroom facilities, shared kitchen and/or bathroom facilities must be provided within the building.

Single room occupancy residential hotel. A residential hotel, allowed in certain commercial zones, that contains units designed for long-term occupancy by a single person, although double occupancy may be permitted.

Slope. The degree of deviation of a surface from the horizontal plane, usually expressed in percent or degrees.

Small lot subdivision. A residential development containing a maximum of 15 detached or townhome style units with no common walls where each unit is independently constructed on an individual parcel and the land is subdivided into fee simple parcels containing each unit. Each individual lot is provided with either a direct access to public street/alley or an easement access through a recorded subdivision map.

Smoking lounge. Any facility or location whose business operation, whether as a primary use or an ancillary use, is characterized by the sale, offering, and/or preparation of smoking of tobacco, cigars, hookah, electronic cigarettes, or similar products, including but not limited to establishments known variously as hookah parlors, vaping lounges, or cigar bars.

Smoking/vaping retailer. A smoke shop, electronic cigarette retailer, vapor cigarette retailer, or any other retail business that sells tobacco, electronic cigarettes, and related products primarily for off-site consumption. Smoking/vaping retailers shall not include food or beverage service, outdoor seating, or an indoor seating area greater than 100 square feet in area.

Sober living home. A group home for persons who are recovering from a drug and/or

alcohol addiction and who are considered handicapped under state or federal law. Sober living homes shall not include the following: (1) residential care facilities; (2) any sober living home that operates as a single housekeeping unit; (3) any sober living home without an operator.

Specialty store. A retail store less than 3,000 square feet in area with hours of operation between 6:00 a.m. and 11:00 p.m. A specialty store offers a combination of foods and beverages for off-site use or consumption and provides for alcoholic beverage sales that are incidental to the primary use. No more than 10% of the total merchandise area of the retail floor may be devoted to display or sale of alcoholic beverages and only non-refrigerated alcoholic beverages may be offered. A specialty store must comply with the operational standards of section 13-200.72.

Specific plan. A plan consisting of text, maps, and other documents and exhibits regulating development within a defined area of the city, consistent with the general plan and the provisions of State Government Code section 65450 et seq.

State. State of California.

Story. For purposes related to zoning regulations, a story is that portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between such floor and the ceiling next above it shall constitute a story. An attic shall not be considered a story. A basement or cellar shall not be considered a story, if the finished floor level directly above the basement or cellar is less than four feet above finish grade at all locations. Any uncovered deck or activity area above the first story shall be considered a story.

Streamlined development review. The streamlined processing of a development plan when authority for approval is vested in the planning division.

Street. A public or private thoroughfare that provides primary access to adjacent land and local traffic movements. Streets do not include driveways which only provide access to parking areas.

Structure. Anything, including a building, located on the ground in a permanent location or attached to something having a permanent location on the ground.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, as defined in Section 50675.14 of the California Health and Safety Code, and that is linked to on site or off site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Tandem parking. An arrangement of parking spaces one behind the other in a row of maximum two cars including one in the garage space. Tandem garage parking is defined as the placement of standard parking spaces one behind the other within the enclosed area of a garage.

Townhouse. A single-family attached dwelling unit located on an individual dwelling unit lot, and is part of a row of units that contains three or more dwelling units.

Transitional housing. A development with buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. *Trip (vehicle).* A one-way vehicular journey either to or from a site, or totally within the site i.e. internal trip. Each trip has two trip ends, one at the beginning and the other at the destination.

Trip rate (vehicular). The anticipated number of vehicle trips to be generated by a specific land use type or land use classification. The trip rate is expressed as a given number of

vehicle trips for a given unit of development intensity (i.e., trip per unit, trip per 1,000 square feet, etc.).

Uncontrolled environment. A location where there is the exposure (to radiofrequency radiation) of individuals who have no knowledge or control of their exposure. The exposures may occur in living quarters or work places where there are no expectations that the exposure levels may exceed the exposure and induced current levels permitted for the general public.

Underroof. All of the area within the walls of the building that a roof covers. Areas under porches, roof overhangs, garage protrusions, breezeways and other similar architectural design features are not considered as underroof.

Unit. A particular building or structure, or portion thereof, that is designed, intended or used for exclusive occupancy, possession or control of individual owners or occupiers, whether or not they have interests in common areas of the project.

Use. The purpose (type and extent) for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Warehouse, mini. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where at least one of the stalls or lockers has less than 500 square feet of floor area.

Warehouse, public. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where all the stalls or lockers have more than 500 square feet of floor area.

Vacancy rate (common lot development conversion). The ratio of vacant apartments being offered for rent or lease in the City of Costa Mesa, shown as a percentage of the total number of apartments in the city.

Vape lounge. See Smoking lounge.

Vape shop. See Smoking/vaping retailer.

Variance. A discretionary entitlement, usually granted by the planning commission, which permits departure from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Yard. Any open space on a lot unoccupied and unobstructed from the ground upward, except an inside court.

Yard, front. The yard between the front line of a building and the front line of the lot upon which the building is located.

Yard, rear. The yard extending from the extreme rear line of the main building to the rear lot line on which the building is situated.

Yard, side. The yard extending from the front yard, or from the front lot line where no front yard is required, to the rear yard or rear lot line, between the side lot line and the nearest wall of the main building or any accessory structure attached thereto.

Zero lot line. The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 4, 3-2-98; Ord. No. 00-5, § 1(a), 3-20-00; Ord. No. 01-16, § 1a., 6-18-01; Ord. No. 05-11, § 2a., 7-19-05; Ord. No. 06-18, § 1, 9-5-06; Ord. No. 09-3, §§ 1a., b., 5-19-09; Ord. No. 09-4, § 1a., 5-5-09; Ord. No. 10-13, § 1, 10-19-10; Ord. No. 10-14, § 1, 11-16-10; Ord. No. 11-10, § 1,

9-20-11; Ord. No. 13-1, § 2A., 3-19-13; Ord. No. 13-05, § 1, 12-3-13; Ord. No. 14-04, § 2A., 4-1-14; Ord. No. 14-13, § 1, 10-21-14; Ord. No. 15-10, § 2A, 9-15-15; Ord. No. 15-11, § 1, 11-17-15; Ord. No. 16-01, § 1, 1-19-16; Ord. No. 18-03, § 2, 1-16-18; Ord. No. 21-03, § 3, 3-2-21; Ord. No. 21-20, § 1, 12-7-21)

Article 3
Review Authorities

§ 13-7. Purpose.
The purpose of this article is to establish the project review authority of the city council, the redevelopment agency, the planning commission, the zoning administrator and the planning division.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-8 City council.

The city council shall have final decision authority for appeals, final maps, specific plans, master plans in the town center and planned development districts, rezones, general plan amendments, density bonuses with financial incentives, Zoning Code amendments, improvement and development agreements, annexations and any action specified in this Zoning Code. The city council shall also be responsible for the acceptance of lands and/or improvements as may be proposed for dedication to the city, except deeds of dedication and parcel maps of four or fewer lots with no development agreements. The city council may impose conditions of approval.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-9 Redevelopment agency.

(a) Declaration of need of agency. It is hereby found and declared, pursuant to State Health and Safety Code section 33101, that there is a need for a redevelopment agency in the city, as such agency was created by section 33100, to function in the city, and the agency is hereby authorized to transact business and exercise all of the powers granted to it under the Community Redevelopment Law.

(b) Council declared agency. The five members of the city council are hereby declared to be the members of the redevelopment agency and are empowered to exercise all the rights, powers, duties, privileges and immunities vested by the Community Redevelopment Law in an agency.

(c) Term of agency members. Membership shall be for the period each councilmember serves in office, and shall automatically terminate at the time any councilmember no longer holds the office of councilmember. Any vacancy existing on the redevelopment agency shall be filled only by a duly elected sworn and acting city councilmember.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-10 Planning commission.

(a) Commission. Pursuant to the provisions of section 65101 of the Planning and Zoning Law of the California Government Code, there is hereby created a planning commission, which shall consist of seven members.

(b) Appointment and removal of commissioners. Each council member elected by district shall nominate a planning commission member, subject to approval by a majority vote of the entire city council. The mayor shall nominate a planning commission member, subject to approval by a majority vote of the entire city council. Planning commission members serve at the pleasure of the city council. A member may be removed prior to the expiration of his or her term by a majority vote of the entire city council. Additional details for the appointment procedures and member qualifications, terms and compensation may be set by city council policy.

(c) Residency. Each member of the planning commission must be a resident of the City of Costa Mesa at the time the member is nominated and appointed. If any member of the planning commission ceases to be a resident of the city that member's appointment will automatically terminate. The secretary of the planning commission shall immediately inform the city council of any such termination.

(d) Term. The term of each planning commission member shall expire on the date on which the second regular meeting in January is held immediately following expiration of the term of the council member or mayor who appointed that member, or until he or she is reappointed or replaced.

(e) Ex-officio member of commission. The director of development services and city attorney or designee shall attend the meetings of the planning commission and assist the commission in an advisory capacity as needed.

(f) Absence from commission meetings without cause. If a planning commission member is absent from three consecutive regular meetings of the commission, without cause, the office of the member shall be deemed to be vacant and the term of such member terminated. The secretary of the planning commission shall immediately inform the city council of such termination.

(g) Absence from commission meetings for cause. An absence due to illness or an unavoidable absence from the city and written notice thereof given to the secretary of the planning commission on or before the day of any regular meeting of the commission shall be deemed absence for cause.

(h) Councilmember ineligibility. No member of the city council shall be eligible for membership on the planning commission.

(i) Authority of the planning commission.

(1) The planning commission shall have the power, except as otherwise provided by law, to act on plans for the regulation of the future growth, development and beautification of the city, in respect to:

a. Public and private buildings and works, streets, parks, grounds and vacant lots.

b. The future growth and development of the city in order to secure sanitation, proper service of all public utilities, shipping and transportation facilities.

c. The location of any proposed buildings, structures, or works.

(2) The planning commission is authorized to act upon the following discretionary actions:

a. Recommend to the city council approval, conditional approval or denial of general plan amendments, specific plans, rezones, Zoning Code amendments, development agreements, density bonuses with public financial incentives, preliminary and final master plans, and any other action specified in this Zoning Code.

b. Recommend to the successor agency to the former redevelopment agency approval, conditional approval or denial of redevelopment actions, or adoption and/or amendments to a redevelopment plan.

c. Approve, conditionally approve or deny applications for conditional use permits, variances, tentative tract and parcel maps, density bonuses without public financial incentives, and any other action specified in this Zoning Code.

d. Perform other duties necessary to carry out the provisions reserved to the planning commission in Title 10 of the Municipal Code, the provisions of this Zoning Code and the provisions of the Planning, Zoning and Development Law of the State Government Code.

(j) Commission bylaws authorized. The planning commission shall have the power, except as otherwise provided by law, to adopt such bylaws as it may deem necessary to provide for:

(1) The time and place of meeting.

(2) The time and method of electing officers.

(3) Such other matters relative to the organization of the planning commission and methods of administration of its duties which are not otherwise provided for by statute or ordinance.

(k) Regular meeting of commission defined. A regular meeting as provided by law or by rule of the planning commission or any regularly advertised public hearing shall be deemed a regular meeting.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 01-12, § 1, 3-5-01; Ord. No. 02-4, § 1a, 3-18-02; Ord. No. 03-2, § 3, 3-3-03; Ord. No. 04-17, § 3, 1-3-05; Ord. No. 19-05, § 1, 4-2-19; Ord. No. 21-14, § 1, 8-3-21)

§ 13-11 Zoning administrator.

(a) The development services director or designee is authorized to act as the zoning administrator according to procedures set forth in the State Government Code.

(b) The zoning administrator is authorized to approve, conditionally approve, or deny the following discretionary planning applications. The zoning administrator may forward any action to the planning commission for review.

(1) Major amendment;

(2) Minor conditional use permit;

(3) Lot line adjustment;

(4) Wireless telecommunications use permit (see section 19-15); and

(5) Any action specified in this Zoning Code.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 20-03, § 2, 3-3-20)

§ 13-12 Planning division.

The development services director or designees constitute the planning division. The planning division is authorized to act on and grant approvals of development reviews and minor modifications as described in Chapter III, Planning Applications, Wireless Telecommunications Use Permit (see section 19-15), and other duties as designated by the development services director, planning commission, city council and this Zoning Code.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 20-03, § 2, 3-3-20)

CHAPTER III
PLANNING APPLICATIONS

§ 13-27. Purpose.

The purpose of this chapter is to establish the parameters for the numerous types of discretionary planning applications and to identify processing procedures.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-28. Types.

(a) ***Major Modification.*** Any deviation from an adopted development standard in this Zoning Code that meets the criteria listed in Table 13-28(a).

TABLE 13-28(a)
MAJOR MODIFICATIONS

Standard	Deviation Range
Decrease in required front yard depth; provided that in residential zones, the garage is set back a minimum of 19 feet from the front property line.	More than 20% but no more than 40%
Decrease in required rear yard depth.	More than 20% but no more than 40%
Decrease in required side yard width.	More than 20% but no more than 40%
Increase in maximum fence/wall height.	More than 33 1/3 % but no more than 50%
Increase in depth of permitted projections into required yards.	More than 20% but no more than 40%
Deviation in sign area, height, setbacks, separation and other sign specifications	More than 10% but no more than 20%
Decrease in required distance between main structures	More than 20% but no more than 40%
Decrease in required distance between accessory and main structures	More than 20% but no more than 40%

(b) ***Conditional use permit.*** Any use specified in this Zoning Code as requiring a conditional use permit.

(1) *Common interest development conversion.* For residential projects, a proposal to convert an occupied or previously occupied apartment complex to a residential common interest development project. To request a conversion for a newly constructed project, the apartment complex shall have received final building approval for occupancy. For non-residential projects, a proposal to convert an occupied or previously occupied non-residential complex to a non-residential common interest development. Non-residential includes industrial,

commercial, office, and/or mixed-use project.

(c) ***Density bonus or incentive.*** Any request for incentives to produce lower income and senior housing per State Government Code section 65915.

(d) ***Development review, streamlined.*** The following shall be subject to streamlined development review, if the project complies with applicable development standards in this Zoning Code and meets one of the following conditions:

(1) Residential construction of one story in the R1, R2-MD, R2-HD, and R3 zones.

(2) Residential uses permitted by right in the Zoning Code and qualifying for ministerial approval as a 'use by right' consistent with the applicable provisions of the Government Code.

(3) Additions to existing buildings in the AP, CL, C1, C2, C1-S, MG, or MP zones that comply with the applicable development standards in this Zoning Code and do not exceed 2,000 square feet or 50% of the existing building area, whichever is less, shall be subject to streamlined development review.

(e) ***Development review.*** The following shall be subject to development review:

(1) *Residential construction of two or more stories.* In any zone, residential construction of two or more stories that complies with the applicable development standards in this Zoning Code and the forthcoming Citywide Residential and Mixed-Use Objective Design Standards adopted by city council. Until such objective standards are adopted, projects shall be subject only to the objective development standards in this Zoning Code.

(2) *Construction of new buildings or additions to existing buildings in the AP, CL, C1, C2, C1-S, MG, or MP zones that comply with the applicable development standards in this Zoning Code and exceed 2,000 square feet or 50% of the existing building area;* and,

(3) Any other use specified in this Zoning Code as requiring development review.

(f) ***Lot line adjustment.*** Any adjustment to an existing lot line between two lots, where the land taken from one lot is added to an abutting lot and/or where a greater number of lots than originally existed is not created. A lot line adjustment may be used to combine no more than four abutting lots.

(g) ***Master plan.*** Prior to development in the planned development (PD), town center (TC), shopping center (C1-S), and all types of institutional and recreational (I&R, I&R-S, and I&R-MLT) zoning districts, a master plan is required. Preliminary master plans are required in the TC and I&R-MLT zone, are optional in PD zones, and are not required in C1-S, I&R-S, and I&R zones.

(1) **Minor changes.** Minor changes in the location, siting or character of buildings and structures may be authorized by the planning division if required by the final engineering or other circumstances not foreseen at the time the master plan was approved. No change authorized under this section may cause any of the following:

a. A change in the use or character of the development;

b. An increase in the overall density or floor area ratio of the development;

c. An increase in overall coverage of structures;

d. A reduction or change in character of approved open space;

e. A reduction of required off-street parking;

f. A detrimental alteration to the pedestrian, vehicular and bicycle circulation and utility networks;

g. A reduction in required street pavement widths;

h. An increase of more than six inches in building height; or

i. A decrease in building setback greater than can be approved by a minor modification by the development services director.

(2) **Major amendments.** Substantial amendments to the master plan encompassing one or more of the minor changes listed in subparagraphs (1)a. through (1)i., or any proposed change determined by the development services director as a major amendment, shall be subject to review and approval by the zoning administrator. Furthermore, if the major amendment results in an overall building square footage that exceeds the maximum density or building square footage allowed by the approved master plan, the zoning administrator must find that the major amendment is consistent with the density, floor area ratio, and trip budget standards established by the general plan, as applicable.

(3) **Minor amendments.**

a. Minor amendments to existing master plans in planned development zones are subject to section 13-56, master plan required.

b. Minor amendments to existing master plans in the TC, C1-S, MU, I&R, I&R-S, and I&R-MLT zones may be approved by development review if the planning division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. Furthermore, if the minor amendment results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the planning division must find that the minor amendment is consistent with the floor area ratio and trip budget standards established by the general plan, as applicable.

(h) ***Minor conditional use permit.*** Any use or deviation from development standards specified in this Zoning Code as requiring a minor conditional use permit.

(i) ***Minor modification.*** Any deviation from an adopted development standard in this Zoning Code that meets the criteria listed in Table 13-28(i).

TABLE 13-28(*i*) MINOR MODIFICATION	
Standard	**Deviation Range**
Decrease in required front yard depth; provided that in residential zones, the garage is set back a minimum of 19 feet from the front property line	20% or less
Decrease in required rear yard depth	20% or less
Decrease in required side yard width	20% or less
Increase in maximum fence/wall height	33 1/3 % or less
Decrease in five-foot setback on street side for fences/walls in excess of 36 inches on corner lots in multi-family residential zones	100% or less
Increase in depth of permitted projections into required yards	20% or less
Decrease in minimum driveway width for two or more dwelling units	to not less than 10 feet
Deviation in sign area, height, setbacks, separation and other sign specifications	10% or less
Decrease in required distance between main structures	20% or less
Decrease in required distance between accessory and main structures	20% or less
Decrease in minimum width and length of garage dimensions	5% or less

(2) *Minor building additions that encroach into required setbacks no further than the existing main structure, excluding architectural features.* However, no nonconforming setback width or depth may be decreased further, and the building addition shall comply with all other applicable sections of this Zoning Code and other codes.

(3) Fabric awnings that project no more than five feet from the building face.

(4) Minimum length of no less than 18 feet for driveways as measured from the ultimate property line.

(5) Any deviation from development standards specified in this Zoning Code as requiring a minor modification.

(j) ***Mobile home park conversion.*** Any conversion of an existing mobile home park to any other use permitted or conditionally permitted in the applicable zoning district.

(k) ***Planned signing program.*** A voluntary, optional alternative to the general sign regulations, except in the C1-S zone where it is required.

(l) ***Reasonable accommodation.*** As defined in section 13-200.62

(m) (Reserved)

(n) ***Rezone.*** Any proposed change to the official zoning map.

(o) ***Special use permit.*** Refer to Chapter XV of the Zoning Code.

(p) ***Specific plan conformity review.*** Any proposed action or land use which is required by the applicable specific plan to be reviewed for conformity with the purpose and intent of the plan.

(q) ***Tentative tract or parcel map (including vesting).*** Any proposed subdivision of land which is required by a provision of the Subdivision Map Act or this Zoning Code to file a tentative tract or parcel map.

(r) ***Variance.*** Any deviation from a development standard in this Zoning Code that is not specified as a minor modification or major modification, or a deviation that is not allowed by approval of conditional use permit, minor conditional use permit, or specific plan conformity procedure.

(s) ***Landmarks and historic districts located within the city.*** A person may request placement of a significant historic structure on the local Register of Historic Places subject to the criteria and procedures established in Chapter IX, Article 14, Historic

Preservation.

(t) ***Certificate of appropriateness.*** A certificate issued by the planning commission (or other commission/committee designated by the city council), approving plans, specifications, or statements of work for any proposed alteration, restoration, or rehabilitation, construction, relocation, or demolition, in whole or in part, of a "designated cultural resource" listed on the city's local Register of Historic Places.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 99-17, § 3, 11-15-99; Ord. No. 01-10, §§ 1a., 1b., 3-5-01; Ord. No. 01-16, § 1b., 6-18-01; Ord. No. 02-4, § 1m, 3-18-02; Ord. No. 03-4, § 1(a), 6-2-03; Ord. No. 03-8, §§ 1, 2, 9-2-03; Ord. No. 05-3, § 1b., 2-7-05; Ord. No. 05-2, § 1a.—c., 2-22-05; Ord. No. 06-9, § 1b., 4-18-06; Ord. No. 07-17, § 1a., b., 10-2-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 16-09, § 3, 10-4-16; Ord. No. 21-20, § 1, 12-7-21)

§ 13-29. Planning application review process.

(a) ***Application.***

(1) Application for any planning application shall be made to the planning division on the forms provided. Plans and information reasonably needed to analyze the application may be required. A list of required plans and information shall be available from the planning division.

(2) All applications shall be signed by the record owner of the real property to be affected. This requirement may be waived upon presentation of evidence substantiating the right of another person to file the application.

(b) ***Fees.*** The application shall be accompanied by all applicable processing fees as established by resolution of the city council.

(c) ***Public hearing.*** Upon receipt of a complete application for a planning application, the planning division shall fix a time and place of the public hearing if one is required pursuant to Table 13-29(c). For planning applications which require review by both the planning commission and city council, pursuant to Table 13-29(c), the final review authority shall hold a public hearing no more than 45 days from the receipt of the planning commission's recommendation.

TABLE 13-29(c) PLANNING APPLICATION REVIEW PROCESS					
Planning Applications	**Public Notice Required**	**Public Hearing Required**	**Recommending Authority**	**Final Review Authority**	**Notice of Decision**
Streamlined Development Review	No	No	None	Planning Division	No
Development Review Minor Modification	No	No	None	Planning Division	No
Reasonable Accommodation	No	No	None	Planning Division	No
Lot Line Adjustment	No	No	None	Planning Division	No
Special Use Permit	Yes	Yes	None	Planning Division	No
Major Modification Minor Conditional Use Permit Planned Signing Program	Yes	No	None	Zoning Administrator	Yes
Mobile Home Park Conversion Common Interest Development Conversion (Residential or Nonresidential) Specific Plan Conformity Review Tentative Parcel Map Tentative Tract Map Variance	Yes	Yes	Planning Division	Planning Commission	Yes
Conditional Use Permit Density Bonus Master Plan Master Plan—Preliminary	Yes	Yes	Planning Division	Planning Commission (excepted where noted otherwise in this zoning code)	Yes
Rezone	Yes	Yes	Planning Commission	City Council	No
Local Register of Historic Places	No	No	Planning Commission or other commission/ committee as designated by the City Council	City Council	Yes
Certificate of Appropriateness	No	No	Planning Commission or other commission/ committee as designated by the City Council	Planning Commission or other commission/ committee as designated by the City Council	No

(d) ***Public notice.*** When required pursuant to Table 13-29(c), public notice shall be given as described in the following subsections. Public notices shall contain a general explanation of the proposed planning application and any other information reasonably needed to give adequate notice of the matter to be considered.

(1) *Mailed notice required.* Notices of the hearing shall be mailed to all property owners and occupants within a 500 foot radius of the project site, except for applications for the construction of a building(s) 150 feet or more in height which shall require a greater notice radius pursuant to Table 13-29(d):

TABLE 13-29(d)
MAILED NOTICE REQUIRED

Building Height in Feet	Notice Requirement
More than 150 and less than or equal to 225	700-foot radius
More than 225 and less than or equal to 300	900-foot radius
More than 300	1,100-foot radius

The required notice radius shall be measured from the external boundaries of the property described in the application. The notice shall be mailed no less than 10 days prior to the hearing or determination on the application. The planning division shall require mailing labels from the project applicant for this purpose. The mailing labels shall reflect the last known name and address of owner(s) as shown on the last equalized county assessment roll or by a more current listing.

(2) *On-site posting required.* Additional notice shall be provided by posting a notice on each street frontage of the project site, no less than 10 days prior to the date set for the hearing or determination on the application.

(3) *Newspaper publication.* When a public hearing is required, notice shall also be published once in the city in a newspaper of general circulation, no less than 10 days prior to the date set for the public hearing.

(e) ***Review criteria.*** Review criteria for all planning applications shall consist of the following:

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

(3) Compliance with any performance standards as prescribed elsewhere in this Zoning Code.

(4) Consistency with the general plan and any applicable specific plan.

(5) The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

(6) When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.

(7) For residential developments, consistency with any applicable design guidelines adopted by city council resolution.

(8) For affordable multi-family housing developments which include a minimum of 16 affordable dwelling units at no less than 20 dwelling units per acre, the maximum density standards of the general plan shall be applied, and the maximum density shall be permitted by right and not subject to discretionary review during the master plan application process.

(f) ***Conditions***. The final review authority pursuant to Table 13-29(c), may impose reasonable conditions to assure compliance with the applicable provisions of this Zoning Code, and to assure compatibility with surrounding properties and uses and to protect the public health, safety and general welfare. The final review authority may also require such written guarantees, cash deposits, recorded land use restrictions, etc., as may be necessary to assure compliance with the conditions.

(g) ***Findings***. When granting an application for any of the planning applications specified below, the final review authority shall find that the evidence presented in the administrative record substantially meets any required conditions listed below. Other findings may also be required pursuant to other provisions of this Zoning Code.

(1) Major modifications and variance findings:

a. Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.

b. The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.

c. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

(2) Conditional use permit and minor conditional use permit findings:

a. The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

b. Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

c. Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

(3) Density bonus and concession or incentive findings:

a. The request is consistent with State Government Code section 65915 et. seq. regarding density bonuses and other incentives, the general plan, any applicable specific plan, and Chapter IX special regulations, Article 4 density bonuses and other incentives.

b. The requested density bonus and incentive or concession constitute the minimum amount necessary to provide housing at the target rents or sale prices and/or a child care facility.

c. The granting of the incentive or concession is required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5 or for rents for the targeted units.

d. The granting of the incentive or concession and/or the waiver or reduction of development standards does not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code section 65589.5 upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

e. The granting of the incentive or concession and/or the waiver or reduction of development standards does not have an adverse impact on any real property that is listed in the California Register of Historical Resources.

(4) Lot line adjustment findings: The lot line adjustment and improvements are consistent with the general plan, any applicable specific plan and this Zoning Code.

(5) Master plan findings:

a. The master plan meets the broader goals of the general plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

(6) Minor modification findings:

a. The improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.

b. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development.

(7) Mobile home park conversion findings:

a. The impacts of the conversion on the residents of the mobile home park have been duly considered as required by the State Government Code.

b. The proposed conversion project is consistent with the general plan, any applicable specific plan and this Zoning Code.

(8) Planned signing program findings:

a. The proposed signing is consistent with the intent of Chapter VIII, Signs, and the General Plan.

b. The proposed signs are consistent with each other in design and construction taking into account sign style and shape, materials, letter style, colors and illumination.

c. The proposed signs are compatible with the buildings and developments they identify taking into account materials, colors and design motif.

d. Approval does not constitute a grant of special privilege or allow substantially greater overall visibility than the standard sign provisions would allow.

(9) Reasonable Accommodation findings: Refer to Chapter IX, Article 15.

(10) Common interest development conversion findings:

a. The applicant has submitted an adequate and legally binding plan which addresses the displacement of long-term residents, particularly senior citizens and low- and moderate-income families and families with school-age children; and

b. The proposed common interest development conversion project conforms to adopted general plan policies and any applicable specific plan or urban plan, and if applicable, increases the supply of lower cost housing in the city and/or that the proposed conversion project fulfills other stated public goals.

c. The establishment, maintenance, or operation of the project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the surrounding neighborhood, nor will the project be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city.

d. The overall design and physical condition of the common interest development conversion project achieves a high standard of appearance, quality, and safety.

e. The proposed common interest development conversion project conforms to the Costa Mesa Zoning Code requirements.

f. For a proposed common interest development conversion project that does not conform to the zoning code requirements, the project due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is of continued value to the community and it contributes to defining and improving the community as a whole. Deviations from zoning code requirements are acceptable because it would be impracticable or physically impossible without compromising the integrity of the overall project to implement features that could result in conformance with current code requirements.

g. For a proposed common interest development conversion project located in an urban plan area, the proposed conversion is consistent with the applicable mixed-use overlay zoning district. Specifically, the proposed non-residential conversion project supports a mixed-use development or a similar land use that is not allowed in the base zoning district, or the proposed conversion project is a residential common interest development that is permitted by either the base or overlay zoning district.

(11) Rezone findings: The proposed rezone is consistent with the Zoning Code and the general plan and any applicable specific plan.

(12) Specific plan conformity review findings: Refer to the applicable specific plan text.

(13) Tentative parcel or tract map findings:

a. The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.

b. The proposed use of the subdivision is compatible with the general plan.

c. The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

d. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

e. The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

f. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

(h) ***Decision.***

(1) After the public hearing, if required, the final review authority may approve, conditionally approve or deny any application for the planning application based upon the standards and intent set forth in the applicable provisions of this Zoning Code. In the case of a denial, the applicant shall be notified of the circumstances of the denial.

(2) For planning applications which require the planning commission to make a recommendation to the final review authority, the authority shall not approve any major change or additions in any proposed planning application until the proposed change or addition has been referred to the planning commission for a report, unless the change or addition was previously considered by the planning commission. It shall not be necessary for the planning commission to hold a public hearing to review the referral. Failure of the planning commission to report to the final review authority within 40 days after the referral shall be deemed approval of the proposed change or addition.

(i) ***Notice of decision.***

(1) Notice of the zoning administrator's decision shall be given within five days of the decision to the city council, planning commission and to any affected party requesting the notice. Any member of the planning commission or city council may request review of a zoning administrator's decision within seven days of the notice of the decision. No fee shall be charged for such review.

(2) Notice of the planning commission's decision shall be given within five days to the city council and to any affected party requesting the notice. Any member of the city council may request review of the decision within seven days of the notice of the decision. No fee shall be charged for such review.

(j) ***Appeals.*** Appeals of the final review authority shall be filed within seven days of the public hearing or the date of the notice of decision according to the procedures set forth in Title 2, Chapter IX, Appeal, Rehearing and Review Procedure.

(k) ***Time limits and extensions.***

(1) Planning applications shall run with the land until revoked, except as provided in this section or in a condition imposed at the time of granting the planning application.

(2)

a. Unless otherwise specified by condition of approval, any permit or approval not exercised within 24 months from the actual date of review authority approval shall expire and become void, unless an extension of time is approved in compliance with paragraph (4) of this subsection;

b. The permit shall not be deemed "exercised" until at least one of the following has first occurred:

1. A building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the building official.

2. A certificate of occupancy has been issued.

3. The use is established and a business license has been issued.

4. A time extension has been granted in compliance with paragraph (3)

of this subsection.

(3) The time limits specified in paragraph (2) of this subsection shall not apply to preliminary master plans, except that the first phase of the final master plan must be approved within 24 months of the approved preliminary master plan. Time limits regarding the construction of improvements authorized by the approved final master plan for each phase of the project shall comply with the time limits established in paragraph (2).

(4) Extension of time.

a. *Filing and review of request.* No less than 30 days or more than 60 days before the expiration date of the permit, the applicant shall file a written request for an extension of time with the department, together with the filing fee established by resolution of the city council.

b. For extension requests not to exceed 180 days: The director of development services may extend the time for an approved permit or approval to be exercised. Only one request for an extension of 180 days may be approved by the director. Any subsequent extension requests shall be considered by the original approval authority.

c. For extensions requests of more than 180 days: The review authority for the original project shall consider the request to extend the time for an approved permit or approval to be exercised. A public hearing shall only be held if it was required on the original application. If notice was required for the original application, notice of the public hearing shall be given according to the procedures set forth in this chapter.

(5) Fees for extensions of time for planning applications may be established by resolution of the city council.

(6) Action on extension request. A permit or approval may be extended beyond the expiration of the original approval provided the director or the review authority finds that there have been no changes in the conditions or circumstances of the site, such as Zoning Code or General Plan amendment or other local and statewide regulations affecting the approved development standards, or project so that there would have been ground for denial of the original project or any changes to the General Plan and/or Zoning Code that would preclude approval of the same project at the time of the requested extension.

(7) Effect of expiration. After the expiration of the permit or approval, no further work shall be done on the site and no further use of the site shall occur until a new permit or approval, or other city permits or approvals are first obtained. Fees for extensions of time for planning applications may be established by resolution of the city council.

(l) ***Building permits/authority to proceed.*** No building permit or authority to proceed shall be granted until all required review and approval has been obtained and all

applicable appeal periods have expired.

(m) ***Compliance.*** Final occupancy shall not be granted unless the site development conforms to the approved set of building plans, applicable conditions of approval and code requirements.

(n) ***Reapplication.*** Upon final denial of any planning application, a new application for substantially the same planning application may not be filed within six months of the date of the denial. The development services director shall determine whether the new application is for a planning application which is substantially the same as a previously denied application. No decision of the development services director shall be effective until a period of seven days has elapsed following the written notice of a decision; an appeal of the decision shall be filed according to the procedures set forth in Title 2, Chapter IX, Appeal, Rehearing and Review Procedure.

(o) ***Enforcement authority.***

(1) The planning commission may require the modification or revocation of any planning application and/or pursue other legal remedies as may be deemed appropriate by the city attorney, if the planning commission finds that the use as operated or maintained:

a. Constitutes a public nuisance as defined in State Civil Code Sections 3479 and 3480; or

b. Does not comply with the conditions of approval.

(2) The modification or revocation of any permit by the planning commission under this subsection shall comply with the notice and public hearing requirements set forth in subsections (c) and (d). The development services director may require notice for a development review or minor modification, if deemed appropriate.

(p) ***Amendment to a planning application.*** Any approved planning application may be amended by following the same procedure and fee schedule as required for the initial approval, with the exception of the following two instances:

(1) Minor amendments to conditional use permits shall be processed as minor conditional use permits; and

(2) Amendments to master plans which comply with section 13-28(f)(1) may be authorized by the planning division.

(q) ***Concurrent processing.*** Unless otherwise stated in this Zoning Code, applications for proposed projects which require two or more planning application approvals may be processed concurrently. Final project approval shall not be granted until all necessary approvals have been obtained.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 5—7, 3-2-98; Ord. No. 99-17, § 4, 11-15-99; Ord. No. 01-11, § 1a., 3-5-01; Ord. No. 01-16, §§ 1c.—e., 6-18-01; Ord. No.

03-8, § 3, 9-2-03; Ord. No. 05-2, § 1d., e., 2-22-05; Ord. No. 06-7, § 1a., 4-18-06; Ord. No. 06-9, § 1c., 4-18-06; Ord. No. 07-17, § 1c., d., 10-2-07; Ord. No. 09-13, § 1, 11-17-09; Ord. No. 17-12, § 1, 9-19-17; Ord. No. 18-06, § 1, 9-4-18; Ord. No. 21-20, § 1, 12-7-21)

CHAPTER IV
CITYWIDE LAND USE MATRIX

§ 13-30. Purpose.

The purpose of this chapter is to provide a comprehensive list of uses which are permitted, conditionally permitted, or prohibited in the various zoning districts, as represented by Table 13-30, Land Use Matrix. In evaluating a proposed use, the following criteria shall also be considered:

(a) Uses determined as permitted may be subject to a discretionary review when construction is proposed, pursuant to Chapter III, Planning Applications.

(b) Uses proposed in the planned development zones are subject to verification of consistency with the master plan adopted for planned development zones. A proposed use not expressly allowed by the adopted master plan may require additional discretionary review pursuant to Table 13-30, Land Use Matrix.

(c) All listed uses in the matrix are subject to verification of compliance with density and floor area ratio limits, parking requirements and performance standards which may, in certain cases, prevent the establishment of the use.

(d) Any proposed use not listed in the Land Use Matrix shall be reviewed by the development services director to determine its similarity to another listed use. If no substantial similarity exists, the proposed use shall require approval of a conditional use permit prior to establishment of the use.

(e) For the purpose of Table 13-30, Land Use Matrix, the various zoning districts are labeled as follows:

Residential zones: R1, R2-MD, R2-HD, and R3

Commercial zones: AP, CL, C1, C2, C1-S, and TC

Industrial zones: MG and MP

Planned Development Residential zones: PDR-LD, PDR-MD, PDR-HD, and PDR-NCM

Planned Development Commercial zone: PDC Planned Development

Industrial zone: PDI

The Parking zone: P

Institutional and Recreational zones: I & R, I & R-S, and I & R-MLT

(f) For zoning districts located in a specific plan area, please refer to the appropriate specific plan text to determine if any additional regulations related to land uses are applicable.

(g) For the mixed-use overlay district located in an urban plan area, please refer to the appropriate urban plan text for additional regulations related to development standards and allowable land uses as applicable.

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
RESIDENTIAL USES																						
1. Single-family dwellings (single housekeeping units)	P[4]	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
2. Multi-family dwellings	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.1 Common interest developments, residential	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.2 Small lot subdivisions, residential	•	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
3. Mobile home parks	•	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•
4. Boarding-house, small[7]	•	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•
5. Boarding-house, large[7]	•	C	C	C	•	•	•	•	•	•	•	•	•	C	C	C	C	C	•	•	•	•
6. Residential care facility, six or fewer persons (State licensed)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	P	•	P	•
7. Group homes, six or fewer	S	S[5]	S[5]	S[5]	•	•	•	•	•	•	•	•	S[5]	S[5]	S[5]	S[5]	S[5]	S[5]	P	•	P	•
7.1 Sober living homes, six or fewer	S[5]	S[5]	S[5]	S[5]	•	•	•	•	•	•	•	•	S[5]	S[5]	S[5]	S[5]	S[5]	S[5]	P	•	•	•
8. Residential care facility, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•
9. Group homes, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•
9.1 Sober living homes, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
10. Referral facility (Subject to the requirements of section 13-32.2, referral facility).	•	C[2]	C[2]	C[2]	•	•	•	C[2]	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•
11. Single room occupancy residential hotel (subject to City Council Policy 500-5)	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Employee housing, six or fewer	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
Supportive housing	P[12]	P[11,12]	P[11,12]	P[11,12]	•	•	•	•	•	P[11,12]	•	•	P[11,12]	P[11,12]	P[11,12]	P[11,12]	P[11,12]	P[11,12]	•	•	P[11,12]	•
Transitional housing	P[12]	P[12]	P[12]	P[12]	•	•	•	•	•	P[12]	•	•	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	•	•	P[12]	•
Low barrier navigation center	•	•	•	•	•	•	•	•	•	P[13]	•	•	•	•	•	•	P[13]	P[13]	•	•	P[13]	•
ACCESSORY USES																						
13. Animals, keeping of	SEE TITLE 3, ANIMALS AND FOWL																					
14. Antennas: Amateur radio, Satellite dish, Communication	SEE CHAPTER IX, ARTICLE 2, ANTENNAS																					
16. Day care facilities (15 children or more) (see also Nursery schools)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
17. Family day care—Large (7 to 14	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P	•	P[2]	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
children) (subject to the requirements of section 13-37, large family day care homes)																						
18. Family day care—Small (up to 8 children)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P[3]	P[3]	P	•	P[3]	•
19. Garage/yard sales—No more than 2 events permitted a year, not to exceed 3 consecutive days	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P[3]	P[3]	•	•	P[3]	•
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2]	•	P[2]	•
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	•	MC[2,3]	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2]	•	P[2]	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	•	MC[2,3]	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
22.2 Accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	P[2]	•
22.3 Junior accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	P[2]	•
22.4 Temporary real estate and construction offices (subject to the requirements of ch. IX, art. 10, temporary trailers)	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]
INSTITUTIONAL AND RECREATIONAL USES																						
23. Cemeteries	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
24. Churches and other places of religious assembly (Subject to the requirements of article 4.5, development standards for churches and other places of religious assembly)	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	P[2]	P[2]	C[2]	C[2]	P[2]	P[2]	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	P[2]	C[2]	C[2]	•
25. Civic and community clubs	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	•	P	•
26. Convalescent hospitals; nursing homes	•	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	•	•	P	•	•	•
27. Country clubs; golf courses	C	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	•	•	P	C	•	•
28. Crematories (See also Mortuary services)	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
29. Fairgrounds; outdoor festival (permanent)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•
30. Hospitals, general	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	P	•
31. Libraries, privately-operated	C	C	C	C	•	•	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•	•
31a. Marijuana and/or medical marijuana cultivation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
31b. Cannabis and/or marijuana distributer	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
31c. Cannabis and/or marijuana manufacturer or processor	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
31d. Cannabis and/or marijuana retail sales storefront	•	•	•	•	•	C[9]	C[9]	C[9]	C[9]	C[9]	•	•	•	•	•	•	•	•	•	•	•	

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
31e. Cannabis and/or marijuana retail sales nonstorefront (deliveries)	•	•	•	•	•	C[9]	C[9]	C[9]	C[9]	C[9]	•	C[9]	•	•	•	•	•	C[9]	•	•	•	•
31f. Cannabis and/or marijuana research and development and/or testing laboratories	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
32. Mortuary services without crematories	•	•	•	•	C	C	C	C	C	•	C	C	•	•	•	•	•	•	C	•	•	•
32a. Needle exchange program	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
33. Nursery schools—See also Day care facilities for 15 or more children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•
34. Parks and playgrounds	C	C	C	C	•	•	•	•	•	C	•	•	C	C	C	C	C	C	P	P	P	•
35. Public offices and facilities, such as city halls, courthouses, police/ fire stations, etc.	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	P	•	•	•
36. Schools: primary, secondary and colleges	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
37. Schools: trade and vocational; group counseling	•	•	•	•	•	MC	P	P	P	P	MC	MC	•	•	•	•	P	MC	P	P	•	•
38. Senior congregate care facility	•	C	C	C	C	C	C	C	C	C	•	•	•	C	C	C	C	•	C	•	•	•
39. Swap meets	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	C	•	•
39a. Emergency shelters	•	•	•	•	•	•	•	•	•	•	•	C[10]	•	•	•	•	•	P[10]	•	•	•	•
SPECIAL SEASONAL EVENTS																						

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
41. Christmas tree lots; pumpkin patches; fireworks stands; produce stands (subject to the requirements of title 9, chapter II, regulation of certain businesses)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•
COMMERCIAL AND INDUSTRIAL USES																						
42. Acupressure; massage (subject to the requirements of title 9, chapter ii, article 22, Massage establishments and practitioners)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	P[2]	•	•	•	•	•
43. Adult businesses (See Sexually-oriented businesses)																						
44. Aggregate batch plants; Rock or asphalt crushing; Sand blasting	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
45. Ambulance services	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	•	MC	MC	•	•	•	•
46. Amusement centers (subject to the requirements of chapter IX, article 5, electronic game machines)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	•
47. Animal hospitals; veterinary services (kenneling only when incidental to principal hospital use)	•	•	•	•	•	C	C	P	P	C	C	C	•	•	•	•	P	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
48. Animal shelters, pounds, kennels, training schools	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
48a. Antique malls	•	•	•	•	•	•	P	P	P	•	MC	MC	•	•	•	•	P	MC	•	•	•	•
49. Artists, sculptors studios	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
50. Auction houses	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
51. Automobile (See Motor vehicle)																						
52. Banks; savings and loans; and other financial institutions	•	•	•	•	P	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
53. Bars; nightclubs (See Establishments where food or beverages are served)																						
54. Barber and beauty shops with accessory uses such as permanent make up, facials, and accessory massage	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
55. Billiards parlors	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
56. Botanical gardens; Zoos	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	C	•	•	•
57. Bowling centers	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	C	C	•	•	•	•	•
58. Breweries; Distilleries	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
60. Building supplies; Hardware stores (retail)	•	•	•	•	•	•	P	P	P	•	•	•	•	P	P	P	P	•	•	•	•	•
61. Business services—See Offices																						
62. Car washes	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
63. Carts— Outdoor retail sales in conjunction with an established business	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
64. Catering	•	•	•	•	•	MC	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
65. Coffee roasting	•	•	•	•	•	•	•	•	•	•	MC	MC	•	•	•	•	•	•	•	•	•	•
66. Coffee roasting (in conjunction with establishments where food or beverages are served)	•	•	•	•	•	•	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	•	•	•	•
67. Commercial art; Graphic design	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
68. Commercial testing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
69. Computer and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
70. Contracting: general contractors; operative builders	•	•	•	•	•	C	C	P	C	•	P	P	•	•	•	•	•	P	•	•	•	•
71. Convenience stores; mini-markets (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini-markets)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	C[2]	C[2]	C[2]	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
72. Department stores (retail)	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
73. Electronic game machines (four or more), incidental to the primary use, (subject to the requirements of chapter IX, article 5, electronic game machines)— Excluding amusement centers listed separately	•	•	•	•	•	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	•	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	•	•	•	•
74. Engineering; architectural; and surveying services— See Offices																						
75. Entertainment, live or public	•	•	•	•	•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	•
76. Establishments where food or beverages are served	•	•	•	•	•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED							•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED						•	•	•	•
77. Exhibition of products produced on premises or available for wholesale distribution	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
78. Flower stands— See also Carts	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
79. Furniture repair and refinishing with incidental sales	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
80. Grocery stores— See also Supermarkets; excluding convenience stores; and liquor stores listed separately	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
81. Hazardous waste facilities, off-site (subject to chapter IX article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	•	•	•	•	C[2]	C[2]	C[2]	•	•	•
82. Heliports; Helistops	•	•	•	•	•	•	•	•	C	C	C	C	•	•	•	•	C	C	C	C	•	•
83. Hotels— Excluding motels listed separately	•	•	•	•	•	•	C	C	C	P	•	•	•	C	C	C	P	•	•	•	•	•
84. Landscape services (installation and maintenance)	•	•	•	•	•	MC	MC	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
85. Laundry, cleaning and garment services, including plants	•	•	•	•	•	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
86. Leather tanning and finishing	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	•	•	•	•
87. Limousine services	•	•	•	•	•	C	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
88. Liquor stores (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini- markets)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	•	•	C[2]	•	•	•	•	•
89. Lumber and building materials dealers, (wholesale)	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
90. Manufacturing: Light EXCEPT the following which are prohibited: • Manufacture of fertilizer • Manufacture of products involving	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P2	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
the use of explosives																						
Manufacture of rubber (including tires), steel																						
91. Manufacturing of chemical products, paints, pharmaceuticals, and plastics	•	•	•	•	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	C[2]	•	•	•	•
92. Manufacturing of stone, clay, glass and concrete products EXCEPT the following which are prohibited: • Manufacture of flat glass • Manufacture of cement and structural clay products • Manufacture of concrete, gypsum and plaster products • Manufacture of abrasive and asbestos products • Manufacture of nonclay refractories and crucibles • Processing and preparation of clay, ceramic and refractory minerals	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	•	•
93. Manufacturing or processing of foods and beverages EXCEPT the following which are prohibited: • Meat and poultry packing	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
plants • Grain mills • Sugar refining • Fats and oils processing mills • Seafood canneries and packaging (See also Breweries; Distilleries; Coffee roasting)																						
94. Massage— See also Acupressure (subject to the requirements of title 9, chapter II, article 22, massage establishments and practitioners)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	P[2]	•	•	•	•	•
95. Medical laboratories	•	•	•	•	MC	MC	P	P	P	P	MC	MC	•	•	•	•	MC	MC	•	•	•	•
96. Metal fabrication, welding, foundry, die casting (subject to subsection 13-54(a), performance standards)	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	•	•	•	•	•
97. Motels— (Subject to requirements of chapter IX, article 8, motels) Excluding Hotels listed separately	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•	•	•	•	•	•	•	•
98. Motion picture and television studios	•	•	•	•	C	C	C	C	•	•	P	P	•	•	•	•	P	P	•	•	•	•
99. Motion picture theaters and other theaters not within 200 feet of residential zones	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
100. Motion picture theaters and other	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	C	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
theaters within 200 feet of residential zones																						
101. Motor oil, used—Collection facility (subject to the requirements of chapter IX, article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	P[2]	P[2]	P[2]	•	P[2]	P[2]	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•
102. Motor vehicle, boat, and motorcycle retail sales, leasing, rentals and service with two or more outdoor display parking spaces	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
103. Motor vehicle, boat, and motorcycle retail sales, leasing, and rentals with one or less outdoor display parking space and no service (subject to verification of parking availability)	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
104. Motor vehicle service stations	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
105. Motor vehicle service stations with concurrent sale of alcoholic beverages (subject to requirements of chapter IX, article 3, concurrent sale of alcoholic beverages and motor vehicle fuel)	•	•	•	•	•	•	C[2]	C[2]	C[2]	•	•	•	•	•	•	•	C[2]	•	•	•	•	•
106. Motor vehicle; boat; and motorcycle repair services (including body and	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
paint work), not within 200 feet of residential zone (subject to subsection 13-54(b))																						
107. Motor vehicle; boat; and motorcycle repair services (including body and paint work), within 200 feet of residential zone (subject to subsection 13-54(b))	•	•	•	•	•	•	C	C	C	•	C	C	•	•	•	•	C	C	•	•	•	•
108. Nurseries (retail with no bulk fertilizer)	•	•	•	•	•	C	C	P	P	•	C	C	•	•	•	•	•	•	•	•	•	•
109. Offices: central administrative	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
110. Offices: engineering; architectural; and surveying services; management; consulting and public relations	•	•	•	•	P	P	P	P	P	P	P	P	•	MC	MC	MC	P	P	•	•	•	•
111. Offices: general	•	•	•	•	P	P	P	P	P	P	MC	MC	•	MC	MC	MC	P	P	•	•	•	•
113. Offices: medical and dental	•	•	•	•	P	P	P	P	P	P	•	•	•	MC	MC	MC	P	MC	MC	•	•	•
114. Offices: services to businesses such as bookkeeping and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
115. Off-street parking lots and structures including related maintenance buildings	•	•	•	•	C	C	C	C	C	P	C	C	•	•	•	C	C	C	C	C	•	P
116. Off-street parking lots and structures,	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	MC	MC	MC	MC	MC	•	MC

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
incidental uses within																						
117. Oil fields; oil wells (see chapter XIV, oil drilling)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
118. Pawn shops	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	•	•	•	•	•
119. Photocopying; blueprinting and related services	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
120. Photofinishing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
121. Photofinishing stores	•	•	•	•	•	P	P	P	P	P	•	•	•	•	•	•	P	P	•	•	•	•
122. Photography: Commercial	•	•	•	•	P	P	P	P	P	P	MC	MC	•	•	•	•	P	MC	•	•	•	•
123. Photography: portrait studio	•	•	•	•	P	P	P	P	P	P	•	•	•	•	•	•	P	MC	•	•	•	•
124. Physical fitness facilities	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
125. Printing and publishing	•	•	•	•	•	•	MC	P	MC	MC	P	P	•	•	•	•	P	P	•	•	•	•
126. Recording studios	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
127. Recycling and collection facilities for nonhazardous materials	•	•	•	•	•	MC	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	MC	MC	•	•
128. Research and development laboratories— Other than cannabis and/or marijuana testing laboratories	•	•	•	•	C	C	C	P	C	C	P	P	•	•	•	•	•	P	•	•	•	
129. Restaurants— See Establishments where food or beverages are																						

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RM LT[1]	P
served																						
130. Retail: general—Excluding antique malls, pawn shops, supermarkets, grocery stores, convenience stores; and liquor stores listed separately	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
131. Retail, incidental sales to the main use (subject to the requirements of section 13-54(a), incidental retail sales)	•	•	•	•	P	P	P	P	P	P	P[2]	P[2]	•	P	P	P	P	P[2]	•	•	•	•
132. Retail: nonstore	•	•	•	•	P	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
133. Rifle, pistol, and firing ranges	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	C	•	•	•
134. Sexually-oriented businesses (subject to the requirements of title 9, chapter IV and title 13, chapter IX, sexually-oriented businesses)	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	P[2]	•	•	•	•	•
135. Skating rinks	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	C	C	C	C	C	•	•
135a. Smoking lounge (subject to chapter IX, article 19, smoking and vaping uses)	•	•	•	•	•	•	•	•	C[2]	•	•	P[2]	•	•	•	•	C[2]	•	•	•	•	•
135b. Smoking/ vaping retailer (subject to chapter IX, article 19, smoking and vaping	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
uses)																						
136. Storage of chemicals and allied products (except as incidental use)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
137. Storage of explosives	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
138. Storage of fertilizer	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
139. Storage of motor vehicles— Outdoor (not including impound yard)	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	C	MC	•	•	•	•
139a. Storage of motor vehicles— Indoor only (not including impound yard)	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
140. Storage of petroleum and coal products	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
141. Storage of rock, sand, crushed aggregate and gravel	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
142. Studios: dance; martial arts; music, etc.	•	•	•	•	•	•	P	P	P	MC	MC	MC	•	MC	MC	MC	P	MC	•	•	•	•
143. Supermarkets— See also Grocery stores	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•
143a. Specialty stores	•	•	•	•	•	•	P	P	P	P	•	•	•	•	MC	MC	MC	•	•	•	•	•
144. Tattoo parlors	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
145. Tire sales and installation not within 200 feet of residential zone	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
146. Tire sales and installation within 200 feet of residential zone	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
147. Tow companies with or without impound yard	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	•	MC	•	•	•	•
148. Transfer station for refuse, sewage treatment	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	C	•	•	•
149. Trucking: local and long distance	•	•	•	•	•	•	•	C	•	•	P	P	•	•	•	•	•	C	•	•	•	•
150. Warehouses, mini (subject to the requirements of chapter IX, article 7, mini- warehouses)	•	•	•	•	•	•	C[2]	C[2]	C[2]	•	MC[2]	MC[2]	•	•	•	•	•	MC[2]	•	•	•	•
151. Warehouses, public	•	•	•	•	•	•	C	C	C	•	P	P	•	•	•	•	•	P	•	•	•	•
152. Warehousing of durable and nondurable goods except livestock and poultry—See also Storage	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
153. Wholesale trade of motor vehicles, boats and motorcycles with outdoor storage of vehicles	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
154. Wholesale trade of motor vehicles, boats and motorcycles without outdoor storage of vehicles	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR - LD[1]	PDR - MD[1]	PDR - HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
155. Wholesale trade of durable, nondurable goods, except livestock, poultry and perishable goods	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•

Notes:

1 Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan. Residential uses shall not be permitted on any site or parcel of land on which residential uses are expressly prohibited by the general plan.

2 This use is subject to the requirements of the referenced Municipal Code article or section.

3 If residential uses exist, accessory uses shall be permitted.

4 For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C—Conditional Use Permit; MC—Minor Conditional Use Permit; P—Permitted; •—Prohibited; and S—Special Use Permit.

5 Six hundred fifty foot separation required between sober living homes, or from state licensed alcohol or drug abuse recovery or treatment facilities. CMMC 13-311(a)(10)(i).

6 Subject to the separation requirement set forth in sections 13-322(a)(3) and 13-323(b).

7 Small boardinghouses shall locate at least 650 feet from any other small boardinghouse. Large boardinghouses shall be located at least 1,000 feet away from any other boardinghouse.

8 Uses prohibited in the base zoning district of a mixed-use overlay zone shall also be prohibited in the overlay zone.

9 Prohibited at the SoCo property, 3303 through 3323 Hyland Ave.

10 Emergency shelters located on sites owned, controlled, and/or operated by the city in the MP and/or the PDI zone are a permitted use, not subject to a master plan requirement and the standards in section 13-200.79(1), (2), (4), (8), (10) and (13) do not apply to such uses.

11 Supportive housing, as defined in Government Code Section 65650, shall be permitted by-right in all zones where multifamily and mixed uses are permitted by-right, provided it is consistent with Government Code Sections 65650 – 65656.

12 Pursuant to Government Code Section 65583(c)(3), transitional and supportive Housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zoning district.

13 Low barrier navigation centers shall be permitted by-right provided they are consistent with the requirements in Government Code Sections 65660-65668.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-4, § 2, 2-2-98; Ord. No. 98-5, § 8, 3-2-98; Ord. No. 00-5, § 1(b), 3-20-00; Ord. No. 01-1, § 1, 1-15-01; Ord. No. 01-30, § 1a(Att. A), 1-7-02; Ord. No. 02-4, § 1b(Att. A), 3-18-02; Ord. No. 02-12, § 1c, 6-17-02; Ord. No. 05-2, § 1f.(Att. A), 2-22-05; Ord. No. 05-11, § 2b., 7-19-05; Ord. No. 06-2, § 1a., 2-7-06; Ord. No. 06-9, § 1d., 4-18-06; Ord. No. 06-18, § 1b., 9-5-06; Ord. No. 07-2, § 1d., 2-6-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 13-1, § 2B., 3-19-13; Ord. No. 14-04, § 2B., 4-1-14; Ord. No. 14-13, 10-21-14; Ord. No. 15-06, §§ 1—3, 7-7-15; Ord. No. 15-10, § 2B, 9-15-15; Ord. No. 15-11, §§ 3—5, 11-17-15; Ord. No. 16-01, § 4, 1-19-16; Ord. No. 16-09, §§ 4, 5(Exh. A), 10-4-16; Ord. No. 16-13, § 2, 11-15-16; Ord. No. 16-15, § 5, 11-8-16; Ord. No. 18-03, § 3, 1-16-18; Ord. No. 18-04, § 3, 4-3-18; Ord. No. 19-13, § 3, 9-3-19; Ord. No. 19-15, § 1, 9-17-19; Ord. No. 21-03, § 4, 3-2-21; Ord. No. 21-08, § 1, 6-15-21; Ord. No. 21-20, § 1, 12-7

Article 11. Mixed-Use Overlay District (MUOD)

13-83.50. Purpose

13-83.51. Definitions

13-83.52. Mixed-use development types

13-83.53. Application review procedures in mixed-use overlay district

13-83.54. Mixed-use development standards

13-83.55. Mixed-use compatibility standards

13-83.56. Phase mixed-use developments

13-83.57. Harbor Mixed-Use Overlay

13-83.58. Properties identified in Housing Element

(a) **Purpose.**

(1) The purpose of this Section is to implement the City's currently adopted Housing Element by establishing zoning provisions for sites identified in the Housing Element Sites Inventory to accommodate the City's lower-, moderate-, and above-moderate-income Regional Housing Needs Allocation (RHNA) consistent with Government Code sections 65583 and 65583.2, Subsections (c), (h) and (i).

(b) **Applicability.**

(1) The provisions of this Section shall apply to all sites identified in the City's currently adopted Housing Element Sites Inventory to accommodate the City's RHNA, shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA or any future adopted Housing Element Sites Inventory to accommodate the City's RHNA.

(2) **Previously Identified Sites**. The provisions of this Section shall also apply to any non-vacant Housing Element Site that was identified in a prior Housing Element and any vacant Housing Element Site that was identified in two or more consecutive prior Housing Elements, consistent with Government Code Section 65583.2 Subsection (c). Such sites shall be subject to the minimum density and by-right approval standards established in this Section. Such sites are identified in the City's currently adopted Housing Element Sites Inventory, shown as Table

B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA or any future adopted Housing Element Sites Inventory to accommodate the City's RHNA.

(3) **Exception.** The provisions of this Section shall not apply to residential projects or mixed-use projects having residential units located within the boundaries of the Fairview Development Center Specific Plan.

(c) **Severability and State Law Consistency.**

(1) This Section is intended to be consistent with, and shall be interpreted and applied to comply with, all applicable requirements of State housing law, including Government Code Sections 65915(c)(3), 65583 and 65583.2 as those provisions may be amended from time to time, and any successor statutes. If any provision of this Section conflicts with State law, the applicable State law shall control.

(2) If any provision of this Section, or its application to any person or circumstance, is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect other provisions or applications of this Section that can be given effect without the invalid provision or application. The City Council declares that it would have adopted this Section and each provision, section, sentence, clause, and phrase thereof, irrespective of the fact that any one or more provisions may be declared invalid or unenforceable.

(d) **Definitions**

(1) **"Housing Element Site"** means any site identified in the currently adopted Housing Element Sites Inventory to accommodate the City's (RHNA), shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(2) **"Lower-Income Household"** has the same meaning as defined in Health and Safety Code Section 50079.5.

(3) **"Lower-Income Housing Element Site"** means any Housing Element Site identified in the currently adopted Housing Element that accommodates any portion of the City's lower-income RHNA and subject to the requirements of Government Code Section 65583.2 (h) and (i), shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(4) **"Use by Right"** has the same meaning as in Government Code Section 65583.2 Subsection (i) and requires ministerial approval for multifamily housing developments in which at least 20 percent of the total number of units are affordable to lower-income households. "Use by Right" means that the review of an owner-occupied or renter-occupied multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(5) **"Prior Housing Element Site"** means any non-vacant Housing Element Site that was identified in the prior Housing Element and any vacant Housing Element Site that was identified in two or more consecutive prior Housing Elements. Such sites are identified in the City's currently adopted Housing Element Sites Inventory, shown as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(6) **"Protected Unit"** means any unit that, within the past five years, was occupied by a lower-income household regardless of whether the unit was deed-restricted or that was subject to an affordability covenant or rent control.

(e) **Supersession of Overlay**

(1) **For Lower-Income Housing Element Sites**:

i. **Supersession of Other Zoning Provisions.** Projects on Lower-Income Housing Element Sites shall be governed by this Section, and the provisions in this Section shall supersede and prevail over any conflicting provisions of the underlying base zone, including, but not limited to, minimum residential floor area, minimum residential capacities and densities, ministerial review and approval requirements, and permitted uses, and all other applicable zoning provisions, such as other urban plans, overlays, and specific plans, and the provisions of this Article that apply to non-Lower-Income Housing Element sites.

ii. **Ministerial Review and Approval.** Projects on Lower-Income Housing Element Sites shall be a Use by Right pursuant to Subsection (f)(1).

iii. **Minimum Residential Floor Area.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential floor area requirements established in Subsection (g)(3).

iv. **Minimum Residential Site Capacity and Density.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential capacity and density requirements established in Subsection (h)(1)(ii) and (h)(1)(iii).

(f) **Review and Approvals Procedures**

(1) **Use by Right.** A project on a Lower-Income Housing Element Site that provides at least 20 percent of the total dwelling units affordable to Lower-Income Households shall be processed as a Use by Right, consistent with Government Code Section 65583.2(h) and (i). Such projects shall be subject only to ministerial review to verify compliance with all applicable objective design and development standards in accordance with a Streamlined Development Review process per CMMC Title 13, Chapter III (Planning Applications). A project that does not qualify as a Use by Right shall be processed in accordance with a

Development Review process per CMMC Title 13, Chapter III (Planning Applications).

(2) **Subdivision.** Any subdivision of a Lower Income Housing Element Site shall comply with all applicable provisions of CMMC Title 13, Chapter XI (Subdivisions) and the Subdivision Map Act.

(g) **Permitted Uses**

(1) **Multi-Family Dwellings.** Multi-family dwellings shall be permitted on all Housing Element Sites subject to the requirements of this Section.

(2) **Non-Residential Uses.** Those non-residential uses permitted in Commercial Zones in accordance with CMMC Title 13, Chapter IV (Citywide Land Use Matrix) shall be permitted as part of mixed-use projects on all Housing Element Sites.

(3) **Mixed-Use on Lower-Income Housing Element Sites**. Mixed-use projects shall be permitted on Lower-Income Housing Element Sites so long as at least 50 percent of total floor area is provided as residential uses, consistent with Government Code Section 65583.2, Subsection (h)(1)(B).

(4) **Multi-Family Dwellings on Lower-Income Housing Element Sites**. Multi-family dwellings consisting of 100 percent residential uses shall be permitted on Lower-Income Housing Element Sites, consistent with Government Code Section 65583.2, Subsection (h)(1)(B).

(h) **Development Standards**

(1) Density Standards

i. **Maximum Densities**. Maximum residential densities shall be permitted as specified in the Housing Element Sites Inventory.

ii. **Minimum Site Capacity for Lower-Income Housing Element Sites.** If the identified maximum density of a Lower-Income Housing Element Site does not allow at least 16 dwelling units on site, then the maximum density identified shall be waived, and the maximum number of dwelling units permitted shall be 16 dwelling units on site consistent with Government Code Section 65583.2 Subsection (h).

iii. **Minimum Densities for Lower-Income Housing Element Sites.** A project proposed on a Lower Income Housing Element Site shall meet a minimum density requirement of 20 units per acre, inclusive of Accessory Dwelling Units, consistent with Government Code Section 65583.2, Subsection (h).

(2) Off-Street Parking Standards

i. **Residential Uses.** Minimum off-street parking requirements for multi-family dwellings on Housing Element sites are provided in Table 13-83.58-A. Minimum Off-Street Parking Requirements.

ii. **Non-Residential Uses.** Minimum off-street parking requirements for those permitted non-residential uses on Housing Element sites shall be subject to CMMC Title 13, Chapter VI (Off-Street Parking Standards).

Table 13-83.58-A. Off-Street Parking Standards for Residential Uses

TABLE 13-83.58-A. OFF-STREET PARKING STANDARDS		
Dwelling Unit Type	**Minimum Off-Street Parking Requirement**	**Minimum Off-Street Guest Parking Requirement**
Studio or 1-bedroom unit	1 space per unit	0.25 space per unit
2 or more bedrooms per unit	2 spaces per unit	0.25 space per unit

(3) Development Standards

i. Minimum and maximum requirements for building height, non-residential intensity, setbacks, lot coverage, and open space are provided in Table 13-83.58-B. Development Standards.

Table 13-83.58-B. Development Standards.

TABLE 13-83.58.B. DEVELOPMENT STANDARDS			
RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS			**ADDITIONAL PROVISIONS**
Min. Residential Density[1]	Max. Residential Density[2]	Max. Building Height	
20 du/ac	40 du/ac	60 ft.	
	50 du/ac		
	60 du/ac	72 ft.	
	90 du/ac	108 ft.	

NON-RESIDENTIAL INTENSITY STANDARDS		ADDITIONAL PROVISIONS
Min. FAR	None	
Max. FAR	1.0	

SETBACK STANDARDS[3]		ADDITIONAL PROVISIONS
Front or side abutting a public street	Min. 10 ft. and max. 20 ft.	

Table 13-83.58-B. Development Standards.

TABLE 13-83.58.B. DEVELOPMENT STANDARDS		
RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS		**ADDITIONAL PROVISIONS**
Side or rear abutting alley	0 ft.	
Side or rear abutting:		
• Residential zone	20 ft.	
• Industrial use		
Side or rear abutting bluff crest	10 ft.	Section 13-34 (Bluff-Top Development) of Chapter V of Title 13 of the Costa Mesa Municipal Code

LOT STANDARDS		**ADDITIONAL PROVISIONS**
Min. lot size	None	
Max. lot coverage	90%	

OPEN SPACE STANDARDS		**ADDITIONAL PROVISIONS**
Usable common residential open space	Total area equivalent to min. 30% of lot	
Usable private open space	Min. 100 sq. ft./unit provided on the ground floor for dwelling units located on the ground floor, and min. 50 sq. ft./unit provided for dwelling units located above the ground floor	
Publicly accessible open space	Total area equivalent to min. 5% of commercial gross floor area for developments with a commercial gross floor area greater than 100,000 sq. ft.	

1 Based on the currently adopted Housing Element Sites Inventory
2 Only applicable to Lower-Income Housing Element Sites and inclusive of Accessory Dwelling Units.
3 Minimum setbacks shall apply to all portions of a building or structure. Maximum setbacks along public streets shall only apply to a building or structure's ground floor, with exceptions for driveways, walkways, and open space.

(4) Objective Design Standards forthcoming.

i. The City intends to prepare and adopt design standards to further guide the physical form and character of development on the rezoned sites. Until such standards are adopted, projects shall be subject only to the objective development standards contained in this Section. Upon adoption, the objective design standards shall apply to all projects subject to this Section and shall serve as the sole design criteria for ministerial review, consistent with Government Code Sections 65583.2 and 65589.5.

(i) **Replacement of Protected Units**

(1) **Demolition or Conversion of Protected Units.** Any project that involves the demolition or conversion of Protected Units, or that is located on a site where Protected Units were demolished or converted within the previous five years, shall comply with all applicable replacement housing, tenant protection, and right-of-return requirements under State Density Bonus Law, including Government Code Section 65915, Subsection (c)(3), and any successor statutes.

Article 1
Residential Districts

§ 13-84. Purpose.

The purpose of this article is to establish parking requirements for the residential zones. The provisions of this article shall apply to the R1, R2-MD, R2-HD and R3 zones, and to the residential portions of the planned development and Institutional and Recreational zones. Exception: These parking standards do not apply to high-rise residential developments in the North Costa Mesa Specific Plan; see the specific plan for applicable parking rates.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 07-2, § 1k., 2-6-07)

§ 13-85. Parking required.

In the residential districts, the following minimum off-street parking spaces shall be provided. The parking spaces shall provide safe and adequate ingress and egress and shall be maintained in connection with the building or structure and use of land.

(a) ***R1 zone and small-lot single-family common interest developments (excluding townhouses).*** Off-street parking in the form of a garage and open parking shall be provided as follows:

TABLE 13-85(A)
OFF-STREET PARKING STANDARDS FOR SINGLE-FAMILY DETACHED RESIDENCES IN R1 ZONE AND SMALL-LOT, DETACHED, RESIDENTIAL COMMON INTEREST DEVELOPMENTS

Single-Family Detached Residence with 4 Bedrooms or Fewer

Garage Parking Spaces	Open Parking Spaces[1]	Total Parking Spaces
2	Lots without garage access from alley: 2	4
	Lots with garage access from alley: 1	3

Single-Family Detached Residence with 5 Bedrooms or More[2]

New Construction

Garage Parking Spaces[2]	Open Parking Spaces[1,2]	Total Parking Spaces
3	Lots without garage access from alley: 2	5
	Lots with garage access from alley: 1	4

Detached Common Interest Developments Up to 2 bedrooms

2	1	3

Detached Common Interest Developments with 3 bedrooms or more

2	2	4

1 In R1 zones, required open parking may be provided in a garage or on a minimum 19-foot long, individual driveway leading to a garage. In common interest developments, required open parking may be provided on an

individual unit's driveway or within the common area. Open parking provided as tandem spaces is subject to approval of a minor conditional use permit.

2 For single-family detached residences with five bedrooms or more, tandem parking of up to two standard vehicles is permitted in the garage as it relates to new construction. Tandem garage parking for single-family detached residences shall exclusively consist of two standard parking spaces.

(1) Required garage dimensions. Each garage space shall have interior dimensions that are a minimum 10 feet wide by 20 feet long, unobstructed inside measurements. Each residence shall have no more than 700 square feet of garage area unless authorized by a minor conditional use permit.

(2) With approval of a minor modification, the planning division may allow the retention of an existing driveway access from a street to satisfy open parking requirements, at such time that garage access is proposed from an abutting alley.

(b) ***R2-MD, R2-HD, R3, PDR-LD, PDR-MD, PDR-HD, PDR-NCM and residential components of developments in the PDC and PDI zones.*** At the time of the construction of any building and/or when a structure is enlarged or increased by adding a bedroom(s), required parking shall be provided per Table 13-85. Exceptions:

(1) For lots that are zoned multiple-family residential and contain only one single-family detached residence, the parking requirements in Table 13-85(a) shall be applied.

(2) For individual lots in common-interest developments that contain only one single-family detached residence (excluding townhouses), the parking requirements in Table 13-85(a) shall be applied.

(c) ***Reduction of required parking prohibited.*** A property owner or property manager shall make available to tenants and guests the parking required by this subsection. No property owner or property manager shall lease, rent, sell, or otherwise make unavailable to residents and guests required parking. Furthermore, the rental of a dwelling unit shall be deemed to include the exclusive use of at least one covered parking space and equal access to the required open spaces reserved for residents.

(d) Parking for accessory dwelling units and junior accessory dwelling units shall be provided per the requirements of section 13-35.

TABLE 13-85 RESIDENTIAL PARKING STANDARDS

Unit Size	Minimum Off-Street Parking Requirement [1,2,3,4]	Minimum Off-Street Guest parking Requirement [5,6]
STUDIO OR 1 BEDROOM	1	0.25
2 BEDROOMS OR MORE	2	0.25

1 If covered parking for apartments is provided in a parking structure and there is more than one parking space in any parking structure, then there shall be no solid walls constructed to separate individual parking spaces.

2 If open tenant parking spaces are provided in a project, spaces shall be distributed throughout the project at convenient locations and shall be screened from view from any public right-of-way.

3 For projects with individual driveways that are at least 19 feet long and lead to a garage space(s) or a carport space(s), the driveway area may be used for satisfying tenant parking requirements.

4 Parking can be reduced by 0.25 space per unit for two bedroom and larger units if parking is provided within either a carport or a parking structure. For purposes of this section, a parking structure shall be defined as: a structure designed and constructed to provide covered automobile parking where parking spaces are located in a common area with no walls or other physical separations between spaces. Open parking requirements may be met by excess covered parking.

5 Guest parking shall be clearly marked and permanently maintained for individuals visiting within the development. Guest parking spaces shall not be allowed on individual driveways except for single family detached, townhomes, or duplexes, where the driveway is leading to a two-car garage.

6 Fractions equal to or above one-quarter (0.25) shall be rounded up.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 01-16, §§ 1s.—1u., 6-18-01; Ord. No. 02-4, § 1i, 3-18-02; Ord. No. 03-8, §§ 5—7, 9-2-03; Ord. No. 09-3, § 1c., 5-19-09; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 18-03, § 6, 1-16-18; Ord. No. 21-03, § 5, 3-2-21; Ord. No. 21-20, § 1, 12-7-21)

§ 13-86. Parking required in mixed-use overlay zone.

In the mixed-use overlay zone, residential parking rates are provided in the applicable urban plan.

(Ord. No. 06-9, § 1f., 4-18-06)

§ 13-87. General development standards.

General development standards for parking areas applicable to the residential zones are contained in Article 3, Development Standards, of this chapter.

(Ord. No. 97-11, § 2, 5-5-97)

Article 8
Motels

§ 13-172. Purpose and intent.

The purpose of this article is to establish operational and development standards, and requirements for motels which will ensure the continued availability of transient visitor and automobile tourist lodging within the city and to ensure the continued use of motels in the manner intended to provide such lodging.
(Ord. No. 14-11, § 1, 8-5-14)

§ 13-173. Definitions.

Long-term occupancy shall mean any occupancy in a motel in the city for a period exceeding 30 consecutive days or 30 days within any sixty-consecutive-day period.

Short-term occupancy shall mean any occupancy of a motel in the city for a period that does not fall within the definition of a long-term occupancy.
(Ord. No. 14-11, § 1, 8-5-14)

§ 13-174. Operational and development standards.

The following operational and development standards shall apply to all motels in the city and shall be included in conditions imposed upon the granting of any conditional use permit for such business, unless specifically modified by the conditional use permit:

(a) No property owner, motel operator or manager shall rent a room for a period that exceeds 30 consecutive days or 30 days within any sixty (6) consecutive day period, unless the property owner or motel operator has obtained a conditional use permit authorizing long-term occupancies pursuant to section 13-175.3.

(b) On-site management shall be available 24 hours a day.

(c) Each guest room shall be provided regularly-scheduled maid and housekeeping services. Such services shall be provided at least once every three days during any consecutive occupancy and at least once between each occupancy.

(d) In-room telephone service for emergency response purposes shall be provided in all guest rooms of the motel.

(e) Persons responsible for the renting of a room in any motel shall provide their name and permanent address, as verified by presentation of a valid driver's license or other valid identification, and the license number, state of license, make, model and year of any vehicle parked on-site or off-site. The registration information shall also include the dates of occupancy, length of stay and room rate. Such information shall be maintained for at least one year past the last day of stay of the guest.

(f) No room, suite or bed shall be assigned or rented more than once within any 24 hour period.

(g) The property owner/motel operator shall comply with the provisions of Chapter IV of Title 16 of the Costa Mesa Municipal Code pertaining to the operator's responsibility for the collection of transient occupancy tax.

(h) The business shall be conducted, at all times, in a manner that will allow the safe and quiet enjoyment of the surrounding neighborhood which includes, but is not limited to, security and operational measures to comply with this requirement.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175. Application to existing businesses.

The requirements of this chapter, specifically including the long-term occupancy restrictions in section 13-174(a), shall apply to all motels in the city, whether it is new or was in existence prior to the effective date of this ordinance.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.1. Application to existing tenants.

(a) Nothing in this chapter shall require an existing tenant of a long-term occupancy, established prior to the effective date of this chapter, to move out of a unit they are already occupying. Those pre-existing long-term occupancies may continue pursuant to the terms of the existing lease or agreement, until that tenancy terminates by its own terms under the law.

(b) Whenever a long-term occupancy terminates, for whatever reason, the property owner/motel operator shall not re-lease that unit for a new long-term occupancy, except to the degree the motel will be in compliance with the requirements of this chapter.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.2. Procedure for compliance.

(a) Within 30 days of the effective date of this ordinance, the city shall notify the owners and operators of each motel in the city of the ordinance's adoption. The city shall send a copy of the ordinance, a "longterm occupancy form," and a schedule for compliance via certified return receipt mail. If a notice is returned, the city shall send the notice via standard U.S. mail.

(b) Within 30 days of the mailing of the notice in section 13-175.2(a), the property owner/motel operator shall submit a fully completed "long-term occupancy form" to the city that provides the total number of rooms used as long-term occupancies during the preceding 60 days; identify the long-term occupant by a valid driver's license or other valid identification; the make, year, and model of any vehicle parked on-site or off-site; and any other information to demonstrate compliance with the ordinance. If a property owner/motel operator fails to submit the long-term occupancy form, in addition to taking any other action authorized by law, the city shall estimate the total number of rooms used as long-term occupancies at zero.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.3. Conditional use permit for long-term occupancies.

A property owner/motel operator may apply for a conditional use permit authorizing the facility to exceed the long-term occupancy limits in section 13-174(a), subject to restrictions of the issuing authority. In order to be granted a conditional use permit under this section, the property owner/motel operator must demonstrate compliance with, and the city shall make a finding that, each of the following standards have been met:

(a) The motel must have a minimum of at least 75 rooms.

(b) Fireproof safety deposit boxes must be available to all occupants of the motel.

(c) Each guest room shall be provided regularly-scheduled maid, mail and housekeeping services. Such services shall be provided at least once every three days during any consecutive occupancy and at least once between each occupancy.

(d) Each room shall be a minimum of 375 square feet.

(e) The motel shall maintain on-site laundry services, available for use by guests.

(f) The proposed use is compatible with the surrounding neighborhood, uses, zoning and general plan.

(g) Each guest room shall have a fully equipped kitchen with an area for the preparation of food, and include the following: sink, cook top, oven and/or microwave oven, and refrigerator.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.4. Termination of tenancy.

(a) The provisions of this article shall not be used to terminate a tenancy in violation of the requirements of California Civil Code section 1940 et seq.

(b) When the conversion of motel to another use is proposed, the applicant shall comply with all applicable State and Federal laws related to the displacement and relocation of long-term occupants.

(Ord. No. 14-11, § 1, 8-5-14)

Title 13, Chapter IX, Article 15
Reasonable Accommodations

§ 13-200.60 Purpose.

It is the city's policy to provide reasonable accommodation in accordance with federal and state fair housing laws (42 USC § 3600 et seq., and Government Code § 12900 et seq.) for persons with disabilities seeking fair access to housing in the application of the city's zoning laws. The term "disability" as used in this article shall have the same meaning as the terms "disability" and "handicapped" as defined in the federal and state fair housing laws. The purpose of this article is to establish the procedure by which a person may request reasonable accommodation, and how the request is to be processed.

§ 13-200.61 Applicability.

Any person seeking approval to construct and/or modify residential housing for person(s) with disabilities, and/or operate a residential care facility, group home, or referral facility, which will substantially serve persons with disabilities may apply for a reasonable accommodation to obtain relief from a Zoning Code provision, regulation, policy, or condition which causes a barrier to equal opportunity for housing.

§ 13-200.62 Reasonable Accommodations – Procedure.

(a) *Application required.* An application for a reasonable accommodation shall be filed and processed with the Planning Division. The application shall include the following information and be subject to the determinant factors required by this section.

(b) *Submittal requirements.* The application shall be made in writing, and shall include the following information:

(1) The zoning code provision, regulation, policy, or condition from which accommodation is being requested;

(2) The basis for the claim that the individuals are considered disabled under state or federal law, and why the accommodation is necessary to provide equal opportunity for housing and to make the specific housing available to the individuals;

(3) Any other information that the director reasonably determines is necessary for evaluating the request for reasonable accommodation;

(4) Documentation that the applicant is: (a) an individual with a disability; (b) applying on behalf of one or more individuals with a disability; or (c) a developer or provider of housing for one or more individuals with a disability;

(5) The specific exception or modification to the zoning code provision, policy, or practices requested by the applicant;

(6) Documentation that the specific exception or modification requested by the applicant is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy the residence;

(7) Any other information that is reasonably necessary to determine whether the grounds for reasonable accommodation identified in subsection (e) of this section and the findings in subsection (f) of this section can be made, so long as any request for information regarding the disability of the individuals benefited complies with fair housing law protections and the privacy rights of the individuals affected.

(c) *Fees.* No application fee is required.

(d) *Director action.* Within 60 days of receipt of a completed application, the director shall issue a written determination to approve, conditionally approve, or deny a request for reasonable accommodation, and the modification or revocation thereof in compliance with this chapter. Any appeal to reasonable accommodation request denial or conditional approval shall be heard with, and subject to, the notice, review, approval, and appeal procedures prescribed for any other discretionary permit.

(e) *Grounds for reasonable accommodation.* The following factors shall be considered in determining whether to grant a requested accommodation:

(1) Is the requested accommodation necessary to afford a disabled person an equal opportunity to use and enjoy a dwelling? To determine whether the accommodation is necessary, the director may consider, among other things: The nature of the disability including the special needs created by the disability, the physical attributes and setting of the property and structures, the potential benefit that can be accomplished by the requested accommodation, and alternative accommodations that may provide a comparable level of benefit.

(2) Is the requested accommodation reasonable? A requested accommodation is not reasonable if it would impose an undue financial or administrative burden on the City. It is also not reasonable if it would fundamentally alter a City program, such as the City's zoning scheme.

a. In considering the financial or administrative burden on the City, the director may consider, among other things, the extent to which the City would have to dedicate resources, such as staff time and funds, to grant the request and other requests like it.

b. In considering the potential alteration to a City program, such as the City's zoning scheme, the director may consider, among other things, the degree of deviation from the City's General Plan, if any, the purpose and nature of the particular zoning district, and with nearby uses. The director may also consider whether the requested accommodation would potentially have adverse external impacts on properties in the vicinity.

(f) *Findings.* The written decision to approve, conditionally approve, or deny a request for reasonable accommodation shall be based on the following findings, all of which are required for approval. In making these findings, the director may approve alternative reasonable accommodations which provide an equivalent level of benefit to the applicant.

(1) The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws.

(2) The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.

(3) The requested accommodation will not impose an undue financial or administrative burden on the city, as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law. The determination of whether an accommodation poses an undue financial and administrative burden or whether a modification poses an undue financial and administrative burden must be made on a case-by-case basis and must consider various factors including:

a. The cost of the requested accommodation or the cost of a requested modification if the City is being requested to pay for the modification;

b. The financial resources of the person or persons who have a duty to provide the accommodation or the financial resources of the City if it is obligated to pay for the modification;

c. The benefits that a proposed alternative accommodation or modification would provide to the individual with a disability;

d. The availability of alternative accommodations or modifications that would effectively meet the disability-related needs of the individual with a disability;

(4) The requested accommodation demonstrates scale and intensity of use comparable to adjacent and nearby uses.

(5) The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others. The assessment of whether the specific accommodation in question poses a direct threat to the health or safety of others or would cause substantial physical damage to the property of others must be based on objective evidence, and not unsubstantiated inferences. The evidence must be sufficiently recent as to be credible. The assessment must consider:

a. The nature, duration, and severity of the risk of a direct threat to the health and safety of others or of substantial physical damage to the property of others;

b. The likelihood that a direct threat to the health or safety of others or substantial physical damage to the property of others will actually occur; and

c. Whether there are any additional or alternative reasonable accommodations that will eliminate the direct threat to the health or safety of others or substantial physical damage to the property of others.

(6) If economic viability is raised by the applicant as part of the applicant's showing that the requested accommodation is necessary, then a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally, not just for that particular applicant.

(7) The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program.

(g) The City may consider, but is not limited to, the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of the City's zoning program:

(1) Whether the requested accommodation would fundamentally alter the character of the neighborhood.

(2) Whether the accommodation would result in a substantial increase in traffic or insufficient parking.

(3) Whether granting the requested accommodation would substantially undermine any express purpose of either the City's general plan or an applicable specific plan.

(4) Whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

(5) Any other factors that would cause a fundamental alteration in the city's zoning program, as may be defined in the Fair Housing Law.

§ 13-200.63 Severability.

Should any section, subsection, clause, or provision of this article for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this article; it being hereby expressly declared that this article, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This article shall be prospective in application from its effective date.

Article 18
Emergency Shelters

§ 13-200.79. Purpose and intent.

The purpose of this article is to establish operational and development standards for emergency shelters to ensure that these uses are operated to address the homeless' needs and consistent with the requirements of sections 65582, 65583, and 65589.5 of the Government Code relating to local planning.

Development standards. The following development and operational standards shall apply to establishment of emergency shelters as defined by the Zoning Code; provided, however, that operational standards (1), (2), (4), (8), (10) and (13) shall not apply to emergency shelters owned, controlled and/or operated by the City of Costa Mesa.

(1) The maximum length of stay shall not exceed 120 days in a 365-day period.

(2) Each emergency shelter may have a maximum of 30 beds.

(3) Off-site parking shall be provided at a parking rate of one parking space per employee during the largest shift, provided that the amount of parking required does not exceed the amount of parking required for any other residential or non-residential uses within the same zone.

(4) Stays at an emergency shelter facility shall be limited to the hours of 5:00 p.m. and 8:00 a.m. the following day. Each emergency shelter shall provide an interior and exterior waiting area adequate to accommodate waiting clients and to prevent queuing into the public right-of- way. An exterior waiting area shall be physically separated and visually screened from the public right-of-way.

(5) The emergency shelter facility shall provide an on-site resident manager on site at all times.

(6) A minimum distance of 300 feet shall be maintained from another emergency shelter. The distance of separation shall be measured in a straight line between the property lines of each use without regard to intervening structures or objects.

(7) The shelter operator shall provide minimum exterior lighting in compliance with the city's security requirements.

(8) The shelter operator shall patrol a half-mile radius surrounding the shelter site during hours that the shelter is in operation to ensure that shelter clients and homeless individuals who have been denied access are not congregating in the neighborhood.

(9) An operations plan shall be submitted for review and approval by the development services director and police chief prior to operation of the emergency shelter. The plan shall include minimum provisions related to on-site security and safety, staff training, loitering control, client eligibility, counseling services, and indoor and outdoor management of the facility.

(10) No emergency shelter in the MP Industrial Park zone that is also located in an area subject to the jurisdiction of the airport land use commission shall commence operation until the commission either approves the action or permit pursuant to the procedures set forth in Public Utilities Code section 21676(b) or, if denied, the city overrules the commission's decision.

(Ord. No. 13-1, § 2C., 3-19-13; Ord. No. 19-15, § 2, 9-17-19)

Article 3

Transportation System Management

§ 13-271 Purpose.

The purpose of this article is to set forth the provisions for assuring an adequate transportation system in conjunction with new development.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-272 Definitions.

For the purpose of this article, the following definitions shall apply:

Development project. This article applies to the following development project approvals: general plan amendments, specific plans, master plans, rezones, development reviews, variances, use permits, major modifications, minor modifications and development agreements, unless otherwise exempted by section 13-276, Exemptions.

Intersection. The general area where two or more roadways join or cross.

Measurable traffic. A volume of traffic which will result in a 0.01 or greater increase in the peak period volume to capacity ratio at any given signalized intersection.

Potentially deficient intersection. An intersection identified in the general plan for which the standard level of service may not be feasible upon general plan buildout. The intersection volume to capacity ratios identified in the general plan shall not be exceeded for these intersections.

Pro rata. A proportionate share based on a development project's impacts.

Standard level of service. The standard level of service shall be level of service "D" or better (0.90 or less volume to capacity ratio) for all signalized arterial intersections within the city during peak hours Monday through Friday with the exception of those intersections identified as potentially deficient in the general plan. Levels of service shall be defined and computed using the Intersection Capacity Utilization (ICU) methodology.

Transportation demand management program. A series of required and/or voluntary actions which reduce the vehicle trip generation rate of a specific use or uses of land.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-273 Comprehensive transportation system improvement program.

(a) Purpose. The comprehensive transportation system improvement program shall be adopted by resolution of the city council which addresses the cumulative impacts of development in a defined impact area. This program shall mandate circulation improvements, including freeway improvements, to ensure that the master plan of highways is constructed and that the standard level of service is achieved and will be maintained at all intersections in the defined impact area in accordance with the general plan. For those intersections identified as potentially deficient, the program shall identify the maximum improvements feasible in accordance with the general plan. The program shall address the funding, construction and maintenance of transportation facilities to implement the master plan of highways. The program shall be updated on an annual basis.

(b) Relationship to development fee program. The comprehensive transportation system improvement program shall be utilized to determine the pro rata share of the cost of necessary improvements attributable to development projects as described in section 13-274, Development fee program.

(c) Development phasing and performance monitoring report. Each year the city shall prepare a development phasing and performance monitoring report which shall be used to update the comprehensive transportation system improvement program.

(d) Interim approval procedure. Until such time as this program is adopted, development projects not exempted pursuant to section 13-276, Exemptions, may be approved if the city adopts findings that the development projects are consistent with the provisions of this article. (Ord. No. 97-11, § 2, 5-5-97)

§ 13-274 Development fee program.

(a) Establishment of development impact fee program. A development impact fee program shall be established by resolution of the city council based on the comprehensive transportation system improvement program. The program shall set forth the basis for the fee as required by State Government Code section 66001. The program shall establish guidelines for payment, accounting, and refund of the fees collected as required by State Government Code Sections 66001, 66006 and 66007.

(b) Updates of fee. On an annual basis, the city council shall review this fee program, as required by State Government Code section 66002, to determine whether the fee amounts are reasonably related to the impacts of development projects and whether the described public facilities are still needed.

(c) Limited use of fees. The revenues raised by payment through this fee program shall be placed in a separate and special account and such revenues, along with any interest earnings on that account, shall be used solely to:

(1) Pay for the city's future construction of facilities or to reimburse the city for those facilities, described or listed in the program, constructed by the city with funds advanced by the city from other sources; or

(2) Reimburse developers who have been required or permitted to install such listed facilities to the extent the actual cost of the facilities installed by the developer exceeds the impact fee obligation of the development project.

(d) Developer construction of public facilities. Whenever the conditions of approval of a development project require direct construction of a public transportation facility (see section 13-275(c), Development project review procedures) described or listed in the comprehensive transportation system improvement program, a credit or reimbursement, as applicable, shall be given against the development impact fee, which would have been charged to the development project under the program, for actual construction costs incurred by the developer. The reimbursement and/or credit amount shall not include any improvements the city can require from the development project under the Subdivision Map Act, or the portion of the improvement deemed to be an on-site improvement that is not included in the comprehensive transportation system improvement program.

(e) Fee adjustments. A developer of any development project subject to the fee program provided in this article may apply to the city council for:

(1) A waiver of the fee, or portion of the fee, based upon adequate documentation of the absence of any reasonable relationship or nexus between the circulation impacts of that development project and either the amount of the fee charged or the type of facilities to be financed; or

(2) A reduction of the fee based upon the implementation of a transportation demand management program, as described in section 13-275(d), Development project review procedures.

(3) The application for a fee waiver shall be made in writing and filed with the city clerk not later than:

a. 10 days prior to the public hearing on the development permit application for the project; or

b. If no development permit is required, at the time of the filing of the request for a building permit.

(4) The application shall state in detail the factual basis for the claim of waiver. The city council shall consider the application at the public hearing on the permit application held within 60 days after the filing of the application. The decision of the city council shall be final. If a waiver is granted, any change in use or increase in building intensity within the development project shall invalidate the waiver of the fee, and the developer shall be obligated to pay the full amount of the fee attributed to the development project, including the change in use or increase in intensity, as provided by this article.

(f) Fee refunds. A refund shall be made when a building permit expires and no extensions have been granted for a development project for which the funds have been collected and the development project has not been constructed.

(g) Fees for phased development projects. Where there is a requirement imposed upon a phased development project pursuant to this article for the payment of traffic impact fees into a comprehensive transportation system improvement program, such fees may be payable on a pro rata basis as each phase of the project is completed, in conjunction with the improvements accomplished.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-275 Development project review procedures.

(a) Traffic study required. A traffic impact study shall be required for all development projects estimated by the public services director to generate 100 or more vehicle trip ends during a peak hour. Traffic studies may also be required for smaller projects at the discretion of the public services director. The cost of the study shall be paid for by the developer. The study area and number of intersections to be analyzed shall be determined by the public services director and the study area shall be reasonably related to the estimated impacts attributed to the development project. The traffic study shall also identify mitigation measures that are reasonably related to the development project's traffic impacts.

(b) Mitigation measures. Mitigation measures for development projects shall consist of either payment of a development impact fee and/or construction of circulation improvements. The necessary circulation improvements may be designed and constructed by the developer as determined by the city. These mitigation measures shall be incorporated as conditions of the development project's approval. Table 13-275 indicates the criteria for either requiring payment of a development impact fee and/or construction of circulation improvements.

(c) Approval criteria. A development project may be approved if as a condition of approval it is required to construct a circulation improvement and/or pay a development impact fee, as shown in Table 13-275, and if a finding is made that the development project's impacts will be mitigated at all affected intersections within three years of issuance of the first building permit for the development project, as described in subsection (b), unless additional right-of-way or coordination with other government agencies is required to complete the improvement. If right-of-way acquisition or coordination with other governmental agencies delays the improvement construction, appropriate measures shall be taken to ensure that the improvement construction occurs in a timely manner. Circulation improvements may be required sooner if, because of extraordinary traffic generation characteristics of the development project or extraordinary impacts to the surrounding circulation system, the circulation improvements are necessary to prevent significant adverse impacts. For phased development projects, the construction of circulation improvements may be phased as well based upon the findings of the traffic study.

When a development project affects a potentially deficient intersection, the development project's impacts shall be mitigated such that the intersection volume to capacity ratios identified in the general plan shall not be exceeded.

(d) Transportation demand management program. Where a transportation demand management program is used to reduce vehicle trips related to a development project, the program shall comply with the following:

(1) A conditional use permit for the development project and program must be approved by the planning commission consistent with the requirements of subsection (c). An annual report shall be prepared for the city at the expense of the property owner, to show whether the vehicle trip reduction identified in the program has been achieved and maintained.

(2) If the annual report demonstrates that the vehicle trip reductions identified in the program have not occurred, the conditional use permit shall be reevaluated and additional conditions imposed by the planning commission in order to meet the requirements of this article.

(3) The traffic impact development fees required under this article shall be based on the trip generation forecast without consideration of estimated reductions associated with a transportation demand management program. An application for a fee reimbursement may be approved by the city council pursuant to section 13-274(e), Development fee program, based upon documentation of average annual trip reduction over a three-year period as reported in the annual monitoring report referenced in section 13-273(c), Comprehensive transportation system improvement program.

(e) Change of use. Each development project approved under this article shall be reevaluated by the public services director when any change in use occurs which may increase the project's traffic generation. The purpose of this reevaluation is to assure that traffic capacity is available in the transportation system. Any increase in traffic generation by the change of use shall be subject to review by the appropriate reviewing authority who may impose additional conditions on the development project for the mitigation of the increased traffic generation.

TABLE 13-275 DEVELOPMENT IMPACT CRITERIA				
PROJECT DEVELOPMENT SIZE	**INTERSECTION CONDITION**	**ICU INCREASE[1]**	**MITIGATION MEASURE(S)**	**INTENT OF MITIGATION MEASURE(S)**
Projects generating less than 100 peak hour trip ends	Adequate (Standard Level of Service or better) OR Deficient (exceeds Standard Level of Service)	Less than 1%	Payment of impact fee	Contribute to implementation of the Comprehensive Transportation System Improvement Program
		1% or greater		
Projects generating 100 or more peak hour trip ends	Adequate (Standard Level of Service or better) OR Deficient (exceeds Standard Level of Service)	Less than 1%	Payment of impact fee	Contribute to implementation of the Comprehensive Transportation System Improvement Program
		1% or greater	Payment of impact fee and improvement construction by developer under conditions listed in footnote #2	Contribute to implementation of the Comprehensive Transportation System Improvement Program and mitigate development project's impacts

1 ICU = Intersection Capacity Utilization

2 When the project contributes 50% or more of the incremental impact at the intersection and all of the improvements identified in the general plan at the subject location are required as mitigation. If all of the improvements identified in the general plan are not required as mitigation, then only the improvements determined necessary by the public services director shall be constructed by the developer.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-276 Exemptions.

(a) Exempt development projects. Projects which fall within any of the categories listed below shall be exempt from the provisions of this article:

(1) Any residential construction that does not increase the number of permanent housing units on the lot where the construction takes place, such as remodeling or rebuilding an existing house or units. Second units are also exempt.

(2) Any industrial or commercial construction that neither increases the footprint nor square footage or changes the use on the lot where the construction takes place, such as remodeling or rebuilding an existing structure, and does not increase peak hour trip generation.

(3) Public benefit facilities limited to public libraries, public administration facilities, public parks, public utilities, schools and related facilities.

(4) Facilities serving the health and safety of the public, limited to hospitals, police, fire and safety facilities.
(Ord. No. 11-10, § 1, 9-20-11)

Title 13, Chapter XV, Group Homes

§ 13-310Purpose.

This chapter is intended to preserve the residential character of single-family residential neighborhoods and to further the purposes of the FEHA, the FHAA and the Lanterman Act by, among other things: (1) ensuring that group homes are actually entitled to the special accommodation and/or additional accommodation provided under the Costa Mesa Municipal Code and not simply skirting the city's boarding house regulations; (2) limiting the secondary impacts of group homes by reducing noise and traffic, preserving safety and providing adequate on street parking; (3) providing an accommodation for the handicapped that is reasonable and actually bears some resemblance to the opportunities afforded non-handicapped individuals to use and enjoy a dwelling unit in a single-family neighborhood; and (4) to provide comfortable living environments that will enhance the opportunity for the handicapped and for recovering addicts to be successful in their programs.

§ 13-311 Special use permit required.

(a) A group home that may otherwise be considered an unpermitted use may locate in an R1 zone with a special use permit provided:

(1) An application for a group home is submitted to the director by the owner/operator of the group home. The application shall provide the following:

i. The name, address, phone number and driver's license number of the owner/operator;

ii. If the applicant and/or operator is a partnership, corporation, firm or association, then the applicant/operator shall provide the additional names and addresses as follows and such persons shall also sign the application:

a. Every general partner of the partnership,

b. Every owner with a controlling interest in the corporation,

c. The person designated by the officers of a corporation as set forth in a resolution of the corporation that is to be designated as the permit holder;

iii. The license and permit history of the applicant(s), including whether such applicant(s), in previously operating a similar use in this or another city, county or state under license and/or permit, has had such license and/or permit revoked or suspended, and the reason therefor;

iv. The name, address, phone number and driver's license number of the house manager;

v. A copy of the group home rules and regulations;

vi. Written intake procedures;

vii. The relapse policy;

viii. An affirmation by the owner/operator that only residents (other than the house manager) who are handicapped as defined by state and federal law shall reside at the group home;

ix. Blank copies of all forms that all residents and potential residents are required to complete; and

x. A fee for the cost of processing of the application as set by resolution of the city council.

No person shall open a group home with an operator or begin employment with a group home until this information has been provided and such persons shall be responsible for updating any of this information to keep it current.

(2) The group home has six or fewer occupants, not counting a house manager, but in no event shall have more than seven occupants. If the dwelling unit has an accessory dwelling unit, occupants of both units will be combined to determine whether or not the limit of six occupants has been exceeded.

(3) The group home shall not be located in an accessory dwelling unit unless the primary dwelling unit is used for the same purpose.

(4) The group home has a house manager who resides at the group home or any multiple of persons acting as a house manager who are present at the group home on a 24 hour basis and who are responsible for the day-to-day operation of the group home.

(5) All garage and driveway spaces associated with the dwelling unit shall, at all times, be available for the parking of vehicles.

(6) Occupants must not require and operators must not provide "care and supervision" as those terms are defined by Health and Safety Code section 1503.5 and section 80001(c)(3) of Title 22, California Code of Regulations.

(7) Integral group home facilities are not permitted. Applicants shall declare, under penalty of perjury, that the group home does not operate as an integral use/facility.

(8) If the group home operator is not the property owner, written approval from the property owner to operate a group home at the property.

(9) The property must be fully in compliance with all building codes, municipal code and zoning.

(10) At least 48 hours prior to an occupant's eviction from or involuntary termination of residency in a group home, the operator thereof shall:

i. Notify the person designated as the occupant's emergency contact or contact of record that the occupant will no longer be a resident at the home;

ii. Contact the Orange County Health Care Agency OC Links Referral Line and/or another entity designated by the City to determine the services available to the occupant, including, but not limited to, alcohol and drug inpatient and outpatient treatment;

iii. Notify the city's Network for Homeless Solutions that an occupant is no longer a resident at the home, and determine the services available therefrom;

iv. Provide the information obtained from paragraphs ii and iii of this subsection (a)(10) and any other treatment provider or service to the occupant prior to his or her release on a form provided by the City and obtain the occupant's signed acknowledgement thereon;

v. Provided, however, that if the occupant's behavior results in immediate termination of residency pursuant to rules approved by the City as part of the special use permit for that facility, the operator shall comply with paragraphs i through iv of this subsection (a)(10) as soon as possible.

(11) Prior to an occupant's eviction from or involuntary termination of residency in a group home, the operator thereof shall also:

i. Make available to the occupant transportation to the address listed on the occupant's driver license, state-issued identification card, or the permanent address identified in the occupant's application or referral to the group home;

ii. Provided, however, that should the occupant decline transportation to his or her permanent address or otherwise has no permanent address, then the operator shall make available to the occupant transportation to another group home or residential care facility that has agreed to accept the occupant.

(12) The group home operator shall maintain records for a period of one year following eviction from or involuntary termination of residency of an occupant that document compliance with subsections (a)(10) and (a)(11) of this section; provided, however, that nothing herein shall require an operator of a group home to violate any provision of state or federal law regarding confidentiality of health care information. The group home operator may not satisfy the obligations set forth in subsection (a)(11) of this section by providing remuneration to the occupant for the cost of transportation.

(13) All drivers of vehicles picking up or dropping off persons at a group home shall comply with all applicable provisions of this Code and the Vehicle Code, including, but not limited to, those provisions regulating licensure and parking, standing and stopping.

(14) In addition to the regulations outlined above, the following shall also apply to sober living homes:

i. The sober living home is not located within 650 feet, as measured from the closest property lines, of any other sober living home or a state licensed alcoholism or drug abuse recovery or treatment facility.

ii. All occupants, other than the house manager, must be actively participating in legitimate recovery programs, including, but not limited to, Alcoholics Anonymous or

Narcotics Anonymous and the sober living home must maintain current records of meeting attendance. Under the sober living home's rules and regulations, refusal to actively participate in such a program shall be cause for eviction.

iii. The sober living home's rules and regulations must prohibit the use of any alcohol or any non-prescription drugs at the sober living home or by any recovering addict either on or off site. The sober living home must also have a written policy regarding the possession, use and storage of prescription medications. The facility cannot dispense medications but must make them available to the residents. The possession or use of prescription medications is prohibited except for the person to whom they are prescribed, and in the amounts/dosages prescribed. These rules and regulations shall be posted on site in a common area inside the dwelling unit. Any violation of this rule must be cause for eviction under the sober living home's rules for residency and the violator cannot be re-admitted for at least 90 days. Any second violation of this rule shall result in permanent eviction. Alternatively, the sober living home must have provisions in place to remove the violator from contact with the other residents until the violation is resolved.

iv. The number of occupants subject to the sex offender registration requirements of Penal Code section 290 does not exceed the limit set forth in Penal Code section 3003.5 and does not violate the distance provisions set forth in Penal Code section 3003.

v. The sober living home shall have a written visitation policy that shall preclude any visitors who are under the influence of any drug or alcohol.

vi. The sober living home shall have a good neighbor policy that shall direct occupants to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit. The good neighbor policy shall establish a written protocol for the house manager/operator to follow when a neighbor complaint is received.

vii. The sober living home shall not provide any of the following services as they are defined by section 10501(a)(6) of Title 9, California Code of Regulations: detoxification; educational counseling; individual or group counseling sessions; and treatment or recovery planning.

(15) An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to section 13-200.62.

(b) The special use permit shall be issued by the director as a ministerial matter if the applicant is in compliance or has agreed to comply with subsections (a)(1) through (a)(14) of this section. At least 10 days prior to issuing a special use permit, the director shall cause a courtesy written notice to be mailed to the owner of record and occupants of all properties within 100 feet of the location of the group home. The issuance of the special use permit shall be denied upon a determination, and if already issued shall be revoked upon a hearing, by the director if any of the following circumstances exist:

(1) Any owner/operator or staff person has provided materially false or misleading information on the application or omitted any pertinent information;

(2) Any owner/operator or staff person has an employment history in which he or she was terminated during the past two years because of physical assault, sexual harassment, embezzlement or theft; falsifying a drug test; and selling or furnishing illegal drugs or alcohol.

(3) Any owner/operator or staff person has been convicted of or pleaded nolo contendere, within the last seven to 10 years, to any of the following offenses:

i. Any sex offense for which the person is required to register as a sex offender under California Penal Code section 290 (last 10 years);

ii. Arson offenses—Violations of Penal Code Sections 451—455 (last seven years); or

iii. Violent felonies, as defined in Penal Code section 667.5, which involve doing bodily harm to another person (last 10 years).

iv. The unlawful sale or furnishing of any controlled substances (last seven years).

(4) Any owner/operator or staff person is on parole or formal probation supervision on the date of the submittal of the application or at any time thereafter.

(5) The owner/operator accepts residents, other than a house manager, who are not handicapped as defined by the FHAA and FEHA.

(6) A special use permit for a sober living home shall also be denied upon a determination, and if already issued, any transfer shall be denied or revoked, upon a hearing, by the director that any of the following additional circumstances exist:

i. Any owner/operator or staff person of a sober living home is a recovering drug or alcohol abuser and upon the date of application or employment has had less than one full year of sobriety.

ii. The owner/operator of a sober living home fails to immediately take measures to remove any resident who uses alcohol or illegally uses prescription or non-prescription drugs, or who is not actively participating in a legitimate recovery program from contact with all other sober residents.

iii. The sober living home, as measured by the closest property lines, is located within 650 feet of any other sober living home or state licensed alcoholism or drug abuse recovery or treatment facility. If a state-licensed alcoholism or drug abuse recovery or treatment facility moves within 650 feet of an existing sober living home this shall not cause the revocation of the sober living home's permit or be grounds for denying a transfer of such permit.

(7) For any other significant and/or repeated violations of this section and/or any other applicable laws and/or regulations, including, but not limited to, failure to comply with the provisions of subsections (a)(10) through (13).

(8) Revocation shall not apply to any group home, which otherwise would cause it to be in violation of this section, that has obtained a reasonable accommodation pursuant to section 13-200.62.

§ 13-312 Compliance.

(a) All group homes which are subject to this Chapter shall comply with the provisions hereof regardless of when they commenced operations.

§ 13-313 Severability.

Should any section, subsection, clause, or provision of this chapter for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This chapter shall be prospective in application from its effective date.

Title 13, Chapter XVI, Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (Planned Development Zones)

§ 13-320 Purpose.

This chapter is intended to preserve the residential character the City of Costa Mesa's residential neighborhoods and to further the purposes of the FEHA, the FHAA and the Lanterman Act by, among other things:

(a) Ensuring that group homes are actually entitled to the special accommodation and/or additional accommodation provided under the Costa Mesa Municipal Code and not simply skirting the city's boarding house regulations;

(b) Limiting the secondary impacts of group homes by reducing noise and traffic, preserving safety and providing adequate off-street parking;

(c) Providing an accommodation for the handicapped that is reasonable and actually bears some resemblance to the opportunities afforded non-handicapped individuals to use and enjoy a dwelling unit in a residential neighborhood; and

(d) To provide comfortable living environments that will enhance the opportunity for the handicapped, including recovering addicts to be successful in their programs.

§ 13-321 Definitions.

Property. For purposes of this chapter, "property" is defined as any single development lot that has been subdivided bearing its own assessor's parcel number or with an approved subdivision map or condominium map.

§ 13-322 Group homes in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones with six or fewer occupants.

(a) A special use permit shall be required for and may be granted to permit the operation of a group home including a sober living home with six or fewer occupants in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones subject to the following requirements:

(1) The application for and operation of the group home complies with subsections (a)(1), (a)(2) and (a)(4) through (a)(14) of section 13-311.

(2) The application includes a live scan of the house manager and/or operator of the group home.

(3) The group home or sober living home is at least 650 feet from any other property, as defined in section 13-321, that contains a group home, sober living home or state-licensed drug and alcohol treatment facility, as measured from the property line.

(b) The development services director may issue, revoke or deny a special use permit for a group home including a sober living home subject to this chapter pursuant to the procedures and requirements of section 13-311.

(c) An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to section 13-200.62.

§ 13-323 Conditional use permit required for group homes, residential care facilities and drug and alcohol treatment facilities in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) with seven or more occupants.

A conditional use permit shall be required for and may be granted to allow the operation of a group home, state-licensed residential care facility or state-licensed drug and alcohol treatment facility with seven or more occupants in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones subject to the following conditions:

(a) The requirements of Chapter III, Planning Applications, of this title have been met.

(b) The group home, residential care facility or state-licensed drug and alcohol treatment facility is at least 650 feet from any property, as defined in section 13-321, that contains a group home, sober living home or state-licensed drug and alcohol treatment facility, as measured from the property line, unless the reviewing authority determines that such location will not result in an over-concentration of similar uses.

(c) The applicant obtains an operator's permit as required by Article 23, Chapter 2 of Title 9, except that this requirement shall not apply to any state-licensed residential care facility, state licensed drug and alcohol treatment facility, or group home without an operator.

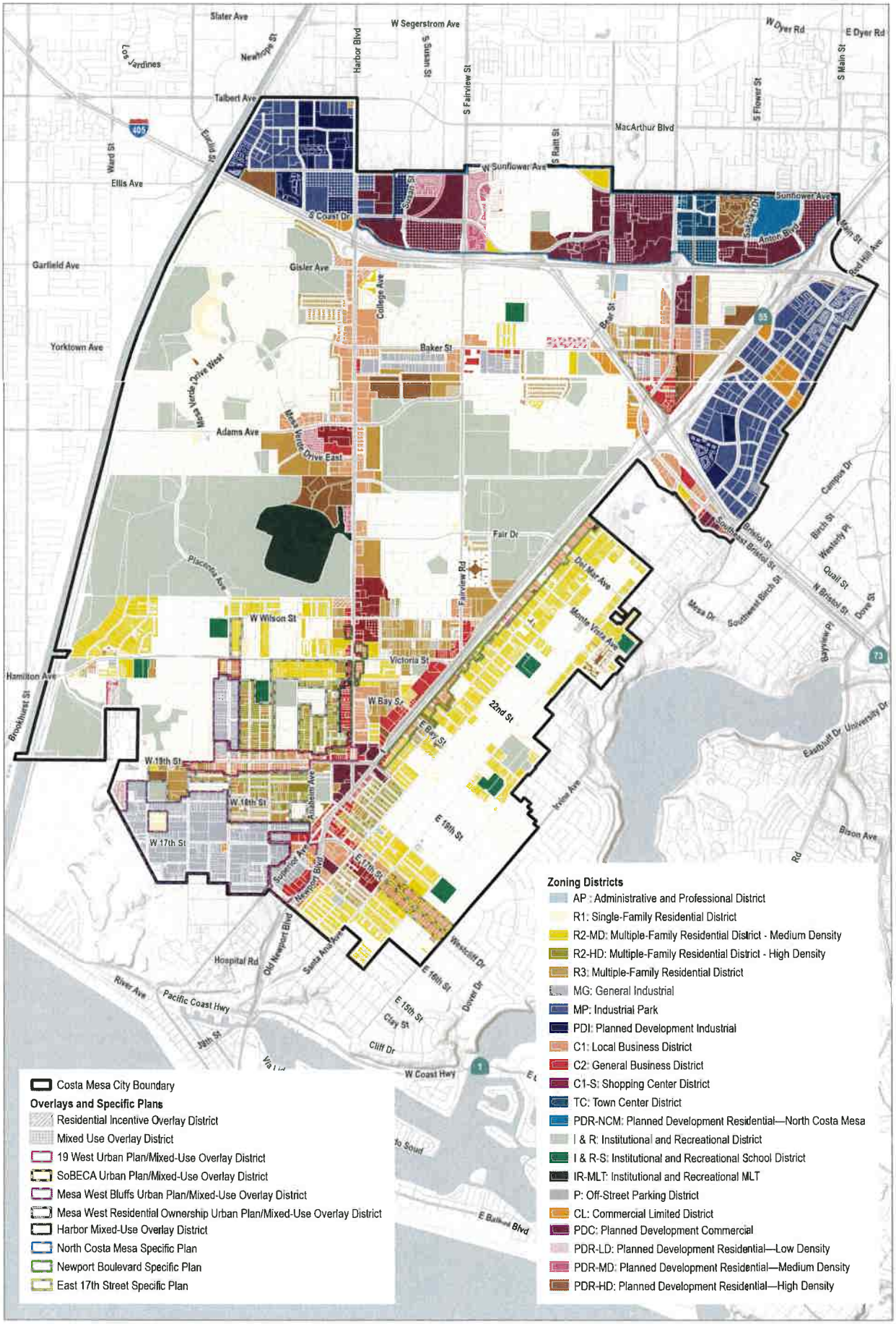
(d) The findings for granting a conditional use permit in accordance with subsection 13-29(g) are met.

§ 13-324 Compliance.

(a) All group homes which are subject to this Chapter shall comply with the provisions hereof regardless of when they commenced operations.

§ 13-325 Severability.

Should any section, subsection, clause, or provision of this chapter for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter; it being hereby expressly declared that this chapter, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This chapter shall be prospective in application from its effective date.



SOURCE: City of Costa Mesa, Orange County Sanitation District, Open Street Map

0 0.25 0.5 Miles

Zoning Districts

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

RESOLUTION NO. PC-2026-04

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 AN AMENDMENT TO THE NORTH COSTA MESA SPECIFIC PLAN FOR CONSISTENCY WITH AMENDMENTS TO COSTA MESA MUNICIPAL CODE TITLE 13, CHAPTER V DEVELOPMENT STANDARDS, MIXED-USE OVERLAY DISTRICT, TO REZONE HOUSING ELEMENT OPPORTUNITY SITES WITHIN THE NORTH COSTA MESA SPECIFIC PLAN AREA (PSPA-26-0001)

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

WHEREAS, the City Council of the City of Costa Mesa adopted the 2015-2035 General Plan, a long-range comprehensive guide for the orderly development of Costa Mesa, on June 21, 2016;

WHEREAS, the City Council of the City of Costa Mesa adopted the North Costa Mesa Specific Plan by Resolution No. 94-67 in July 1994;

WHEREAS, the North Costa Mesa Specific Plan provides additional planning guidelines and standards for several large development areas located in North Costa Mesa;

WHEREAS, by its very nature, the North Costa Mesa Specific Plan needs to be updated and refined to account for existing and projected community needs;

WHEREAS, California Government Code Section 65580 et sec. (State Housing Element Law) requires each city and county to adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, quantified objectives, and sites to further the development, improvement, and preservation of housing;

WHEREAS, the City's Sixth Cycle (2021-2029) Housing Element was adopted by the 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 the City Council;

WHEREAS, this Resolution would establish the applicable standards in Section 13-83.58 "Properties Identified in the Housing Element" of the Costa Mesa Municipal Code as the

prevailing planning, zoning, and development standards for any Lower-Income Housing Element Site within the North Costa Mesa Specific Plan;

WHEREAS, North Costa Mesa Specific Plan amendment would allow the Mixed-Use Overlay District to supersede the base zoning and Specific Plan allowances on Lower-Income Housing Element Opportunity Sites pursuant to concurrently proposed new Costa Mesa Municipal Code Section 13-83-58(e);

WHEREAS, the rezoning of Housing Element Opportunity Sites is exempt from Title 13, Chapter IX Special Land Use Article 22, An Ordinance to give the People of Costa Mesa Control of Their Future (Measure Y) pursuant to Costa Mesa Municipal Code Section 13-200.106(g);

WHEREAS, adoption of a specific plan amendment is considered a legislative action subject to the discretionary approval of the City Council;

WHEREAS, a Study session was held by the Planning Commission on January 26, 2026 with all persons having the opportunity to speak for and against the amendments;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 9, 2026 with all persons having the opportunity to speak for and against the amendments;

WHEREAS, on November 15, 2022, the Costa Mesa City Council adopted Resolution No. 2022-67, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites for the Sixth Cycle (2021-2029) Housing Element, which provided environmental clearance for the adoption of the Housing Element;

WHEREAS, the proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure, accordingly, the proposed amendments are statutorily exempt from California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085 (an exemption also known as SB 131);

WHEREAS, the CEQA statutory exemption for this proposal 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 judgement, hereby RECOMMENDS APPROVAL of the North Costa Mesa Specific Plan amendment incorporated herein as Exhibit A.

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 in compliance with 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 9th day of February, 2026.

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-2026-04 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on February 9, 2026 by the following votes:

AYES: Harlan, Andrade, Dickson, Klepack, Martinez, Rojas

NOES: Zich

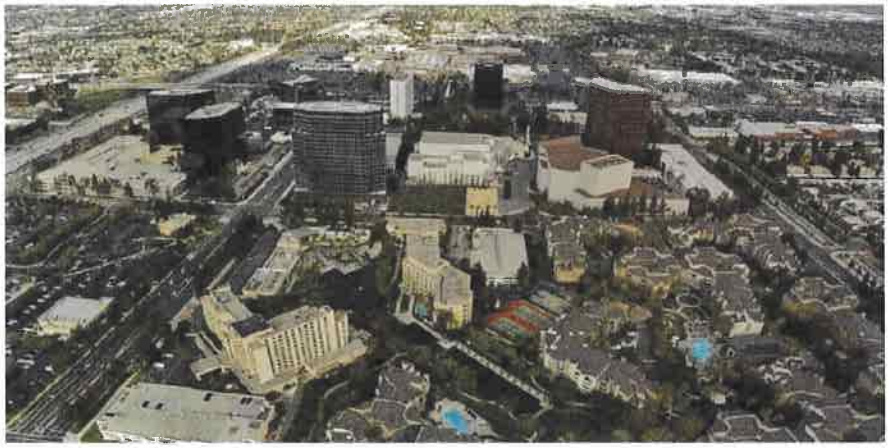
ABSENT: None

ABSTAIN: None

Carrie Tai, Secretary
Costa Mesa Planning Commission

Exhibit A

NORTH COSTA MESA SPECIFIC PLAN



City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, 92628

Updated: Month 2026

This page intentionally left blank

SUMMARY OF NORTH COSTA MESA SPECIFIC PLAN AMENDMENTS

The North Costa Mesa Specific Plan was adopted by the Costa Mesa City Council in July 1994. Since adoption, the plan has been amended. The following table provides a list and a brief description of the amendment(s).

AMENDMENT #	DATE OF ADOPTION	DESCRIPTION OF AMENDMENT
SP-98-04	April 19, 1999	Created a site-specific FAR of 0.72 for South Coast Metro Center (Area 6).
SP-99-02	July 3, 2000	Increased the site-specific FAR to 0.79 for South Coast Metro Center (Area 6).
SP-00-01	February 5, 2001	Created a new Cultural Arts Center designation and corresponding FAR of 1.77 for South Coast Plaza Town Center (Area 4).
SP-00-02	November 19, 2001	Increased the size of Area 1, and amended land use designations, floor area ratio, and trip budgets for Segerstrom Home Ranch (Area 1)
SP-02-01	July 1, 2002	Updated regulations to be consistent with 2000 General Plan.
SP-03-02	November 17, 2003	Amended acreage and building square footage allocation in Area 1 sub-areas.
SP-03-01	February 2, 2004	Incorporated the Theater and Arts District Plan into the plan.
SP-06-01	March 27, 2006	Amendment to the Theater and Arts District Plan regarding financing.
SP-06-02	January 16, 2007	Amendment to allow high-rise residential development In Sub-areas 4, 5, and 6 in this specific plan.
SP-07-01	November 20, 2007	Amendment to allow high-rise residential development for Wyndham Boutique Hotel / High-Rise residential project at 3350 Avenue of Arts, Area 5.
SP-11-01	September 20, 2011	Amendment to Sakioka Lot 2
SP-15-01	October 20, 2015	Clarifying language to South Coast Plaza Town Center
SP-16-01	September 06, 2016	Updating Home Ranch, 3350 Avenue of the Arts and Sakioka Lot 2 per 2015-2035 General Plan Update
PSPA-26-0001	Month Day, 2026	Amendment to reflect General Plan Land Use Element and Mixed-Use Overlay District Amendments, including identified Housing Element sites, and corresponding General Plan Land Use Map and City's Zoning Map.

SP-94-01

NORTH COSTA MESA SPECIFIC PLAN

PREPARED BY:

City of Costa Mesa Planning Division

July 1994

Adopted by Resolution #94-67
Amended April 1999
Amended July 2000
Amended February 2001
Amended November 2001
Amended July 2002
Amended November 2003
Amended February 2004
Amended March 2006
Amended January 2007
Amended November 2007
Amended September 2011
Amended October 2015
Amended September 2016
Amended Month 2026

TABLE OF CONTENTS

1.0 INTRODUCTION 5

Authority and Scope 5
Specific Plan Contents 5

2.0 DEVELOPMENT SETTING 6

Location 6
Existing General Plan and Zoning Designations 9
Mixed-Use Overlay District 12
Land Use Compatibility/Integration 14
Circulation 20
Nonconformity 28
Parks and Recreation 30
Fire Protection Services 32

3.0 SUBAREA ANALYSIS 33

Area 1-Home Ranch 33
Area 2-Metro Pointe 41
Area 3- South Coast Plaza 43
Area 4- South Coast Plaza Town Center 45
Area 5- The Lakes 55
Area 6- South Coast Metro Center 60
Area 7- Sakioka Lot 1 67
Area 8- Sakioka Lot 2 73

4.0 DEVELOPMENT STANDARDS 79

5.0 IMPLEMENTATION 87

APPENDIX A- Noise Estimates 91
APPENDIX B- Parks and Recreation 93
APPENDIX C- General Plan Policies 96
APPENDIX D- Theater and Arts District Plan (bound separately)

LIST OF FIGURES

Figure 1- Location 7
Figure 2- Existing Land Uses 8
Figure 3- General Plan Land Use Designations 13
Figure 4- Zoning 14
Figure 5- Land Use Integration 16
Figure 6- Imaginary Surfaces for JWA 18
Figure 7- Master Plan of Highways 22
Figure 8- Bikeways 25
Figure 9- Urban Rail Alternatives 27
Figure 10- Parks 31
Figure 11- Area 1 36
Figure 11a- Historical Preservation Area 37
Figure 11b- Home Ranch Building Heights 38
Figure 12- Area 2 40
Figure 13- Area 3 44
Figure 14- Area 4 49
Figure 14A- SCPTC Conceptual Location of Future Projects 50
Figure 14B - Aerial Map of Location of Future Projects 51
Figure 15- Area 5 56
Figure 16A- Area 6 65
Figure 16B- Area 6 Sub-Areas 66
Figure 17- Area 7 68
Figure 18-Area 8 75
Figure 19- Development Standards Summary 78

LIST OF TABLES

Table 1- General Plan Designations 13
Table 2- Maximum Building Heights 19
Table 3- Master Plan of Highways Improvements 23
Table 4- Floor Area Ratio Nonconformities 28
Table 4a- Segerstrom Home Ranch Sub-Areas Statistical Summary 34
Table 5A- South Coast Plaza Town Center Subarea Statistics 46
Table 5B- Statistical Summary of Unbuilt SCPTC Components as of 2006 52
Table 6A- South Coast Metro Center Sub-Area Statistics 62
Table 6B-South Coast Metro Center Maximum Building Heights 64
Table 7- Sakioka Lot 1 Density Bonus Program 72
Table 8- Sakioka Farms Lot 2 Density Bonus Program 76
Table 9- Public Improvement Implementation Schedule. 89

1.0 INTRODUCTION

Authority and Scope

This specific plan has been prepared for a portion of North Costa Mesa in accordance with the California Government Code Section 65450 et seq. The plan area encompasses 423 acres and is an established area of the City with many identifiable and diversified components, including the urban mixed use development of South Coast Plaza Town Center. There is still, however, a considerable amount of undeveloped land within the plan area that prompts the need for this specific plan.

The 1990 General Plan, adopted on March 16, 1992, specifies the land use designations and accompanying residential densities and commercial and industrial intensities for the plan area, as well as numerous policies that are relevant or specific to North Costa Mesa. In 2001, the City of Costa Mesa 2000 General Plan was adopted, which was primarily a technical update of the 1990 General Plan. (See Appendix C for a listing of relevant General Plan policies). It is the intent of this specific plan to implement the policies of the General Plan through the adoption of development standards. These standards recognize the development potential of the plan area and the need to sensitively integrate new development with the surrounding areas, and, therefore, promote both resident and business community confidence in the long-term vision for the plan area.

Specific issues that are addressed in this plan are as follows:

- Land Use Compatibility/Integration
- Building Heights
- Nonconformity
- Density Bonuses
- Circulation
- Urban Rail Transit
- Parks and Recreation
- Fire Protection Services

Specific Plan Contents

This specific plan provides a comprehensive review and analysis of the plan area. Section 2 provides an overview of the plan area's development setting. In Section 3, the development issues that will present a challenge to future development of each subarea are identified, and Section 4 provides the development standards which address these issues. Finally, Section 5 discusses the specific plan's implementation on timing.

2.0 DEVELOPMENT SETTING

Location

The North Costa Mesa plan area comprises the northernmost portion of the City of Costa Mesa, i. e., that area north of the San Diego Freeway (I-405) and generally east of Harbor Boulevard. South Coast Drive and Sunflower Avenue generally form the northern boundary of the plan area and the Costa Mesa Freeway (SR-55) is the eastern border. Costa Mesa's surrounding cities include Fountain Valley and Huntington Beach to the west, Santa Ana to the north and east, Irvine to the east, and Newport Beach to the south. Major regional facilities include John Wayne Airport to the southeast of the plan area. See Figure 1.

Figure 2 indicates the existing land uses as well as the eight subareas the plan area has been divided into for analysis purposes.

Location Map

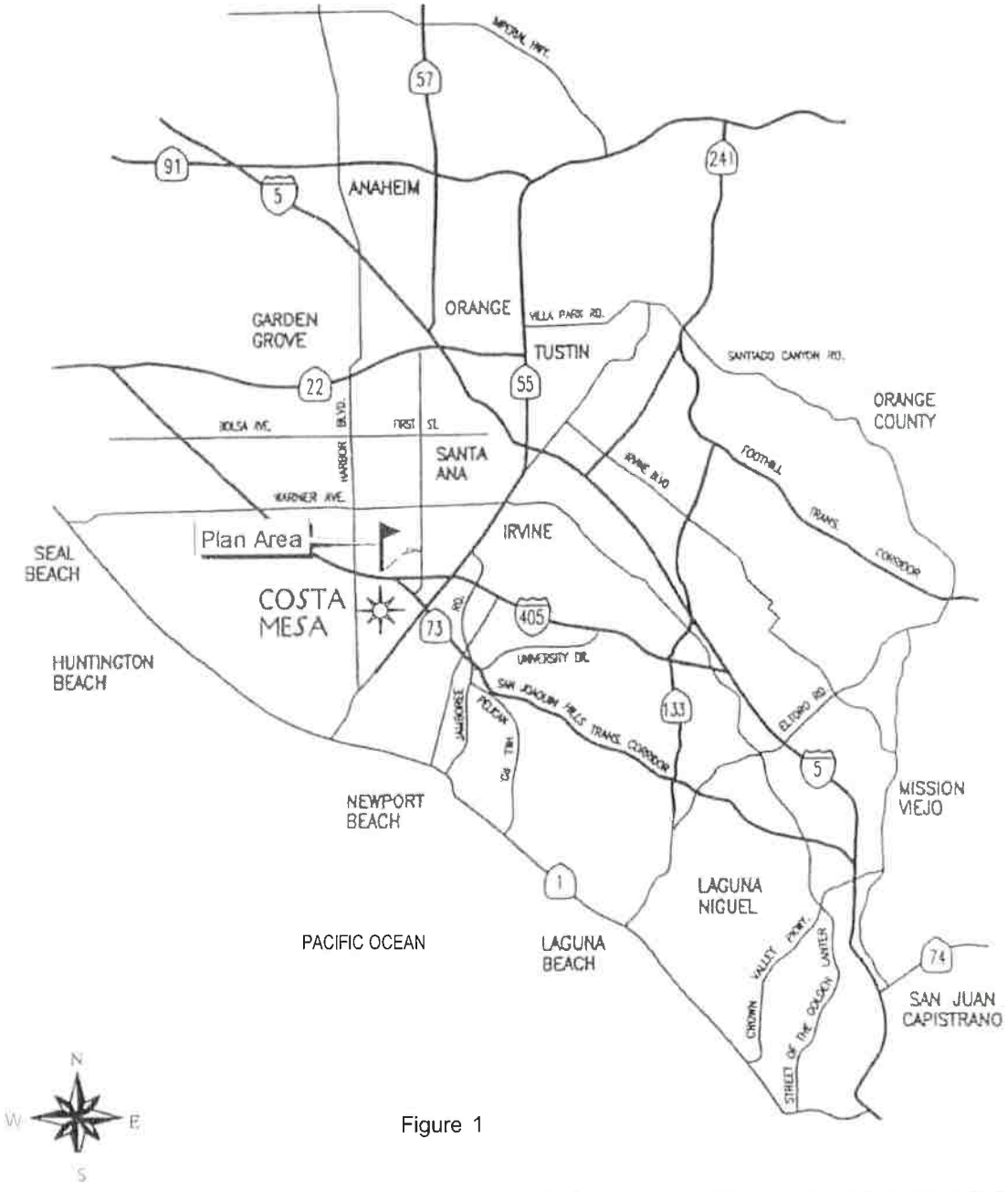


Figure 1

NORTH COSTA MESA SPECIFIC PLAN

Updated November 2001

LEGEND

- Vacant Land Parcels
- North Costa Mesa Specific Plan Area

Note: All maps and figures in the North Costa Mesa Specific Plan are not to scale and are provided for illustrative purposes only.

1 - Home Ranch
2 - Metro Pointe
3 - South Coast Plaza
4 - South Coast Plaza Town Center
5 - The Lakes
6 - South Coast Metro Center / Experian
7 - Sakioka Lot 1
8 - Sakioka Lot 2

N

Existing Land Uses Figure 2

Existing General Plan and Zoning Designations

Figure 3 indicates the General Plan land use designations for the area of the City north of the I-405, and Figure 4 indicates the accompanying zoning designations. Table 1 summarizes the development parameters of the General Plan land use designations, and the compatible zoning districts.

As shown in Table 1, the General Plan establishes Floor Area Ratios (FARs) for all non-residential land use designations. The FAR is used to determine the maximum amount of building that is allowed on a lot or parcel. Several land use categories in the plan area contain stepped FARs which are tied to the traffic characteristics of the proposed land use. Residential density is measured in dwelling units per acre. Trip budgets have also been established for properties in the plan area designated as Urban Center Commercial, Cultural Arts Center, or Regional Commercial in the plan area. The industrial portion of Home Ranch also has a trip budget. When applicable, the FAR, or in the case of residential, dwelling units per acre, and trip budget work in concert to ensure that building intensity and trip generation do not exceed the capacity of the circulation system in the plan area. The trip budget for individual properties is given in Section 3.

The lowest FARs are found in the Neighborhood Commercial designation as well as in the residential, industrial and public-semi land use designations. The highest FARs are allowed in the Regional Commercial, Cultural Arts Center, and Urban Center Commercial land use designations. The General Plan does not allow the established floor area ratio to be exceeded in any instance.

Trip budgets are calculated on a square footage basis for commercial, industrial, residential, and institutional land uses. As with FARs, trip budgets cannot be exceeded. The General Plan, however, does allow for the transfer of trip budgets in the plan area in the following circumstances:

1. The combination and/or transfer of trips shall only be allowed in the area of the City that is north of the I-405 and east of Harbor Boulevard, and shall be limited to parcels within a one-mile radius of each other.
2. Trip budget transfers shall be evaluated in the review and approval of a planned development or master plan project. Sufficient conditions of approval shall be applied to the master plan or development plan to ensure long-range control over subsequent phases of development.
3. The combination and/or transfer of trips shall not result in any greater impacts on the surrounding circulation system then would occur if each Traffic Analysis Zone (TAZ) was developed independently. (Consult with the Planning Division for a figure depicting TAZs)
4. 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 FAR and trip generation rates provided herein.

5. 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.

6. Approval of the master plan or development plan shall be conditioned to ensure compliance with the above criteria and to preclude future overdevelopment on portions of the project or properties from which trip budgets were transferred.

7. Trip budget transfers shall be recorded against the properties.

Therefore, if a property is underdeveloped in terms of its trip budget, there is the possibility that the "excess" trips could be transferred to another parcel to augment its trip budget.

It should be noted that all the Planned Development (PD), Town Center (TC), and Shopping Center (C1-S) zones require Planning Commission review and approval of the land use mix and building location.

Mixed-Use Overlay District and Properties identified in the Housing Element

In 2026, this specific plan was amended for consistency with an amendment to the City's Zoning Map, which resulted in the rezoning of several properties in the plan area to encourage and facilitate residential and mixed-use development. While base zoning districts remain the same, the Mixed-Use Overlay District (MUOD) was applied to several parcels in the PDC, I&R, PDR-HD, TC, C1, and PDI zoning districts within the plan area. The MUOD is an overlay district and shall only apply to the parcels identified in the City's Zoning Map. This specific plan shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code on a qualifying property. However, it should be noted that projects identified on Lower-Income Housing Element Sites shall be governed by Section 13-83.58.e, (Supersession of Overlay) of Article 11, and the provisions of that Section shall supersede and prevail over any conflicting provisions of the underlying base zone, including, but not limited to, minimum residential densities and capacities, minimum residential floor area, ministerial review and approval, and permitted uses, and all other applicable zoning provisions, such as other urban plans, overlays, and specific plans, including this specific plan.

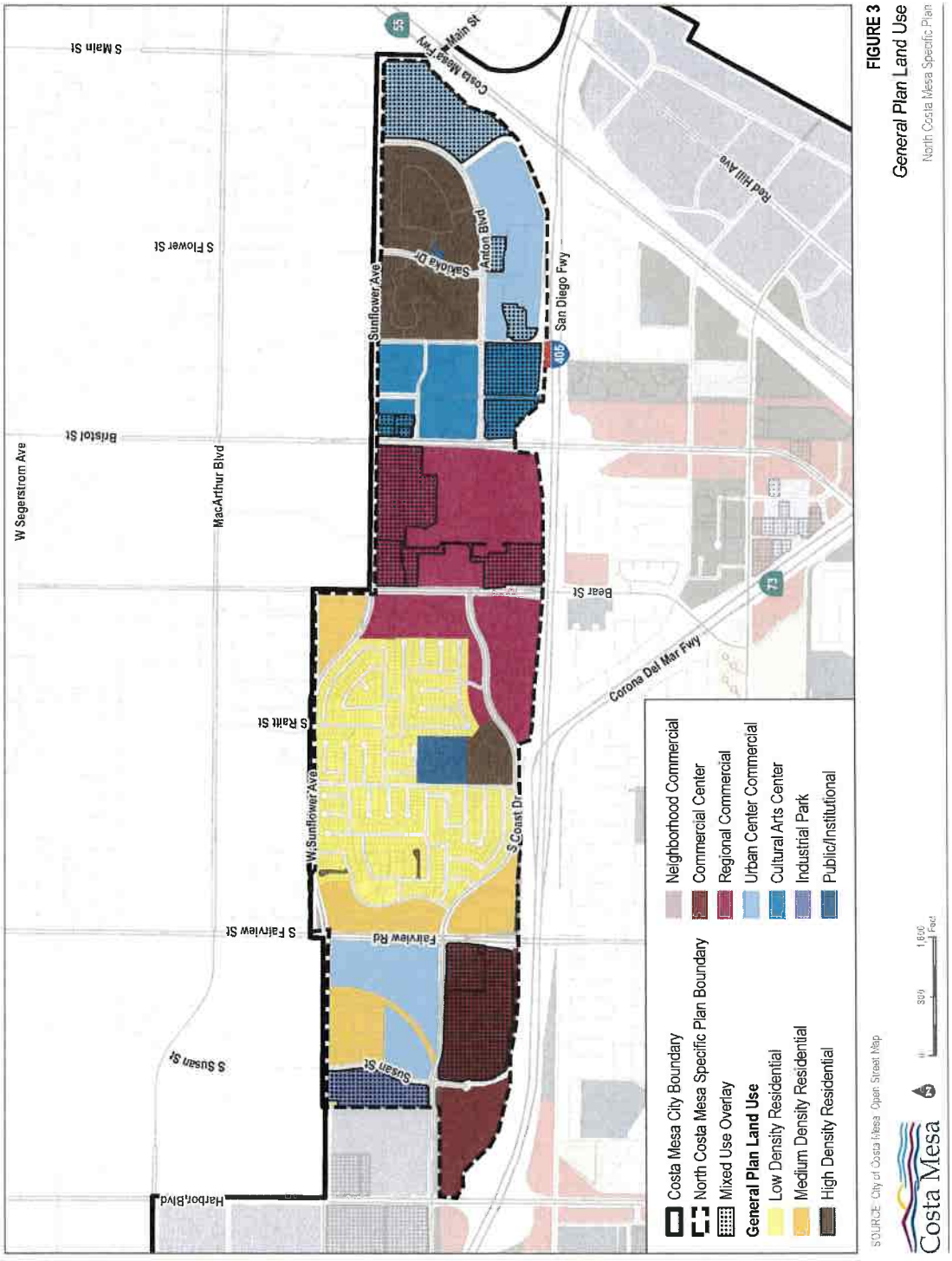


FIGURE 3
General Plan Land Use
North Costa Mesa Specific Plan

Updated Month 2026

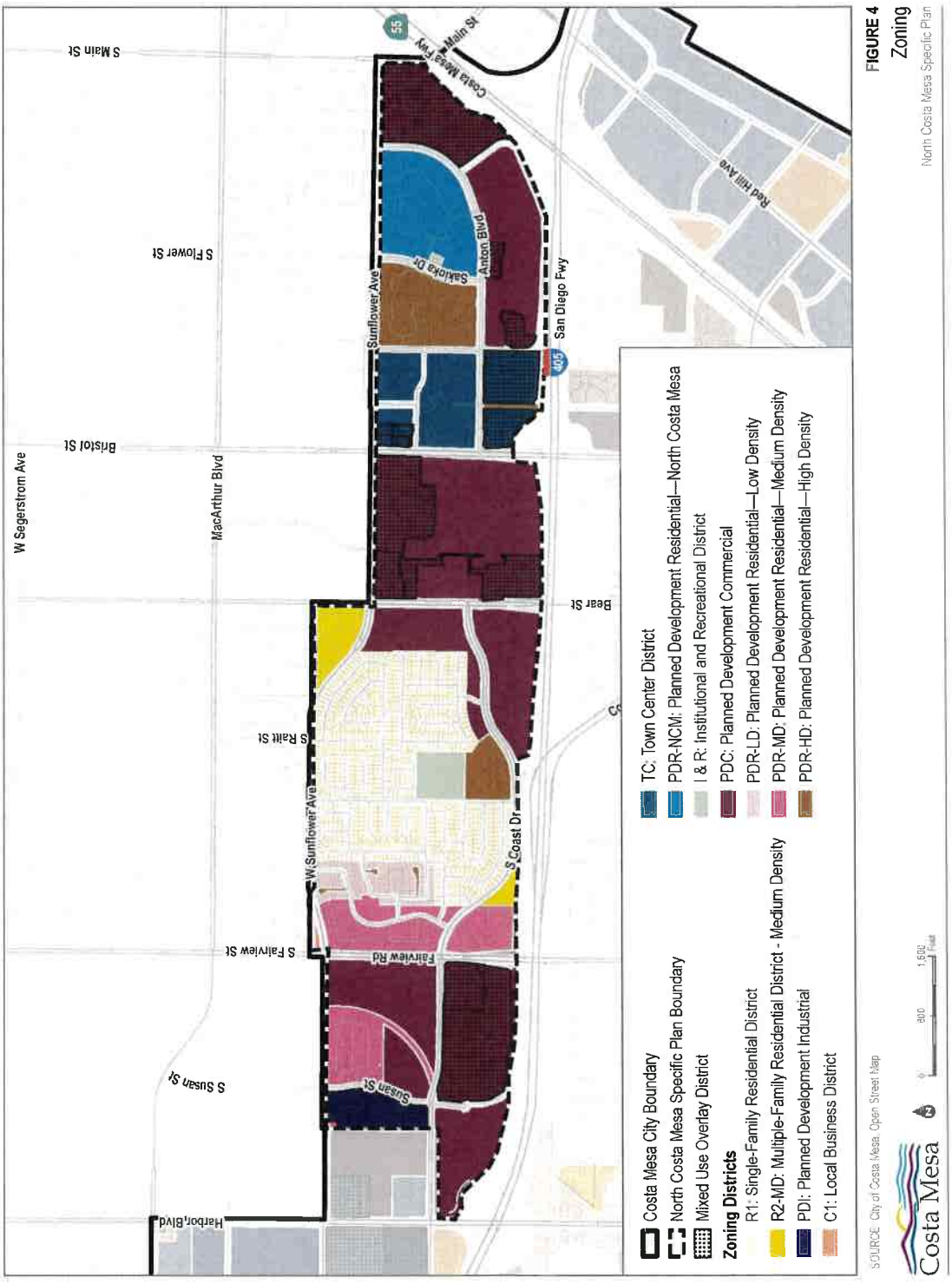


FIGURE 4
Zoning
North Costa Mesa Specific Plan

Updated Month 2026

Table 1- General Plan Designations North Costa Mesa Specific Plan

GENERAL PLAN DESIGNATION	TYPICAL USES	RESIDENTIAL DENSITY	FLOOR AREA RATIO	COMPATIBLE ZONING
Low Density Residential	Single family detached and attached units, granny units, accessory apartments, family day care	Less than or equal to 8 units per acre.	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, POR-LD, I &R
Medium Density Residential	Single-family attached units, multiple family units, senior congregate care facilities, convalescent hospitals, and group residential homes. Ancillary commercial uses are permitted the planned development zone.	Less than or equal to 12 units per acre	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, R2-MD, PDR-MD, ~~MU~~MUOD, I&R
High Density Residential	Multiple family units, senior congregate care facilities, convalescent hospitals and group residential homes. Ancillary commercial uses are permitted in the planned development zones.	Less than or equal to 20 units per acre: except the density in the PDR-NCM zone is 25 to 35 units per acre. See also The Lakes for site-specific density.	0.15 high traffic 0.25 moderate traffic 0.35 high traffic	R2-HD,R3, PDR-HD, PDR-NCM, ~~MU~~MUOD, I&R
Commercial Center	Major shopping, service, and office facilities designated serve city-wide and regional markets.	Less than or equal to 20 units/acre	0.25 high traffic 0.35 moderate traffic 0.45 low traffic 0.75 very low traffic *Except that Home Ranch has a site-specific FAR* 0.37 for the IKEA portion of the project and 0.64 for the office portion	C1, C2, C1-S, PDC, AP, P, CL
Regional Commercial	Regional scale uses including major department stores, specialty retail outlets, restaurants, offices, and	Less than or equal to 20 units/acre	0.652 South Coast Plaza (east of Bear Street) 0.89 South Coast Plaza (west of Bear Street)	PDC
Urban Center Commercial	Intensively developed mixed commercial including offices, retail shops, restaurants, and hotels. Residential uses are also permitted pursuant to the North Costa Mesa Specific Plan	Less than or equal to 20 units/acre. Exceptions: South Coast Metro Center (Area 6) has a site specific density of 100 units per acre; Sakioka Lot 2 may be up to 28 units/ac for mixed- use development.	South Coast Metro Center (Area 6) has a site- specific FAR of 0.79 Sakioka Lot 2 (Area 8) has a maximum site- specific FAR of 1.0.	PDC,TC
Cultural Arts Center	Mixed commercial, residential, office and cultural uses.	–	1.77 See also the South Coast Plaza Town Center discussion regarding the FAR.	TC
Industrial Park	Wide variety of industrial and compatible office and support commercial uses.	Less than or equal to 20 units/acre	0.20 high traffic 0.30 moderate traffic 0.40 low traffic 0.75 very low traffic	MP, POI, CL
Public and Semi-Pubic	Parks, hospitals, schools, religious facilities, fairgrounds, and public facilities.	–	0.25	I& R. I&R-S, P
Mixed Use Overlay	Housing, such as multifamily dwellings, blending residential uses into key areas that are served by various shopping, convenience, employment, and community-serving uses.	Less than or equal to 90 units/acre	1.0	MUOD

Updated Month 2026

Land Use Compatibility/Integration

The plan area and its immediate surroundings contain a variety of land uses that range from single family residential homes to high-rise offices which provide a good mix of housing opportunities, commercial goods and services, entertainment, and employment opportunities in a relatively small geographical area. This mix allows people the opportunity to live near their jobs, and gives residents and employees a full range of commercial services near their homes or jobs. This reduces traffic congestion and improves air quality. Mass transit opportunities are also more easily developed in this type of community setting.

Several General Plan policies support the development of mixed-use projects along or near transit routes as a means to improve air quality and reduce traffic congestion.1 Mixed use projects also add variety and interest to an area by supporting day and evening activities. The South Coast Plaza Town Center, South Coast Metro Center, and The Lakes projects currently provide the opportunity to live, work, shop and be entertained within a compact and pleasant urban environment.

The benefits of having a mix of land uses in an area can quickly be lost if there is not enough forethought in the design and location of diverse uses. Common problems include tall buildings overshadowing adjacent buildings and outdoor areas, late night commercial uses affecting residential areas, heavy truck or automobile traffic affecting access to residential areas, inadequate parking availability, and incompatible land uses being located adjacent to one another. Residential areas are particularly sensitive land uses, but commercial and/or industrial uses may also be impacted by inappropriate siting of land uses. Figure 5 highlights the location of existing and future residential areas. In 2006, this specific plan was amended to allow high-rise residential development in Areas 4, 5, and 6. See Section 3.0 for additional discussion.

It should also be noted that a residential component could be incorporated into any Planned Development Zone in the plan area (see Figure 4 for Zoning). New commercial and industrial developments anticipated by the General Plan are also shown in Figure 5.

Noise

A major concern related to land use compatibility is noise. The City of Costa Mesa uses the Community Noise Equivalent Level (CNEL) to measure and regulate noise. The City's maximum acceptable exterior noise level for residential areas is 65 CNEL. The plan area's primary source of noise is vehicular and two major sources are the 1-405 to the south and the Costa Mesa Freeway to the east. Likewise, the plan area's major streets are another source of noise. Appendix A provides a list of the existing and General Plan build-out CNEL levels in the plan area.

New residential development as well as other sensitive land uses shall be required to comply with the General Plan and zoning ordinance standard of 65 CNEL for exterior recreation areas and 45 CNEL for interior areas. However, for high-rise residential developments, the exterior standard of 65 CNEL only applies to common outdoor recreation/amenity areas that are located at the ground level. Recreation/amenity areas located above the ground floor and private patios and balconies are exempt from the 65 CNEL requirement due to the urbanized

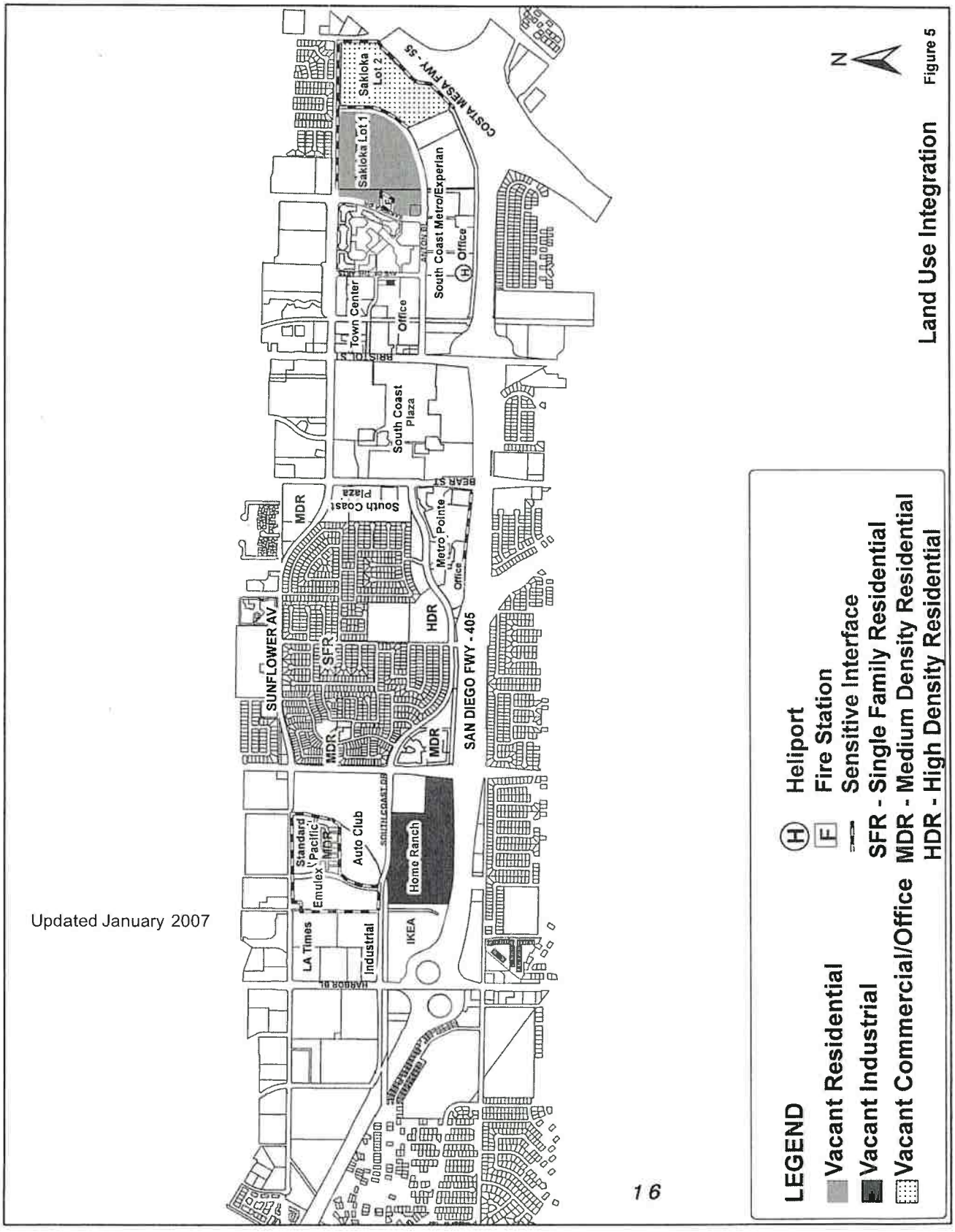
nature of the overall setting. Mitigation measures may be used in order to achieve these noise levels.

John Wayne Airport is located to the east of the plan area. Although the 60 CNEL contour encompasses the area generally east of Avenue of the Arts, the 65 CNEL contour is outside of the plan area, and therefore does not impact existing or future land uses. One heliport is located in the plan area in South Coast Metro Center atop the building located at 555 Anton Boulevard.

---

[1] See Policies LU-1A.1, LU-1F.5, and CIR 1A.9 in Appendix C.

Updated January 2007



Land Use Integration Figure 5

Updated January 2007

Building Heights

Existing building heights in the plan area vary from single story single family homes to twenty-one story office buildings. Generally, the high-rise office buildings are located in the South Coast Plaza Town Center and South Coast Metro Center areas; the Metro Pointe area has approval for additional buildings that include two fifteen story buildings. The buildings at South Coast Plaza and Crystal Court vary from one to three stories in height.

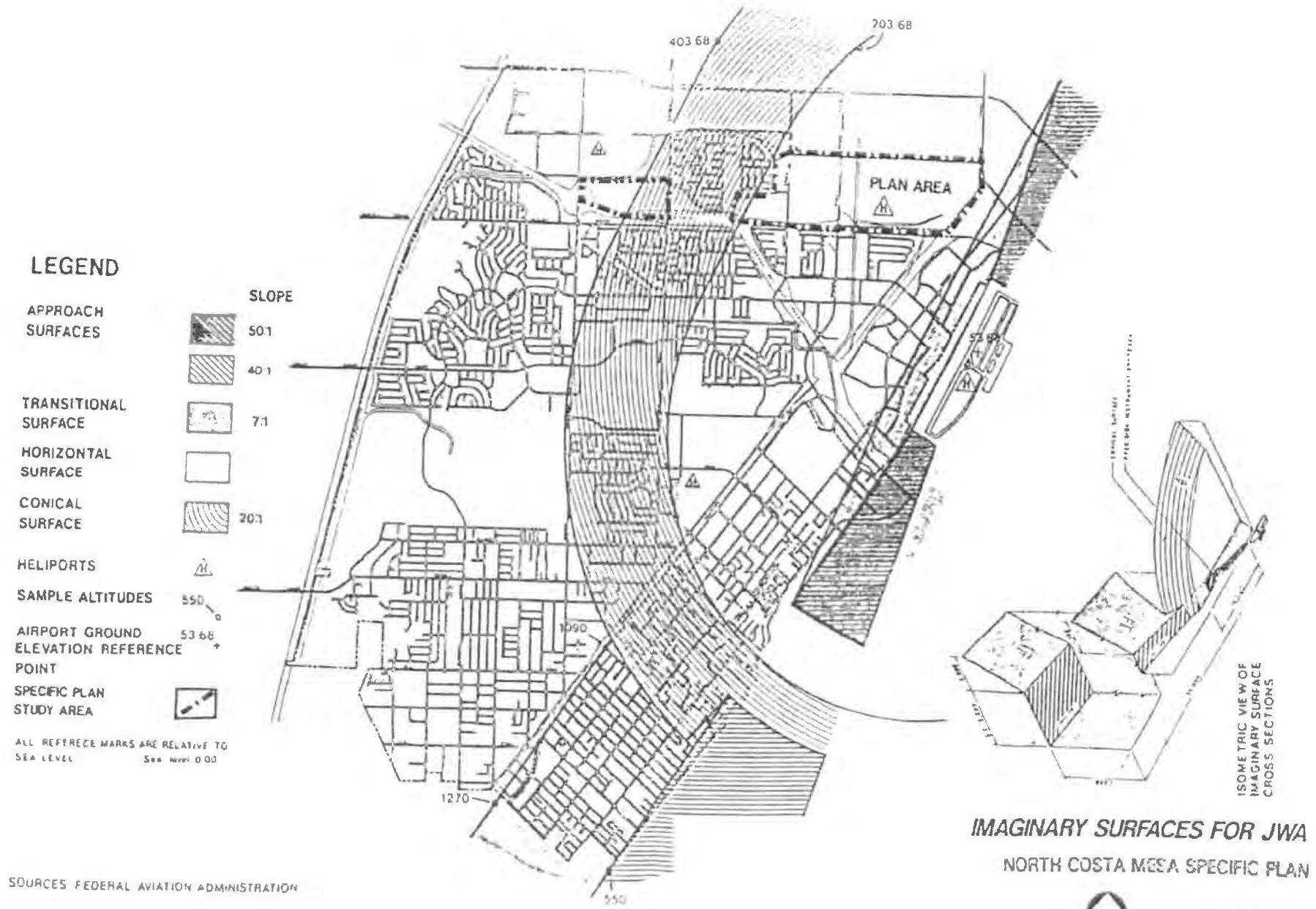
The General Plan does not establish a general limit on building heights north of the I-405 but rather contains two policies that provide guidelines for determining the appropriate building height. Policy LU-1C.1 permits the construction of buildings over two stories or 30 feet only when it can be shown that the building height will not impact surrounding developments. Policy LU-1C.3 prohibits the construction of buildings that present a hazard to air navigation at John Wayne Airport as determined by the Federal Aviation Agency.[2]

Policy LU-1C.3 is particularly relevant to the plan area, since the portion of the plan area generally east of the Metro Pointe property is within the imaginary horizontal surface of John Wayne Airport. Beyond the horizontal surface for another 4,000 feet is the imaginary conical surface. See Figure 6. These imaginary surfaces are the trigger for requiring special studies and review by the Airport Land Use Commission for Orange County and the FAA. It should be noted that a number of existing buildings in South Coast Plaza Town Center encroach within the imaginary horizontal surface; however, each was determined not to pose a hazard to the airport's operations and were required to install obstruction lighting.

Building heights in North Costa Mesa have created public controversy in the past, especially in the Home Ranch area where high-rise development approvals were overturned by the voters in 1988. Table 2 specifies the maximum building heights for the plan area and shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code on a qualifying property; these building height standards recognized existing patterns and surrounding land uses. Any new building proposed at 3 stories or more should require a shade and shadow impact analysis in relation to surrounding land uses.

It should be noted that Home Ranch has a specific height limitation of five stories and only in the center of the property. Any additional height above five stories (75 feet) would require a General Plan amendment. Exhibit 11b depicts the height limitations for Home Ranch.

[2] See Appendix C for full text of Policies LU-1C.1 and LU-1C.3.



IMAGINARY SURFACES FOR JWA

NORTH COSTA MESA SPECIFIC PLAN

FIGURE 6

Table 2- Maximum Building Heights North Costa Mesa Specific Plan		
SUB-AREA	**MAXIMUM BUILDING HEIGHT[1, 2]**	**NOTES**
AREA 1 Home Ranch	Varies	See Exhibit 11b.
AREA 2 Metro Pointe	30 feet-north of South Coast Drive (approx. 2 stories) 90 feet-south of South Coast Drive (approx. 6 stories)	Current development agreement allows buildings up to 15 Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 3 South Coast Plaza and Crystal Court	85 feet (approx. 4 stories)	None
AREA 4 SCP Town Center	315 feet (approx. 25 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 5 The Lakes	Mid-rise Residential-90 feet (approx. 6 stories) High-rise Residential - 280 feet (approximately 26 stories) Commercial-110 feet (approximately 11 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 6 South Coast Metro	Varies-See Table 6B.	Buildings above 173 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the
AREA 7 Sakioka Lot 1	60 feet (approx. 4 stories)	Buildings which encroach into the setback for Anton Blvd. and/or Sakioka Dr. cannot exceed 30 feet (approx. 2 stories) within the setback area.
AREA 8 Sakioka Lot 2	North of collector street-60 feet (approx.4 stories) South of collector street-180 feet (approx. 12 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the setback area.

1. All building height measurements reference the height above grade- not mean sea level.
2. The maximum building heights specified in this Specific Plan shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code on a qualifying property.

PARTIDA, ANNA

From: GREEN, BRENDA
Sent: Monday, February 9, 2026 10:18 AM
To: PC Public Comments
Subject: FW: NB-1 Comments
Attachments: Toler Comments NB-1. 2026_0116pdf.pdf

Respectfully,
Brenda Green
City Clerk

City Clerk's Office | (714) 754-5221
77 Fair Drive | Costa Mesa | CA 92626

As City Hall has reopened, we encourage the public to take advantage of our appointment system. Appointments can be made at **www.costamesaca.gov/appointments**. Please note that It is required that all guests check in with our Concierge Staff, located on the 1st Floor Lobby, upon arrival at City Hall.

From: Russell Toler <russell.toler@gmail.com>
Sent: Saturday, February 7, 2026 3:01 PM
To: HARLAN, JEFFREY <Jeffrey.Harlan@costamesaca.gov>; MARTINEZ, DAVID <DAVID.MARTINEZ@costamesaca.gov>; DICKSON, ROBERT <Robert.Dickson@costamesaca.gov>; VALLARTA, ANGELY <ANGELY.VALLARTA@costamesaca.gov>; ROJAS, JOHNNY <JOHNNY.ROJAS@costamesaca.gov>; ZICH, JON <JON.ZICH@costamesaca.gov>; KLEPACK, KAREN <KAREN.KLEPACK@costamesaca.gov>; MARR, ANDREA <ANDREA.MARR@costamesaca.gov>; REYNOLDS, ARLIS <ARLIS.REYNOLDS@costamesaca.gov>; CHAVEZ, MANUEL <MANUEL.CHAVEZ@costamesaca.gov>; CITY CLERK <CITYCLERK@costamesaca.gov>; GAMEROS, LOREN <LGAMEROS@costamesaca.gov>; BULEY, MIKE <Mike.Buley@costamesaca.gov>; STEPHENS, JOHN <JOHN.STEPHENS@costamesaca.gov>; PETTIS, JEFF <Jeff.Pettis@costamesaca.gov>
Subject: Fwd: NB-1 Comments

Hello commissioners, please see my attached comments on PH-1 (Amendments to the Zoning Code) for Monday's PC meeting. I'd sent this before the last meeting and it's in my 'sent' box—thought it looks like no one received it.

Thanks!

Russell Toler

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

Chair Harlan and Planning Commissioners,

I wanted to share some thoughts on the City's rezoning project.

1. What matters most is the public realm

People experience the city from the streets, public plazas (if we had any!), and parks. These spaces together constitute what is often called the public realm. It is from these areas that the city is seen and felt. People travel the world to visit beautiful cities and villages overseas—and their vantage points are from the public realm.

There are two major roles that *development* plays when it comes to the quality of our public realm: the *distribution* of uses (the proximity of housing and "amenities," which in turn affects how far we need to travel for daily needs and therefore what type of transportation mode we need to accommodate), and the way that development *physically shapes* the public realm—how it literally forms the "walls of our outdoor rooms."

The former is very much worth discussing, though a bigger fish to fry. At the moment I just want to emphasize the importance of the latter: we need to ensure that new development *appropriately frames* our public spaces.

On the surface it may seem like *appropriately* is an impossibly subjective term. However, we could all likely take a walking tour of the city and generally agree on which developments are doing a good job at this and which are not—meaning that we could at least in theory extract the characteristics that determine success or failure.

Complicating the task of ensuring appropriate relationships between the public realm and development, however, is that our streets are largely devoted to the accommodation of fast-moving traffic. In the last several decades, we've allowed (or maybe even required?) many developers to orient their projects away from such unpleasant spaces and/or even seal the street off with a wall (see for example, The Enclave, the new houses on Harbor and Merrimac, and the new houses on Harbor and Hamilton).[1] While it is understandable why developers would want to do this, we need to consider the long-term impact of such a design decision on the beauty, comfort, and even safety of our public spaces.

What I think we should do:

- ➔ Recognize that the city has an important role to play in this: we should be ensuring that our streets are desirable to front. Otherwise, what right do we have to insist that new developments engage with it?

[1] These are just three of many examples, but are especially egregious in that even the edge units —those adjacent to the public right of way—are turned inwards.

- ➔ Adopt some minimum standards to ensure appropriate street edges: frequent conspicuous entrances and access to them, minimum glazing, setbacks, ground floor height and elevation, trees in the parkways (not smashed up against buildings), usability of the setback areas (not just caricatures of nice frontages), etc.

- ➔ Communicate our expectations clearly to the development community. If we have objective standards requiring this without compelling explanations, they will fail when developers push back.

- ➔ Admit that there may arise *some* difficult cases, and work on creative solutions for them.

- ➔ Stop allowing low-intensity development on high-intensity streets.

2. Reduce or eliminate costly parking mandates

Requiring developers to provide 2.25 on-site parking spaces per residential unit is progress, but still not good enough. Parking is not, as has never been, something that is appropriate for the government to be requiring of private developers. It can only exacerbate the problem of car traffic and car-dependency. Developers should be able to take their own risks and base them on their own analyses of the market demand for parking to be in our area. The government's role in this very specific topic should rather be to ensure that driving is not the only feasible way for new residents to move about the neighborhood.

3. Be careful with townhouse projects

I've been trying to articulate this problem for a while now because 1) no one else is, 2) many people haven't grasped this problem, and 3) I haven't heard any good solutions for it yet.

We all generally consider townhouses as great "starter homes" that can line streets with charming front doors and stoops, allow in more families than single-family homes can, and feel like dignified places to live in.

Historically, the townhouse—as an urban building type—had parking in detached garages that took access off an alley, if it had any parking at all.

The projects that we're seeing now in Costa Mesa differ from those traditional townhouses in two ways:

- ➔ To fit more units on a piece of land, garages are scooted *under* the living space, taking up the majority of the ground floor and therefore deadening the ground floor environment.

- ➔ Deep lots that were originally platted for farming, big backyards, or commercial/industrial uses are being eyed by townhouse developers. Now you have "interior" townhouses that don't face the street.

Why these projects are so bad:

- ➔ Since each unit has attached parking, sites are dominated by access drives, leaving little-to-no room for respectable spaces for interior units to *front*, and little-to-no open/green space.
- ➔ The little spaces that units front are often disconnected from each other and from the public right of way, meaning that the true "extension of the public realm" into the site is really the garage-door-dominated access drives.

What I think we should do:

- ➔ Building Dept: Enable other housing types to be built under the (less expensive) IRC. North Carolina recently passed legislation that allowed tri- and quad-plexes to be built under the IRC. California is being more ambitious and paving the way for up to ten units to be approved under the IRC.
- ➔ Building/Fire Dept: AB-835 is paving the way for single-stair construction so we can build simple small buildings of flats the way we used to, and the way the rest of the world still does. L.A. is already moving forward with this.
- ➔ Planning Dept: If we cap a parcel at low densities, we *are* going to get these sorts of townhouse proposals because they make economic sense.
- ➔ Planning Dept: Reducing parking requirements can help, but developers and lenders need to know that there is decreasing parking *demand* in Costa Mesa, otherwise they will provide enough to preclude good design.

My humble (and likely impractical) proposal is that we recognize the following statement, base new policy on it, and amend zoning standards in light of it: *Townhouse projects that have a) ample on-site parking and b) interior units can be designed well, but once a density threshold is passed, the quality of design will be degraded. After this density threshold is passed, a more efficient building type (e.g., buildings with flats) is necessary to achieve the quality design that Costa Mesa expects.*

4. Our large sites need to be designed better

Several of our opportunity and Measure K sites are larger than "walkable" city blocks[2] and/or don't have enough frontage for each new building to front. At a minimum we

[2] No sides longer than 400 or 500 feet. Conventional suburban developers may gawk, but look at the substantial and beautiful buildings that are able to be achieved in the Pearl District of Portland—where block sides are ≈225 feet.

should ensure that each new building fronts the existing site frontage or a respectable[3] *new "public realm"* that is extended into the site. The largest sites should be required to be carved into blocks. Yes—this means new rights of way cutting through, thus creating "more city." These rights of way need not be dedicated public space, though they would ideally be publicly accessible.

Here's an example of this done well; here's an example of this done poorly.

We should have insisted on this with The Enclave, Superior Pointe, and 17 West. Some have tried to codify this: see Section 4.4 of ABAG's ODDS Handbook (the whole thing is worth looking at) and Chapter F.40 (Large Site Standards, pages 127-134) of Columbus' Zoning Code, though there are a handful more out there.

My thought is that as important as this is, it is very difficult to codify, which leads me to my final point.

5. Rather than relying on very detailed ODDS, we should focus on good design *guidelines* and improve communication between staff and applicants

Ever since architects and developers started designing ugly buildings several decades ago, cities have depended on design review boards to ensure better physical outcomes. These boards have a notorious history of creating an unpredictable building environment and protracting entitlement processes, all while managing to not achieve their purpose.

Now in California we can only enforce "objective standards," prompting many cities to pursue design codes that, in theory, will result in predictable and "aesthetically pleasing" (sorry) new buildings.

If you want to gauge the success of this approach, do an informal survey on which cities have adopted ODDS and Form-Based Codes, and what development in those places has since been like (both in terms of review processes and physical outcomes).

But even if this approach were widely successful, the State has continued to undermine efforts at local control by making waivers and concessions even easier, which take us backwards once again.

In my limited experience, the problem of ugly buildings/projects is not so much a result of goofy planning regulations (though that is sometimes the case) but by a general loss of skill in the professional world. Architects and planners that understand what makes buildings and the spaces around them beautiful are few and far between. How can a *code* compensate for that without being overwhelmingly prescriptive? And how can a

[3] "Respectable" is admittedly doing a lot of work here—but what I basically mean is something designed as a front, and is not primarily for vehicle access.

prescriptive code allow for enough development freedom to make complex projects work?

I'll resist a tangent on those questions and get to my point: my feeling is that a wise way forward might be to express *what we physically want to see*, extract the *principles* from such a vision, and then derive *design guidelines* from them. But the guidelines need a guide. Someone with a background in architecture and urban design that can work with applicants on meeting the principles and achieving the spirit of the guidelines.

You're right if you object that such guidelines would not have any teeth and we may therefore end up with ugly development. But by avoiding onerous faux-technical checklists and openly discussing clear, reasonable expectations under the guidance of a good-faith designer, I believe good physical outcomes are more likely. This would be especially useful for the type of larger projects mentioned above.

What I think we should do:

- ➔ Establish simple zoning requirements that at least cover the basics (which obviously include much more than the following points):
  - Require that buildings adjacent to the street must orient towards the street (currently missing from the draft);
  - Prohibited parking between the street and the building (currently missing from the draft); and
  - *Not* mandate superficial complexity
- ➔ Establish a design manual that is written and used by an on-call or staff architect/urban designer:
  - It should emphasize simplicity, regularity, proportions, frontage, the human scale/experience, the relationship of buildings to public space, and quality materials;
  - Rather than seeking to prescribe what buildout should look like in each neighborhood or corridor, it depends on *principles* so that whatever the market ends up producing, buildout makes our city better, not worse;
  - It should especially address large sites and the frontage conditions of all new buildings; and
  - It should be heavily informed by great books and resources, such as Get your House Right, Soft City, A Pattern Language, the Charter for the New Urbanism, and Courtyard Urbanism.

Thanks for reading!

Russell Toler

Correspondence received

AFTER the 12 NOON DEADLINE

HALLIGAN, MICHELLE

PH-1

From: George Sakioka <gmks@sakioka.com>
Sent: Monday, February 9, 2026 12:27 PM
To: HALLIGAN, MICHELLE
Cc: HARLAN, JEFFREY; DICKSON, ROBERT; ZICH, JON; KLEPACK, KAREN; ROJAS, JOHNNY; VALLARTA, ANGELY; MARTINEZ, DAVID; TAI, CARRIE; Mark Sakioka; Forbes, Amy R.; GREEN, BRENDA
Subject: Feb. 9 Planning Commission meeting agenda - Sakioka comments
Attachments: 090616 NCMSP Amendments-SUPPLEMENTAL SR.pdf; Proposed Edits to MUOD and North Costa Mesa Specific Plan JKS and Sakioka.pdf

Hi Michelle: (cc: CM Planning Commission)

We had our land use consultant review the staff report and we want to get these comments to you ASAP. We feel these items can be addressed before it goes to City Council and wanted to give you our thoughts before tonight's meeting.
Let me know if you'd like to discuss further.
Thanks,
George

From: Forbes, Amy R. <AForbes@gibsondunn.com>
Sent: Monday, February 9, 2026 11:57 AM
To: George Sakioka <gmks@sakioka.com>; Mark Sakioka <mark@sakioka.com>
Subject: Feb. 9 Planning Commission meeting agenda now available

George and Mark,

I have completed my review of the recently released materials pertaining to the rezoning of property to be consistent with the update Housing Element. The action creates a new Mixed Use Overlay District (MUOD) that would apply to the sites in the North Costa Mesa Specific Plan identified for new housing.

There are some places where I think further cleanup amendments and other changes to ensure that there is internal consistency, consistency with the Housing Element, and compliance with state law. Most importantly, as far as I can tell the specific plan itself is not being updated to include the unit numbers from the General Plan, and the Specific Plan would still have trip budgets, which would make it impossible for anyone to achieve the minimum densities as a practical matter. The only way to get the higher densities would be through the MUOD, but the MUOD has lower height limits than the Specific Plan, so that may not be possible.

I also don't think the strike through text reflects the Specific Plan amendment that was approved by the City Council in September of 2016 for Sakioka Lot 2. (attached).

Here are my other thoughts

1. Trip Budgets Are Still in Place in the Specific Plan; and the Units are inconsistent with the General Plan. Page 11 of the North Costa Mesa Specific Plan still refers to trip budgets. Based upon the trip budgets in place, the new residential development contemplated by the general plan cannot be implemented as a practical matter. The Housing Element provides for 1,200 units on Lot 2....But the text of the specific plan is not being amended to reflect that. At page 12 of the proposed amendment to the North Coast Mesa specific plan, there is language that confirms that there will be an override of conflicting specific plan requirements for any project that meets the mixed-use overlay requirements.

But this language does not expressly apply to trip budgets. The language refers to section 13-83.58(e) for the override language. But that section does not mention trip budgets. Moreover, because they are not changing the units in the Specific Plan text, the only way you can get to the 1,200 units is through the mixed-use overlay zone. The base entitlement in the Specific Plan needs to be consistent with the housing element, allowing for 1,200 units on Lot 2 (not the 528 currently in the NCMSP), 305 on Lot 3 in the Metro Center, and 230 on Lot 2. And, the amendment should expressly do away with trip budgets.

2. Table 1 in the Amended Specific Plan is Confusing: Sakioka Lot 2 and Lots 2 and 3 in Metro Center must be approved for 90 units/acre to be consistent with the General Plan. Table 1 is confusing because it shows Sakioka Lot 2 as being limited to 28 units/acre (see page 15 of the strike through version of the specific plan; page 109 of that pdf) . But, per the 2016 amendment, Lot 2 was changed to 80 /units to the acre, and per housing element, Sakioka Lot 2 and the Metro Center lots should have 90 units/acre to be consistent with the general plan. By only allowing for the increased density in the overlay zone, the specific plan is creating an inconsistency with the general plan. Table 1 should reflect that Sakioka Lot 2 can have 90 units to the acre. And it should also reflect that Lots 2 and 3 in the Metro Center could have 90 units/acre.

3. No shade and shadow study should be required. At page 19 of the strikethrough Specific Plan, page 113 of the pdf) it states: "Any new building proposed at 3 stories or more should require a shade and shadow impact analysis in relation to surrounding land uses." That requirement is inconsistent with the new height limits and the need to remove barriers to the creation of housing. It should be deleted.

4. The Height Limits in the Specific Plan are Higher than the Proposed Mixed-Use Overlay. The maximum heights permitted for Sakioka Lot 2 and Lots 2 and 3 are higher in the NCMSP than they are the Mixed-Use overlay zone. Once again this creates an inconsistency with the General Plan. The specific plan should be amended to permit the number of units shown in the general plan, with the heights limits that are already approved in the Specific Plan. By only allowing the extra units in the Mixed-Use overlay, those extra units can only be built at the lower heights in that zone, and you will not be able to take advantage of the higher heights in the specific plan.

I attach marked pages reflecting my concerns and the edits needed to address them.

Thanks, Amy

This message may contain confidential and privileged information for the sole use of the intended recipient. Any review, disclosure, distribution by others or forwarding without express permission is strictly prohibited. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

Please see our website at https://www.gibsondunn.com/ for information regarding the firm and/or our privacy policy.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

CITY COUNCIL
SUPPLEMENTAL MEMORANDUM

MEETING DATE: SEPTEMBER 6, 2016 **ITEM NUMBER:**

SUBJECT: NORTH COSTA MESA SPECIFIC PLAN AMENDMENT (SP-16-01) RELATED TO HOME RANCH SITE, 3350 AVENUE OF THE ARTS AND SAKIOKA LOT 2

DATE: SEPTEMBER 6, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI (714) 754-5610
minoo.ashabi@costamesaca.gov

Two (2) resolutions are presented to the City Council as part of this action. One resolution recommends approval of an addendum for Final EIR No. 1054 and amendment to the North Costa Mesa Specific Plan related to the property located at 3350 Avenue of the Arts. The second resolution would allow for amendment to the North Costa Mesa Specific Plan related to the Home Ranch Site and Sakioka Lot 2.

MINOO ASHABI, AIA
Principal Planner

GARY ARMSTRONG, AICP
Economic Development & Development Services Director / Deputy CEO

Attachments: 1. Draft City Council Resolutions

cc: Justin McCusker
C.J. Segerstrom & Sons
3315 Fairview Road
Costa Mesa, CA 92626

George Sakioka
14850 Sunflower Avenue
Santa Ana, CA 92707George Sakioka

Judy Wang
Wincome Group
888 Disneyland Dr | Suite 100
Anaheim, CA 92802

Paul Sanford, Rosanna Inc.
3350 Avenue of the Arts
Costa Mesa, CA 92626

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPTING AN ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT NO. 1054 (STATE CLEARING HOUSE NUMBER 2007011125) AND AMENDMENT TO NORTH COSTA MESA SPECIFIC PLAN (SP-16-01) RELATED TO THE PROPERTY LOCATED AT 3350 AVENUE OF THE ARTS

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

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

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

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the Planning Commission of the City of Costa Mesa adopted the North Costa Mesa Specific Plan by Resolution No. 94-67 in July 1994 to provide additional planning guidelines and standards for several large development areas located in north Costa Mesa;

WHEREAS, within the North Costa Mesa Specific Plan, General Plan 2015-2035 allowed an increase in the Floor Area Ratio (FAR) for Home Ranch site, an increase in the residential density for Sakioka Lot 2, and development flexibility for 3350 Avenue of the Arts within the trip budgets adopted by the Land Use and Circulation Elements;

WHEREAS, the amendments promote diversity of development options at 3350 Avenue of The Arts are in conformance with the objectives of the North Costa Mesa Specific Plan and General Plan, including the following:

- North Costa Mesa Specific Plan - Recognize the development potential of the planning area and the need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long-term vision for the plan area.
- General Plan Land Use Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.

- General Plan Land Use Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.
- General Plan Land Use Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- General Plan Land Use 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.

WHEREAS, a Final Environmental Impact Report (EIR) No. 1054 (State Clearinghouse Number 2007011125) was certified on November 20, 2007 for the Wyndham Boutique Hotel / High-Rise and Final Master Plan PA-06-75 for the project that included 200 rooms and 120 for-sale condominium units;

WHEREAS, in accordance with Title 14 of the California Code of Regulations Sections 15162 and 15164, an addendum to the FEIR No. 1054 was prepared by BonTerra Psomas in August 2016 analyzing the environmental impacts associated with the change from residential units to hotel rooms;

WHEREAS, in accordance with Title 14 of the California Code of Regulations Section 15162 and 15164, the Addendum to the EIR determined that the proposed modifications to the project which allows for hotel rooms to replace the residential units does not require preparation of a subsequent EIR because the proposed changes would not result in new significant effects or a substantial increase in the severity of previously identified environmental impacts;

WHEREAS, on August 22, 2016, the Planning Commission held a public hearing and recommended approval of the amendment to the North Costa Mesa Specific Plan;

WHEREAS, a duly-noticed public hearing was held by the City Council on September 6, 2016 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record, and the findings contained herein, the City Council adopts the Addendum to the Final Environmental Impact Report No. 1054 and amendment to North Costa Mesa Specific Plan (SP-16-01) consistent with the provisions of the 2015-2035 General Plan attached hereto as Exhibit A to this resolution.

PASSED AND ADOPTED this 6th day of September, 2016

STEPHEN M. MENSINGER
Mayor, City of Costa Mesa

ATTEST:

CITY CLERK OF THE
CITY OF COSTA MESA

APPROVED AS TO FORM:

CITY ATTORNEY

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, BRENDA GREEN, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above Council Resolution Number 16__ as considered at a regular meeting of said City Council held on the 6th day of September, 2016, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the 6th day of September, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ___ day of _____, 2016

_____
Brenda Green
City Clerk of the City of Costa Mesa

EXHIBIT A

North Costa Mesa Specific Plan

SP-16-01

REVISED PAGES

REVISED 09-06-2016

The Wyndham Hotel Site: In 2007, Specific Plan Amendment (SP-07-01) was approved for the 3-acre site. The Specific Plan Amendment includes a development option that would allow a mixed-use development consisting of a 200-room boutique hotel and 120-unit high-rise building with approximately 1,740 sq.ft. of retail space and 3,450 sq.ft. for a bar/lounge. This would result in a maximum nonresidential floor area ratio (FAR) with a maximum 120 dwelling units.

Development Option	Maximum No. of Hotel Rooms	Maximum Allowable Non-Residential FAR	Maximum Allowable Number of High-Rise Residential Units
Option 1	200 rooms	2.12 FAR	120 units
Option 2	388 rooms	2.29 FAR	-0-

The Specific Plan allows development flexibility with regard to the overall mix of hotel rooms and residential units. This is subject to compliance with the following conditions through the final master plan review process:

- The applicant can demonstrate traffic-generation characteristics comparable to Option 1.
- For mixed use, ~~D~~development may be allowed up to a combined maximum of 320 hotel rooms/dwelling units, provided that the maximum number of hotel rooms in the mixed-use development does not exceed 200 rooms.
- The maximum FAR may be increased to no greater than 2.12 FAR in direct relation to the reduction of the residential density from and 44 du/acre and 2.29 FAR for hotel development.
- The maximum allowable number of high-rise residential units may be increased to no greater than 132 units (44 du/acre) in direct relation to the reduction of the nonresidential FAR from 2.12 FAR.
- The 238 existing hotel rooms may be reduced to allow additional residential units.~~, but any increase in the number of existing hotel rooms is prohibited~~.

As shown above, if the property owner decides not to develop the high-rise residential option and voluntarily demolishes the hotel instead, the maximum allowable nonresidential square footage would remain at 2.08 FAR with a redevelopment potential of 60,000 sq.ft.

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPTING AMENDMENT TO NORTH COSTA MESA SPECIFIC PLAN (SP-16-01) RELATED TO HOME RANCH SITE AND SAKIOKA LOT 2

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

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

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

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the Planning Commission of the City of Costa Mesa adopted the North Costa Mesa Specific Plan by Resolution No. 94-67 in July 1994;

WHEREAS, the North Costa Mesa Specific Plan provides additional planning guidelines and standards for several large development areas located in north Costa Mesa;

WHEREAS, by its very nature, the North Costa Mesa Specific Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, within the North Costa Mesa Specific Plan, General Plan 2015-2035 allowed an increase in the Floor Area Ratio (FAR) for Home Ranch site, an increase in the residential density for Sakioka Lot 2, and development flexibility for 3350 Avenue of the Arts within the trip budgets adopted by the Land Use and Circulation Elements;

WHEREAS, Home Ranch site is located in Area 1 (Subarea 3) of the North Costa Mesa Specific Plan and Sakioka Lot 2 is located in Area 8;

WHEREAS, amendments to North Costa Mesa Specific Plan are required to reflect increased development flexibility for these planning areas as allowed by 2015-2035 General Plan;

WHEREAS, the amendments promote diversity of development options on Home Ranch and Sakioka Lot 2 that are in conformance with the objectives of the North Costa Mesa Specific Plan and General Plan, including the following:

- North Costa Mesa Specific Plan - Recognize the development potential of the planning area and the need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long-term vision for the plan area.
- General Plan Land Use Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.
- General Plan Land Use Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.
- General Plan Land Use Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- General Plan Land Use 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.

WHEREAS, on August 22, 2016, the Planning Commission held a public hearing and recommended approval of the amendment;

WHEREAS, a duly-noticed public hearing was held by the City Council on September 6, 2016 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project. The Planning Commission recommended City Council approval of the proposal;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures. The proposal has been found to be less than significant with regard to the development limitations in the General Plan and North Costa Mesa Specific Plan, including trip budgets and development intensity. Therefore, the relevant environmental analysis contained in the following previously-approved environmental documents has been found to be valid, and no further environmental review is required:

- City of Costa Mesa General Plan Environmental Impact Report, SCH No. 2015111053, June 21, 2016.
- Segerstrom Home Ranch Environmental Impact Report, SCH No. 2000071050, November 2001.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record, and the findings contained herein, the City Council adopts amendment to North Costa Mesa Specific Plan (SP-16-01 A1) related to Home Ranch site and Sakioka Lot 2 consistent with the provisions of the 2015-2035 General Plan attached hereto as Exhibit A to this resolution.

PASSED AND ADOPTED this 6th day of September, 2016

STEPHEN M. MENSINGER
Mayor, City of Costa Mesa

ATTEST:

CITY CLERK OF THE
CITY OF COSTA MESA

APPROVED AS TO FORM:

CITY ATTORNEY

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, BRENDA GREEN, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above Council Resolution Number 16__ as considered at a regular meeting of said City Council held on the 6th day of September, 2016, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the 6th day of September, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ___ day of _____, 2016

_____
Brenda Green
City Clerk of the City of Costa Mesa

EXHIBIT A

North Costa Mesa Specific Plan

SP-16-01

REVISED PAGES

REVISED 09-06-2016

3.0 SUBAREA ANALYSIS

The plan area is composed of eight unique ~~sub~~areas that are analyzed individually as well as in consideration of surrounding land uses.

AREA 1-HOME RANCH

Existing Land Uses

A portion of ~~T~~this 93-acre site is in agricultural production. Onsite structures include a single- family residence, ~~guesthouse,~~ barn, related farm buildings and an office building located on Fairview Road. ~~This site is~~ These are all owned by C.J. Segerstrom ~~and Sons~~ family. The single family home and barn are identified in the ~~2000~~ 2016 General Plan in the Historical and Cultural Resources Element. The Segerstrom family, who continue to maintain the house, constructed the farmhouse in 1915. The barn was constructed in 1928. Several farm related structures are located near the house.

Single family attached and detached homes, an Emulex industrial park, and a large IKEA retail/warehouse facility also now sit on the original Home Ranch site.

General Plan and Zoning

The portions of this site owned by the Segerstrom family and IKEA are ~~is~~ designated as Commercial Center ~~Industrial Park~~ by the General Plan and is zoned PDC ~~PDI~~. ~~The maximum Floor Area Ratio (FAR) is 0.40, which equals 961,060 square feet of building area.~~ The General Plan establishes site specific FAR of 0.37 for the 19.27 acre IKEA site and a site specific FAR of 0.64 for remaining 43.6 acres located south of South Coast Drive. ~~The trip budget is 827 a.m. peak hour trips and 855 p.m. peak hour trips.~~

In 2001, GP-00-05 was approved for Home Ranch to allow residential, commercial, office, and industrial uses. The overall allowable square footage was increased to 1,351,698 square feet and trip budget adjusted accordingly. In respect to this specific plan, the Home Ranch area was expanded to include the 30.5 acres located north of South Coast Drive. See following Sub-areas discussion.

In 2003, SP-03-02 was approved that reallocated a 2.074-acre portion of Sub-area B to Sub-area A to be used as the IKEA parking lot. This reallocation ~~of acreage reduced~~ extinguished the square footage development rights attributable to the 2.074 acres, increasing the IKEA site to 19.27 acres and reducing the IKEA site FAR to 0.37 and ~~T~~the overall allowable square footage to 1,319,813~~351,698~~, the overall trip budget remained unchanged. ~~Table 4A was modified to reflect this change.~~

In 2016, General Plan 2015-2035 was approved adjusting the FAR of Sub-Area B resulting in an increase in the FAR and a maximum development square footage of 1,200,000 SF. Table 4A was modified to reflect this change.

Sub-areas

The Segerstrom Home Ranch is divided into four sub-areas. Table 4A provides a statistical summary of the maximum number of dwelling units, floor area ratio, building square footage, and the trip budgets for each sub-area. Figure 11 illustrates the boundaries of the sub-areas.

To facilitate flexibility for Sub-Areas B and C, building square footages and trip budgets may be transferred, provided that the total building square footage, floor area ratio, and trip budget for the combined two sub-areas are not exceeded as delineated in Table 4A. Transfers affecting Sub-Areas A and D are not permitted. Future development in Sub-Area B shall be limited to high quality office, office-related uses, and corporate office/headquarters with subsidiary support functions that may include research and design, minor assembly, light manufacturing and storage. Retail uses in Sub-Area B shall be limited to those that are ancillary to the office development

Shown below are the development parameters for each distinct sub area.

Table 4A- Segerstrom Home Ranch Sub-Areas						
Land Use	Acreage	Floor Area Ratio/Density	Maximum Units/ Square Footage	Maximum Stories/Height	A.M. Peak Hour Trips	P.M. Peak Hour Trips
A. IKEA	19.27	0.37 FAR	308,000 sf	2 stories/45 feet	43	431
B. Office and Office-related uses	43.57[2]	0.~~40~~ 64	~~759,165~~ 1,200,000 SF	2-5 stories/36 - 75 feet See Figure 11b	1,~~593~~ 1,860	1,~~569~~ 1,788
C. Industrial Park	14.5	0.40 FAR	252,648 sf	1-5 stories 45-60 feet See Figure 11b	376[3]	362[3]
D. Medium Density Residential	16.0	12 units/acre	136 single-family attached units 56 single-family detached units Total Maximum: 192 units	3 stories 50 feet 2 stories/27 feet	132	130
TOTAL:	93.34	NA	192 units 1,760,648,~~319,813~~ sf		~~1,738~~ 2,381	~~2,130~~ 2,711

Note:

1. The mix of units is for illustrative purposes only; the precise mix of product types will be determined during master plan review; in no instance shall the 192-unit maximum and/or the morning and evening peak hour trip budget be exceeded.
2. The 1,200,000 maximum square footage is calculated based on the full acreage originally in Home Ranch which includes acreage transferred to the State of California for public improvements. This full square footage intensity may be used for development in Sub-Area B.
~~1.~~ 3. See partial Assignment and Assumption of Development Agreement recorded on 02/05/2004 as Instrument No. 2004000089554 in official records Orange County.

Land Use Compatibility/Integration

The Segerstrom farmhouse provides a unique opportunity for preservation of a small piece of the City's agricultural heritage. This two-story home and accompanying barn are familiar sights in the area and stand as a reminder of the farming community that was evident here in the early 1900's. Although the Segerstrom home and barn are designated as Commercial Center on the General Plan Land Use Map, it would be in keeping with Policy HCR-1A.5 of the General Plan to preserve these historical structures.

Preservation of these structures in their current location ~~could be~~ has been accomplished by ~~transferring the development potential of the area to be preserved to the remainder of the Industrial Park area. At that time, the General Plan would be amended to an appropriate~~ land use ~~designation (e.g., Public-Semi Public) and a land use restriction~~ recorded restrictions which include provisions for the ~~property which recognizes the long~~-term preservation of these buildings as historical resources. The property covered by the recorded restrictions is a 1.5-acre site shown in Exhibit 11a and includes the home, barn, and two related structures. The boundaries of the property may be modified, as approved by the City's Development Services Director, so long as the site continues to include 1.5 acres and all four historic structures. The barn may be relocated within the site. Ownership of the property could remain with the Segerstrom family until such time they wished to ~~sell~~transfer the property. At that time, the City, another public agency, or private ~~organization should~~ owner could acquire ~~be given~~ the site subject ~~first right of refusal to purchase the site.~~ to the recorded restrictions for preservation of this valuable community resource.

The retention of the farmhouse results in a site design consideration. Non-residential buildings should be set back from the farmhouse site so as to not visually encroach into this area. Buffering could include walls/fencing, landscaping, and or parking areas. Consideration should be given to physically linking the adjacent development to the farmhouse site with pedestrian paths.

~~In conjunction with approval of GP-00-05, a historical preservation area was identified on Home Ranch, as shown in Exhibit 11a.~~ The ~~barn is to be relocated into the preservation area. The Segerstrom Home Ranch development agreement includes provisions for the land dedication, building preservation, and long-term management of this valuable community resource. Mesa Consolidated Water District has also expressed an interest in obtaining land from the property owner in order to place an underground reservoir adjacent to the preservation area. Should this occur, the anticipated office development could not occur over the reservoir site; it would be necessary for it to remain as open space. The~~ development ~~agreement specifies that development~~ potential (square footage and trip budget) of the 1.5-acre site ~~and any future reservoir site can be~~ has been transferred to the portion of the Home Ranch site located south of South Coast Drive and east of the ~~proposed~~ Susan Street.

Mesa Consolidated Water District at one time held a ground lease from the Segerestrom family for a small portion of the property in Sub-area B and had expressed an interest in acquiring the site. The Water District has since removed all of its facilities from the site, terminated the lease, and abandoned the site. This leaves this site available for development as a part of Sub-area B.

Building Heights

The General Plan specifically limits building heights to a maximum of five stories (and only in the project's center) for this site. Five stories approximate a 75-foot height limitation. Exhibit 11b indicates the various height limits for Home Ranch. The actual siting of future buildings shall take into account surrounding development in order to minimize visual impacts. The use

of low- reflective materials for the building's exteriors will minimize glare impacts. In Building Height Area 1 adjacent to Fairview Road, the City of Costa Mesa shall also require a shade/shadow analysis for any building proposed to exceed 30 feet in height in order to ensure that building's shade or shadow does not extend beyond the project site or public rights-of-way.

Circulation

The primary project access/egress points should be aligned with Susan Street and the existing Automobile Club entry to the north. Access to the farmhouse preservation site should be considered from within this area so as to minimize the number of driveways on South Coast Drive.

Freeway access improvements in the immediate area include the widening of the Fairview Road off-ramps, both northbound and southbound, and the construction of the new South Coast Drive off-ramp. Both are completed.

Final Program Environmental Impact Report No. 1048 for Home Ranch included a preliminary analysis of a Susan Street exit from the new South Coast Drive-Fairview Road- Harbor Boulevard collector road included in the 1-405/SR-73 confluence project. Prior to approval of this additional exit by CalTrans, additional environmental documentation would be required. The Susan Street exit is not required for the Home Ranch project.

A future bikeway was shown on the Master Plan of Bikeways traversing this ste to South Coast Drive from the 1-405 bikeway undercrossing. However, in conjunction with GP-00-05, this bike trail undercrossing and related linkages were deleted from the Master Plan of Bikeways. This deletion was necessitated by the CalTrans/FHWA freeway improvements in the general area.

Parks and Recreation

The Segerstrom family house and barn may also be considered as meeting a portion of the future park needs for any future residential development north of South Coast Drive. It would not meet any active recreational needs but serve rather as a cultural/historical center.

In conjunction with GP-00-05, the historical reservation area was established. See previous Land Use Compatibility/Integration discussion.

Fire Protection Services

Future development plans and environmental analyses for this site need to assess the future fire station in the North Harbor area, i.e., location and timing of construction.

In conjunction with adoption of GP-00-05, it was determined that Segerstrom Home Ranch (Area 1) increased the demand for City fire suppression services in the City's northwest area. The Segerstrom Home Ranch development agreement includes provisions for the necessary land acquisition, building design, and construction costs. The City of Costa Mesa Fire Department is responsible for determining the timing of land acquisition and fire station construction. If the fire station is ultimately located on Segerstrom Home Ranch, the development agreement allows for transfer of development rights (building square footage and trip budget) to the balance of the Home Ranch project.

AREA 8- SAKIOKA LOT 2

Existing Land Uses

This 33 acre area is designated for planned development, including mixed-use, residential, and commercial office development and is currently in agricultural production. Two single family homes are located along Sunflower Avenue. Lot 2 is owned by Roy K. Sakioka & Sons.

General Plan and Zoning

This site is designated Urban Center Commercial by the General Plan and is zoned PDC.

Development Standards and Trip Budget

The development intensity for planned development (i.e. master plans) on Sakioka Lot 2 is limited by the following:

- The trip budget for this site is 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips. The trip budget shall not be exceeded for the aggregate development ~~any master planned development~~ on Sakioka Lot 2.

- Planned Development Standards of the PDC zone are applicable to the site unless otherwise indicated in the North Costa Mesa Specific Plan.

- A maximum 1.0 Floor-Area-Ratio applies to nonresidential development. Nonresidential development is also subject to the trip budget limitation, applicable development standards of the PDC zone and consistency with the General Plan.

- The maximum residential density (dwelling units per acre) is ~~a maximum of~~ 28 dwelling units per acre for the residential component of a mixed-use development on a single legal parcel (See "Mixed-Use" discussion) or a maximum of 80 ~~20~~ dwelling units per acre for an independent residential ~~community including~~ development that ~~affordable~~ incorporates affordable housing (See "Affordable Housing / Density Bonus discussion). An independent residential ~~community~~ development is defined as a development in which a separate legal parcel (or parcels) ~~the site~~ is entirely developed as a residential use and therefore does not include commercial uses on the same ~~site~~ legal parcel.

- The maximum building height of 8 stories per Airport Land Use Determination dated May 26, 2016 and as reflected in 2015-2035 General Plan.

The projected trip generation for land uses proposed for Sakioka Lot 2 will be based on latest edition of Trip Generation, Institute of Transportation Engineers. The methodology will consider reasonable allowances for trip credits due to internal capture and pass-by trips. Internal capture credit refers to trips for various uses proposed within the parcel that can be accomplished without having to leave the facility.

For example, an office complex could have restaurants and other ancillary uses which may not generate new trips – rather serve tenants within the complex. Other examples include conference room and fitness facilities. Pass-by trips refers to trips that are already on roadway adjacent to the development and use the facilities. Pass-by trip credits are limited to retail uses.

The credits allowed for internal capture and pass-by trips will be determined by the Transportation Services Manager. The net trip generation after credits will be compared to the trip budget to determine if the proposed development is within the limits prescribed in the North Costa Mesa Specific Plan.

Land Use Compatibility/Integration

Future development of this site is anticipated to include mid- and high-rise office buildings as well as support commercial. Shade and shadow impacts for buildings in excess of 2 stories should be considered in relation to surrounding land uses. Site design should limit vehicular access to and from Sunflower Avenue.

New commercial and office buildings are encouraged to be located along the Anton frontage. Encroachment into the building setback on Anton Boulevard for commercial or mixed-use developments can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the commercial or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial development. Parking lots/structures should be located primarily along the eastern edge of the site adjacent to the Costa Mesa Freeway and the new on-ramp. Internal pedestrian linkages to Anton Boulevard should be provided.

Mixed-Use

The PDC zoning does permit mixed-use development including residential and nonresidential uses as complementary uses. The residential component of a mixed-use development shall be limited to a maximum density of 28 dwelling units per acre. This maximum density only applies to residential uses as complementary uses to commercial uses within a mixed-use development. It does not apply to an independent residential ~~community~~development ~~–~~that does not include commercial uses on the same ~~site~~ legal parcel. Total building intensity for the entire 33-acre ~~-~~site shall not exceed the maximum allowable development intensity as set forth by the trip budgets. ~~For a mixed-use development~~, the overall mix of uses including trips from dwelling units, shall be counted together in determining compliance with the trip budgets. The trip budget shall not be exceeded.

The Costa Mesa Freeway Sunflower Avenue and Main Street represent significant air quality and noise sources that will impact the siting of residential units and other sensitive land uses. Existing ambient air quality may exceed state and federal levels for carbon monoxide; therefore, significant mitigation measures may be required. Acceptable interior and exterior noise levels for residential uses would need to be achieved. An appropriate interface between the office buildings and residential uses would also be required.

Affordable Housing and Density Bonus

If ~~the entire~~ all or a portion of the site is developed as an independent residential ~~community~~ development that incorporates ~~with~~ affordable housing, the maximum density shall be ~~20~~80 dwelling units per acre involving a maximum number of 660 residential units (including any density bonuses, see Table 8.[1] Total building intensity for the entire ~~33-acre~~ site shall not exceed the maximum allowable development intensity as set forth by the trip budgets.

The maximum number of dwelling units (including any density bonuses) for Sakioka Lot 2 is 660 units. The maximum base density is 528; in order to be granted a 25% density bonus (132 dwelling units), the developer would have to provide affordable housing pursuant to one of the following three options shown in the following table. All affordable housing provisions shall be for a minimum of 30 years.

Table 8- Sakioka Lot 2 Density Bonus Program

North Costa Mesa Specific Plan

MAXIMUM BASE DENSITY	AFFORDABLE HOUSING CATEGORY[1]		DENSITY BONUS CRITERIA
528 UNITS	OPTION 1 VERY LOW INCOME	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10%
		# OF AFFORDABLE UNITS	53 UNITS
	OPTION 2 LOW INCOME	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	20%
		# OF AFFORDABLE UNITS	106 UNITS
	OPTION 3 LOW & MODERATE INCOME	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10% LOW & 15% MODERATE
		#OF AFFORDABLE UNITS	132 UNITS
		25% DENSITY BONUS	132 UNITS
		TOTAL UNITS	660

NOTES:

1. Very Low, Low and Moderate determinations are based on HUD definitions and income limits, adjusted for family size
2. The total number of units assumes that other criteria of the Planned Development Commercial Zone have been met regarding density increases
3. Density Bonus as provided herein, or as otherwise provided for by state law (Government Code 65915)

*The maximum number of units (660) in an independent residential community is based on ~~33~~8.25 acres of land and ~~20~~ 80 units per acre.

Building Heights

The maximum building height is ~~180~~120 feet (approximately ~~12~~ 8 stories) south of the new collector street and 60 feet (approximately 4 stories) north of the new collector street. Commercial or mixed use developments that are allowed to encroach into the street setback of Anton Boulevard shall be limited to 2 stories/ 30 feet within the street setback. Buildings above ~~173~~ 161 AMSL feet in height will require approval by the FAA.

Circulation

The Master Plan of Highways includes a new collector street that connects Main Street and Anton Boulevard through this site. A new 1-405 on-ramp from Anton Boulevard is to the south of this site. The Master Plan of Bikeways includes a new bikeway on Sunflower Avenue. ~~As shown on Figure 9, the various alternatives for the urban rail alignment traverse this property and a station is also proposed in the vicinity.~~

Figure 19 provides an overview of the entire plan area and depicts development standards that can be shown graphically. It should be noted that the information is intended to be illustrative and is not to be interpreted as the precise locations for future land uses or structures, or the collector street.

Table 1- General Plan Designations
North Costa Mesa Specific Plan

GENERAL PLAN DESIGNATION	TYPICAL USES	RESIDENTIAL DENSITY	FLOOR AREA RATIO	COMPATIBLE ZONING
Low Density Residential	Single family detached and attached units, granny units, accessory apartments, family day care	Less than or equal to 8 units per acre.	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, POR-LD, I&R
Medium Density Residential	Single-family attached units, multiple family units, senior congregate care facilities, convalescent hospitals, and group residential homes. Ancillary commercial uses are permitted the planned development zone.	Less than or equal to 12 units per acre	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, R2-MD, PDR-MD, ~~MU~~MUOD, I&R
High Density Residential	Multiple family units, senior congregate care facilities, convalescent hospitals and group residential homes. Ancillary commercial uses are permitted in the planned development zones.	Less than or equal to 20 units per acre: except the density in the PDR-NCM zone is 25 to 35 units per acre. See also The Lakes for site-specific density.	0.15 high traffic 0.25 moderate traffic 0.35 high traffic	R2-HD,R3, PDR-HD, PDR-NCM, ~~MU~~MUOD, I&R
Commercial Center	Major shopping, service, and office facilities designated serve city-wide and regional markets.	Less than or equal to 20 units/acre	0.25 high traffic 0.35 moderate traffic 0.45 low traffic 0.75 very low traffic *Except that Home Ranch has a site-specific FAR* 0.37 for the IKEA portion of the project and 0.64 for the office portion	C1, C2, C1-S, PDC, AP, P, CL
Regional Commercial	Regional scale uses including major department stores, specialty retail outlets, restaurants, offices, and hotels.	Less than or equal to 20 units/acre	0.652 South Coast Plaza (east of Bear Street) 0.89 South Coast Plaza (west of Bear Street)	PDC
Urban Center Commercial	Intensively developed mixed commercial including offices, retail shops, restaurants, and hotels. Residential uses are also permitted pursuant to the North Costa Mesa Specific Plan	Less than or equal to 20 units/acre. Exceptions: South Coast Metro Center (Area 6) ~~has a site specific density of~~ 100 units per acre; Sakioka Lot 2 may be up to ~~28~~ 90 units/ac ~~for mixed-use development~~	South Coast Metro Center (Area 6) has a site- specific FAR of 0.79 Sakioka Lot 2 (Area 8) has a maximum site- specific FAR of 1.0.	PDC,TC
Cultural Arts Center	Mixed commercial, residential, office and cultural uses.	–	1.77 See also the South Coast Plaza Town Center discussion regarding the FAR.	TC
Industrial Park	Wide variety of industrial and compatible office and support commercial uses.	Less than or equal to 20 units/acre	0.20 high traffic 0.30 moderate traffic 0.40 low traffic 0.75 very low traffic	MP, POI, CL
Public and Semi-Pubic	Parks, hospitals, schools, religious facilities, fairgrounds, and public facilities.	–	0.25	I& R. I&R-S, P
Mixed Use Overlay	Housing, such as multifamily dwellings, blending residential uses into key areas that are served by various shopping, convenience, employment, and community-serving uses.	Less than or equal to 90 units/acre	1.0	MUOD

Updated Month 2026

(5) **"Prior Housing Element Site"** means any non-vacant Housing Element Site that was identified in the prior Housing Element and any vacant Housing Element Site that was identified in two or more consecutive prior Housing Elements. Such sites are identified in the City's currently adopted Housing Element Sites Inventory, shown as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(6) **"Protected Unit"** means any unit that, within the past five years, was occupied by a lower-income household regardless of whether the unit was deed-restricted or that was subject to an affordability covenant or rent control.

(e) **Supersession of Overlay**

(1) **For Lower-Income Housing Element Sites:**

i. **Supersession of Other Zoning Provisions.** Projects on Lower-Income Housing Element Sites shall be governed by this Section, and the provisions in this Section shall supersede and prevail over any conflicting provisions of the underlying base zone, including, but not limited to, minimum residential floor area, minimum residential capacities and densities, ministerial review and approval requirements, and permitted uses, and all other applicable zoning provisions, such as other urban plans, overlays, and specific plans, and the provisions of this Article that apply to non-Lower-Income Housing Element sites. Notwithstanding the foregoing if a specific plan allows for more relaxed standards or greater heights, Projects on Lower-Income Housing Element Sites may utilize those standards or heights

trip budgets

ii. **Ministerial Review and Approval.** Projects on Lower-Income Housing Element Sites shall be a Use by Right pursuant to Subsection (f)(1).

iii. **Minimum Residential Floor Area.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential floor area requirements established in Subsection (g)(3).

iv. **Minimum Residential Site Capacity and Density.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential capacity and density requirements established in Subsection (h)(1)(ii) and (h)(1)(iii).

(f) **Review and Approvals Procedures**

(1) **Use by Right.** A project on a Lower-Income Housing Element Site that provides at least 20 percent of the total dwelling units affordable to Lower-Income Households shall be processed as a Use by Right, consistent with Government Code Section 65583.2(h) and (i). Such projects shall be subject only to ministerial review to verify compliance with all applicable objective design and development standards in accordance with a Streamlined Development Review process per CMMC Title 13, Chapter III (Planning Applications). A project that does not qualify as a Use by Right shall be processed in accordance with a

(2) Off-Street Parking Standards

i. **Residential Uses.** Minimum off-street parking requirements for multi-family dwellings on Housing Element sites are provided in Table 13-83.58-A. Minimum Off-Street Parking Requirements.

ii. **Non-Residential Uses.** Minimum off-street parking requirements for those permitted non-residential uses on Housing Element sites shall be subject to CMMC Title 13, Chapter VI (Off-Street Parking Standards).

Table 13-83.58-A. Off-Street Parking Standards for Residential Uses

TABLE 13-83.58-A. OFF-STREET PARKING STANDARDS		
Dwelling Unit Type	Minimum Off-Street Parking Requirement	Minimum Off-Street Guest Parking Requirement
Studio or 1-bedroom unit	1 space per unit	0.25 space per unit
2 or more bedrooms per unit	2 spaces per unit	0.25 space per unit

(3) Development Standards

i. Minimum and maximum requirements for building height, non-residential intensity, setbacks, lot coverage, and open space are provided in Table 13-83.58-B. Development Standards.

Table 13-83.58-B. Development Standards.

TABLE 13-83.58-B. DEVELOPMENT STANDARDS			
RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS			ADDITIONAL PROVISIONS
Min. Residential Density[1]	Max. Residential Density[2]	Max. Building Height	
20 du/ac	40 du/ac	60 ft.	
	50 du/ac		
	60 du/ac	72 ft.	
	90 du/ac	108 ft.	or the applicable Specific Plan whichever is higher
NON-RESIDENTIAL INTENSITY STANDARDS			**ADDITIONAL PROVISIONS**
Min. FAR	None		
Max. FAR	1.0		
SETBACK STANDARDS[3]			**ADDITIONAL PROVISIONS**
Front or side abutting a public street	Min. 10 ft. and max. 20 ft.		

Existing General Plan and Zoning Designations

Figure 3 indicates the General Plan land use designations for the area of the City north of the I-405, and Figure 4 indicates the accompanying zoning designations. Table 1 summarizes the development parameters of the General Plan land use designations, and the compatible zoning districts.

As shown in Table 1, the General Plan establishes Floor Area Ratios (FARs) for all non-residential land use designations. The FAR is used to determine the maximum amount of building that is allowed on a lot or parcel. Several land use categories in the plan area contain stepped FARs which are tied to the traffic characteristics of the proposed land use. Residential density is measured in dwelling units per acre. Trip budgets have also been established for properties in the plan area designated as Urban Center Commercial, Cultural Arts Center, or Regional Commercial in the plan area. The industrial portion of Home Ranch also has a trip budget. When applicable, the FAR, or in the case of residential, dwelling units per acre, and trip budget work in concert to ensure that building intensity and trip generation do not exceed the capacity of the circulation system in the plan area. The trip budget for individual properties is given in Section 3.

The lowest FARs are found in the Neighborhood Commercial designation as well as in the residential, industrial and public-semi land use designations. The highest FARs are allowed in the Regional Commercial, Cultural Arts Center, and Urban Center Commercial land use designations. The General Plan does not allow the established floor area ratio to be exceeded in any instance.

Trip budgets are calculated on a square footage basis for commercial, industrial, residential, and institutional land uses. As with FARs, trip budgets cannot be exceeded. The General Plan, however, does allow for the transfer of trip budgets in the plan area in the following circumstances:

1. The combination and/or transfer of trips shall only be allowed in the area of the City that is north of the I-405 and east of Harbor Boulevard, and shall be limited to parcels within a one-mile radius of each other.
2. Trip budget transfers shall be evaluated in the review and approval of a planned development or master plan project. Sufficient conditions of approval shall be applied to the master plan or development plan to ensure long-range control over subsequent phases of development.
3. The combination and/or transfer of trips shall not result in any greater impacts on the surrounding circulation system then would occur if each Traffic Analysis Zone (TAZ) was developed independently. (Consult with the Planning Division for a figure depicting TAZs)
4. 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 FAR and trip generation rates provided herein.

5. 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.

6. Approval of the master plan or development plan shall be conditioned to ensure compliance with the above criteria and to preclude future overdevelopment on portions of the project or properties from which trip budgets were transferred.

7. Trip budget transfers shall be recorded against the properties.

Therefore, if a property is underdeveloped in terms of its trip budget, there is the possibility that the "excess" trips could be transferred to another parcel to augment its trip budget.

It should be noted that all the Planned Development (PD), Town Center (TC), and Shopping Center (C1-S) zones require Planning Commission review and approval of the land use mix and building location.

Mixed-Use Overlay District and Properties identified in the Housing Element

In 2026, this specific plan was amended for consistency with an amendment to the City's Zoning Map, which resulted in the rezoning of several properties in the plan area to encourage and facilitate residential and mixed-use development. While base zoning districts remain the same, the Mixed-Use Overlay District (MUOD) was applied to several parcels in the PDC, I&R, PDR-HD, TC, C1, and PDI zoning districts within the plan area. The MUOD is an overlay district and shall only apply to the parcels identified in the City's Zoning Map. This specific plan shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code on a qualifying property. However, it should be noted that projects identified on Lower-Income Housing Element Sites shall be governed by Section 13-83.58.e, (Supersession of Overlay) of Article 11, and the provisions of that Section shall supersede and prevail over any conflicting provisions of the underlying base zone, including, but not limited to, minimum residential densities and capacities, minimum residential floor area, ministerial review and approval, and permitted uses, and all other applicable zoning provisions, such as other urban plans, overlays, and specific plans, including this specific plan.

trip budgets, heights,

Updated Month 2026

Building Heights

Existing building heights in the plan area vary from single story single family homes to twenty-one story office buildings. Generally, the high-rise office buildings are located in the South Coast Plaza Town Center and South Coast Metro Center areas; the Metro Pointe area has approval for additional buildings that include two fifteen story buildings. The buildings at South Coast Plaza and Crystal Court vary from one to three stories in height.

The General Plan does not establish a general limit on building heights north of the I-405 but rather contains two policies that provide guidelines for determining the appropriate building height. Policy LU-1C.1 permits the construction of buildings over two stories or 30 feet only when it can be shown that the building height will not impact surrounding developments. Policy LU-1C.3 prohibits the construction of buildings that present a hazard to air navigation at John Wayne Airport as determined by the Federal Aviation Agency.[2]

Policy LU-1C.3 is particularly relevant to the plan area, since the portion of the plan area generally east of the Metro Pointe property is within the imaginary horizontal surface of John Wayne Airport. Beyond the horizontal surface for another 4,000 feet is the imaginary conical surface. See Figure 6. These imaginary surfaces are the trigger for requiring special studies and review by the Airport Land Use Commission for Orange County and the FAA. It should be noted that a number of existing buildings in South Coast Plaza Town Center encroach within the imaginary horizontal surface; however, each was determined not to pose a hazard to the airport's operations and were required to install obstruction lighting.

Building heights in North Costa Mesa have created public controversy in the past, especially in the Home Ranch area where high-rise development approvals were overturned by the voters in 1988. Table 2 specifies the maximum building heights for the plan area and shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code on a qualifying property; these building height standards recognized existing patterns and surrounding land uses. ~~Any new building proposed at 3 stories or more should require a shade and shadow impact analysis in relation to surrounding land uses.~~

It should be noted that Home Ranch has a specific height limitation of five stories and only in the center of the property. Any additional height above five stories (75 feet) would require a General Plan amendment. Exhibit 11b depicts the height limitations for Home Ranch.

in which case the the property may use the limit in the MUOD or this Specific Plan, whichever is higher.

[2] See Appendix C for full text of Policies LU-1C.1 and LU-1C.3.

AREA 6- SOUTH COAST METRO CENTER

Existing Land Uses

In 2006, this approximate 45-acre area was developed with several office buildings, a health club, restaurants, and retail uses. At one time, the entire South Coast Metro Center was owned by one property owner (Sakioka Farms) and was leased on a long-term basis to various other parties. In the early 2000s, there was a change of ownership and operation of the area, and it is now owned and managed by several different parties. Some parcels are owned in fee, while others are owned by the Sakioka family and leased on a long-term basis to others. For planning purposes only, this area has been broken into four different sub-areas, as described in the following discussions, and shown in Table 6A and on Figure 16a.

General Plan and Zoning

The site is designated Urban Center Commercial by the General Plan and is zoned PDC

In 2000, a site-specific FAR of 0.79 was adopted for this area to allow a maximum square footage of 1,546,180 of non-residential development on the total site area of 44.97 acres (this is the net acreage of the site after all necessary dedications for public improvements).

When the 2000 General Plan was adopted in 2002, the trip budget for South Coast Metro Center was established as 1,886 a.m. peak hour trips and 1,994 p.m. peak hour trips for a strictly non-residential development project.

In 2007, General Plan Amendment (GP-06-02) was approved, and it consisted of a site-specific high-rise residential development option on a 4.86-acre portion of Area 6 (Sub-Area 1) at a density of 100 units per acre with 6,000 square feet of integrated ancillary retail uses. Additionally, for this residential development option, the Area 6 trip budget was modified to 1,931 a.m. peak hour trips and 1,976 p.m. peak hour trips.

See the following section for a discussion of the four sub-areas and the corresponding allocation of the floor area ratio, dwelling units, trip budget, and building square footages.

Sub-Areas

The South Coast Metro Center was divided into four sub-areas in conjunction with the approval of GP-06-02. These four sub-areas are under separate ownership and management. Provided in Table 6A is a statistical summary of the maximum floor area ratio, maximum number of residential units, and trip budgets for each sub-area. Figure 16a illustrates the boundaries of the sub-areas.

To facilitate flexibility within a sub-area, building square footages may be transferred, provided that the total building square footage, number of units, floor area ratio, ~~and trip budget~~ for the affected sub-area are not exceeded as delineated in Table 6A. ~~Transfers between the sub-areas are not permitted.~~

Sub-Area 1: GP-06-02 amended the 2000 General Plan to create a site-specific residential density of 100 units/acre in the Urban Center Commercial land use designation for this 4.86-acre sub-area with a maximum of 484 residential units. In this sub-area, the 484 high-rise residential units and 6,000 square feet of ancillary retail, known as Symphony Towers, may be constructed at the southeast corner of Avenue of the Arts and Anton Boulevard in conjunction with the demolition of two existing restaurants and the relinquishment of a 300-room hotel (200,950 square feet) entitlement. This would result in a maximum non-residential floor area ratio of 0.03 with a maximum number of 484 high-rise residential units at 100 units per acre (Option 1 in Table 6A).

Should the property owner determine not to develop any or only a portion of the high-rise residential option, then the unbuilt residential uses may be converted to a corresponding non-residential development provided that the maximum allowable non-residential building square footage, floor area ratio, and trip budget are not exceeded for the Option 2 development scenario shown in Table 6A. The Option 2 development scenario represents the maximum amount of non-residential building square footage allowed for this sub-area, which is 216,794 square feet. It is anticipated that this development option would be composed of a 300-room hotel (200,950 square feet) and 15,844 square feet of restaurant uses.

For both Options 1 and 2, Table 6A indicates the a.m. and p.m. trip budgets, maximum number of dwelling units, maximum non-residential building square footage, and associated maximum floor area ratio.

The maximum building height is 306 feet above grade level for Option 1 and 180 feet above grade level for Option 2.

Sub-Area 2: For this 2.57-acre sub-area, the maximum allowable building square footage is 4,000 square feet with a corresponding maximum allowable floor area ratio of 0.036. In 2006, this sub-area was developed with a multi-tenant retail building (545 Anton Boulevard). The Housing Element allows 230 units on the property.

The maximum building height is 180 feet above grade level. ~~The a.m. and p.m. peak hour trip budget is shown in Table 6A.~~

Sub-Area 3: In 2000, GP-99-06 was approved for this 19.5-acre sub-area with a maximum building square footage of 525,000 in four buildings for Experian Information Solutions (475 Anton Boulevard). The corresponding maximum allowable floor area ratio is 0.62. In 2006, the final building was approved for construction. The maximum building height for this sub-area is 180 feet above grade level. The a.m. and p.m. peak hour trip budget is shown in Table 6A.

Sub-Area 4: For this 18.06-acre site the maximum allowable floor area ratio is 1.02 (800,386 square feet of building area). In 2006, this sub-area was built-out with:

Three Office buildings (535, 555, 575 Anton) – 749, 230 square feet

One Health Club (589 Anton) - 51,156 square feet

The maximum building height is 180 feet above grade level. ~~The a.m. and p.m. peak hour trip budget is shown in Table 6A.~~ → The [illegible] Housing Element allows 305 units on a 3.39 acre portion of this sub-area, APN 410-501-31.

Table 6A- South Coast Metro Center Sub-Area Statistics
North Costa Mesa Specific Plan

	Maximum Allowable Non-Residential FAR	Maximum Non-Residential Building Square Footage	Maximum Allowable Number of High-Rise Residential Units	Maximum A.M. Peak Hour Trip Budget	Maximum P.M. Peak Hour Trip Budget
Sub-Area 1 (4.86 acres)					
Option 1	0.03[1]	6,000 sq. ft.[1]	484	227	290[1]
Option 2	1.0	216,794 sq. ft.	0	182	308
Sub-Area 2 (2.57 acres)					
	0.036	4,000 sq. ft.	0	5	14
Sub-Area 3 (19.48 acres)					
	0.62	525,000 sq. ft.	0	752	704
Sub-Area 4 (18.06 acres)					
	1.02	800,386 sq. ft.	0	947	968
TOTAL SOUTH COAST METRO CENTER (44.97 acres)					
Option 1	0.69[2]	1,335,386 sq.ft[2].	484	1931	1976[2]
Option 2	0.79	1,546,180 sq.ft.	0	1886	1994

1. This maximum may be increased to no more than the Option 2 maximum for this sub-area in direct relation to the decrease in the maximum number of high-rise residential units. See text for Sub-Area 1 for additional information.
2. This maximum may be increased to no more than the Option 2 maximum for the total area in direct relation to the decrease in the maximum number of high-rise residential units in Sub-area 1.

AREA 8- SAKIOKA LOT 2

Existing Land Uses

This 33 acre area is designated for planned development, including mixed-use, residential, and commercial office development and is currently in agricultural production. Two single family homes are located along Sunflower Avenue. Lot 2 is owned by Roy K. Sakioka & Sons.

General Plan and Zoning

This site is designated Urban Center Commercial by the General Plan and is zoned PDC.

Development Standards and Trip Budget

The development intensity for planned development (i.e. master plans) on Sakioka Lot 2 is limited by the following:

- The trip budget for this site is 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips. The trip budget shall not be exceeded for any master planned development on Sakioka Lot 2.

- Planned Development Standards of the PDC zone are applicable to the site, unless otherwise indicated in the North Costa Mesa Specific Plan.

- A maximum 1.0 Floor-Area-Ratio applies to nonresidential development. Nonresidential development is also subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the General Plan.

90

- The maximum residential density (dwelling units per acre) is a maximum of ~~28~~ dwelling units per acre ~~for the residential component of a mixed-use development (See "Mixed-Use" discussion) or a maximum of 20 dwelling units per acre for an independent residential community including affordable housing (See "Affordable Housing / Density Bonus discussion). An independent residential community is defined as a development in which the site is entirely developed as a residential use and therefore does not include commercial uses on the same site~~

The projected trip generation for land uses proposed for Sakioka Lot 2 will be based on latest edition of Trip Generation, Institute of Transportation Engineers. The methodology will consider reasonable allowances for trip credits due to internal capture and pass-by trips. Internal capture credit refers to trips for various uses proposed within the parcel that can be accomplished without having to leave the facility.

For example, an office complex could have restaurants and other ancillary uses which may not generate new trips – rather serve tenants within the complex. Other examples include conference room and fitness facilities. Pass-by trips refers to trips that are

already on roadway adjacent to the development and use the facilities. Pass-by trip credits are limited to retail uses.

The credits allowed for internal capture and pass-by trips will be determined by the Transportation Services Manager. The net trip generation after credits will be compared to the trip budget to determine if the proposed development is within the limits prescribed in the North Costa Mesa Specific Plan.

1200 residential units

Land Use Compatibility/Integration

Future development of this site is anticipated to include mid- and high-rise office buildings as well as support commercial. Shade and shadow impacts for buildings in excess of 2 stories should be considered in relation to surrounding land uses. Site design should limit vehicular access to and from Sunflower Avenue.

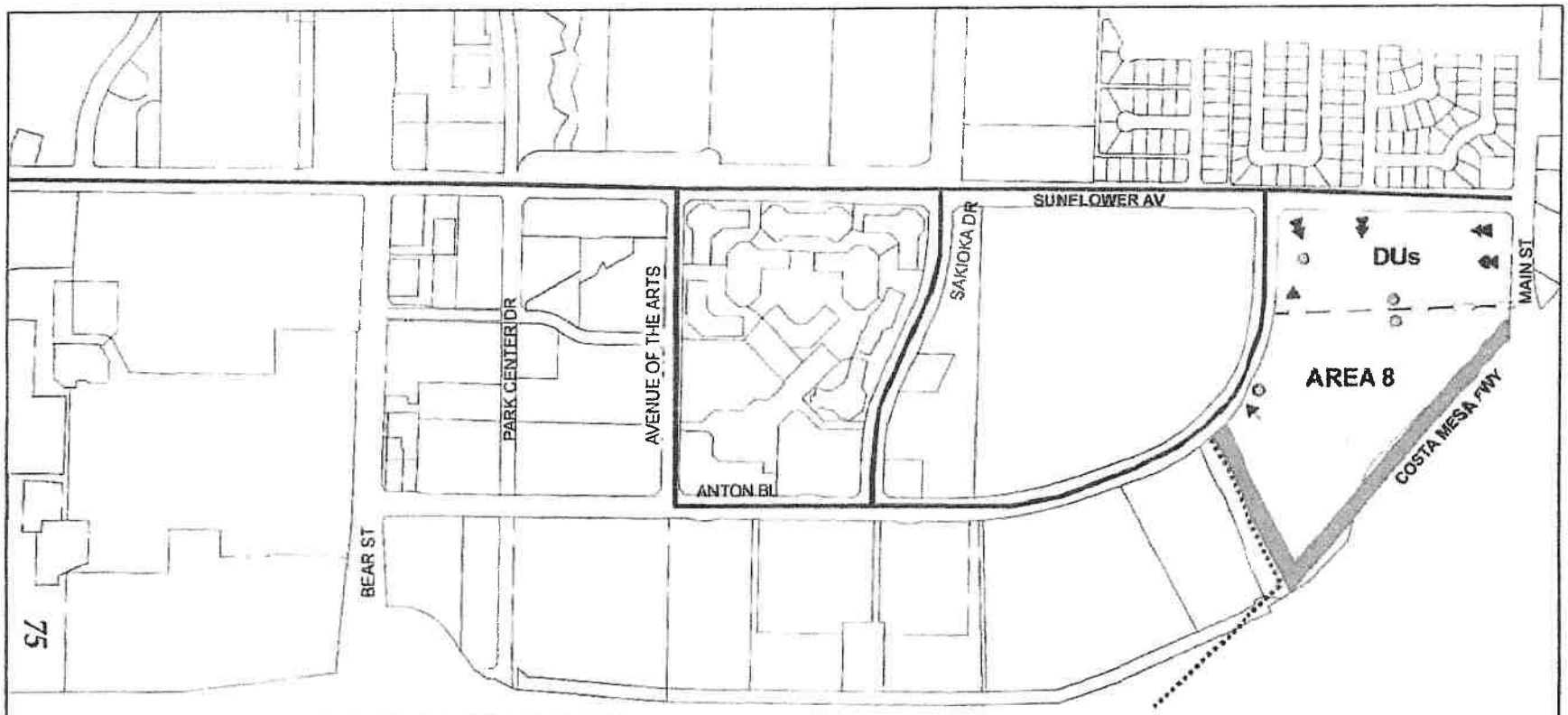
New commercial and office buildings are encouraged to be located along the Anton frontage. Encroachment into the building setback on Anton Boulevard for commercial or mixed-use developments can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the commercial or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial development. Parking lots/structures should be located primarily along the eastern edge of the site adjacent to the Costa Mesa Freeway and the new on-ramp. Internal pedestrian linkages to Anton Boulevard should be provided.

Mixed-Use

The PDC zoning does permit mixed-use development including residential and nonresidential uses as complementary uses. ~~The residential component of a mixed-use development shall be limited to a maximum density of 28 dwelling units per acre. This maximum density only applies to residential uses as complementary uses to commercial uses within a mixed-use development. It does not apply to an independent residential community that does not include commercial uses on the same site.~~ Total building intensity for the entire site shall not exceed the maximum allowable development intensity ~~as set forth by the trip budgets.~~ For a mixed-use development, the overall mix of uses, including trips from dwelling units, shall be counted together in determining compliance with the trip budgets. The trip budget shall not be exceeded.

of FAR and units

The Costa Mesa Freeway, Sunflower Avenue, and Main Street represent significant air quality and noise sources that will impact the siting of residential units and other sensitive land uses. Existing ambient air quality may exceed state and federal levels for carbon monoxide; therefore significant mitigation measures may be required. Acceptable interior and exterior noise levels for residential uses would need to be achieved. An appropriate interface between the office buildings and residential uses would also be required.



AREA 8 - SAKIOKA LOT 2
Development Summary

Total Area - 33 acres
General Plan: Urban Center Commercial
Zoning: PDC

Maximum Intensity: 0.60 FAR - Retail 1.0 FAR
0.60 FAR - Office

~~Maximum Square Footage: 863,000 sf~~ ~90
Maximum Density: ~~29~~ units per acre
~~Trip Budget: 1,062 a.m. peak hour trips~~
~~1,407 p.m. peak hour trips~~

Maximum Building Height: 12 stories/180 feet (south of the collector street)
4 stories/60 feet (north of the collector street)
2 stories/30 feet - Commercial uses that are allowed to encroach into the setback for Anton Blvd.

Note: The information provided in graphic form is intended to illustrative and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards

Figure 18

Affordable Housing and Density Bonus

If the entire site is developed as an independent residential community with affordable housing, the maximum density shall be 20 dwelling units per acre involving a maximum number of 660 residential units (including any density bonuses, see Table 8).[1] Total building intensity for the entire site shall not exceed the maximum allowable development intensity as set forth by the trip budgets.

The maximum number of dwelling units ~~(including any density bonuses)~~ for Sakioka Lot 2 is ~~660~~ units. The maximum base density is 528; in order to be granted a 25% density bonus (132 dwelling units), the developer would have to provide affordable housing pursuant to one of the following three options shown in the following table. All affordable housing provisions shall be for a minimum of 30 years.

1200

Table 8- Sakioka Lot 2 Density Bonus Program
North Costa Mesa Specific Plan

MAXIMUM BASE DENSITY	AFFORDABLE HOUSING CATEGORY[1]		DENSITY BONUS CRITERIA
528 UNITS	OPTION 1 VERY LOW INCOME[1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10%
		# OF AFFORDABLE UNITS	53 UNITS
	OPTION 2 LOW INCOME[1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	20%
		# OF AFFORDABLE UNITS	106 UNITS
	OPTION 3 LOW & MODERATE INCOME[1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10% LOW & 15% MODERATE
		# OF AFFORDABLE UNITS	132 UNITS
		25% DENSITY BONUS	132 UNITS
		TOTAL UNITS[2]	660

NOTES:

1. Very Low, Low, and Moderate determinations are based on HUD definitions and income limits, adjusted for family size.
2. The total number of units assumes that other criteria of the Planned Development Commercial Zone have been met regarding density increases.

*The maximum number of units (660) in an independent residential community is based on 33 acres of land and 20 units per acre...

Building Heights

The maximum building height is 180 feet (approximately 12 stories) south of the new collector street and 60 feet (approximately 4 stories) north of the new collector street. Commercial or mixed use developments that are allowed to encroach into the street setback of Anton Boulevard shall be limited to 2 stories/30 feet within the street setback. Buildings above 173 feet in height will require approval by the FAA.

Circulation

The Master Plan of Highways includes a new collector street that connects Main Street and Anton Boulevard through this site. A new I-405 on-ramp from Anton Boulevard is to the south of this site. The Master Plan of Bikeways includes a new bikeway on Sunflower Avenue. As shown on Figure 9, the various alternatives for the urban rail alignment traverse this property and a station is also proposed in the vicinity.

Figure 19 provides an overview of the entire plan area and depicts development standards that can be shown graphically. It should be noted that the information is intended to be illustrative and is not to be interpreted as the precise locations for future land uses or structures.

PH-1

HALLIGAN, MICHELLE

From: Christopher Brancart <cbrancart@brancart.com>
Sent: Monday, February 9, 2026 12:09 PM
To: HALLIGAN, MICHELLE; MCGILL, ANNA; TAI, CARRIE; PC Public Comments; CITY CLERK; PLANNING INFO
Subject: Public Comment - PC Mtg 02/09/2026, Item PH-1
Attachments: sent letter to City PC re Agenda Item PH1.pdf

PLEASE SEE ATTACHED; THANK YOU

--
Christopher Brancart
Brancart & Brancart
(650) 879-0141 (voice)
(650) 879-1103 (fax)

CONFIDENTIALITY NOTICE: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, please call me. Thank you.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

BRANCART & BRANCART
ATTORNEYS AT LAW
P. O. BOX 686
PESCADERO, CA 94060

Christopher Brancart
Elizabeth Brancart

Telephone (650) 879-0141
Facsimile (650) 879-1103
www.brancart.com

Street Address
8205 Pescadero Road
Loma Mar, California 94021

February 9, 2026

Via Email and Facsimile

Michelle Halligan, Sr Planner
Anna McGill, Adv Planning Mgr
Carrie Tai, Director
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Fax: (714) 754-4856
michelle.halligan@costamesaca.gov
anna.mcgill@costamesaca.gov
carrie.tai@costamesaca.gov

Jeffrey Harlan, Chair
Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Fax: (714) 754-5028
pcpubliccomments@costamesaca.gov
cityclerk@costamesaca.gov
planninginfo@costamesaca.gov

Re: **Planning Commission Agenda Item PH-1**
Meeting: February 9, 2026
Objections, Issues, and Concerns

Dear Gentlepersons:

I write on behalf of The Ohio House and its residents, along with present and former Group Home owners, operators, and residents to address several issues regarding Agenda Item PH-1 to be heard, considered and acted upon by the Planning Commission at a public hearing on Monday, February 9, 2026. Item PH-1 asks the Planning Commission to approve a resolution recommending the adoption by the City Council of several code amendment purporting to implement specific housing programs set forth in the City's Sixth Cycle (2021-2029) Housing Element.

1. Issues Addressed in This Letter

This letter focuses exclusively on code amendments purporting to implement Housing Programs regarding the regulation of housing for persons with disability; specifically:

1. Program 2O (Definition of Single Housekeeping Unit): That the City will "review and revise the definition of 'single housekeeping unit' within the zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together."

2. Program 2P (Group Homes): That the City will "review and adopt revisions to its zoning code applicable to group homes to affirmatively further fair housing and comply with fair housing laws per the [following] objective: Review and revise the City's zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses."

3. Program 2N (Reasonable Accommodation): That the City will "review and adopt revisions to its Reasonable Accommodation process to be consistent with State and federal fair housing requirements."

To implement these programs, the City proposes to amended the following provisions of the City's zoning code (Title 13), set forth in Exhibit 3 in the Planning Commission Agenda Report:

4. Exhibit A: Chapter 1, Article 2, Definitions
5. Exhibit D: Chapter IV, Citywide Land Use Matrix
6. Exhibit H: Chapter IX, Article 15, Reasonable Accommodations
7. Exhibit K: Chapter XV, Group Homes; and,
8. Exhibit L: Chapter XVI, Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM,

PDC, and PDI (Planned Development Zones)

and the related Title 9's Group Home Operator's Permit, set forth in Exhibit 5.

These code amendments fail to meet the requirements in Housing Programs 2N, 2O, and 2P, but also, if enacted as presently proposed, each amendment violates three federal laws – the Fair Housing Act, ADA, and Rehabilitation Act – and several state statutes, including the California Government Code §§ 12955, 65008, 8899.50, and 11135 as well as the California Constitution.

2. The Proposed Amendment of the Definition of Single Housekeeping Unit fails to implement the requirements of the City's Housing Program 2O and promise to violate federal and state fair housing laws.

The definition of Single Housekeeping Unit (SHU) is the pivotal zoning provisions that governs housing opportunities throughout Costa Mesa's residential districts. Among all Residential Uses listed in the City's Land Use Matrix, CMMC TABLE 13-30, a Single Housekeeping Unit is the only use permitted of right in every residential districts. Thus, if the City chooses to classify an residential occupancy as a SHU, then that household may occupy any dwelling in Costa Mesa pursuant to the zoning code. If the City refuses to classify a residential occupancy as a SHU, then that household is prohibited from the City's residential districts unless specially or conditionally permitted by the City or compelled by state statute.

The City proposes to implement Housing Plan Program 2O ("Definition of Single Housekeeping Unit") by amending the current definition of Single Housekeeping Unit as follows:

Single housekeeping unit. The occupants of a dwelling unit have established ties and familiarity with each other, including jointly use of and responsibility for common areas, which includes interaction with each other, shared meals, household activities, and expenses and responsibilities; where residency is mutually agreed by all residents, is not transitory in nature ~~membership in the single housekeeping unit is fairly stable as opposed to transient, members have some control over who becomes a member of the household,~~ and the residential activities of the household are conducted on a ~~nonprofit~~ not-for-profit basis. ~~There is a rebuttable presumption that integral facilities do not constitute single housekeeping units. Additional indicia that a household is not operating as a single housekeeping unit include, but are not limited to: the occupants do not share a lease agreement or ownership of the property; members of the household have separate, private entrances from other members; members of the household have locks on their bedroom doors; members of the household have separate food storage facilities, such as separate refrigerators.~~

We urge the Planning Commission to reject the resolution recommending the adoption of the proposed amended definition of Single Housekeeping Unit (SHU) because it fails to implement Housing Program 2O, invites unlawful and arbitrary enforcement, and violates state and federal fair housing statutes.

a. The Proposed SHU Definition Perpetuates The City Discrimination against Persons with Disabilities

The City last amended its SHU definition in 2014 as part of Ordinance 14-13, the City's sweeping revision of its zoning code to compel the closure of existing group homes in R1 (SFR) districts – and to prohibit any new group homes there – unless the household qualified for issuance of a specially use permit. (This same framework was enacted by the City in 2015 to group homes in the City's MFR districts, as discussed below.) A fundamental, necessary condition of the City's discriminatory zoning restrictions enacted under Ordinance 14-13 was the simultaneous adoption of the current SHU definition. Given its inclusion in Ordinance 14-13, it should come as no surprise that the City repeatedly has admitted that the purpose of the current SHU definition was to exclude group homes from the definition and privilege afforded households classified as SHUs.

To achieve this result, the City includes a facially discriminatory presumption, a list of subjective, standardless criteria (carried forward in the proposed amendment), and several of observable indicia "that a household is not operating as a single housekeeping unit," including more than one rental agreement, private, separate entrances, separate food storage and refrigerators. The proposed amendment deletes the facially discriminatory presumption but also deletes the only objective, observable standards (locks, entrance, refrigerators) in the pivotal provisions. While those observable indicia were enacted for a discriminatory purpose, they at least had the virtue of being an objective standard that could be applied to readily observable conditions (lock, entrance, refrigerators). Once observable conditions are stripped from the definition, the proposed amendment devolves into a series of necessary conditions lacking objective standard and impossible to apply without invading a household's constitutionally protected privacy.

The upshot is chilling: If applied as written, there are few if any households that could qualify as SHUs. ***Worse still, the proposed definition commits the City to police personal relationship among every dwelling's occupants and to monitor the domestic affair of every household in Costa Mesa.***

b. The Text and Terms of the Proposed Single Housekeeping Unit Definition Offends Common Sense, Valid Zoning Principles, and Fair Housing Laws

The proposed SHU amendment lacks valid, measurable, discernable, objective standards to determine whether a household qualifies as a SHU. Moreover, even if it provided valid standards, its application depends on the City's observations and determination of the nature and quality of personal relationships amongst household members and their domestic affair within the privacy of their dwellings. In sum, the proposed SHU definition is useless in application, invalid on its face, and unconstitutional in effect.[1]

---

[1] There are several ways to assess the efficacy of a zoning definition. We can disaggregate its terms into necessary and sufficient conditions. We can evaluate whether its intention (what it connotes) aligns with its extension (what it denotes). But under any test, the ultimate question is whether the text provides objective standards that can be consistently applied to observable facts reflecting conditions that endure over time. Thus, most zoning regulation concern the physical

As drafted, the proposed definition consists of a series of necessary conditions regarding personal relationships that each occupant must satisfy and several domestic affairs that each occupant must perform. Each of these conditions is necessary. In other words, if the City decides that any one occupant fails to met any one of the following conditions, then the household is disqualified as a Single Housekeeping Unit:

> Single housekeeping unit. The occupants of a dwelling unit have **[1] established ties** and **[2] familiarity** with each other, including joint **[3] use** of and **[4] responsibility** for common areas, which includes **[5] interaction** with each other, **[6] shared meals**, **[7] household activities**, and **[8] expenses** and responsibilities; where **[9] residency is mutually agreed** by all residents, is **[10] not transitory** in nature and the residential activities of the household are conducted on a **[11] not-for-profit basis.**

A close examination of these necessary conditions demonstrates why the proposed definition is not only profoundly flawed for purported purpose (implementing Program 2O), but also wholly dependent on the City violating the California Constitution, fair housing law, and sound zoning principles.

---

as built environment or readily observable externalities. The proposed amended SHU definition meets none of these criteria under any framework.

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
01	**Established Ties** between each occupant with each other occupant.	No, lacks objective criteria measuring quality or quantity	a. Necessary condition must exist throughout the every persons occupancy at any point in time. b. To determine whether household's "established ties" are sufficient, each one-to-one relationship amongst occupants must be evaluated by the City; thus, in a six member household, there are 15 unique relationships to be evaluated. *C(n,r)[i.e., "n chose 2"].*	Yes, for some households, but only by proxy, limiting Establish Ties to relationships defined by law (e.g., consanguinity), and thereby discriminating against non-traditional families. No, this conditions lack any objective criteria; moreover, this condition involves personal relationships that are inherently difficult to observe and assess since relationships transpire within sphere of constitutionally protected privacy
02	**Familiarity** between each occupant with each other occupant.	No, id.	Id.	No, this conditions lack any objective criteria; moreover, this condition involves personal relationships that are inherently difficult to observe and assess since relationships transpire within sphere of constitutionally protected privacy

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
03	**Joint use of . . . common areas**	Yes, in part, because - unlike other conditions - common areas are observable. No, since use lacks objective criteria measuring quality or quantity	Id.	No. This condition lack an objective standard; moreover, it occurs within the privacy of dwelling.
04	**Joint . . . responsibility for common areas**	No, lacks objective criteria measuring quality or quantity	Id.	No. This condition lack an objective standard; moreover, it occurs within the privacy of dwelling.
05	**Interaction with each other**	No, id.	Id.	No, this conditions lack any objective criteria; moreover, this condition involves personal relationships that are inherently difficult to observe and assess since relationships transpire within sphere of constitutionally protected privacy

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
06	**Shared meals**	No, id.	Id., but measured by participate rate of each occupant. (i.e., Assume five occupant and five "household activities," the City must examine each occupants participation rate in a total of 25 activities. *Cartesian Product (mxn)*	No. The scope, frequency, and participation rate transpires within the privacy of dwelling
07	**Shared . . . household activities**	No, id.	Id.,	No. This condition lacks an objective, reliable standard. Moreover, participation of domestic activities transpires within the privacy of dwelling.
08	**Shared . . . expenses**	No, Id.	Yes, with an administrative subpoena.	No, unless the City obtains an administrative subpoena to obtain detailed statements of household expenses and contributions by each member of the household

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
09	**Residency is mutually agreed by all residents**	No, Id., unless condition is intended to empowers any occupant at the time to bar any prospective occupant or oust any existing occupant from a household, regardless of that occupant's age or maturity, consensus of the other occupants, or the basis for the preclusion or ouster.	Id.	Possibility, but if and only if the City obtains confirmation from each occupant who occupied a dwelling during its purported status as a SHU.
10	**not transitory in nature**	No., Id.	No, without a duration of occupancy specified, this necessary condition cannot applied.	No, unless the City obtains an administrative subpoena, permitting the City to lawfully review records or compel statements that establish the date each occupant joined a household. This information, however, is meaningless without a temporal criterion.

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
11	**residential activities of the household are conducted on a not-for-profit basis**	No, Id.	Yes, with an administrative subpoena, but if and only if the City can verify that the housing provider is either is incorporated as a nonprofit or operates at a loss *and* that each occupant, regardless of age, infirmity, or capacity pays an equal share of the housing expense	No, unless the City obtains an administrative subpoena, permitting the City to lawfully obtain records showing that a housing provider is a nonprofit or operates at a loss and detailed financial records reflecting household expenses and contributions by each occupant.

Does the proposed SHU definition provide with the City's zoning and code enforcers (as well as its citizens) with robust, objective standards that can be reliably applied to readily observable facts reflecting conditions that endure over the lifetime of a household? The answer is obvious no. Worse, if you assume that the proposed definition means what it says, and its conditions were uniformly applied to the wide variety of household that exist in Costa Mesa[2], very few of those households could qualify as Single Housekeeping Unit. Worse still, under the proposed definition, the City is committed to policing the personal relationship and domestic affairs of its citizens, an undertaking that is as unpopular as it is unconstitutional.

We urge the Planning Commission to reject the resolution recommending the adoption of the proposed SHU definition.

3. The proposed amendments to zoning regulations governing group homes fail to implement the objective of the City's Housing Program 2P, perpetuate discrimination against disabled persons, and promise to violate federal and state fair housing laws.

---

[2] Please refer to the City's demographic profile in the City's Sixth Cycle Housing Element.

The City proposes to implement Housing Plan Program 2P ("Group Homes") by not making any substantive changes to its current group home regulations, codified as CMMC Title 13, Chaps. XV and XVI, and CMMC Title 9, Chap. II, Art. 23. See Meeting Packet, Exhibit 3. As a result, the City's group home regulations continue to discriminate against housing for disabled persons, as reflected in Exhibit 1 hereto.

The only substantive change proposed by the City is to import the definition of "operator" into the definition of group home or sober living home. That amendment is deeply flawed and will not cure the problems with the City's current group home regulations. The operator definition is standardless, circular, and assumes that landlords renting to non-disabled persons do not engage in placement, rule-setting, and behavioral oversight of their tenants—an demonstrably untrue assumption.

We urge the Planning Commission to reject the resolution recommending the adoption of the proposed amendments to the group home regulations because they are insufficient.

4. The proposed amendments to the City's RA regulations fail to implement the requirements of the City's Housing Program 2N, perpetuate discrimination against disabled persons, and promise to continue violating federal and state fair housing laws.

The City proposes to implement Housing Plan Program 2N ("Reasonable Accommodation") by making modest changes to the existing regulation that fail to fulfill this Housing Program's intent and continue a policy in violation of federal and state fair housing laws.

To implement Program 2N, the City must amend the current regulation to address each of the issues raised in DRC's letter to the City dated January 12, 2026, a copy of which is attached as Exhibit 2. In addition, the City must provide a cogent definition of "institutionalization" if it intends to apply that criterion as a basis for denying RA requests.

We urge the Planning Commission to reject the resolution recommending

adoption of the proposed RA regulation because it is insufficient.

Thank you for your consideration.

/s/ Christopher Brancart
cbrancart@brancart.com

Zoning regulations for unlicensed[1] residential uses in Costa Mesa's multi-family zoning districts

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	***Sober Living Home[2]***	***Group Home[3]***	***Boardinghouse, Small < 3 rental rooms[4]***	***Boardinghouse, Large < 7 rental rooms***	***Multi-family Dwelling[5]***
Use Definitions					
Use defined based on disability status of residents, CMMC 13-06	Yes, CC 9[6]	Yes, CC 5	No, CC 3	No, CC 3	No CC 4

EXHIBIT 1

-14-

[1] Licensed uses are subject to state-mandated zoning entitlements and restrictions. The Costa Mesa Municipal Code (CMMC) defines these uses as ***Residential care facilities***. A residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but may not be limited to, the following: intermediate care facilities for the developmentally disabled (Health & Safety Code §§ 1267.8, 1267.9);community care facilities (Health & Safety Code § 1500 et seq.); residential care facilities for the elderly (Health &Safety Code § 1569 et seq.); residential care facilities for the chronically ill (22 C.C.R. § 87801(a)(5); Health & Safety Code § 1568.02); alcoholism and drug abuse facilities (Health & Safety Code §§ 11834.02—11834.30); pediatric day health and respite care facilities (Health & Safety Code § 1760 et seq.); residential health care facilities, including congregate living health facilities (Health & Safety Code §§ 1265—1271.1, 1250(i), 1250(e), (h)); family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children (Wel. & Inst. Code §§ 5115—5120)." CMMC 13-06.

[2] ***Sober living home*** means a group home for persons who are recovering from a drug and/or alcohol addiction and who are considered handicapped under state or federal law. Sober living homes shall not include the following: (1) residential care facilities; (2) any sober living home that operates as a single housekeeping unit." CMMC 13-06.

[3] ***Group home***. A facility that is being used as a supportive living environment for persons who are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one (1) or more dwelling units. Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single housekeeping unit." CMMC 13-06.

[4] "***Boardinghouse***. A residence or dwelling, other than a hotel, wherein rooms are rented under two (2) or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the residence. Boardinghouse, small means two (2) or fewer rooms being rented. Boardinghouse, large means three (3) to six (6) rooms being rented. Boardinghouses renting more than six (6) rooms are prohibited." CMMC 13-06.

[5] "***Dwelling, multi-family*** "Dwelling, multi-family" or "multi-family dwelling" is a building or buildings of permanent character placed on one (1) lot which is designed or used for residential occupancy by two (2) or more families." CMMC 13-06.

[6] ***"CC #"*** refers to page numbers in the excerpt of the current Costa Mesa Municipal Code [as of 05/09/2021], attached to this Table for reference.

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Use defined based on nature of the disability of dwelling's residents, CMMC 13-06	Yes, CC 9	No, CC 5	No, CC 3	No, CC 3	No CC 4
Permitted Zoning District					
Permitted in Residential Zoning District, CMMC 13-30, 13-204	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Multifamily Zoning Districts (R2-MD, R2-HD, R3), CMMC 13-30	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Planned Development Residential Districts (PDR-LD, PDR-MD, PDR-HD, PRD-NCM, PDC, PDI), CMMC 13-30, 13-204	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Institutional & Recreational (I&R) Zoning District [intended for "recreation, open space, health, public services," 13-20(i), CC 17]	Yes, CC 31	Yes, CC 31	No, CC 31	No, CC 31	No, CC 31
Specially or Conditionally Permitted in Institutional & Recreational (I&R) Zoning District [intended for "recreation, open space, health, public services," 13-20(i), CC 17]	NA, CC 31	NA, CC 31	No, CC 31	No, CC 31	No, CC 31
Nonconforming Use Status					
Existing uses required to apply for Special or Conditional Use Permit to	Yes, CC 67, 59	Yes, CC 67, 59	No, CC 54	No, CC 54	NA, CC 31

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
continue existing use, 13-324, 13-207.1 versus 13-204, 13-30					
Separation Requirement					
Separation requirement imposed on existing uses, 13-322, 13-323, 13-324 versus 13-30, 13-204, 13-207.1	Yes: At least 650 feet between dwelling and any group home, sober living home or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: At least 650 feet between dwelling and any group home, sober living home or state-licensed drug and alcohol treatment facility. CC 66-67	No, CC 54	No, CC 54	NA, 13-30
Separation requirement imposed on new uses, 13-322, 13-323, 13-324 versus 13-30 fn 7	Yes: At least 650 feet between dwelling and any group home, sober living home, or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: At least 650 feet between dwelling and any group home, sober living home, or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: Small boardinghouses shall locate at least six hundred fifty (650) feet from any other small boardinghouse. CC 49	Yes: Large boardinghouses shall be located at least one thousand (1,000) feet away from any other boardinghouse. CC 49	NA, 13-30
Dwelling Operator's Permit Required					
Owner or operator of dwelling must obtain an "Operator's Permit," CMMC 13-323, 9-372, or meet same conditions for	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Operator's Permit under SUP requirements, 13-322, 13-311					
Owner or operator of dwelling must obtain an "operator's permit" as a condition to qualify for a conditional use permit, CMMC 13-323, 9-372, or meet same conditions for Operator's Permit to qualify for SUP, 13-322, 13-311	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	No	No	No
Permit Application Requirements					
Permit Application: Required to list applicant/operator's every general partner and every owner with controlling interest in corporation. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide permit history or operation of similar use at any time anywhere in the United States. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide copy of rules governing conduct of residents occupying dwelling. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Permit Application: Required to identify the name, address, telephone, CDL of onsite dwelling manager. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide document reflecting criteria for acceptance of resident in dwelling. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide blank copies of all forms that residents of dwelling are required to complete. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Notice Requirements, July 2017 (17-05) - October 2018 (18-06) time period					
Public notice of hearing on application for special use permit, CMMC 13-311(b) versus CMMC 13-29(c) [07/2017-09/2018]	Notice to be mailed to the ***owner of record and occupants*** of all properties within five hundred (500) feet of the location of the group home.	Notice to be mailed to the ***owner of record and occupants*** of all properties within five hundred (500) feet of the location of the group home.	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site
Occupancy limit on number of residents per dwelling					

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Occupancy limitation	City Housing Element	City Housing Element	State Housing Law/UHC	State Housing Law/UHC	State Housing Law/UHC
On-Site Manager Requirements					
Dwelling must have a 24/7 onsite manager. CMMC 13-311(a)(4) + CMMC 9-274(b)(1) versus State Housing Law	Yes, CC 62, 70	Yes, CC 62, 70	No, State Housing Law	No, State Housing Law	No, State Housing Law
Vehicle Restrictions					
Each dwelling resident limited to one vehicle that must be used as resident's primary form of transportation, 13-311(a)(5) + CMMC 9-274(b)(2)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Resident Parking Restrictions					
Each dwelling resident must park her vehicle on dwelling premises or within 500 feet of dwelling, 13-311(a)(5) + CMMC 9-274(b)(2) versus CMMC Title 10, Ch X (Stopping, Standing and Parking)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Eviction requirements					
Landlord/operator must notify resident's emergency contact, OCHA OC Links Referral Line, and Costa Mesa's Network for Homeless Solutions before an evicting resident, CMMC 13-311(a)(10) + 9-374(b)(6)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Landlord/operator must provide transportation to alternative housing to any resident evicted from dwelling, CMMC 13-311(a)(11) + 9-374(b)(7)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Landlord/operator must maintain eviction records for one year resident's eviction from dwelling, CMMC 13-311(a)(12) + 9-374(b)(8)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Regulation of Residents within Dwelling					
Each resident of dwelling must actively participate in a legitimate self-improvement program (e.g., 12-step program), CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must maintain records showing that resident is actively participating in a legitimate self-improvement program (e.g., 12-step program), CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate a rule warning that if a resident refuse to actively participating in a legitimate self-improvement program (e.g., 12-step program), then the resident may be evicted. CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/Operator must prohibit residents from use of any non-prescription drugs. CMMC 13-311(a)(14)(ii) + 9-374(b)(10)(ii)	Yes, CC 63, 71	No	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Landlord/operator must evict any resident caught using any non-prescription drug. CMMC 13-311(a)(14)(ii) + 9-374(b)(10)(ii)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate a good neighbor policy directing residents "to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit." CMMC 13-311(a)(14)(vi) + 9-374(b)(10)(v)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate written protocol for onsite manager to follow in response to a neighbor's complaint. CMMC protocol for 13-311(a)(14)(vi) + 9-374(b)(10)(v)	Yes, CC 63, 71	No	No	No	No
Owner, Landlord, Operator, and Employee Qualification Requirements					
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she was terminated from a job for sexual harassment, embezzlement, or illegally furnishing alcohol within two years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63, 71	Yes, CC 63, 71	No, CC 25	No, CC 25	No, CC 25

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was terminated from a job alcohol for sexual harassment, embezzlement, or illegally furnishing alcohol within two years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63, 71	Yes, CC 63, 71	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if he was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was convicted or pleaded nolo contrendere to any PC 451 arson offense or furnishing any controlled substance within 7 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she is in recovery from abuse of drugs or alcohol and has been abstained for less than one year before applying to the City for that zoning permit. CMMC 13-311(b)(6), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 64, 72	No	No, CC 25	No, CC 25	No, CC 25

Disability Rights California
California's protection & advocacy system

LEGAL ADVOCACY UNIT
1831 K Street
Sacramento, CA 95811
Tel: (916) 504-5800
Fax: (916) 504-5801
TTY: (800) 719-5798
Intake Line: (800) 776-5746
www.disabilityrightsca.org

January 12, 2026

VIA EMAIL

Kimberly Hall Barlow
Jones Mayer
3777 N. Harbor Blvd.
Fullerton, CA 92835
khb@jones-mayer.com

RE: Costa Mesa's Proposed Revisions to RA Ordinance

Dear Ms. Barlow:

Thank you for the opportunity to review and comment on Costa Mesa's proposed revisions to the City's reasonable accommodation ordinance pursuant to the settlement agreement in the *Insight v. Costa Mesa* case.

In your December 19, 2025 email to us, you said that Costa Mesa was proposing to delete subsection (7) of Section 13-200.62(f) of the City's reasonable accommodation ordinance. You explained that the deletion is proposed because "it is operationally difficult for staff or the applicants to make this determination given lack of information and the difficulties in ensuring that any facilities adequately allow individual(s) with said disability(ies) to live in a residential setting. Furthermore, this subsection is unnecessary given the other provisions of the Reasonable Accommodation Ordinance." We support the deletion of subsection (7) from Section 13-200.62, which requires a finding that "the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting."

EXHIBIT 2

The deletion of subsection (7) is an important first step in bringing Costa Mesa's reasonable accommodation ordinance into compliance with state and federal fair housing requirements. However, in order to bring the entire reasonable accommodation regulation into compliance, Costa Mesa will need to make additional changes. Given the structure of the current ordinance, it will be difficult to do that by simply editing or rewording the text. Instead, we propose that the City repeal sections of the ordinance in their entirety and replace them with new ones.

To begin with, Section 13-200.62 (f) has problems that cannot be remedied without restructuring. That section is a list of findings "all of which are required for approval" of a reasonable accommodation request. But the list combines factors that the person or entity requesting the accommodation must establish in order to be entitled to an accommodation, i.e., the topics of Findings (1) and (2), with factors that are the City's burden to establish if it is going to deny the accommodation, i.e., the topics of Findings (3), (5), and (8). These two types of topics need to be separated to clearly delineate who – the person or entity making the request, or the City – bears the burden of proof.

As written, Findings (3), (5), and (8) require affirmative findings that there is no undue financial or administrative burden, no direct threat, and no fundamental alteration for the approval of a reasonable accommodation request. In other words, they require that the City affirmatively find that those factors are *not* present. This has the effect of putting the burden on the person or entity making the request to establish the absence of an undue burden or fundamental alteration. That is contrary to fair housing law, which makes it the City's burden to establish that there *is* an undue burden, direct threat, or fundamental alteration before denying a reasonable accommodation request. Fair housing law does not permit the City to make the establishment of the *absence* of those factors a requirement.

Undue burden, direct threat, and fundamental alteration can properly be in the reasonable accommodation ordinance, but the regulation needs to be structured in a way that makes clear that if the person or entity making the request establishes the factors addressed in Findings (1) and (2), the City must grant the accommodation unless it finds that granting the

accommodation *will* impose an undue financial or administrative burden, *will* result in a direct threat, or *will* result in a fundamental alteration (i.e., the inverse of the current language regarding findings). It does not work to combine them in the same list as the elements that the person or entity making the request has the burden to establish. The two types of findings must be bifurcated.

Moreover, the current structure of the reasonable accommodation ordinance also makes it difficult for the ordinance to adequately reflect the law governing the findings that the City must establish to deny an otherwise valid reasonable accommodation request. For example, where the ordinance authorizes the City to deny a reasonable accommodation request based on a direct threat finding, it must also state that in such a case the City must find that the threat cannot be mitigated by reasonable accommodation. 28 C.F.R. §35.139. A finding that granting a reasonable accommodation would be an undue burden or fundamental alteration must also be made "after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion." 28. C.F.R. §35.150(a)(3). It will be difficult to add such clarifications in a clear way unless the two types of findings under Section 13-200.62(f) are separated and the findings for which the City bears the burden are written in the affirmative.

Section 13-200.62 (f) also includes factors that do not fall within either the burden of the person or entity making the accommodation request or the allowable reasons for the City to deny a request, but instead layer on additional obligations that are not permitted under fair housing law. Finding (4) requires a finding that the "requested accommodation is consistent with surrounding uses in scale and intensity of use." The City cannot apply different occupancy, use, or development standards to shared housing for people with disabilities as compared to other forms of housing, nor can it require a household of people with disabilities to be limited to fewer people than a single housekeeping unit would be allowed to have. To the extent that a requested accommodation would result in housing that was vastly different from permitted housing uses, City staff could evaluate whether granting the request would constitute a fundamental alteration to a City program or would result in an undue burden or direct threat. But simply having the same number of people that a single housekeeping unit would

be allowed to have, or failing to meet another occupancy or development standard that was not also applied to single housekeeping units, could never fall within one of those permitted reasons for denying an accommodation request. Consistency with other uses should therefore not be listed as a separate required finding.

Likewise, Finding (6) requires in some instances "a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally." For the same reasons that the City is removing Finding (7), which also focuses on "facilities of a similar nature and operation" rather than on the specific housing that is at issue for a particular reasonable accommodation request, the City should remove Finding (6). It is just as true that it will be "operationally difficult for staff or the applicants to make this determination given lack of information" for Finding (6) as for Finding (7). Moreover, providing a feasibility study or market study about other housing does not fall within the burden of someone making a reasonable accommodation request. Making such a study a condition of approving a disability-related accommodation is therefore a discriminatory housing practice. This should likewise not be listed as a required finding.

The deletion of Finding (7) should also be accompanied by a revision to the language of Finding (2), which states that, "[t]he requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling." To ensure that City staff interpret Finding (2) consistent with fair housing laws, by focusing on the housing at issue in the request rather than "facilities of a similar nature and operation" elsewhere, Finding (2) should be revised to refer to an equal opportunity to use and enjoy "their dwelling," "the dwelling at issue in the accommodation request," or something similar.

In order to bring the reasonable accommodation ordinance into compliance with federal and state fair housing law, the City will also need to revise other portions of the ordinance. As reflected in the settlement agreement, we would welcome the opportunity to work with the City during that portion of its review of the reasonable accommodation ordinance and to provide feedback on any draft revisions of those other sections.

For those portions of the ordinance as well, it would be most effective for the City to repeal and replace language rather than try to work within the existing structure. For example, Section 13-200.62(b) loads burdensome and irrelevant requirements onto people or entities making reasonable accommodation requests. A lay homeowner who needs an accommodation due to disability should be able to comply with application requirements without having to hire an attorney or other expert to help them understand what they need to do. The City should limit the application to information that is necessary for the City to evaluate whether the person or entity making the request has met their burden, such as the location of the dwelling at issue, the existence of the disability, the nature of the accommodation that is being requested, and the connection between the disability and the requested accommodation. The provisions in Section 13-200.62(b) that require people or entities making reasonable accommodation requests to provide "[a]ny other information that the director reasonably determines is necessary for evaluating the request for reasonable accommodation" ((b)(3)) and "[a]ny other information that the hearing officer reasonably concludes is necessary to determine whether the findings required by subsection (e) of this section can be made" ((b)(7)) are particularly problematic because they are not limited to the information necessary to establish that a person or entity is entitled to a reasonable accommodation.

Section 13-200.62(d) provides that appeals of reasonable accommodation requests will be handled through the same procedures as "any other discretionary permit." However, the appeals process pertaining to reasonable accommodation requests needs to be navigable and manageable by lay people with disabilities. This provision should be repealed and replaced with new language that requires a prompt, clear statement of the reasons for any denial, establishes a simple procedure for requesting an appeal, provides a reasonable deadline for making requests for an appeal, and eliminates the need for individuals or entities to pay for the City's review of their reasonable accommodation determination.

Most importantly, the section of the reasonable accommodation ordinance addressing appeals must exempt them from the review procedures that govern general zoning matters in order to respect the privacy of people's disabilities and disability-related needs during any review process. Hearings regarding reasonable accommodations requests should not be

made by legislative bodies, and no public notice should be made regarding reasonable accommodation reviews. Public hearings create an opening for members of the public to express animus against people with disabilities, which imposes an improper barrier to people seeking such accommodations. For example, at the hearings regarding Insight's reasonable accommodation request, a member of the public told the Planning Commission that a person who is "mentally disabled does not belong in a neighborhood next door to me or any of us in this room," and someone testified to the City Council that the "mentally ill cannot associate with our children, neighbors." As you know, hearing those types of comments was traumatic for our client Ms. Doe, who spoke about her own experiences with mental illness, and the ways that staying at Insight's housing had helped her, at a hearing on Insight's reasonable accommodation request. Not only is the City not obligated to provide the public with a forum to intimidate and humiliate people like Ms. Doe, but the City cannot put people like her through such an ordeal as a condition of having their accommodation request reviewed. Nor can such animus play any part in the City's review of an accommodation request. For similar reasons, the ordinance should also make clear that only the person or entity making the request can appeal a decision regarding a reasonable accommodation, in contrast to the current language which permits virtually anyone – including neighbors with an animus against people with disabilities – to appeal.

Finally, Sections 13-200.62(e) and (g), regarding "considerations," overlap with the required "findings" in Section 13-200.62(f) in a way that impedes consistency with fair housing law. Like Section 13-200.62(f), these sections fail to make clear which elements are the burden of the person making the reasonable accommodation request to establish and which are the City's burden. Many of them are also improper considerations. For example, the City cannot take into account "whether granting the request would be consistent with the City's General Plan." By definition, any reasonable accommodation request pertaining to zoning will be inconsistent with the zoning scheme. "Requiring public entities to make exceptions to their rules and zoning policies is exactly what the FHAA does." *Anderson v. City of Blue Ash*, 798 F.3d 338, 363 (6th Cir. 2015); *City of Edmonds v. Washington State Bldg. Code Council*, 18 F.3d 802, 806 (9th Cir. 1994) (FHA imposes an affirmative duty to reasonably accommodate disabled persons). The question is not whether a requested disability

accommodation is inconsistent with the City's General Plan, but whether granting it would fundamentally alter the General Plan. To take another example, the City cannot take into consideration whether "the accommodation would result in a substantial increase in traffic or insufficient parking" (§ 13-200.62(g)(2)) or "create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation" (§ 13-200.62(g)(4)) unless it is also doing so with respect to single housekeeping units. Again, the City cannot impose more stringent development or occupancy standards on housing occupied by people with disabilities than on single housekeeping units, nor can it use vague or undefined conditions as a basis for denial of a reasonable accommodation request. These are examples, and not an exhaustive list, of the issues with subsections (e) and (g) of Costa Mesa's reasonable accommodation ordinance. We would be happy to provide additional comments or to discuss with you and with City staff in more detail our further thoughts on bringing the ordinance into compliance with state and federal fair housing requirements.

We appreciate your time and attention to our comments and look forward to working with you and the City further on these important access issues for Costa Mesa residents with disabilities. Please let us know if you would like to discuss any of these issues further.

Sincerely,

Autumn M. Elliott
Law Office of Autumn Elliott

Jia Min Cheng
Managing Attorney
Disability Rights California

HALLIGAN, MICHELLE

PH-1

From: TAI, CARRIE
Sent: Monday, February 9, 2026 9:38 AM
Cc: PARTIDA, ANNA; MCGILL, ANNA; DACEY, MELINDA; HALLIGAN, MICHELLE; Tarquin Preziosi
Subject: CJ Segerstrom & Sons: February 9 PC Agenda Item PH-1
Attachments: CJ Segerstrom & Sons Letter to Planning Commission 020726(19234784.5).pdf

bcc: Planning Commission

Chair Harlan and Members of the Planning Commission,

Please find attached a letter from C.J. Segerstrom & Sons pertaining to the public hearing agenda item on tonight's Planning Commission agenda. C.J. Segerstrom & Sons is requesting that their properties be excluded from the rezoning item, in concert with a request to remove their properties from the housing element sites inventory (which will be considered at a future meeting). The reason for these requests relates to how cities must apply overlays given the findings of a recent case law.

Carrie Tai, AICP
Director
City of Costa Mesa | Economic and Development Services Department
(714) 754-5270
77 Fair Drive | Costa Mesa | CA 92626

"The City of Costa Mesa serves our residents, businesses and visitors while promoting a safe, inclusive, and vibrant community."

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. THANK YOU.

d from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

COX CASTLE

Cox, Castle & Nicholson LLP
3121 Michelson Drive, Suite 200 C
Irvine, California 92612-5678
P: 949.260.4600 **F**: 949.260.4699

Tim Paone
949.260.4655
tpaone@coxcastle.com

February 7, 2026

Jeffrey Harlan, Chair
Jon Zich, Vice Chair
Karen Klepack, Commissioner
Johnny Rojas, Commissioner
Angely Andrade Vallarta, Commissioner
David Martinez, Commissioner
Robert Dickson, Commissioner

c/o Carrie Tai
Director of Economic and Development Services
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Sent by Email to: Carrie.Tai@costamesaca.gov

Re: C.J. Segerstrom & Sons Properties in Zoning Ordinance

Chair Harlan and Members of the Planning Commission:

This letter serves as the adamant objection by C.J. Segerstrom & Sons ("CJS") to the adoption in its current form of the proposed Zoning Code Amendment which is Item Number PH-1 on your February 9 meeting agenda. As an overriding theme of this objection, we ask that you keep in mind that the purpose of the statewide RHNA-driven Housing Element update process is to heavily incentivize residential development, not to compel it.

In a letter to the City Council from our office on January 30, 2026, CJS requested that the City take "all actions necessary" to remove from the City's Housing Element the identification of fourteen properties owned by CJS (the "CJS Properties") as "Housing Element sites" with mixed-use overlays. All Planning Commissioners were copied on that letter. Today, we are asking the Planning Commission to recommend to the City Council that the CJS Properties be expressly exempted from the proposed zoning amendment's MUOD requirements.

The basis for this request is straightforward: In 2022, CJS was assured by the City that the mixed-use overlays in the subsequently adopted Housing Element would not jeopardize existing zoning designations on the CJS Properties, leaving CJS the option to pursue residential uses if, when, and to the extent consistent with CJS's business planning. As noted in our letter to the City Council,

through no fault of the City, changing circumstances have lessened that assurance. The ongoing proliferation of new housing laws and uncertainty created by court rulings have delivered the reality of "unintended consequences." If adopted as now written, the zoning code amendment before your Commission will effectively reverse the commitment made by the City to CJS in 2022.

HCD's methodology for the preparation of an inventory of properties suitable and available for residential development includes factors related to ownership, existing uses, encumbrances, applicable development agreements, the landowner's intent (or not) to pursue residential development, and much more. In hindsight, the cooperation of CJS in allowing the City to place the CJS Properties in mixed-use overlay districts based upon the good faith assurance that residential development would not be required may have limited the perceived need for a thorough evaluation of these factors. What understandably was not foreseen by the City was that the courts would upset HCD's statewide practice of accepting Housing Element mixed-use overlays which allowed, but did not require, residential development.

By effectively requiring some residential in the City's MUOD Housing Element sites, the zoning amendment before you appears to be an understandable strategic reaction to a court decision that did not involve the City. This change in course, however, negates the good faith assurance that the City had given CJS and, in our view, is not a strategy that should be applied to the CJS Properties. If needed to protect CJS's critical commercial interests, we will provide appropriate clarification directly to HCD to demonstrate that the CJS Properties are not appropriate Housing Element sites.

There is, however, a better approach. A simple modification of the proposed zoning amendment would resolve our concern with that amendment. A similar provision already is included for another property. Article 11, Section 13-83.58(b)(3) of the proposed zoning amendment (see Exhibit E of the Staff Report) now states:

***"Exception**. The provisions of this Section shall not apply to residential projects or mixed-use projects having residential units located within the boundaries of the Fairview Development Center Specific Plan."*

CJS requests the Commission to include in its recommendation to the City Council that the following language be added to the proposed zoning amendment as Section 13-83.58(b)(4):

***"Exception**. The provisions of this Section shall not apply to residential, mixed-use, or other projects located within the boundaries of any of the following properties identified in Table B-6 of the Housing Element:*

HE Site No.	CJS Site ID
134	Harbor Associates
136	Harbor Associates
137	Home Ranch
138	Home Ranch
198	Home Ranch
139	Town Center
140	Town Center

HE Site No.	CJS Site ID
141	Town Center
205	Town Center
145	South Coast Plaza
146	South Coast Plaza
147	South Coast Plaza
203	US Post Office
204	US Post Office

This narrowly tailored exemption would honor the representations made to CJS and, when combined with the requested removal of the CJS properties from the list of Housing Element sites, would avoid adverse consequences to long-standing, actively operated commercial properties which greatly benefit the community and the City.

CJS appreciates the Commission's consideration of this request and respectfully urges the Commission to recommend this amendment to the City Council. Please reach out to either me or Justin McCusker if you have any questions.

Thank you.

COX, CASTLE & NICHOLSON LLP

By: Tim Paone
Partner

cc: Costa Mesa City Council
Costa Mesa City Manager Cecilia Gallardo-Daly

COX CASTLE

Cox, Castle & Nicholson LLP
3121 Michelson Drive, Suite 200 C
Irvine, California 92612-5678
P: 949.260.4600 **F**: 949.260.4699

Tim Paone
949.260.4655
tpaone@coxcastle.com

January 30, 2026

Mayor John Stephens
Mayor Pro Tem Manuel Chavez
Council Member Jeff Pettis
Council Member Andrea Marr
Council Member Loren Gameros
Council Member Mike Buley
Council Member Arlis Reynolds

c/o Carrie Tai
Director of Economic and Development Services
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Sent by Email to: Carrie.Tai@costamesaca.gov

Re: CJS Properties in Housing Element

Mayor Stephens and Members of the City Council:

As you know, C.J. Segerstrom & Sons ("CJS") has deep roots in the City of Costa Mesa. The City and CJS not only have significantly benefited from each other's continued success, but also have a demonstrated history of cooperation to further that success. It was with that cooperative spirit that CJS agreed to the City's request that fourteen properties owned by CJS (the "CJS Properties") be identified "Housing Element sites" with mixed-use overlays as part of the City's Housing Element update process. CJS's cooperation relied on the City's assurance that these overlays would not jeopardize existing zoning designations, but instead would give CJS the option to pursue residential uses if and when consistent with CJS's business planning. Standing alone, the Housing Element as adopted by the City Council in 2022 reflected that assurance.

Through no fault of the City, however, changing circumstances have lessened that assurance. Since 2022, new State housing laws have continued to proliferate, with the prospect of more to come. Both the City and the State's Department of Housing and Community Development ("HCD") have had to adapt not only to evolving State housing laws, but also to court decisions interpreting those laws, often with unexpected results. Concurrently, the City has been working to reconcile the various implications of Measure Y, Measure K, the "Neighborhoods Where We

All Belong" program, planning for the Fairview Developmental Center, and HCD's rezoning requirements. As a result, the risk of "unintended consequences" has become significant.

Unlike many landowners, CJS is neither in a hurry to develop its properties nor, at this time, focused upon residential development of the CJS Properties. To the contrary, the common reputational and economic interests of CJS and the City are to a significant degree tied to CJS's thoughtfully planned and highly successful commercial development. While these shared interests do not preclude residential development in the future, CJS is not ready to commit the CJS Properties to residential development at this time, whether directly or inadvertently.

As we have communicated since before the holidays, it has become clear that sooner or later CJS will need to request the removal of the CJS Properties from the Housing Element. Therefore, CJS is formally requesting the City to take all actions necessary to remove the CJS Properties from the Housing Element.

HE Site No.	CJS Site ID
134	Harbor Associates
136	Harbor Associates
137	Home Ranch
138	Home Ranch
198	Home Ranch
139	Town Center
140	Town Center

HE Site No.	CJS Site ID
141	Town Center
205	Town Center
145	South Coast Plaza
146	South Coast Plaza
147	South Coast Plaza
203	US Post Office
204	US Post Office

Please reach out to either me or Justin McCusker if you have any questions or if there are further steps which CJS must take to facilitate the near-term removal of the CJS Properties from the City's updated Housing Element.

Thank you.

COX, CASTLE & NICHOLSON LLP

By: Tim Paone
Partner

cc: Costa Mesa City Manager Cecilia Gallardo-Daly
Costa Mesa Planning Commissioners

Cox, Castle & Nicholson LLP
3121 Michelson Drive, Suite 200 C
Irvine, California 92612-5678
P: 949.260.4600 **F**: 949.260.4699

Tim Paone
949.260.4655
tpaone@coxcastle.com

January 30, 2026

Mayor John Stephens
Mayor Pro Tem Manuel Chavez
Council Member Jeff Pettis
Council Member Andrea Marr
Council Member Loren Gameros
Council Member Mike Buley
Council Member Arlis Reynolds

c/o Carrie Tai
Director of Economic and Development Services
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Sent by Email to: Carrie.Tai@costamesaca.gov

Re: CJS Properties in Housing Element

Mayor Stephens and Members of the City Council:

As you know, C.J. Segerstrom & Sons ("CJS") has deep roots in the City of Costa Mesa. The City and CJS not only have significantly benefited from each other's continued success, but also have a demonstrated history of cooperation to further that success. It was with that cooperative spirit that CJS agreed to the City's request that fourteen properties owned by CJS (the "CJS Properties") be identified "Housing Element sites" with mixed-use overlays as part of the City's Housing Element update process. CJS's cooperation relied on the City's assurance that these overlays would not jeopardize existing zoning designations, but instead would give CJS the option to pursue residential uses if and when consistent with CJS's business planning. Standing alone, the Housing Element as adopted by the City Council in 2022 reflected that assurance.

Through no fault of the City, however, changing circumstances have lessened that assurance. Since 2022, new State housing laws have continued to proliferate, with the prospect of more to come. Both the City and the State's Department of Housing and Community Development ("HCD") have had to adapt not only to evolving State housing laws, but also to court decisions interpreting those laws, often with unexpected results. Concurrently, the City has been working to reconcile the various implications of Measure Y, Measure K, the "Neighborhoods Where We

All Belong" program, planning for the Fairview Developmental Center, and HCD's rezoning requirements. As a result, the risk of "unintended consequences" has become significant.

Unlike many landowners, CJS is neither in a hurry to develop its properties nor, at this time, focused upon residential development of the CJS Properties. To the contrary, the common reputational and economic interests of CJS and the City are to a significant degree tied to CJS's thoughtfully planned and highly successful commercial development. While these shared interests do not preclude residential development in the future, CJS is not ready to commit the CJS Properties to residential development at this time, whether directly or inadvertently.

As we have communicated since before the holidays, it has become clear that sooner or later CJS will need to request the removal of the CJS Properties from the Housing Element. Therefore, CJS is formally requesting the City to take all actions necessary to remove the CJS Properties from the Housing Element.

HE Site No.	CJS Site ID
134	Harbor Associates
136	Harbor Associates
137	Home Ranch
138	Home Ranch
198	Home Ranch
139	Town Center
140	Town Center

HE Site No.	CJS Site ID
141	Town Center
205	Town Center
145	South Coast Plaza
146	South Coast Plaza
147	South Coast Plaza
203	US Post Office
204	US Post Office

Please reach out to either me or Justin McCusker if you have any questions or if there are further steps which CJS must take to facilitate the near-term removal of the CJS Properties from the City's updated Housing Element.

Thank you.

COX, CASTLE & NICHOLSON LLP

By: Tim Paone
Partner

cc: Costa Mesa City Manager Cecilia Gallardo-Daly
Costa Mesa Planning Commissioners

BRANCART & BRANCART
ATTORNEYS AT LAW

Christopher Brancart
Elizabeth Brancart

P. O. BOX 686
PESCADERO, CA 94060

Telephone (650) 879-0141
Facsimile (650) 879-1103
www.brancart.com

Street Address
8205 Pescadero Road
Loma Mar, California 94021

February 9, 2026

Via Email and Facsimile

Michelle Halligan, Sr Planner
Anna McGill, Adv Planning Mgr
Carrie Tai, Director
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Fax: (714) 754-4856
michelle.halligan@costamesaca.gov
anna.mcgill@costamesaca.gov
carrie.tai@costamesaca.gov

Jeffrey Harlan, Chair
Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Fax: (714) 754-5028
pcpubliccomments@costamesaca.gov
cityclerk@costamesaca.gov
planninginfo@costamesaca.gov

Re: **Planning Commission Agenda Item PH-1**
Meeting: February 9, 2026
Objections, Issues, and Concerns

Dear Gentlepersons:

I write on behalf of The Ohio House and its residents, along with present and former Group Home owners, operators, and residents to address several issues regarding Agenda Item PH-1 to be heard, considered and acted upon by the Planning Commission at a public hearing on Monday, February 9, 2026. Item PH-1 asks the Planning Commission to approve a resolution recommending the adoption by the City Council of several code amendment purporting to implement specific housing programs set forth in the City's Sixth Cycle (2021-2029) Housing Element.

1. Issues Addressed in This Letter

This letter focuses exclusively on code amendments purporting to implement Housing Programs regarding the regulation of housing for persons with disability; specifically:

1. Program 2O (Definition of Single Housekeeping Unit): That the City will "review and revise the definition of 'single housekeeping unit' within the zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together."

2. Program 2P (Group Homes): That the City will "review and adopt revisions to its zoning code applicable to group homes to affirmatively further fair housing and comply with fair housing laws per the [following] objective: Review and revise the City's zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses."

3. Program 2N (Reasonable Accommodation): That the City will "review and adopt revisions to its Reasonable Accommodation process to be consistent with State and federal fair housing requirements."

To implement these programs, the City proposes to amended the following provisions of the City's zoning code (Title 13), set forth in Exhibit 3 in the Planning Commission Agenda Report:

4. Exhibit A: Chapter 1, Article 2, Definitions
5. Exhibit D: Chapter IV, Citywide Land Use Matrix
6. Exhibit H: Chapter IX, Article 15, Reasonable Accommodations
7. Exhibit K: Chapter XV, Group Homes; and,
8. Exhibit L: Chapter XVI, Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM,

PDC, and PDI (Planned Development Zones)

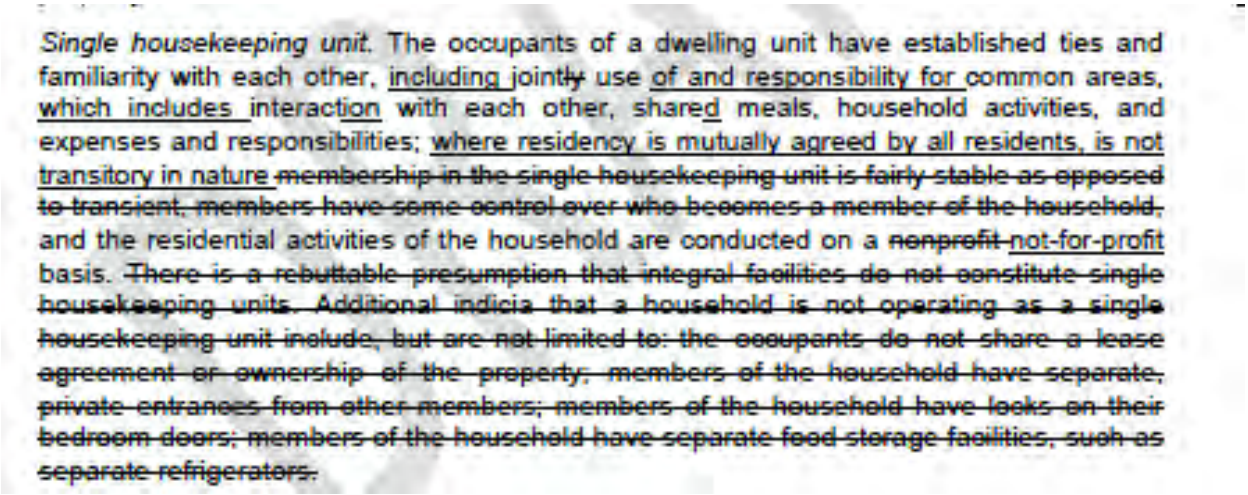
and the related Title 9's Group Home Operator's Permit, set forth in Exhibit 5.

These code amendments fail to meet the requirements in Housing Programs 2N, 2O, and 2P, but also, if enacted as presently proposed, each amendment violates three federal laws – the Fair Housing Act, ADA, and Rehabilitation Act – and several state statutes, including the California Government Code §§ 12955, 65008, 8899.50, and 11135 as well as the California Constitution.

2. The Proposed Amendment of the Definition of Single Housekeeping Unit fails to implement the requirements of the City's Housing Program 2O and promise to violate federal and state fair housing laws.

The definition of Single Housekeeping Unit (SHU) is the pivotal zoning provisions that governs housing opportunities throughout Costa Mesa's residential districts. Among all Residential Uses listed in the City's Land Use Matrix, CMMC TABLE 13-30, a Single Housekeeping Unit is the only use permitted of right in every residential districts. Thus, if the City chooses to classify an residential occupancy as a SHU, then that household may occupy any dwelling in Costa Mesa pursuant to the zoning code. If the City refuses to classify a residential occupancy as a SHU, then that household is prohibited from the City's residential districts unless specially or conditionally permitted by the City or compelled by state statute.

The City proposes to implement Housing Plan Program 2O ("Definition of Single Housekeeping Unit") by amending the current definition of Single Housekeeping Unit as follows:



Single housekeeping unit. The occupants of a dwelling unit have established ties and familiarity with each other, including jointly use of and responsibility for common areas, which includes interaction with each other, shared meals, household activities, and expenses and responsibilities; where residency is mutually agreed by all residents, is not transitory in nature membership in the single housekeeping unit is fairly stable as opposed to transient, members have some control over who becomes a member of the household, and the residential activities of the household are conducted on a nonprofit not-for-profit basis. There is a rebuttable presumption that integral facilities do not constitute single housekeeping units. Additional indicia that a household is not operating as a single housekeeping unit include, but are not limited to: the occupants do not share a lease agreement or ownership of the property; members of the household have separate, private entrances from other members; members of the household have locks on their bedroom doors; members of the household have separate food storage facilities, such as separate refrigerators.

We urge the Planning Commission to reject the resolution recommending the adoption of the proposed amended definition of Single Housekeeping Unit (SHU) because it fails to implement Housing Program 2O, invites unlawful and arbitrary enforcement, and violates state and federal fair housing statutes.

a. The Proposed SHU Definition Perpetuates The City Discrimination against Persons with Disabilities

The City last amended its SHU definition in 2014 as part of Ordinance 14-13, the City's sweeping revision of its zoning code to compel the closure of existing group homes in R1 (SFR) districts – and to prohibit any new group homes there – unless the household qualified for issuance of a specially use permit. (This same framework was enacted by the City in 2015 to group homes in the City's MFR districts, as discussed below.) A fundamental, necessary condition of the City's discriminatory zoning restrictions enacted under Ordinance 14-13 was the simultaneous adoption of the current SHU definition. Given its inclusion in Ordinance 14-13, it should come as no surprise that the City repeatedly has admitted that the purpose of the current SHU definition was to exclude group homes from the definition and privilege afforded households classified as SHUs.

To achieve this result, the City includes a facially discriminatory presumption, a list of subjective, standardless criteria (carried forward in the proposed amendment), and several of observable indicia "that a household is not operating as a single housekeeping unit," including more than one rental agreement, private, separate entrances, separate food storage and refrigerators. The proposed amendment deletes the facially discriminatory presumption but also deletes the only objective, observable standards (locks, entrance, refrigerators) in the pivotal provisions. While those observable indicia were enacted for a discriminatory purpose, they at least had the virtue of being an objective standard that could be applied to readily observable conditions (lock, entrance, refrigerators). Once observable conditions are stripped from the definition, the proposed amendment devolves into a series of necessary conditions lacking objective standard and impossible to apply without invading a household's constitutionally protected privacy.

The upshot is chilling: If applied as written, there are few if any households that could qualify as SHUs. ***Worse still, the proposed definition commits the City to police personal relationship among every dwelling's occupants and to monitor the domestic affair of every household in Costa Mesa.***

b. The Text and Terms of the Proposed Single Housekeeping Unit Definition Offends Common Sense, Valid Zoning Principles, and Fair Housing Laws

The proposed SHU amendment lacks valid, measurable, discernable, objective standards to determine whether a household qualifies as a SHU. Moreover, even if it provided valid standards, its application depends on the City's observations and determination of the nature and quality of personal relationships amongst household members and their domestic affair within the privacy of their dwellings. In sum, the proposed SHU definition is useless in application, invalid on its face, and unconstitutional in effect.[1]

[1] There are several ways to assess the efficacy of a zoning definition. We can disaggregate its terms into necessary and sufficient conditions. We can evaluate whether its intention (what it connotes) aligns with its extension (what it denotes). But under any test, the ultimate question is whether the text provides objective standards that can be consistently applied to observable facts reflecting conditions that endure over time. Thus, most zoning regulation concern the physical

As drafted, the proposed definition consists of a series of necessary conditions regarding personal relationships that each occupant must satisfy and several domestic affairs that each occupant must perform. Each of these conditions is necessary. In other words, if the City decides that any one occupant fails to met any one of the following conditions, then the household is disqualified as a Single Housekeeping Unit:

> Single housekeeping unit. The occupants of a dwelling unit have **[1] established ties** and **[2] familiarity** with each other, including joint **[3] use** of and **[4] responsibility** for common areas, which includes **[5] interaction** with each other, **[6] shared meals**, **[7] household activities**, and **[8] expenses** and responsibilities; where **[9] residency is mutually agreed** by all residents, is **[10] not transitory** in nature and the residential activities of the household are conducted on a **[11] not-for-profit basis.**

A close examination of these necessary conditions demonstrates why the proposed definition is not only profoundly flawed for purported purpose (implementing Program 2O), but also wholly dependent on the City violating the California Constitution, fair housing law, and sound zoning principles.

---

as built environment or readily observable externalities. The proposed amended SHU definition meets none of these criteria under any framework.

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
01	**Established Ties** between each occupant with each other occupant.	No, lacks objective criteria measuring quality or quantity	a. Necessary condition must exist throughout the every persons occupancy at any point in time. b. To determine whether household's "established ties" are sufficient, each one-to-one relationship amongst occupants must be evaluated by the City; thus, in a six member household, there are 15 unique relationships to be evaluated. *C(n,r)[i.e., "n chose 2"].*	Yes, for some households, but only by proxy, limiting Establish Ties to relationships defined by law (e.g., consanguinity), and thereby discriminating against non-traditional families. No, this conditions lack any objective criteria; moreover, this condition involves personal relationships that are inherently difficult to observe and assess since relationships transpire within sphere of constitutionally protected privacy
02	**Familiarity** between each occupant with each other occupant.	No, id.	Id.	No, this conditions lack any objective criteria; moreover, this condition involves personal relationships that are inherently difficult to observe and assess since relationships transpire within sphere of constitutionally protected privacy

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
03	**Joint use of . . . common areas**	Yes, in part, because - unlike other conditions - common areas are observable. No, since use lacks objective criteria measuring quality or quantity	Id.	No. This condition lack an objective standard; moreover, it occurs within the privacy of dwelling.
04	**Joint . . . responsibility for common areas**	No, lacks objective criteria measuring quality or quantity	Id.	No. This condition lack an objective standard; moreover, it occurs within the privacy of dwelling.
05	**Interaction with each other**	No, id.	Id.	No, this conditions lack any objective criteria; moreover, this condition involves personal relationships that are inherently difficult to observe and assess since relationships transpire within sphere of constitutionally protected privacy

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
06	**Shared meals**	No, id.	Id., but measured by participate rate of each occupant. (i.e., Assume five occupant and five "household activities," the City must examine each occupants participation rate in a total of 25 activities. *Cartesian Product (mxn)*	No. The scope, frequency, and participation rate transpires within the privacy of dwelling
07	**Shared . . . household activities**	No, id.	Id.,	No. This condition lacks an objective, reliable standard. Moreover, participation of domestic activities transpires within the privacy of dwelling.
08	**Shared . . . expenses**	No, Id.	Yes, with an administrative subpoena.	No, unless the City obtains an administrative subpoena to obtain detailed statements of household expenses and contributions by each member of the household

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
09	**Residency is mutually agreed by all residents**	No, Id., unless condition is intended to empowers any occupant at the time to bar any prospective occupant or oust any existing occupant from a household, regardless of that occupant's age or maturity, consensus of the other occupants, or the basis for the preclusion or ouster.	Id.	Possibility, but if and only if the City obtains confirmation from each occupant who occupied a dwelling during its purported status as a SHU.
10	**not transitory in nature**	No., Id.	No, without a duration of occupancy specified, this necessary condition cannot applied.	No, unless the City obtains an administrative subpoena, permitting the City to lawfully review records or compel statements that establish the date each occupant joined a household. This information, however, is meaningless without a temporal criterion.

No.	*Necessary Condition*	*Condition's Objective Standards*	*Application*	*Can City Lawfully Observe and Verify Facts to Determine Condition*
11	**residential activities of the household are conducted on a not-for-profit basis**	No, Id.	Yes, with an administrative subpoena, but if and only if the City can verify that the housing provider is either is incorporated as a nonprofit or operates at a loss *and* that each occupant, regardless of age, infirmity, or capacity pays an equal share of the housing expense	No, unless the City obtains an administrative subpoena, permitting the City to lawfully obtain records showing that a housing provider is a nonprofit or operates at a loss and detailed financial records reflecting household expenses and contributions by each occupant.

Does the proposed SHU definition provide with the City's zoning and code enforcers (as well as its citizens) with robust, objective standards that can be reliably applied to readily observable facts reflecting conditions that endure over the lifetime of a household? The answer is obvious no. Worse, if you assume that the proposed definition means what it says, and its conditions were uniformly applied to the wide variety of household that exist in Costa Mesa[2], very few of those households could qualify as Single Housekeeping Unit. Worse still, under the proposed definition, the City is committed to policing the personal relationship and domestic affairs of its citizens, an undertaking that is as unpopular as it is unconstitutional.

We urge the Planning Commission to reject the resolution recommending the adoption of the proposed SHU definition.

3. The proposed amendments to zoning regulations governing group homes fail to implement the objective of the City's Housing Program 2P, perpetuate discrimination against disabled persons, and promise to violate federal and state fair housing laws.

[2] Please refer to the City's demographic profile in the City's Sixth Cycle Housing Element.

The City proposes to implement Housing Plan Program 2P ("Group Homes") by not making any substantive changes to its current group home regulations, codified as CMMC Title 13, Chaps. XV and XVI, and CMMC Title 9, Chap. II, Art. 23. See Meeting Packet, Exhibit 3. As a result, the City's group home regulations continue to discriminate against housing for disabled persons, as reflected in Exhibit 1 hereto.

The only substantive change proposed by the City is to import the definition of "operator" into the definition of group home or sober living home. That amendment is deeply flawed and will not cure the problems with the City's current group home regulations. The operator definition is standardless, circular, and assumes that landlords renting to non-disabled persons do not engage in placement, rule-setting, and behavioral oversight of their tenants—an demonstrably untrue assumption.

We urge the Planning Commission to reject the resolution recommending the adoption of the proposed amendments to the group home regulations because they are insufficient.

4. The proposed amendments to the City's RA regulations fail to implement the requirements of the City's Housing Program 2N, perpetuate discrimination against disabled persons, and promise to continue violating federal and state fair housing laws.

The City proposes to implement Housing Plan Program 2N ("Reasonable Accommodation") by making modest changes to the existing regulation that fail to fulfill this Housing Program's intent and continue a policy in violation of federal and state fair housing laws.

To implement Program 2N, the City must amend the current regulation to address each of the issues raised in DRC's letter to the City dated January 12, 2026, a copy of which is attached as Exhibit 2. In addition, the City must provide a cogent definition of "institutionalization" if it intends to apply that criterion as a basis for denying RA requests.

We urge the Planning Commission to reject the resolution recommending

adoption of the proposed RA regulation because it is insufficient.

Thank you for your consideration.

/s/ Christopher Brancart
cbrancart@brancart.com

Zoning regulations for unlicensed[1] residential uses in Costa Mesa's multi-family zoning districts

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	***Sober Living Home[2]***	***Group Home[3]***	***Boardinghouse, Small < 3 rental rooms[4]***	***Boardinghouse, Large < 7 rental rooms***	***Multi-family Dwelling[5]***
Use Definitions					
Use defined based on disability status of residents, CMMC 13-06	Yes, CC 9[6]	Yes, CC 5	No, CC 3	No, CC 3	No CC 4

EXHIBIT 1

-14-

[1] Licensed uses are subject to state-mandated zoning entitlements and restrictions. The Costa Mesa Municipal Code (CMMC) defines these uses as ***Residential care facilities.*** A residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but may not be limited to, the following: intermediate care facilities for the developmentally disabled (Health & Safety Code §§ 1267.8, 1267.9);community care facilities (Health & Safety Code § 1500 et seq.); residential care facilities for the elderly (Health &Safety Code § 1569 et seq.); residential care facilities for the chronically ill (22 C.C.R. § 87801(a)(5); Health & Safety Code § 1568.02); alcoholism and drug abuse facilities (Health & Safety Code §§ 11834.02—11834.30); pediatric day health and respite care facilities (Health & Safety Code § 1760 et seq.); residential health care facilities, including congregate living health facilities (Health & Safety Code §§ 1265—1271.1, 1250(i), 1250(e), (h)); family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children (Wel. & Inst. Code §§ 5115—5120)." CMMC 13-06.

[2] ***Sober living home*** means a group home for persons who are recovering from a drug and/or alcohol addiction and who are considered handicapped under state or federal law. Sober living homes shall not include the following: (1) residential care facilities; (2) any sober living home that operates as a single housekeeping unit." CMMC 13-06.

[3] ***Group home.*** A facility that is being used as a supportive living environment for persons who are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one (1) or more dwelling units. Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single housekeeping unit." CMMC 13-06.

[4] "***Boardinghouse.*** A residence or dwelling, other than a hotel, wherein rooms are rented under two (2) or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the residence. Boardinghouse, small means two (2) or fewer rooms being rented. Boardinghouse, large means three (3) to six (6) rooms being rented. Boardinghouses renting more than six (6) rooms are prohibited." CMMC 13-06.

[5] "***Dwelling, multi-family*** "Dwelling, multi-family" or "multi-family dwelling" is a building or buildings of permanent character placed on one (1) lot which is designed or used for residential occupancy by two (2) or more families." CMMC 13-06.

[6] ***"CC #"*** refers to page numbers in the excerpt of the current Costa Mesa Municipal Code [as of 05/09/2021], attached to this Table for reference.

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Use defined based on nature of the disability of dwelling's residents, CMMC 13-06	Yes, CC 9	No, CC 5	No, CC 3	No, CC 3	No CC 4
Permitted Zoning District					
Permitted in Residential Zoning District, CMMC 13-30, 13-204	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Multifamily Zoning Districts (R2-MD, R2-HD, R3), CMMC 13-30	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Planned Development Residential Districts (PDR-LD, PDR-MD, PDR-HD, PRD-NCM, PDC, PDI), CMMC 13-30, 13-204	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Institutional & Recreational (I&R) Zoning District [intended for "recreation, open space, health, public services," 13-20(i), CC 17]	Yes, CC 31	Yes, CC 31	No, CC 31	No, CC 31	No, CC 31
Specially or Conditionally Permitted in Institutional & Recreational (I&R) Zoning District [intended for "recreation, open space, health, public services," 13-20(i), CC 17]	NA, CC 31	NA, CC 31	No, CC 31	No, CC 31	No, CC 31
Nonconforming Use Status					
Existing uses required to apply for Special or Conditional Use Permit to	Yes, CC 67, 59	Yes, CC 67, 59	No, CC 54	No, CC 54	NA, CC 31

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
continue existing use, 13-324, 13-207.1 versus 13-204, 13-30					
Separation Requirement					
Separation requirement imposed on existing uses, 13-322, 13-323, 13-324 versus 13-30, 13-204, 13-207.1	Yes: At least 650 feet between dwelling and any group home, sober living home or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: At least 650 feet between dwelling and any group home, sober living home or state-licensed drug and alcohol treatment facility. CC 66-67	No, CC 54	No, CC 54	NA, 13-30
Separation requirement imposed on new uses, 13-322, 13-323, 13-324 versus 13-30 fn 7	Yes: At least 650 feet between dwelling and any group home, sober living home, or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: At least 650 feet between dwelling and any group home, sober living home, or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: Small boardinghouses shall locate at least six hundred fifty (650) feet from any other small boardinghouse. CC 49	Yes: Large boardinghouses shall be located at least one thousand (1,000) feet away from any other boardinghouse. CC 49	NA, 13-30
Dwelling Operator's Permit Required					
Owner or operator of dwelling must obtain an "Operator's Permit," CMMC 13-323, 9-372, or meet same conditions for	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Operator's Permit under SUP requirements, 13-322, 13-311					
Owner or operator of dwelling must obtain an "operator's permit" as a condition to qualify for a conditional use permit, CMMC 13-323, 9-372, or meet same conditions for Operator's Permit to qualify for SUP, 13-322, 13-311	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	No	No	No
Permit Application Requirements					
Permit Application: Required to list applicant/operator's every general partner and every owner with controlling interest in corporation. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide permit history or operation of similar use at any time anywhere in the United States. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide copy of rules governing conduct of residents occupying dwelling. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	***Sober Living Home[2]***	***Group Home[3]***	***Boardinghouse, Small < 3 rental rooms[4]***	***Boardinghouse, Large < 7 rental rooms***	***Multi-family Dwelling[5]***
Permit Application: Required to identify the name, address, telephone, CDL of onsite dwelling manager. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide document reflecting criteria for acceptance of resident in dwelling. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide blank copies of all forms that residents of dwelling are required to complete. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Notice Requirements, July 2017 (17-05) - October 2018 (18-06) time period					
Public notice of hearing on application for special use permit, CMMC 13-311(b) versus CMMC 13-29(c) [07/2017-09/2018]	Notice to be mailed to the ***owner of record and occupants*** of all properties within five hundred (500) feet of the location of the group home.	Notice to be mailed to the ***owner of record and occupants*** of all properties within five hundred (500) feet of the location of the group home.	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site
Occupancy limit on number of residents per dwelling					

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Occupancy limitation	City Housing Element	City Housing Element	State Housing Law/UHC	State Housing Law/UHC	State Housing Law/UHC
On-Site Manager Requirements					
Dwelling must have a 24/7 onsite manager. CMMC 13-311(a)(4) + CMMC 9-274(b)(1) versus State Housing Law	Yes, CC 62, 70	Yes, CC 62, 70	No, State Housing Law	No, State Housing Law	No, State Housing Law
Vehicle Restrictions					
Each dwelling resident limited to one vehicle that must be used as resident's primary form of transportation, 13-311(a)(5) + CMMC 9-274(b)(2)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Resident Parking Restrictions					
Each dwelling resident must park her vehicle on dwelling premises or within 500 feet of dwelling, 13-311(a)(5) + CMMC 9-274(b)(2) versus CMMC Title 10, Ch X (Stopping, Standing and Parking)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Eviction requirements					
Landlord/operator must notify resident's emergency contact, OCHA OC Links Referral Line, and Costa Mesa's Network for Homeless Solutions before an evicting resident, CMMC 13-311(a)(10) + 9-374(b)(6)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Landlord/operator must provide transportation to alternative housing to any resident evicted from dwelling, CMMC 13-311(a)(11) + 9-374(b)(7)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Landlord/operator must maintain eviction records for one year resident's eviction from dwelling, CMMC 13-311(a)(12) + 9-374(b)(8)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Regulation of Residents within Dwelling					
Each resident of dwelling must actively participate in a legitimate self-improvement program (e.g., 12-step program), CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must maintain records showing that resident is actively participating in a legitimate self-improvement program (e.g., 12-step program), CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate a rule warning that if a resident refuse to actively participating in a legitimate self-improvement program (e.g., 12-step program), then the resident may be evicted. CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/Operator must prohibit residents from use of any non-prescription drugs. CMMC 13-311(a)(14)(ii) + 9-374(b)(10)(ii)	Yes, CC 63, 71	No	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Landlord/operator must evict any resident caught using any non-prescription drug. CMMC 13-311(a)(14)(ii) + 9-374(b)(10)(ii)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate a good neighbor policy directing residents "to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit." CMMC 13-311(a)(14)(vi) + 9-374(b)(10)(v)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate written protocol for onsite manager to follow in response to a neighbor's complaint. CMMC protocol for 13-311(a)(14)(vi) + 9-374(b)(10)(v)	Yes, CC 63, 71	No	No	No	No
Owner, Landlord, Operator, and Employee Qualification Requirements					
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she was terminated from a job for sexual harassment, embezzlement, or illegally furnishing alcohol within two years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63, 71	Yes, CC 63, 71	No, CC 25	No, CC 25	No, CC 25

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was terminated from a job alcohol for sexual harassment, embezzlement, or illegally furnishing alcohol within two years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63, 71	Yes, CC 63, 71	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if he was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was convicted or pleaded nolo contrendere to any PC 451 arson offense or furnishing any controlled substance within 7 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she is in recovery from abuse of drugs or alcohol and has been abstained for less than one year before applying to the City for that zoning permit. CMMC 13-311(b)(6), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 64, 72	No	No, CC 25	No, CC 25	No, CC 25

Disability Rights California
California's protection & advocacy system

LEGAL ADVOCACY UNIT
1831 K Street
Sacramento, CA 95811
Tel: (916) 504-5800
Fax: (916) 504-5801
TTY: (800) 719-5798
Intake Line: (800) 776-5746
www.disabilityrightsca.org

January 12, 2026

VIA EMAIL

Kimberly Hall Barlow
Jones Mayer
3777 N. Harbor Blvd.
Fullerton, CA 92835
khb@jones-mayer.com

RE: Costa Mesa's Proposed Revisions to RA Ordinance

Dear Ms. Barlow:

Thank you for the opportunity to review and comment on Costa Mesa's proposed revisions to the City's reasonable accommodation ordinance pursuant to the settlement agreement in the *Insight v. Costa Mesa* case.

In your December 19, 2025 email to us, you said that Costa Mesa was proposing to delete subsection (7) of Section 13-200.62(f) of the City's reasonable accommodation ordinance. You explained that the deletion is proposed because "it is operationally difficult for staff or the applicants to make this determination given lack of information and the difficulties in ensuring that any facilities adequately allow individual(s) with said disability(ies) to live in a residential setting. Furthermore, this subsection is unnecessary given the other provisions of the Reasonable Accommodation Ordinance." We support the deletion of subsection (7) from Section 13-200.62, which requires a finding that "the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting."

EXHIBIT 2

The deletion of subsection (7) is an important first step in bringing Costa Mesa's reasonable accommodation ordinance into compliance with state and federal fair housing requirements. However, in order to bring the entire reasonable accommodation regulation into compliance, Costa Mesa will need to make additional changes. Given the structure of the current ordinance, it will be difficult to do that by simply editing or rewording the text. Instead, we propose that the City repeal sections of the ordinance in their entirety and replace them with new ones.

To begin with, Section 13-200.62 (f) has problems that cannot be remedied without restructuring. That section is a list of findings "all of which are required for approval" of a reasonable accommodation request. But the list combines factors that the person or entity requesting the accommodation must establish in order to be entitled to an accommodation, i.e., the topics of Findings (1) and (2), with factors that are the City's burden to establish if it is going to deny the accommodation, i.e., the topics of Findings (3), (5), and (8). These two types of topics need to be separated to clearly delineate who – the person or entity making the request, or the City – bears the burden of proof.

As written, Findings (3), (5), and (8) require affirmative findings that there is no undue financial or administrative burden, no direct threat, and no fundamental alteration for the approval of a reasonable accommodation request. In other words, they require that the City affirmatively find that those factors are *not* present. This has the effect of putting the burden on the person or entity making the request to establish the absence of an undue burden or fundamental alteration. That is contrary to fair housing law, which makes it the City's burden to establish that there *is* an undue burden, direct threat, or fundamental alteration before denying a reasonable accommodation request. Fair housing law does not permit the City to make the establishment of the *absence* of those factors a requirement.

Undue burden, direct threat, and fundamental alteration can properly be in the reasonable accommodation ordinance, but the regulation needs to be structured in a way that makes clear that if the person or entity making the request establishes the factors addressed in Findings (1) and (2), the City must grant the accommodation unless it finds that granting the

accommodation *will* impose an undue financial or administrative burden, *will* result in a direct threat, or *will* result in a fundamental alteration (i.e., the inverse of the current language regarding findings). It does not work to combine them in the same list as the elements that the person or entity making the request has the burden to establish. The two types of findings must be bifurcated.

Moreover, the current structure of the reasonable accommodation ordinance also makes it difficult for the ordinance to adequately reflect the law governing the findings that the City must establish to deny an otherwise valid reasonable accommodation request. For example, where the ordinance authorizes the City to deny a reasonable accommodation request based on a direct threat finding, it must also state that in such a case the City must find that the threat cannot be mitigated by reasonable accommodation. 28 C.F.R. §35.139. A finding that granting a reasonable accommodation would be an undue burden or fundamental alteration must also be made "after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion." 28. C.F.R. §35.150(a)(3). It will be difficult to add such clarifications in a clear way unless the two types of findings under Section 13-200.62(f) are separated and the findings for which the City bears the burden are written in the affirmative.

Section 13-200.62 (f) also includes factors that do not fall within either the burden of the person or entity making the accommodation request or the allowable reasons for the City to deny a request, but instead layer on additional obligations that are not permitted under fair housing law. Finding (4) requires a finding that the "requested accommodation is consistent with surrounding uses in scale and intensity of use." The City cannot apply different occupancy, use, or development standards to shared housing for people with disabilities as compared to other forms of housing, nor can it require a household of people with disabilities to be limited to fewer people than a single housekeeping unit would be allowed to have. To the extent that a requested accommodation would result in housing that was vastly different from permitted housing uses, City staff could evaluate whether granting the request would constitute a fundamental alteration to a City program or would result in an undue burden or direct threat. But simply having the same number of people that a single housekeeping unit would

be allowed to have, or failing to meet another occupancy or development standard that was not also applied to single housekeeping units, could never fall within one of those permitted reasons for denying an accommodation request. Consistency with other uses should therefore not be listed as a separate required finding.

Likewise, Finding (6) requires in some instances “a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally.” For the same reasons that the City is removing Finding (7), which also focuses on “facilities of a similar nature and operation” rather than on the specific housing that is at issue for a particular reasonable accommodation request, the City should remove Finding (6). It is just as true that it will be “operationally difficult for staff or the applicants to make this determination given lack of information” for Finding (6) as for Finding (7). Moreover, providing a feasibility study or market study about other housing does not fall within the burden of someone making a reasonable accommodation request. Making such a study a condition of approving a disability-related accommodation is therefore a discriminatory housing practice. This should likewise not be listed as a required finding.

The deletion of Finding (7) should also be accompanied by a revision to the language of Finding (2), which states that, “[t]he requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.” To ensure that City staff interpret Finding (2) consistent with fair housing laws, by focusing on the housing at issue in the request rather than “facilities of a similar nature and operation” elsewhere, Finding (2) should be revised to refer to an equal opportunity to use and enjoy “their dwelling,” “the dwelling at issue in the accommodation request,” or something similar.

In order to bring the reasonable accommodation ordinance into compliance with federal and state fair housing law, the City will also need to revise other portions of the ordinance. As reflected in the settlement agreement, we would welcome the opportunity to work with the City during that portion of its review of the reasonable accommodation ordinance and to provide feedback on any draft revisions of those other sections.

For those portions of the ordinance as well, it would be most effective for the City to repeal and replace language rather than try to work within the existing structure. For example, Section 13-200.62(b) loads burdensome and irrelevant requirements onto people or entities making reasonable accommodation requests. A lay homeowner who needs an accommodation due to disability should be able to comply with application requirements without having to hire an attorney or other expert to help them understand what they need to do. The City should limit the application to information that is necessary for the City to evaluate whether the person or entity making the request has met their burden, such as the location of the dwelling at issue, the existence of the disability, the nature of the accommodation that is being requested, and the connection between the disability and the requested accommodation. The provisions in Section 13-200.62(b) that require people or entities making reasonable accommodation requests to provide "[a]ny other information that the director reasonably determines is necessary for evaluating the request for reasonable accommodation" ((b)(3)) and "[a]ny other information that the hearing officer reasonably concludes is necessary to determine whether the findings required by subsection (e) of this section can be made" ((b)(7)) are particularly problematic because they are not limited to the information necessary to establish that a person or entity is entitled to a reasonable accommodation.

Section 13-200.62(d) provides that appeals of reasonable accommodation requests will be handled through the same procedures as "any other discretionary permit." However, the appeals process pertaining to reasonable accommodation requests needs to be navigable and manageable by lay people with disabilities. This provision should be repealed and replaced with new language that requires a prompt, clear statement of the reasons for any denial, establishes a simple procedure for requesting an appeal, provides a reasonable deadline for making requests for an appeal, and eliminates the need for individuals or entities to pay for the City's review of their reasonable accommodation determination.

Most importantly, the section of the reasonable accommodation ordinance addressing appeals must exempt them from the review procedures that govern general zoning matters in order to respect the privacy of people's disabilities and disability-related needs during any review process. Hearings regarding reasonable accommodations requests should not be

made by legislative bodies, and no public notice should be made regarding reasonable accommodation reviews. Public hearings create an opening for members of the public to express animus against people with disabilities, which imposes an improper barrier to people seeking such accommodations. For example, at the hearings regarding Insight's reasonable accommodation request, a member of the public told the Planning Commission that a person who is "mentally disabled does not belong in a neighborhood next door to me or any of us in this room," and someone testified to the City Council that the "mentally ill cannot associate with our children, neighbors." As you know, hearing those types of comments was traumatic for our client Ms. Doe, who spoke about her own experiences with mental illness, and the ways that staying at Insight's housing had helped her, at a hearing on Insight's reasonable accommodation request. Not only is the City not obligated to provide the public with a forum to intimidate and humiliate people like Ms. Doe, but the City cannot put people like her through such an ordeal as a condition of having their accommodation request reviewed. Nor can such animus play any part in the City's review of an accommodation request. For similar reasons, the ordinance should also make clear that only the person or entity making the request can appeal a decision regarding a reasonable accommodation, in contrast to the current language which permits virtually anyone – including neighbors with an animus against people with disabilities – to appeal.

Finally, Sections 13-200.62(e) and (g), regarding "considerations," overlap with the required "findings" in Section 13-200.62(f) in a way that impedes consistency with fair housing law. Like Section 13-200.62(f), these sections fail to make clear which elements are the burden of the person making the reasonable accommodation request to establish and which are the City's burden. Many of them are also improper considerations. For example, the City cannot take into account "whether granting the request would be consistent with the City's General Plan." By definition, any reasonable accommodation request pertaining to zoning will be inconsistent with the zoning scheme. "Requiring public entities to make exceptions to their rules and zoning policies is exactly what the FHAA does." *Anderson v. City of Blue Ash*, 798 F.3d 338, 363 (6th Cir. 2015); *City of Edmonds v. Washington State Bldg. Code Council*, 18 F.3d 802, 806 (9th Cir. 1994) (FHA imposes an affirmative duty to reasonably accommodate disabled persons). The question is not whether a requested disability

accommodation is inconsistent with the City's General Plan, but whether granting it would fundamentally alter the General Plan. To take another example, the City cannot take into consideration whether "the accommodation would result in a substantial increase in traffic or insufficient parking" (§ 13-200.62(g)(2)) or "create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation" (§ 13-200.62(g)(4)) unless it is also doing so with respect to single housekeeping units. Again, the City cannot impose more stringent development or occupancy standards on housing occupied by people with disabilities than on single housekeeping units, nor can it use vague or undefined conditions as a basis for denial of a reasonable accommodation request. These are examples, and not an exhaustive list, of the issues with subsections (e) and (g) of Costa Mesa's reasonable accommodation ordinance. We would be happy to provide additional comments or to discuss with you and with City staff in more detail our further thoughts on bringing the ordinance into compliance with state and federal fair housing requirements.

We appreciate your time and attention to our comments and look forward to working with you and the City further on these important access issues for Costa Mesa residents with disabilities. Please let us know if you would like to discuss any of these issues further.

Sincerely,

Autumn M. Elliott
Law Office of Autumn Elliott

Jia Min Cheng
Managing Attorney
Disability Rights California

File #: 26-168 **Meeting Date:** 3/17/2026

TITLE:

REQUEST FOR CITY COUNCIL DIRECTION REGARDING THE POTENTIAL IMPLEMENTATION OF A CITYWIDE RENTAL REGISTRY PROGRAM AND ESTABLISHMENT OF A NETWORK FOR RENTERS' SOLUTIONS

DEPARTMENT: **CITY MANAGER'S OFFICE**

PRESENTED BY: **NATE ROBBINS, NEIGHBORHOOD IMPROVEMENT MANAGER**

CONTACT INFORMATION: **NATE ROBBINS, 714-754-5274**

RECOMMENDATION:

Seeking City Council direction regarding the potential implementation of a Citywide rental registry program and establishing a Network for Renters' Solutions.

BACKGROUND:

On September 9, 2025, the City Council directed staff to develop a proposal for the implementation of a Citywide rental registry modeled after the City of Santa Ana's rental registry program without a rental rate cap. Staff conducted extensive research and obtained program-level information from two California municipalities that have successfully implemented rental registries, namely the cities of Santa Ana and Concord.

Additionally, staff was directed to develop a plan for establishing a Network for Renters' Solutions modeled after the City's Network for Homeless Solutions (NHS) that will focus on improving outreach and communication to the renter/landlord population and help identify and propose solutions for key renter/landlord challenges.

ANALYSIS:

City Council expressed its interest in the collection of renter/landlord and rental market data, as this information is not readily accessible.

Rental Registry Program

A rental registry is a mechanism by which a local government can collect information regarding rental properties within its jurisdiction. Registries are typically operated through online portals where property owners are required to register multi-family rental housing units covered by the Tenant Protection Act of 2019. Single-family homes, condominiums, townhouses, and (in most cases) owner-occupied housing units are exempt from registering. While the specific information gathered varies by jurisdiction, the data typically consists of:

- Property address
- Property owner contact information
- Unit count
- Unit types (i.e., 1-bedroom, 2-bedroom, etc.)
- Rental rates

Further, property owners are required to submit certain documents within a specified timeframe, including eviction notices, rent increase notices, as well as vacancy and lease-up notices.

Lastly, rental registries may be used to uphold property standards via housing unit inspections performed by Code Enforcement officers and/or Building Inspectors.

Rental Registry Program Fees

Rental Registry programs are subsidized by collecting fees from property owners who register their units. Fees vary widely and are intended to make the program self-sustaining. Appropriate fees are typically calculated by dividing the total projected cost of the program by the number of rental housing units within the jurisdiction. For example, if the total annual cost to operate a rental registry is $1,500,000 and there are 25,000 rental units, the annual registration fee would be approximately $60 per unit. Additional revenue is collected via Civil Citations issued to property owners who fail to register their rental units. Civil Citation fines start at $150 for the first violation and increase to $300 and $500 for second and third violations, respectively, of the same Ordinance with a 12-month period.

Benefits of a Rental Registry Program

Rental Registries allow local governments to monitor rental units and ensure that property owners comply with laws on evictions, rent increases, and property standards. The information collected provides empirical data regarding eviction trends, rental rates, rental housing conditions, and occupancy/vacancy rates. In turn, this data can be used to direct resource allocation to mitigate potentially negative impacts, improve housing stability by ensuring rent increases comply with state and local rent cap regulations, ensure owners are complying with local property standards, and provide the public with a database of vacant units available for rent.

Limitations of a Rental Registry Program

Implementation of a Rental Registry may impact property owners, including increased administrative burdens, city oversight of building conditions, increased costs, delay in legal proceedings (i.e., evictions), privacy concerns, reduced rental housing supply, and removal and/or frequent turnover of rental housing.

Additionally, the municipality will incur one-time and ongoing costs to implement and maintain operations of the program. There may also be legal challenges prior to launch, and during administration of the program (i.e., appeals requiring a hearing).

Several California cities and counties have enacted rental registry programs, requiring rental data reporting. Major cities with active rental registries include Los Angeles, San Francisco, San Jose, Oakland, Berkley, Concord, Culver City, and East Palo Alto. In Orange County, Santa Ana is the only city to implement a comprehensive rental registry program.

City of Santa Ana's Rental Registry Program

In October 2022, the Santa Ana City Council adopted an ordinance that implemented a rental registry and rent stabilization program. However, this decision was so heavily contested that the Santa Ana City Council elected to delay implementation and, instead, allowed their residents to vote on the matter via a ballot measure known as Measure CC. Measure CC was placed on the November 2024 ballot and subsequently approved by 55% of the voters.

Key Provisions of Measure CC:

- Rental Registry - Establishes an online rental registry for all rental housing units covered by the Ordinance, including mobile homes.
    - Requires property owners to pay an annual registration fee of $100 per covered unit.
    - Requires property owners to submit eviction notices and rent increase notices for review by city staff.
    - Requires the creation of the Santa Ana Rental Housing Board to:
        - administer and enforce their ordinance, including petitions, applications, and appeals submitted by landlords or tenants regarding rent increases, habitability, or "fair return" requests (i.e., rent increases above the standard cap).
        - create and implement official policies and procedures to ensure the city's rent control and eviction laws are properly followed.
        - review the adequacy of city staffing, including hearing officers and housing counselors, to ensure the Rent Stabilization Division functions efficiently.
- Housing Unit Inspections - Allows tenants of covered units to submit petitions to have their units inspected when they believe substandard living conditions exist. Santa Ana does not perform proactive inspections.

Santa Ana has allocated, and continues to allocate, significant resources to implement and administer Measure CC.

- Organizational - Santa Ana created a new division and oversight board to administer the ordinance.
    - The Rent Stabilization Division was created to perform the day-to-day responsibilities and enforcement required by the ordinance.
    - The Santa Ana Rental Housing Board was created to develop policies, review documents, and provide oversight to the Rent Stabilization Division.

- Staffing - Nine (9) total staff are needed to administer the ordinance to its full extent, including:
    - Rent Stabilization Division Manager
    - Management Analyst
    - Housing Programs Analyst (x2)
    - Senior Office Assistant (x2)
    - Code Enforcement Officer (x2)
    - Community Development Analyst
- Contracted Services - In addition to the in-house staff mentioned above, Santa Ana has contracts with two (2) separate vendors to provide mediation services and conduct administrative hearings.
- Software - Development and ongoing support of software to provide an online portal for property owners to register units and submit required documentation, as well as in-house data management and reporting.
- Office Space - The Rent Stabilization Division leases office space off-site due to capacity constraints at city hall.
- Vehicles - The Rent Stabilization Division purchased two (2) vehicles for staff use.

In total, the Rent Stabilization Division's annual budget is approximately $2,300,000 and the projected annual revenue from registration fees and fines is estimated at $2,400,000. However, it's important to note that Santa Ana reported significantly less revenue during the first two (2) years of the program than anticipated because of a self-imposed grace period for community outreach and education.

City of Concord's Rental Registry Program

In July 2021, the Concord City Council adopted an ordinance that implemented a residential rent registry program. This program was initially designed to gather baseline data on rents, tenancy changes, and evictions to inform future housing policy. The program required property owners to register multi-family rental properties containing four (4) or more units and was designed to collect data. There were no registration fees nor additional requirements imposed on property owners.

In April 2024 and again in April 2025, the Concord City Council voted to significantly expand the program. Key provisions include:

- Rental Registry - Establishes an online rental registry for all rental housing units covered by the Ordinance, including mobile homes.
    - Requires property owners to pay an annual registration fee of $33 - $78 per covered unit.

  - Requires property owners to submit eviction notices and rent increase notices for review by city staff.

- Housing Unit Inspections - Rental properties containing four (4) or more units are subject to inspections to ensure the housing meets health and safety standards. Concord has roughly 8,700 rental units that are subject to inspection.
  - All covered rental properties undergo proactive, ongoing inspections occurring once every two (2) years.
  - Tenants occupying covered rental units may submit a complaint form to request inspections for mold, utilities, infestations, etc.
  - Allows owners of well-maintained properties to file a "self-certification" of compliance with the ordinance.

Concord has allocated, and continues to allocate, significant resources to administer their rental registry and rent stabilization program.

- Staffing - Ten (10) total staff are needed to administer the program, including:
  - Housing Manager
  - Housing Program Analyst (x2)
  - Administrative Secretary
  - Code Enforcement Officers (x6)
    - **Note**: These code officers are not included in the program's budget as their payroll costs are absorbed by a different department.
- Contracted Services - In addition to the staff mentioned above, Concord contracts a hearing officer to resolve appeals made by property owners.
- Software - Concord took a simpler approach to their software than Santa Ana in that they purchased an "off-the-shelf" option without much customization, which reduced their overall costs.

In total, Concord's annual budget to administer their rental registry program is $1,181,000 and their projected annual revenue from registration fees and fines is $1,172,000. However, as mentioned, this cost does not include the six (6) code enforcement officers tasked with performing bi-annual inspections of their roughly 8,700 multi-family rental units. Estimated cost for these officers is an additional $780,000 annually for a total annual cost of $1,961,000. Much like Santa Ana, Concord's initial revenue was significantly less than anticipated due to the need for community outreach and education before imposing penalties for non-compliance.

Costa Mesa's Proposed Rental Registry Program

As seen in the examples above, a rental registry program can take many different forms and contain various components. The following is an example of a rental registry program the City may choose to

implement. This program would allow the City to collect data regarding the 16,700 multi-family rental housing units in Costa Mesa and does *not* include components related to monitoring rental rate increases and proactive/reactive housing unit inspections.

In summary, the City would procure a software company to develop a rental registry portal where property owners would be required to register all rental units located within city limits. In the initial phase of the program, there will be extensive public outreach and education to include a website, portal instructions, mailers, and flyers. Lastly, legal services will be required for administrative regulations, ensuring compliance, and assist in drafting the program's fee structure. The City would support the program with current staff from the City Manager's Department (i.e., Neighborhood Improvement, Constituent Services, Community Relations, etc.).

The total annual expenditures for the rental registry program are estimated at $321,335, with one-time start-up costs of approximately $213,350. This would include rental registry software that would be able to interact with the citywide enterprise resource planning software that is in development. A proposed $19 per unit registration fee would off-set the annual costs, however start-up costs or one-time expenses will be funded by the General Fund. The City can expect lower revenue realization due to outreach, education, and grace periods before enforcement, potentially requiring temporary General Fund support to cover operating and start up costs. Estimated costs and revenues associated with the program are shown in Attachment 1.

-

Proposed Network for Renters' Solutions

Recent data estimates that 60% of the 41,000 housing units in Costa Mesa are renter-occupied. Should the Council choose to implement a rental registry, the staff assigned to administer the program will comprise the Network for Renters' Solutions (NRS). Additional members will include community stakeholders, apartment association representatives, and rental property owners. The focus of the NRS will be to:

- Perform community outreach and education regarding tenant/ landlord rights and responsibilities.
- Improve outreach and communication between renters and landlords.
- Identify and propose solutions for key challenges renters/landlords face.

Should the Council choose to forgo implementing a rental registry program, the City can still establish a NRS comprised of current staff, community stakeholders, property owners, and apartment association representatives. Since adoption of the Urgency Ordinance in November 2023, the City has provided education and mediation to hundreds of landlords/ tenants regarding rental housing law. These services will continue regardless of the Council's decision regarding implementation of a rental registry and NRS.

ALTERNATIVES:

The City Council may choose to modify or reject the proposed rental registry program. Additionally, the City Council may choose to modify/reject the proposed plan for the establishment of a Network for Renters' Solutions.

FISCAL REVIEW:

The City can expect reduced revenue collection during the initial years of a rental registry program due to the need for early outreach, education, and grace periods prior to enforcement. As a result, temporary General Fund support may be necessary to cover both operating and one time start up costs until full compliance is achieved. Staff estimates that approximately 50% of registration revenue will be collected in Year 1, increasing to 75% in Year 2, with the program becoming fully revenue supported in Year 3 as compliance improves. Based on these assumptions, the General Fund would need to contribute approximately $374,017 in the first year.

While long-term cost recovery is achievable, the City should anticipate additional risk factors that may affect annual expenditures. These include potential legal challenges, increases in appeals, rising contracted service costs such as software licensing and maintenance, and increased staffing needs as the program grows. Santa Ana's experience demonstrates that significant start up resources and strong governance structures are critical to successfully administering a robust rental registry program of this scale.

LEGAL REVIEW:

The City Attorney's Office approves this report as to form.

CITY COUNCIL GOALS AND PRIORITIES:

Diversify, stabilize and increase housing to reflect community needs.

CONCLUSION:

Staff recommends the City Council provide direction regarding the implementation of a Citywide rental registry and establishment of a Network for Renters' Solutions.

City of Costa Mesa

Rental Registry Estimated Financial Summary

3/9/2026

RENTAL REGISTRY - ESTIMATED COST		
DESCRIPTION	**ANNUAL COST**	**ONE-TIME**
Software		
New Software Module		$200,000
Software Annual License	$200,000	
Outreach & Public Education	$1,335	$13,350
Legal Services	$120,000	
TOTAL	**$321,335**	**$213,350**

RENTAL REGISTRY - ESTIMATED REGISTRATION FEE			
	Quantity	**Rate**	**Annually**
Unit Registration Fees	16,700	$19	$321,335

RENTAL REGISTRY - FINANCIAL SUMMARY	
Description	**Amount**
Revenue	$321,335
Expenses	
Annual Operating	$321,335
Start-Up Cost	$213,350
Registration Fee Rate	$19
Number of Units	16,700
1st Year Estimated Revenue	$160,668
1st Year General Fund Contribution	
(Start-Up Costs & Reduction in Revenue)	**$374,017**

File #: 25-623 **Meeting Date:** 3/17/2026

TITLE:

CITY OF COSTA MESA, COSTA MESA FINANCE AUTHORITY, AND COSTA MESA HOUSING AUTHORITY AUDITED FINANCIAL STATEMENTS, AND HOUSING SUCCESSOR ANNUAL REPORT FOR THE PERIOD ENDING JUNE 30, 2025

DEPARTMENT: **FINANCE DEPARTMENT**

PRESENTED BY: **ANNA ACOSTA, FINANCE MANAGER**

CONTACT INFORMATION: **ANNA ACOSTA, FINANCE MANAGER, (714) 754-3985**

RECOMMENDATION:

1. Staff recommends the City Council receive and file the following reports for the fiscal year ended June 30, 2025:

    a. Annual Comprehensive Financial Report (ACFR) (Attachment 1).
    b. Air Quality Improvement Fund Compliance Report (Attachment 2).
    c. Audit Communication Letter (Attachment 3).
    d. Independent Accountant's Report on Agreed-Upon Procedures Applied to Appropriation Limit Worksheets (Attachment 4).

2. Staff recommends the City Council and Costa Mesa Financing Authority receive and file the Costa Mesa Financing Authority audited financial statements for the fiscal year ended June 30, 2025 (Attachment 5).

3. Staff recommends the City Council and Housing Authority receive and file the following reports for the fiscal year ended June 30, 2025:

    a. Independent Financial Audit of the Costa Mesa Housing Authority, including the Low and Moderate-Income Housing Asset Fund (Attachment 6); and
    b. The Fiscal Year 2024-25 Housing Successor Annual Report prepared under the California Health and Safety Code section 34176.1 as the housing successor and section 34328 as a housing authority (Attachment 7).

BACKGROUND:

Federal Single Audit guidelines require a recipient of federal funds to have an independent annual financial audit and compliance audit of the federal programs. As such, the City has retained an independent public accounting firm of licensed certified public accountants, CliftonLarsonAllen (CLA),

LLP, to complete an audit of the City's financial records.

The goal of the financial statement audit is to provide users with reasonable assurance from an independent source that the information presented in the financial statements is reliable and free of material misstatements. All the financial reports received unmodified opinions from CliftonLarsonAllen LLP signifying that, without exception, the financial statements present in all material respects the financial position of the City.

ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR)

The ACFR is an audited summary report of the financial transactions of the City for Fiscal Year 2024-25 ending on June 30, 2025. The report is presented to the City Council and designed to provide summary financial information.

The financial statements were prepared in conformity with generally accepted accounting principles (GAAP) as set by the Governmental Accounting Standards Board (GASB). The specific financial documents on which the auditor expresses an opinion include (1) the financial statements, and (2) notes to the basic financial statements, which include required supplementary information. These documents, along with the auditor's opinion letter and management's discussion and analysis, form the core of the ACFR. The additional documents within the ACFR include: the letter of transmittal from the City Manager and Finance Director, the combining and individual fund statements, and a supplemental statistical section presenting detailed information to assist the reader in assessing the economic condition of the City.

The City's audit was performed in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the Government Auditing Standards, issued by the Comptroller General of the United States. Such audits utilize sampling of data, inquiries of staff and management, testing of procedures and transactions, confirmation with outside parties, checking of certain internal files and documents, review of meeting minutes, specialized audit checklists, and other accounting techniques. The auditors considered the City's internal controls in determining what procedures to use and the size of samples to be selected and reviewed. In their report, the auditors indicated the financial statements were free of material misstatements and all significant transactions were recognized in the proper period.

AIR QUALITY IMPROVEMENT FUND COMPLIANCE REPORT

Assembly Bill 2766 (AB 2766) authorized the South Coast Air Quality Management District (SCAQMD) to impose an annual vehicle registration fee and to distribute a portion of the revenue to all local jurisdictions within the South Coast Air Basin. These revenues are to be used solely to reduce air pollution from motor vehicles by implementing new programs and studies necessary for the implementation of the California Clean Air Act. The City's Air Quality Improvement Fund accounts for the use of these funds received from CSAQMD. The Air Quality Improvement Fund Compliance Report received an unmodified (clean) audit opinion.

AUDIT COMMUNICATION LETTER

Audit clarity standards (AU-C) Section 260 requires defined and documented communication between the auditors and the City Council or Audit Committee. This letter provides an opportunity for the auditors to report on any difficulties or major concerns discovered during the audit and explain their role. They provide commentary on management's responsibilities for accounting policies, and they state that no significant difficulties were encountered in performing the audit, and no disagreements occurred with management.

INDEPENDENT ACCOUNTANT'S REPORT ON AGREED UPON PROCEDURES APPLIED TO APPROPRIATION LIMIT WORKSHEETS

Section 1.5 of Article XIIIB of the California Constitution requires that the City follow the procedures agreed upon by the State of California and the League of California Cities (as presented in the League publication entitled "Article XIIIB Appropriations Limitation Uniform Guidelines") to determine the annual appropriations limit (known as the Gann Limit), which sets forth the maximum amount of special tax revenues an agency is allowed to spend. The auditors perform an "Agreed-Upon Procedure" whereby they recalculate the Gann Limit. They determined that the city has correctly calculated the Gann Limit.

COSTA MESA HOUSING AUTHORITY FINANCIAL STATEMENTS

On January 17, 2012, under the California Housing Authorities Law (HAL), Health and Safety Code (HSC) section 34200, et seq., the City Council established the Costa Mesa Housing Authority (Housing Authority). Also on that date, the City Council selected the Housing Authority to be the housing successor and, as of February 1, 2012, to assume the housing assets, duties, functions, and obligations of the former Costa Mesa Redevelopment Agency (Former Agency). These actions occurred as a result of the dissolution of the Former Agency under Assembly Bill x1 26, the California Supreme Court's decision in *California Redevelopment Association v. Matosantos*, Assembly Bill 1484, and other subsequent dissolution legislation (together, "Dissolution Law"), which laws regulate the administration of successor agencies and housing successors due to the dissolution of all California redevelopment agencies. Further, under section 34328 of the HAL, the Housing Authority also prepares and presents an annual report on its activities for the preceding year.

Under section 34176, added by AB x1 26 and amended by AB 1484, the State Department of Finance (DOF) issued a decision letter in January 2013 that confirmed the Housing Authority holds all affordable housing assets of the Former Agency as listed in a Housing Asset Transfer schedule prepared by the Housing Authority and submitted to the DOF prior to August 1, 2012.

Since dissolution, all housing assets are held and administered by the Housing Authority in the Low to Moderate Income Housing Asset Fund (LMIHAF) under the Dissolution Law, as per sections 34176 and 34176.1. Under section 34176.1(f), the Housing Successor is required to conduct an independent financial audit of LMIHAF and prepare an annual report for each fiscal year and provide such reports to the governing body.

From its inception, the Housing Authority's primary function had been to serve as the Housing Successor to the former Agency. Beginning in Fiscal Year (FY) 2018-19, the Housing Authority expanded services beyond the scope of LMIHAF by consolidating the City's existing Homeless Outreach Program and establishing a new Bridge Shelter operation for individuals experiencing homelessness.

ANALYSIS:

Based on the results of their audit, CLA, LLP provided the City with an unmodified opinion on the financial statements, which indicates that the City's financial statements are free of material misstatements and are in accordance with GAAP. This is the best and highest audit opinion the city could receive.

GENERAL FUND FINANCIAL RESULTS

FY 2024-25 General Fund revenues (before transfers) totaled $191 million, an increase of $7.0 million over the prior fiscal year. Summary is as follows:

- Tax revenue increased by $5.8 million or 3.8 percent. Notable contributors to this increase were sales tax by $1.8 million due to price increases on consumer products. Property tax increased by $2.9 million as a result of a steady housing market and an increase in the City's single-family homes median sales price. Cannabis and Business tax revenues increased by $1.2 million due to higher annual receipts of new Measure Q Cannabis businesses.
- Charges for services increased by $1.0 million or 10 percent. This includes a rise in paramedic fees by $0.5 million, increase of permit fees by $0.3 million, as well as vehicle storage fees and self-haul fees by $0.2 million.
- Transient occupancy tax decreased by $0.2 million or 1.9 percent due to a slight reduction in travel and tourism.

General Fund expenditures (before transfers) totaled $180.5 million, approximately $2.8 million below the budget. General Fund transfers out totaled $10.9 million and included $3.9 million to the Capital Improvements Funds for capital improvement projects, $2.8 million to the Finance Authority Debt Service Fund for bond service payments, $1.3 million to the Housing Authority for subsidy of homeless program costs, and $2.9 million to the Internal Service Funds pursuant to Costa Mesa Municipal Code section 2-209.4 1.5% transfer to information the City's Information Technology needs.

GENERAL FUND - FUND BALANCE

The General Fund's fund balance (i.e., Reserve) increased by $0.5 million. General Fund expenditures of $180.5 million, plus Transfers Out of $10.9 million, totaled $191.4 million, which was an increase of $7.1 million compared to last fiscal year. This was offset by $190.9 million in General Fund revenue, reflects an increase of $6.1 million compared to last fiscal year.

As of June 30, 2025, the City has a total of $61.0 million in General Fund balances (reserves) as follows: 1) A total of $25.1 million committed for declared disasters, self-insurance, and economic uncertainty; 2) A total of $14.4 million assigned for compensated absences, the Police Retirement 1% Supplemental Plan, workers compensation claims, a facilities reserve, strategic plan projects, prepaid

items, and inventory; 3) An allocation of $2.1 million for the Section 115 Trust for post-retirement benefits; and, 4) $19.3 million in unassigned fund balance for a total of $61.0 million. This amount is $6.0 million above the City Council's adopted reserve policy of $55.0 million.

STATEMENT OF NET POSITION

Change in Net Position

On June 30, 2025, the Statement of Net Position, which is in essence the city's overall balance sheet and reflects the City's total assets and liabilities on an All-Funds basis, reflects a decrease of $1.4 million due to the change in the GASB 101 compensated absences reporting requirements.

Pensions and Retiree Medical Liabilities

The City's net pension liability decreased by $11.4 million to $335.8 million primarily due to CalPERS' rate of return earnings of 11.6%, an increase by 4.8% of the rate of return target of 6.8%. Three of the City's four pension plans are administered by CalPERS. The Police 1% Supplemental Plan is administered by the city and is paid on a pay-as-you-go basis.

In addition, FY 2024-25 is the eighth year the City is required to record the Other Post Employment Benefits (OPEB) net liability for retiree health care on its financial statements, similar to the pension liability above. The City's net OPEB liability decreased by $0.9 million to $46.4 million due to an increase of mortality changes in the retired population. This plan is administered by the city and is paid to retirees on a pay-as-you-go basis.

COSTA MESA FINANCING AUTHORITY FINANCIAL STATEMENTS

The Costa Mesa Financing Authority received an unmodified opinion from the auditors, CLA, LLP. This is the highest and cleanest attestation report given by independent auditors. The reports that deal with compliance information also received unmodified opinions and no findings were noted.

In Fiscal Year 2024-25, the Financing Authority continued to support debt service payments for the 2017 Lease Revenue Bonds, which were originally issued in October 2017 to fund the Donald Dungan Library, Norma Hertzog Neighborhood Community Center, and Lions Park projects; and to advance the refund of the 2007 Certificates of Participation. On June 30, 2025, the 2017 bonds outstanding principal was $17.3 million.

COSTA MESA HOUSING AUTHORITY FINANCIAL STATEMENTS

An audit of the Housing Authority's financial activities, consisting of the LMIHAF activities and homeless assistance programs, was completed as part of the City's overall financial audit by an independent certified public accounting firm, CLA, LLP. The Housing Authority received an unmodified opinion. This is the highest attestation report given by independent auditors. The reports that deal with compliance information also received unmodified opinions with no findings. The audit results are incorporated as part of the City's Annual Comprehensive Financial Report (ACFR). The section in the City's audit/ACFR relating to the LMIHAF Audit is entitled: Costa Mesa Housing Authority (A Component unit of the City of Costa Mesa) Financial Statements Year ended June 30,

2025 (Attachment 6).

In FY 2024-25, the Housing Authority received approximately $4.3 million in revenues and incurred $5.8 million in expenditures. Revenues and transfers of $4.37 million include City of Newport Beach contribution of $1.34 million; $1.10 of Housing Authority revenues that includes loan repayments and grants; $1.7 million subsidy to the Housing Authority for homeless program costs and rental assistance program; $660.000 ARPA funding for Mercy House Rental Assistance Program, for households facing Just Cause Evictions and for Homeless Outreach. On June 30, 2025, the Housing Authority's available fund balance was $6.9 million, which is restricted and allocated primarily for previously approved City Council priorities and projects.

ALTERNATIVES:

Not applicable. The reports are for receive and file purposes.

FISCAL REVIEW:

There is no fiscal impact associated with receiving and filing the audited financial statements and reports.

LEGAL REVIEW:

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

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council Goal:

- Achieve Long-Term Fiscal Sustainability
- Strengthen the Public's Safety and Improve the Quality of Life
- Diversify, Stabilize and Increase Housing to Reflect Community Needs
- Maintain and Enhance the City's Facilities, Technology and Equipment

CONCLUSION:

1. Staff recommends the City Council receive and file the following reports for the fiscal year ended June 30, 2025:

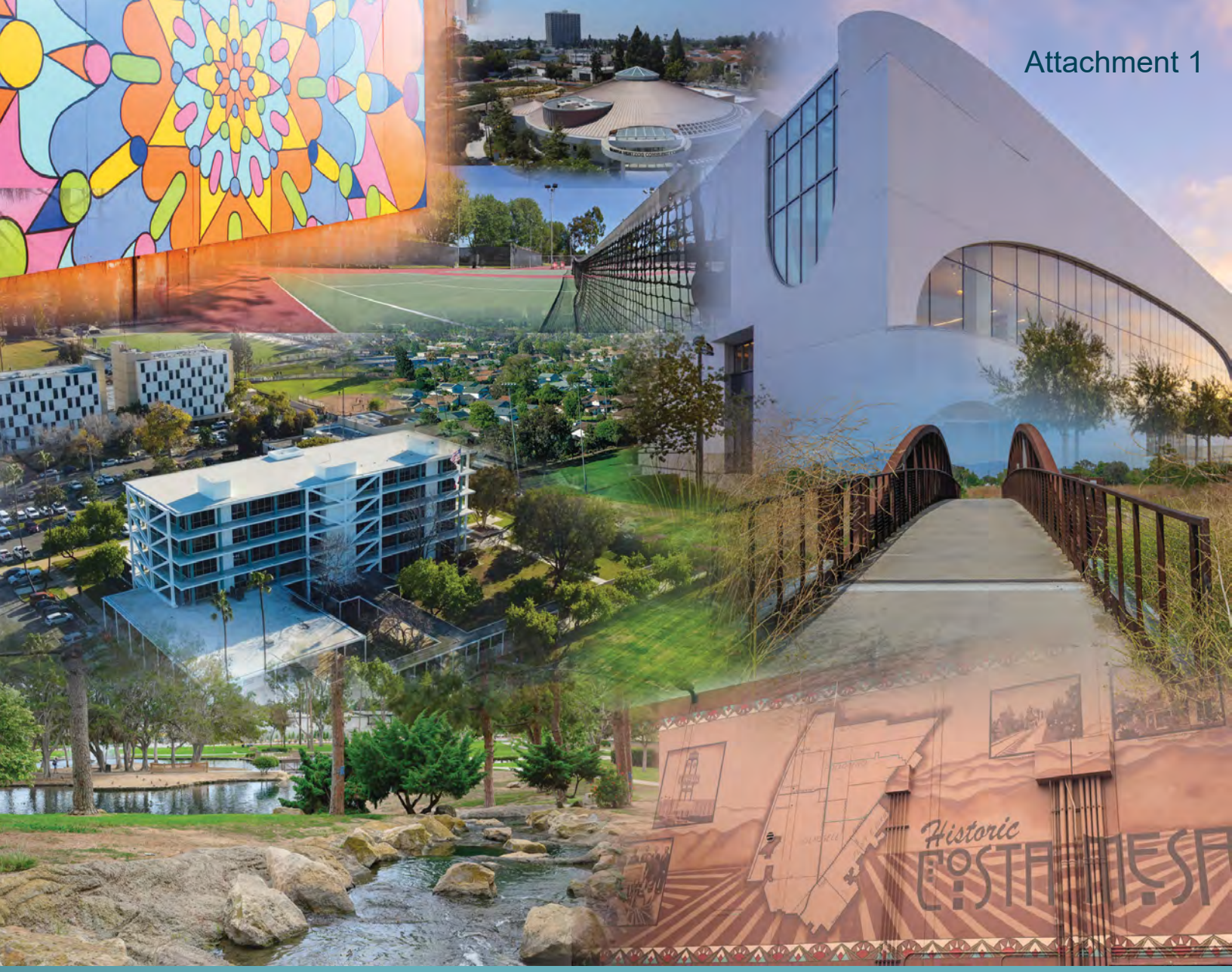
    a. Annual Comprehensive Financial Report (ACFR) (Attachment 1).
    b. Air Quality Improvement Fund Compliance Report (Attachment 2).
    c. Audit Communication Letter (Attachment 3).
    d. Independent Accountant's Report on Agreed-Upon Procedures Applied to Appropriation Limit Worksheets (Attachment 4).

2. Staff recommends the City Council and Costa Mesa Financing Authority receive and file the Costa Mesa Financing Authority audited financial statements for the fiscal year ended June 30, 2025 (Attachment 5).

3. Staff recommends the City Council and Housing Authority receive and file the following report for the fiscal year ended June 30, 2025:

    a. Independent Financial Audit of the Costa Mesa Housing Authority, including the Low and Moderate-Income Housing Asset Fund (Attachment 6).
    b. The Fiscal Year 2024-25 Housing Successor Annual Report prepared under the California Health and Safety Code section 34176.1 as the housing successor and section 34328 as a housing authority (Attachment 7).

Attachment 1



City of Costa Mesa

Annual Comprehensive Financial Report

Fiscal Year Ended

JUNE 30, 2025

1422

CITY OF COSTA MESA, CALIFORNIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

YEAR ENDED JUNE 30, 2025

PREPARED BY:
FINANCE DEPARTMENT

www.costamesaca.gov

CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953

TABLE OF CONTENTS

INTRODUCTORY SECTION:	Page
Letter of Transmittal	i
List of Principal Officials	vii
Organizational Chart	viii
GFOA Certificate of Achievement for Excellence in Financial Reporting	ix
FINANCIAL SECTION:	
Independent Auditor's Report	1
Management's Discussion and Analysis (Required Supplementary Information)	5
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	16
Statement of Activities	17
Fund Financial Statements:	
Governmental Funds:	
Balance Sheet	20
Reconciliation of the Balance Sheet to the Statement of Net Position	23
Statement of Revenues, Expenditures and Changes in Fund Balances	24
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities	27
Proprietary Funds:	
Statement of Net Position	28
Statement of Revenues, Expenses, and Changes in Net Position	29
Statement of Cash Flows	30
Fiduciary Funds:	
Statement of Fiduciary Net Position	31
Statement of Changes in Fiduciary Net Position	32
Notes to the Basic Financial Statements	33
Required Supplementary Information:	
Miscellaneous Plan:	
Schedule of Changes in the Net Pension Liability and Related Ratios	79
Schedule of Contributions	81
Police Safety Plan:	
Schedule of Changes in the Net Pension Liability and Related Ratios	82

TABLE OF CONTENTS (CONTINUED)

	Page
Schedule of Contributions	84
Fire Safety Plan:	
Schedule of Proportionate Share of the Net Pension Liability	85
Schedule of Contributions	86
Police 1% Supplemental Retirement Plan:	
Schedule of Changes in the Net Pension Liability and Related Ratios	87
Other Post-Employment Benefit Plan:	
Schedule of Changes in OPEB Liability and Related Ratios	88
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual:	
General Fund	90
Government Grants Fund	92
Gas Tax Fund	93
American Rescue Plan Act Fund	94
Notes to Required Supplementary Information	95
Supplementary Schedules:	
Nonmajor Governmental Funds:	
Combining Balance Sheet	101
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances	106
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual:	
Nonmajor Special Revenue Funds:	
HOME Program Fund	111
Air Quality Improvement Fund	112
Community Development Fund	113
Supplemental Law Enforcement Services Fund	114
Rental Rehabilitation Fund	115
Narcotics Forfeiture Fund	116
Office of Traffic Safety Fund	117
Housing Authority Fund	118
Behavioral Health Fund	119
Senior Transportation Fund	120
Major and Nonmajor Capital Projects Funds:	
Capital Improvements Fund	121
Measure M2 Fund	122
Parking Districts Fund	123
Golf Course Improvements Fund	124
Park Development Fund	125
Drainage Fees Fund	126
Traffic Impact Fees Fund	127

TABLE OF CONTENTS (CONTINUED)

		Page
Jack Hammett Sports Complex Fund		128
Lions Park Capital Improvements Fund		129
Internal Service Funds:		
Combining Statement of Net Position		131
Combining Statement of Revenues, Expenses, and Changes in Net Position		132
Combining Statement of Cash Flows		133
STATISTICAL SECTION (unaudited)	Tables	Page
Net Position by Component – Last Ten Fiscal Years	1	136
Changes in Net Position – Last Ten Fiscal Years	2	137
Fund Balances of Governmental Funds – Last Ten Fiscal Years	3	138
Changes in Fund Balance of Governmental Funds – Last Ten Fiscal Years	4	139
Tax Revenues by Source, Governmental Funds – Last Ten Fiscal Years	5	140
Taxable Sales by Category – Last Ten Calendar Years	6	141
Principal Sales Tax Remitters by Category – Current and Nine Years Ago	7	142
Direct and Overlapping Sales Tax Rates – Last Ten Fiscal Years	8	143
Property Tax Levies and Collections – Last Ten Fiscal Years	9	144
Assessed Value and Estimated Actual Value of Taxable Property - Last Ten Fiscal Years	10	145
Direct and Overlapping Property Tax Rates – Last Ten Fiscal Years	11	146
Principal Property Taxpayers – Current and Nine Years Ago	12	147
Ratio of General Bonded Debt Outstanding and Legal Debt Margin - Last Ten Fiscal Years	13	148
Ratios of Outstanding Debt by Type - Last Ten Fiscal Years	14	149
Direct and Overlapping Governmental Activities Debt	15	150

TABLE OF CONTENTS (continued)

		Page
Demographic and Economic Statistics – Last Ten Calendar Years	16	151
Principal Employers – Current and Nine Years Ago	17	152
Operating Indicators by Function/Program – Last Ten Fiscal Years	18	153
Full-time Equivalent City Government Employees by Function/Program - Last Ten Fiscal Years	19	154
Capital Asset Statistics by Function/Program – Last Ten Fiscal Years	20	155

ANNUAL COMPREHENSIVE
FINANCIAL REPORT
INTRODUCTORY SECTION

CITY OF COSTA MESA

77 FAIR DRIVE, P.O. BOX 1200, COSTA MESA, CA 92628-1200

FROM THE OFFICE OF THE FINANCE DIRECTOR —CITY TREASURER

December 18, 2025

To the Honorable Mayor, Members of City Council, and Citizens of the City of Costa Mesa:

The Annual Comprehensive Financial Report (ACFR) of the City of Costa Mesa (the City) for the fiscal year ended June 30, 2025, is hereby submitted. These statements have been prepared in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by an independent public accounting firm of licensed certified public accountants.

This report consists of management's representations concerning finances of the City. Management is responsible for the accuracy of the data, along with the completeness and fairness of presentation, including all disclosures. To provide a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for preparation of financial statements in conformity with GAAP. The City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement because the cost of internal controls should not outweigh their benefits.

Management asserts that to the best of its knowledge and belief, the enclosed data is accurate in all material respects. It is reported in a manner designed to fairly present the financial position and results of operations of various funds and component units of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The City's financial statements for the fiscal year ended June 30, 2025, have been audited by CliftonLarsonAllen LLP, an independent public accounting firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended June 30, 2025, are free of material misstatement. The independent audit involved examining on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended June 30, 2025, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component in the financial section of this report.

The independent audit of the financial statements of the City was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls. There is a special emphasis on internal controls and legal requirements involving the administration of federal awards. These reports are available in the City's separately issued Single Audit Report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found immediately following the independent auditor's report.

PROFILE OF THE GOVERNMENT

The City, incorporated in 1953, has an estimated population of 110,321 and a land area of 16.8 square miles. It is located in the southern coastal area of Orange County, California, and is bordered by the cities of Santa Ana, Newport Beach, Huntington Beach, Fountain Valley, and Irvine. The City is approximately 35 miles southeast of Los Angeles and 85 miles northwest of San Diego. At its nearest point, the City is approximately 1.5 miles from the Pacific Ocean. The City is also home to the world-renowned Reneé and Henry Segerstrom Concert Hall, the Segerstrom Center for the Arts, the Orange County Fairgrounds, and the Orange County Museum of the Arts (OCMA).

The City has operated under the council-manager form of government since incorporation. Policy making and legislative authority are vested in the Mayor and City Council. The City Manager is responsible for implementing policies and ordinances approved by the City Council, overseeing the day-to-day operations of the City, and appointing department heads.

In November 2016, voters approved Measure EE regarding Voting District Formation and six voting districts were formed. Beginning in December 2018, the City Council transitioned from five Council Members elected at-large to seven Council Members. Each of the six districts elects one Council Member and the Mayor is elected at-large every two years. Council members are elected to four-year staggered terms.

The City is a "full-service city" and provides a wide range of services including: police and fire protection; emergency medical aid; building safety regulation and inspection; land use planning and zoning; housing and community development; maintenance and improvement of streets and related structures; traffic safety, maintenance, and improvement; homeless street outreach and shelter services; and a full range of recreational and cultural programs. A "full-service city" is defined as a city that is financially responsible for the full set of basic tax-dependent municipal services within its jurisdiction including police, fire, parks and recreation, public works, and land use planning.

The City maintains budgetary controls, the objective of which is to ensure compliance with legal provisions embodied in the annual budget approved by the City Council. Annual budgets are legally adopted for all governmental funds on a basis consistent with GAAP, except for certain special revenue and debt service funds, for which annual budgets are not adopted. Budgetary control for management purposes is maintained as authorized by City Council.

The City Manager submits the budget to the City Council, who adopts it prior to the beginning of the fiscal year. Public hearings are conducted prior to budget adoption. Supplemental appropriations, when required during the fiscal year, are also approved by the City Council. Intra-functional and interfund budgetary amendments are approved by the City Manager subject to the total amount authorized by City Council.

ECONOMIC CONDITION

The City continued to demonstrate resilience and strength economically in spite of various consumer and inflationary challenges during Fiscal Year 2024-25. Financial results at the end of the fiscal year, along with consumer spending, taxable sales, and assessed property values, are indicative of the resilient local economy.

In Fiscal Year 2024-25, General Fund revenue, not including transfers, increased by $7.0 million or 3.8 percent from the previous fiscal year. This is due to improvements in areas such as a resilient housing market and increased interest income from a higher interest rate environment, offsetting a slight decrease in transient occupancy tax. Home sales activity remained relatively stable in spite of high interest rates. This was apparent in the increase in the City's median sales price on single family homes, which increased by $105,000 over last year to a median of $1.6 million, or a 7 percent increase. Property tax revenue increased by $3.1 million, or 5.5 percent, over the prior fiscal year because of higher assessed values of properties. Sales tax revenues experienced a slight increase versus the prior year, increasing by $1.8 million, or 2.4 percent. This was a result of improved consumer activity in the last quarter of the fiscal year in sectors such as: general consumer goods, transportation, business and construction industries.

The travel industry remained a contributor to General Fund revenues in spite of a small reduction in revenues versus the prior year. Consumer activity in the experience, travel, and leisure industries reflected a slight deficiency to Transient Occupancy Tax (TOT) revenue by $188,275 to $10.0 million, or 1.9 percent below the prior fiscal year.

General Fund expenditures increased by $13.5 million or 8.1 percent compared to the prior year. This is mostly due to the increase in pension and labor expenses for Police and Fire. For Fiscal Year 2024-25, the General Fund ended with an increase in net operations by $598,903 or 1 percent, including the transfers to the Internal Services Funds for the City's shared liability, technology, and equipment funds and Financing Authority Debt Service Fund for debt service payments. Operating transfers out from the General Fund decreased by $5.6 million over the prior fiscal year due to the adjusted funding of deferred projects in the Capital Fund and Internal Service Funds.

Amidst essentially flat for Fiscal Year 2024-25, some economic factors indicate potential slowdown in consumer trends due to lagging tariff impacts and higher interest rates, as well as concerns over a slowing labor market. In addition, high prices and historically above average financing rates continue to impact affordability on large consumer purchases such as automobiles and homes. Potential lower policy rates and technology-driven investments look to spur growth in the future.

The outlook for Fiscal Year 2025-26 is a measured one. The City is carefully monitoring trends in anticipation of any potential micro- and macro-economic slowdown. Nonetheless, the City continues to enjoy a robust, diverse local economy, well-funded emergency reserves, and a solid commitment to delivering top quality services to the community.

MAJOR AND FUTURE DEVELOPMENT INITIATIVES

Major Developments (completed):

TESLA Service Center (3565 Cadillac Avenue) - TESLA established an approximately 60,000 square foot service center at 3565 Cadillac Avenue in early 2024 where owners can bring their cars for regular maintenance and service. Founded in 2003, TESLA is one of the largest global corporations and a leader in the transition to sustainable energy solutions.

Shake Shack (329 East 17th Street) - This nationwide burger diner restaurant concept opened a location in the City, serving a classic American menu of premium burgers, hot dogs, crinkle-cut fries, shakes, frozen custard, beer, and wine.

Orange Coast Chrysler, Jeep, Dodge, Ram, Fiat (2929 Harbor Boulevard) - This project involved a major remodel to the dealership's front elevation including updates to signage, landscaping, driveways, circulation, and parking.

Harbor Freight (3029 Harbor Boulevard) – This project involved the conversion of a former Rite Aid store to Harbor Freight tools. Harbor Freight is the largest tool store in the United States having over 1,500 locations and carries over 4,000 products, specializing in air compressors, generators, drills, saws, hand tools, tool storage, welding supplies, and automotive tools.

Major Developments (approved/under construction):

Project Homekey (Motel 6 site – 2274 Newport Boulevard, Phase II) – The Motel 6 property located at 2274 Newport Boulevard involves the acquisition and two-phase adaptive re-use of an 88-unit motel into permanent housing. All units will be converted to 300 square foot studio apartments with new kitchenettes, with common areas for residents to include a new outdoor patio, smoking area, dog run, and community garden. Phase I was completed in 2023 and included a conversion of 40 units into housing for individuals earning 30% or less than the Area Median Income, 30 of which are permanent supportive housing units serving homeless veterans and 10 of which are set aside for homeless individuals who meet the Mental Health Services Act (MHSA) eligibility criteria. Phase II commenced construction this year.

Project Homekey (Travelodge site - 1400 Bristol Street) - This project involves the acquisition and adaptive re-use of a 120-room motel into 78 permanent housing units. The project is expected to contain 38 studio, 36 one-bedroom, and 4 two-bedroom units. Units will range in size from 400 square feet to 590 square feet and will be upgraded with new kitchenettes, countertops, flooring, paint, fixtures, appliances, and will include other site enhancements. Construction commenced on this project this year.

Vanguard University (55 Fair Drive) – The university has an approved multi-year master plan to replace some of the existing buildings with more modern facilities, provide additional student housing, and construct a parking structure. The 42,687 square foot 2-story student center is complete. Construction of the perimeter improvements along Fair Drive and Newport Boulevard that includes new fencing and a freestanding sign have also been completed. Construction for the Freed Center, a new 61,006 square foot gymnasium and events center which consists of a multipurpose gymnasium and athletic facility with additional student facilities, was completed in 2024. Construction in the approved master plan continues.

Avenue of the Arts Hotel Expansion (3350 Avenue of the Arts) – The project is a hotel expansion of an existing 4 diamond hotel in Costa Mesa. The new master plan includes an expanded parking structure, a new restaurant, hotel lobby, and six levels of 150 new hotel rooms. Construction is anticipated to begin in 2026.

The Plant (765-767 Baker Street and 2972 Century Place) – This project consists of the proposed renovation of three existing commercial buildings (containing the former Car Mart and Plant Stand) totaling 19,100 square feet, for retail and restaurant uses surrounding a central courtyard area. In addition, new buildings are proposed consisting of two greenhouse structures which will contain food stall uses, a four-story mixed use building with 48 residential units, 14 live/work units, and 2,570 square feet of workshop/maker office space above a two-level parking structure.

ROVE/Gelson's (2666 Harbor Boulevard) – This project consists of an electric-vehicle charging station with a small grocery store run by high-end chain Gelson's. This project is currently under construction with an anticipated completion in early 2026.

One Metro West (1683 Sunflower Avenue) – The project is a mixed-use development in three seven-story multi-family residential structures with up to 1,057 rental dwelling units; one 25,000 square foot stand-alone commercial creative office building; 6,000 square feet of specialty commercial retail space. Improvements include 1.5-acres of public open space, landscaping, streetscape improvements, and a Class-I bike trail system on Sunflower Avenue providing access to the regional Santa Ana River Trail. The project has an approved development agreement and is expected to be submitted for plan review in Summer 2026.

Jamboree Housing Affordable Senior and Permanent Supportive Housing Project at the Costa Mesa Senior Center (695 West 19th Street) – The City partnered with Jamboree Housing Corporation on an affordable senior residential development with 34 permanent supportive housing units, 35 independent living units, and one unrestricted manager's unit on a 1.5-acre portion of the Costa Mesa Senior Center property. The project was approved by City Council at its March 18, 2025 meeting.

Victoria Place (Victoria Street and Newport Boulevard) - This ownership residential project consists of 40 three-story ownership live/work units near the intersection of Victoria Place and Newport Boulevard. This project was approved by the City Council at its July 15, 2025 meeting.

Bear Street (3150 Bear Street) - This ownership residential project with 146 residential units includes eight very-low income on-site affordable units ranging in size from 1,000 square feet to 2,200 square feet in a stacked townhouse-style design. This project was approved by the City Council at its August 5, 2025 meeting.

RVCA Site (960 West 16th Street) – This ownership residential project proposes 38 live/work units in three-story detached units near the terminus of 16th Street near the Randall Preserve. The Planning Commission approved the project at its February 10, 2025 meeting.

Future Development (under review):

Hive Live (3333 Susan Street) –The proposed project includes three multifamily residential buildings with integrated "wrap" parking structures with a total of 1,050 rental units with a proposed site density of 74 dwelling units per acre. In addition, an approximate 2,500 square foot resident-serving retail component is proposed on the ground floor. The City's Planning Commission recommended approval of the project in June 2025.

Fairview Developmental Center – Specific Plan (2501 Harbor Boulevard) – Fairview Developmental Center (FDC) is a 109-acre property owned previously operated by the State of California as a residence for developmentally disabled persons. The City is currently undergoing a land use planning process for future use of the property with $3.5 million allocated by the State of California. At their October 21, 2025 meeting, the City Council directed staff to study the environmental impacts of up to 4,000 housing units, 35,000 square feet of commercial uses and a minimum of 14 acres of open space. Staff released the Notice of Preparation (NOP) to begin the environmental review process on October 29, 2025, and are working on drafting the Specific Plan.

Neighborhoods Where We All Belong (NWWAB) – This City-initiated rezoning effort will create development capacity for over 21,000 residential dwelling units within the City to meet requirements of State Housing Law as well as revitalize areas along commercial corridors suitable for new development. This effort is anticipated to be completed in Fall 2026.

DEBT ADMINISTRATION

The City accounts for general debt service under the following funds in the financial statements: the Public Financing Authority (PFA) Debt Service Fund and the Financing Authority (FA) Debt Service Fund. Sources of revenues for retirement of outstanding bonded indebtedness include general property and sales taxes.

In October 2017, the FA issued the 2017 Lease Revenue Bonds that refinanced the PFA Series 2007 Certificates of Participation (COP) and provided partial funding for the Lion's Park, Donald Dungan Library and Norma Hertzog Neighborhood Community Center projects. Standard & Poor's (S&P) rated the 2017 bonds AA+ upon initial issuance. On November 3, 2020, Standard & Poor's reaffirmed the 2017 bonds' AA+ long-term rating with a stable outlook. According to the final report, S&P "reviewed governance risks and consider them better than the sector standard because of the City's very strong management profile with strong financial policies and practices, and successful economic development efforts."

The City continuously reviews existing debt for refunding possibilities to lower total debt service requirements. The City has also adopted a comprehensive set of debt policies covering all aspects of debt issuance in order to consolidate information for debt obligations and maintain or improve its excellent credit standing.

FINANCIAL REPORTING AWARDS

The Government Finance Officers Association (GFOA) has awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024. This was the 27th consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement for Excellence in Financial Reporting, the City must publish an easily readable and efficiently organized Annual Comprehensive Financial Report. This report must also satisfy both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year. We believe that our June 30, 2025, Annual Comprehensive Financial Report continues to meet the Certificate of Achievement program requirements, and it will be submitted to the GFOA to determine its eligibility for another award.

ACKNOWLEDGMENTS

Special recognition is extended to the entire Finance Department for their ongoing dedication and support to all City departments and residents on a daily basis. Special appreciation is also extended specifically to the Accounting Division staff who contributed to and participated in the coordination and preparation of this Annual Comprehensive Financial Report. In addition, our deepest appreciation is also extended to the Central Services Division staff for their assistance in the printing of this document. Further, thanks are also extended to our independent auditors, CLA (CliftonLarsonAllen), for their continued oversight, expertise, and advice.

Respectfully submitted,

CECILIA GALLARDO-DALY
City Manager

CAROL MOLINA
Finance Director

City of Costa Mesa
List of Principal Officials

Mayor
John Stephens

City Council
Manuel Chavez
Mike Buley
Loren Gameros
Andrea Marr
Jeff Pettis
Arlis Reynolds

City Manager---------- Cecilia Gallardo-Daly
City Attorney (Contract) ---------- Kimberly Barlow
Assistant City Manager ---------- Alma Reyes
Development Services Director---------- Carrie Tai
Finance Director---------- Carol Molina
Information Technology Director ---------- Steve Ely
Parks and Community Services Director ---------- Brian Gruner
Public Works Director ---------- Raja Sethuraman
Fire Chief ---------- Dan Stefano
Police Chief ---------- Joyce Lapointe

City of Costa Mesa

Organization Chart
June 30, 2025

Citizens of Costa Mesa

City Council
Mayor and six Council Members

Arts Commission

Parks & Community Services Commission

Planning Commission

City Attorney
Contracted

Council Appointed Committees & Advisory Councils

City Manager
Administration
City Clerk
Constituent Services
Sustainability
Homelessness Services
Human Resources
Risk Management

Fire & Rescue
Administration
Emergency Medical
Fire Prevention
Community Risk Reduction

Police
Administration
Field Operations
911 Emergency Hotline
Support Services
Animal Services

Public Works
Administration
Engineering Services
Transportation Services
Maintenance Services

Information Technology
Administration
Programming
Operations

Development Services
Administration
Planning
Building & Safety
Housing & Community Development

Finance
Administration
Accounting
Budget
Payroll

Parks & Community Services
Administration
Recreation

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Costa Mesa
California

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Executive Director/CEO

CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953

ANNUAL COMPREHENSIVE

FINANCIAL REPORT

INDEPENDENT AUDITOR'S REPORT

CliftonLarsonAllen LLP
CLAconnect.com

INDEPENDENT AUDITORS' REPORT

Honorable Mayor and
Members of the City Council
City of Costa Mesa
Costa Mesa, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Costa Mesa (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Costa Mesa's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Costa Mesa, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter - Change in Accounting Principle

As discussed in Note 18 to the financial statements, the City adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 101, Compensated Absences, as of July 1, 2024. Accordingly, the beginning net position for the governmental activities has been restated to reflect this change in accounting principle. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See CLAglobal.com/disclaimer.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information
Accounting principles generally accepted in the United States of America require that that the management's discussion and analysis, schedules of changes in net pension liability and related ratios of the pension plans, schedule of proportionate share of the net pension liability, schedules of pension plan contributions, schedule of changes in net OPEB liability and related ratios, and the budgetary comparison schedules for the general and major special revenue funds, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information
Our audit for the year ended June 30, 2025 was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules for the year ended June 30, 2025 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements for the year ended June 30, 2025 and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole for the year ended June 30, 2025.

The financial statements of the City's governmental activities, each major fund, and the aggregate remaining fund information as of June 30, 2024 were audited by other auditors whose report dated January 16, 2025, expressed unmodified opinions on those financial statements. Their report, as of the same date, on the combining and individual fund financial statements and schedules stated that, in their opinion, such information was fairly stated in all material respects in relation to the basic financial statements for the year ended June 30, 2024, as a whole.

Other Information
Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

Honorable Mayor and
Members of the City Council
City of Costa Mesa

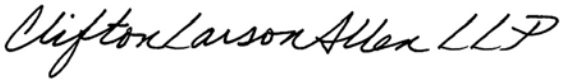
In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Report on Summarized Comparative Information

The financial statements of the City of Costa Mesa's governmental activities, each major fund, and the aggregate remaining fund information as of June 30, 2024 were audited by other auditors whose report dated January 16, 2025, expressed unmodified opinions on those financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 18, 2025, on our consideration of the City of Costa Mesa's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Costa Mesa's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Costa Mesa's internal control over financial reporting and compliance.



CliftonLarsonAllen LLP

Irvine, California
December 18, 2025

ANNUAL COMPREHENSIVE
FINANCIAL REPORT
MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Costa Mesa (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2025. We encourage all readers to consider information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i–vii of this report.

FINANCIAL HIGHLIGHTS

- Assets and deferred outflows of resources of the City's primary government exceeded its liabilities and deferred inflows of resources at the close of Fiscal Year 2025 by $111.8 million (*net position*). Of this amount, $209.5 million (*unrestricted net position deficit*) primarily resulted from the unfunded liabilities for pension plans and other postemployment benefits (OPEB) that impacted other government agencies, along with the implementation of Government Accounting Standards Board (GASB) 101. GASB 101 established standards for measuring and recognizing liabilities for certain types of compensated absences.

- In the government-wide financial statements, total net position decreased by $1.4 million from the prior fiscal year total of $113.2 million due to the change in the GASB 101 compensated absences reporting requirements.

- In the fund financial statements, the governmental funds reported a combined ending fund balance of $153.6 million, an increase of $3.8 million in comparison with the prior year total of $149.8 million.

- At the end of Fiscal Year 2025, the General Fund's unassigned fund balance was $19.3 million or 10.7 percent of General Fund expenditures of $180.5 million. Unassigned fund balance may be used to meet the government's ongoing obligations.

- At June 30, 2025, the City reported $335.8 million in pension liabilities and $46.4 million in OPEB liabilities.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to the basic financial statements which are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains other required supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between assets/deferred outflows of resources and liabilities/deferred inflows of resources reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information to show how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues

and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both *government-wide financial statements* distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities)*. Governmental activities include general government, protection of persons and property, community programs, public services, and interest on long-term debt. The City has no business-type activities or discretely presented component units.

The basic government-wide financial statements can be found on pages 16-17 of this report.

Fund Financial Statements

A *fund* is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the City's funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Considering the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare information presented for *governmental funds* with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains 32 individual governmental funds. Information is presented separately in the governmental funds balance sheet and statement of revenues, expenditures, and changes in fund balances for the General, Government Grant, Capital Improvements, American Rescue Plan Act, and Gas Tax funds, all of which are considered to be major funds. Data from the other 27 governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City adopts an annual operating and capital budget for its General, Special Revenue, and Capital Projects funds. Budgetary comparison statements have been provided for these fund types to demonstrate compliance with the budget.

The basic governmental fund financial statements can be found on pages 20-27 of this report.

Proprietary Funds

The City maintains one type of proprietary fund, *internal service funds*. Internal service funds are an accounting device used to accumulate and allocate costs internally among various City functions. The City uses internal service funds to account for equipment replacement, self-insurance (workers' compensation, general liability, unemployment), and information technology replacement functions. There are no business-type functions because they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as government-wide financial statements, only in more detail. Proprietary fund financial statements provide separate information for the Equipment Replacement, Self-Insurance, and Information Technology Replacement funds, all of which are considered to be nonmajor funds. The internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for each nonmajor internal service fund is provided in the form of *combining statements* in the supplementary schedules section of this report.

The basic proprietary fund financial statements can be found on pages 28-30 of this report.

Fiduciary Funds

Fiduciary funds are used to account for Foundation resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because resources of these funds are *not* available to support the City's own programs and services. The accounting method used for fiduciary funds is much like that used for proprietary funds. The basic fiduciary fund financial statements can be found on pages 31-32 of this report.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 33-78 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the City. Required supplementary information can be found on pages 79-85 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds and internal service funds are presented immediately following the required supplementary information section. Combined and individual fund statements and schedules can be found on pages 101-133 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

City assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $111.8 million at June 30, 2025, a decrease of $1.4 million from 2024 due to the change in the GASB 101 compensated absences reporting requirements.

As in previous years, the City's net position continued to reflect the impact from implementations of GASB Statements No. 68, 71 and 73 for pension and GASB 75 for OPEB, all of which account for the City's defined benefit liabilities. The City's total defined benefit liability is estimated at $383.6 million on the Statement of Net Position, a decrease of $10.6 million as compared to the prior year.

Another significant portion of the City's total net position reflects its investment in capital assets (e.g., land, buildings, machinery, and equipment), less related outstanding debt used to acquire assets that are still in service. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

CONDENSED STATEMENT OF NET POSITION

	June 30, 2025	June 30, 2024	Increase/ (Decrease)	Percent Increase/ (Decrease)
ASSETS:				
Current and other assets	$224,519,840	$232,357,684	$ (7,837,844)	-3.37%
Capital assets, net	292,978,884	286,653,490	6,325,394	2.21%
Total assets	$517,498,724	519,011,174	(1,512,450)	-0.29%
Deferred outflows of resources	84,983,956	105,890,092	(20,906,136)	-19.74%
LIABILITIES:				
Current and other liabilities	26,025,974	34,716,746	(8,690,772)	-25.03%
Long-term liabilities	436,833,218	444,076,596	(7,243,378)	-1.63%
Total liabilities	462,859,192	478,793,342	(15,934,150)	-3.33%
Deferred inflows of resources	27,851,208	32,903,041	(5,051,833)	-15.35%
NET POSITION:				
Net investment in capital assets	270,080,000	257,950,628	12,129,372	4.70%
Restricted	51,183,067	23,478,495	27,704,572	118.00%
Unrestricted	(209,490,787)	(168,224,238)	(41,266,549)	24.53%
Total net position	$111,772,280	$113,204,885	$ (1,432,605)	-1.27%

At the end of Fiscal Year 2024-25, the City continued to report positive balances in two out of three categories of net position for the government, as well as for its separate governmental activities. The unrestricted net position ended the fiscal year with a balance of $209.5 million is primarily due to the unfunded pension obligations and new changes in the GASB 101 reporting requirements. These requirements recalculate compensated absences from a one-year to a three-year average. If absent, the City's net position would have increased by $1.3 million.

As a result of the new calculation of Fiscal Year 2024-25, the City's total net position decreased by $1.4 million.

CHANGES IN NET POSITION

	Governmental Activities 2025	2024
REVENUES:		
Program Revenues:		
Charges for services	$ 25,970,795	$ 22,991,560
Operating contributions and grants	26,016,091	23,659,800
Capital contributions and grants	4,477,056	4,395,853
General Revenues:		
Taxes:		
Property taxes	59,494,432	56,411,786
Sales and use taxes	78,244,492	76,400,160
Transient occupancy tax	9,962,421	10,150,696
Franchise taxes	6,637,150	6,542,802
Cannabis and Business tax	5,060,510	3,902,514
Other intergovernmental, unrestricted	349,375	138,951
Investment income	8,709,004	7,200,904
Gain on sale of capital assets	68,995	-
Miscellaneous	2,288,046	2,579,219
Total revenues	227,278,367	214,374,245
EXPENSES:		
General Government	57,099,994	46,273,963
Protection of persons and property	116,454,036	112,351,024
Community programs	20,681,772	29,965,511
Public services	30,882,547	22,489,959
Interest on long-term debt	807,311	1,033,694
Total expenses	225,925,660	212,114,151
Change in net position	1,352,707	2,260,094
NET POSITION, BEGINNING OF YEAR	113,204,885	110,944,791
RESTATEMENT	(2,785,312)	-
NET POSITION, BEG OF YEAR, RESTATED	110,419,573	110,944,791
NET POSITION, END OF YEAR	**$ 111,772,280**	**$ 113,204,885**

Governmental Activities

During the current year, the net position for governmental activities decreased by $1.4 million from the prior fiscal year's ending balance of $113.2 million. Total revenues of $227.3 million were higher than expenses and net transfers of $219.8 million. Key factors in the City's net position included:

- Charges for services increased by $3.0 million or 12.9 percent due to the increase in traffic impact fees, building permits, paramedic fees, and plan check fees.

- Property tax revenues increased by $3.1 million or 5.5 percent. The increase is due primarily due to a steady housing market, increase in the City's single-family homes median sales price, and an increase in overall property assessed valuations.

- Operating contributions and grants increased by $2.3 million or 10.0 percent primarily due to a grant received for the Fire Station #4 Training Tower funding, Jack Hammett Sports Complex, and LED lights for TeWinkle and Bark Park.

- Sales and use taxes increased by $1.8 million or 2.4 percent, which is the City's largest revenue source. The sales and use tax increase is due to improved consumer spending in general consumer goods and positive performance across various sectors during the remaining months of the fiscal year.

- Investment income increased by $1.5 million due to a higher yield on interest income.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As was noted earlier, the City uses fund accounting to ensure and demonstrate compliance with professional standards promulgated by oversight agencies and due to finance-related legal requirements.

Governmental Funds

The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of Fiscal Year 2024-25, the City's governmental funds reported combined ending fund balance of $153.6 million, an increase of $3.8 million or 2.5 percent in comparison with the prior fiscal year fund balance of $149.8 million. Of this total amount:

- $0.9 million represents *nonspendable fund balance* which includes amounts that cannot be used because they are either not spendable in form or legally or contractually required to remain intact.

- $50.4 million represents *restricted fund balance which* includes amounts that can be spent only for specific purposes stipulated by external sources or through enabling legislation.

- $25.1 million represents *committed fund balance* which includes amounts that can be used only for specific purposes determined by a formal action of the City Council. It includes legislation (City Council action) that can only be overturned by a subsequent council action requiring a voting consensus.

- $57.9 million represents *assigned fund balance* which includes amounts that are designated or expressed by the City Council for certain purposes but do not require formal actions like resolutions or ordinances. City Council, via resolution, delegated the authority to establish, modify, or rescind a fund balance assignment to the Finance Director.

- The remaining $19.3 million constitutes *unassigned fund balance*.

The General Fund is the primary operating fund of the City. At the end of Fiscal Year 2024-25, the General Fund's fund balance increased by $0.6 million. While the total fund balance amounted to $61.0 million, the unassigned fund balance was $19.3 million. Key factors attributable to the increase in net position include:

- Tax revenue increased by $5.8 million or 3.8 percent. Notable contributors to this increase were sales tax by $1.8 million due to price increases on consumer products. Property tax increased by $2.9 million as a result of a steady housing market, increase in the City's single-family homes median sales price, an increase in overall property assessed valuations from new developments, and improvements to properties. Cannabis and Business tax revenues increased by $1.2 million due to higher annual receipts of new Measure Q Cannabis businesses.

- Charges for services increased by $1.0 million or 10 percent. This includes a rise in paramedic fees by $0.5 million, increase of permit fees by $0.3 million, as well as vehicle storage fees and self-haul fees by $0.2 million.

- Transient occupancy tax decreased by $0.2 million or 1.9 percent due to a slight reduction in travel and tourism.

Major Funds Other Than the General Fund

The Capital Improvements Fund had $33.5 million in fund balance which represents a net decrease of $1.9 million or 5.4 percent from the prior fiscal year. The decrease in fund balance is mainly attributed to the increase in capital expenditures from $4.3 million to $8.0 million. The Citywide Street Maintenance and Fire Station #4 Training Tower incurred the highest expenditures, $1.6 million and $1.5 million, respectively.

The Government Grants Fund is comprised of reimbursements of Federal and State grants. It had a fund balance of $0.6 million at the end of the fiscal year which represents a net increase of $2.1 million or 137.7 percent from the prior fiscal year. The increase in fund balance is due to grant expenditures reimbursements in the current year.

The Gas Tax Fund had a fund balance of $24.8 million, which represents a net increase of $2.9 million or 13.5 percent increase from the prior fiscal year. Gas Tax revenues were $7.6 million compared to $4.7 million in expenditures in Fiscal Year 2024-25. The revenue is primarily earmarked for street related projects.

The American Rescue Plan Act (ARPA) Fund had $502,739 in fund balance in Fiscal Year 2024-25, and had a fund balance of $425,256 in the prior fiscal year. The increase is due to interest earnings received during the year.

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The City also utilizes Internal Service Funds.

The unrestricted net position of the Internal Service Funds at the Fiscal Year 2024-25 was $19.6 million. Total net position increased by $77,718 or 0.2 percent from the prior fiscal year. The increase in net position is mainly attributed to a decrease in payables and an increase in assets for equipment and fleet purchases.

GENERAL FUND BUDGETARY HIGHLIGHTS

During fiscal year 2024-25 the actual revenues were $169,212 or 0.1 percent higher than the final amended budget. Sales tax revenue increased by $1.8 million and property tax revenue increased by $2.9 million compared to the prior fiscal year. Additionally, charges for services revenue received increased by $1.0 million compared to the prior fiscal year. Actual expenditures were $2.8 million or 1.5 percent lower than the final adjusted budget.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The City's investment in capital assets for its governmental activities (the City has no business-type activities or discretely presented component units) as of June 30, 2025, amounted to $293.0 million. The investment in capital assets includes: land, building improvements and structures, landscaping and sprinklers, machinery and equipment, intangible assets, park system and facilities, and road and storm drain infrastructure. The City's investment in capital assets for the current fiscal year increased by $6.3 million. Major infrastructure asset additions during the fiscal year were: Adams Avenue and Pinecreek Drive Intersection, LED Light Retrofit Project for Tennis Center and Bark Park, various building maintenance projects, various street rehabilitation projects, and other ongoing capital projects. Other assets capitalized included vehicle replacements and a variety of equipment purchases. During the fiscal year, capital assets not being depreciated decreased by $12.8 million and capital assets being depreciated or amortized increased by $36.1 million. The increase is due to several completed infrastructure parks and roads projects.

CAPITAL ASSETS
(NET OF DEPRECIATION)

	Governmental Activities	
	2025	2024
Land	$ 34,579,306	$ 34,579,306
Land rights related to streets	29,821,224	29,821,224
Construction in progress	14,600,678	27,432,761
Building improvements and structures	62,696,962	64,464,513
Machinery and equipment	22,287,634	22,792,719
Intangibles	1,985,642	67,577
Right-to-use-assets	1,206,343	687,898
Park system and facilities	10,082,610	7,380,647
Infrastructure- roads	106,206,233	88,512,145
Infrastructure- storm drains	9,512,252	10,914,700
TOTALS	**$292,978,884**	**$ 286,653,490**

Construction in progress as of June 30, 2025, totaled $14.6 million, $12.8 million lower than the previous fiscal year. Generally, as the notice of completion (NOC) is filed on each project, the costs associated with each project will be deleted from the construction in progress capital asset category and added to the appropriate capital asset category in the year the NOC is filed. Construction in progress includes some of the following projects with significant commitment balances:

CONSTRUCTION COMMITMENTS

CONSTRUCTION PROJECT	TOTAL BUDGET	SPEND TO DATE	REMAINING COMMITMENT
Newport Boulevard (Victoria/22nd to 19th)	$ 1,178,820	$ 94,496	$ 1,084,324
SB Newport Boulevard Improvement (Mesa/Victoria)	1,965,652	97,040	1,868,612
Newport Boulevard NB 22th Bristol SB Bristol Mesa	2,134,145	94,186	2,039,959
TeWinkle Skate Park Expansion	2,132,158	91,724	2,040,434
TeWinkle Park Lakes Repairs	2,132,475	143,553	1,988,922
Mesa Restoration/Cultural Restoration	2,000,000	92,313	1,907,687
Stabilize/Restore Fairview Park	2,000,000	36,331	1,963,669
Sunflower Avenue Rehabilitation	2,570,782	-	2,570,782
Fairview Road Rehabilitation	2,780,829	-	2,780,829
TOTALS	**$18,894,861**	**$649,644**	**$ 18,245,217**

Additional information on capital assets can be found in Note 7 on pages 54-55 of this report.

Long-Term Debt

At year-end, the City had one outstanding bond issue: the Financing Authority 2017 Lease Revenue Bonds with an outstanding balance of $19.9 million. Additionally, the City had $33.0 million in other outstanding liabilities related to leases, loans, claims, and employee benefits.

Long-term liabilities had a net decrease of $0.07 million, primarily due to the City's outstanding leases.

OUTSTANDING DEBT

	Governmental Activities		
	2025	2024	
Bonds Payable	$ 19,893,978	$ 22,056,745	
Other Liabilities	33,337,000	30,554,311	*
TOTALS	**$ 53,230,978**	**$ 52,611,056**	

* Balance was restated due to the implementation of GASB 101

Additional information on the City's long-term debt can be found in Notes 8 through 9 on pages 60-64 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

During fiscal year 2024-25, the City continued to remain economically resilient, boasting new businesses, diverse industries, and strong financial management. Positive indicators like reduced unemployment and higher property values marked continued local economic growth, while continuing to remain fiscally cautious for financial stability. Looking ahead for fiscal year 2025-26, the City anticipates a slowdown in economic growth and continues to exercise strong fiscal management to ensure stability. Supported by a diverse economic base, robust reserves, and commitment to quality service delivery, Costa Mesa is well prepared to proactively manage anticipated economic challenges.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all who have an interest in the government's funding streams and overall fiscal conditions. This report and other financial related information can be found on the City's website www.costamesaca.gov. Questions concerning any information provided in this report or requests for additional financial information should contact:

- By mail: Finance Department, City of Costa Mesa, P.O. Box 1200, Costa Mesa, California, 92628-1200
- By e-mail: financeadmin@costamesaca.gov
- By phone: (714) 754-5243

ANNUAL COMPREHENSIVE
FINANCIAL REPORT
GOVERNMENT-WIDE FINANCIAL STATEMENTS

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The Statement of Net Position and the Statement of Activities report information about the City as a whole and its activities. These statements include all assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position using the accrual basis of accounting, which is similar to accounting used by most private-sector companies. All current year revenues and expenses are taken into account regardless of when cash is received or paid.

Statement of Net Position

The Statement of Net Position presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between assets/deferred outflows and liabilities/deferred inflows reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

Statement of Activities

The Statement of Activities presents information to show how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

CITY OF COSTA MESA, CALIFORNIA
STATEMENT OF NET POSITION
JUNE 30, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION AS OF JUNE 30, 2024)

	Governmental Activities	
	2025	2024
ASSETS		
Cash and Cash Equivalents	$ 184,451,972	$ 193,341,227
Cash and Investments with Fiscal Agent	30,711	381,491
Due from Other Governments	23,913,960	21,177,148
Accounts Receivable, Net	2,240,792	4,455,911
Interest Receivable	1,241,716	1,183,240
Loans Receivable, Net	4,839,435	2,795,774
Rent Receivable	465,156	395,963
Leases Receivable	3,170,693	3,484,578
Inventories	475,603	336,156
Prepaid Items	3,689,802	4,806,196
Capital Assets:		
Capital Assets not Being Depreciated	79,001,208	91,833,291
Capital Assets, Net of Depreciation and Amortization	213,977,676	194,820,199
Total Assets	517,498,724	519,011,174
DEFERRED OUTFLOWS OF RESOURCES		
Deferred Amounts Related to Pensions	76,137,150	96,499,873
Deferred Amounts Related to OPEB	8,846,806	9,390,219
Total Deferred Outflows of Resources	84,983,956	105,890,092
LIABILITIES		
Accounts Payable	9,166,846	12,026,252
Accrued Liabilities	5,824,297	4,906,459
Accrued Interest Payable	182,700	203,480
Retentions Payable	861,476	375,986
Deposits Payable	5,887,068	4,701,309
Unearned Revenue	4,103,587	12,503,260
Long-Term Liabilities:		
Portion Due Within One Year	9,574,377	8,127,992
OPEB Liability Due Within One Year	2,900,880	1,889,161
Police Retirement 1% Supplemental Liability Due Within One Year	180,680	188,828
Portion Due Beyond One Year	43,656,601	41,697,752
OPEB Liability	43,525,290	43,562,915
Police Retirement 1% Supplemental Liability Due	1,205,296	1,383,478
Net Pension Liability	335,790,094	347,226,468
Total Liabilities	462,859,192	478,793,340
DEFERRED INFLOWS OF RESOURCES		
Deferred Amounts Related to Leases	2,933,190	3,295,536
Deferred Amounts Related to Pensions	5,623,027	7,858,571
Deferred Amounts Related to OPEB	19,294,991	21,748,934
Total Deferred Inflows of Resources	27,851,208	32,903,041
NET POSITION		
Net Investment in Capital Assets	265,820,274	257,950,628
Restricted for:		
Pension	2,092,360	-
Protection of Persons and Property	1,863,547	1,568,489
Community Programs	10,206,991	12,663,845
Public Services	37,019,168	9,246,161
Debt Service	1,001	-
Unrestricted	(205,231,061)	(168,224,238)
Total Net Position	$ 111,772,280	$ 113,204,885

See accompanying Notes to Basic Financial Statements.

CITY OF COSTA MESA, CALIFORNIA
STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED JUNE 30, 2024)

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenue (Expenses) and Changes in Net Position: 2025	Net Revenue (Expenses) and Changes in Net Position: 2024
Governmental Activities:						
General Government	$ 57,099,994	$ -	$ 329,200	$ -	$ (56,770,794)	$ (46,030,042)
Protection of Persons and Property	116,454,036	10,670,393	14,103,162	-	(91,680,481)	(92,436,403)
Community Programs	20,681,772	6,735,983	4,635,096	-	(9,310,693)	(17,197,227)
Public Services	30,882,547	8,564,419	6,948,633	4,477,056	(10,892,439)	(4,369,573)
Interest on Long-Term Debt	807,311	-	-	-	(807,311)	(1,033,694)
Total Governmental Activities	$ 225,925,660	$ 25,970,795	$ 26,016,091	$ 4,477,056	(169,461,718)	(161,066,939)
General Revenues						
Taxes:						
Property Taxes					59,494,432	56,411,786
Sales and Use Taxes					78,244,492	76,400,160
Transient Occupancy Tax					9,962,421	10,150,696
Franchise Taxes					6,637,150	6,542,802
Business/Cannabis Tax					5,060,510	3,902,514
Other Intergovernmental - Unrestricted					349,375	138,951
Investment Income (Loss)					8,709,004	7,200,904
Gain on sale of capital assets					68,995	-
Miscellaneous					2,288,046	2,579,220
Total General Revenues					170,814,425	163,327,033
CHANGE IN NET POSITION					1,352,707	2,260,094
Net Position - Beginning of Year, As Previously Reported					113,204,885	110,944,791
Restatement					(2,785,312)	-
Net Position - Beginning of Year, As Restated					110,419,573	110,944,791
NET POSITION - END OF YEAR					$ 111,772,280	$ 113,204,885

See accompanying Notes to Basic Financial Statements.

CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953

ANNUAL COMPREHENSIVE
FINANCIAL REPORT
FUND FINANCIAL STATEMENTS

GOVERNMENTAL FUNDS

Major Governmental Funds

GENERAL FUND

The General Fund must be classified as a major fund in the accompanying fund financial statements and is used to account for all general revenues of the City not specifically levied or collected for some special purpose, and for expenditures related to the rendering of general services by the City. The General Fund is used to account for all resources not required to be accounted for in another fund.

SPECIAL REVENUE FUNDS

Government Grants

Established to account for receipt and disbursement of grant monies provided by federal, state, and county governmental agencies for various programs.

Gas Tax Fund

Established to account for the receipt and disbursement of funds required to be used for construction and maintenance of the City's road network system. Financing is provided by the City's share of State gasoline taxes, including allocations from the Highway Users Tax Account (HUTA) and the Road Maintenance and Rehabilitation Account (RMRA).

American Rescue Plan Act (ARPA)

Established to account for the receipt and disbursement of grant monies under the American Rescue Plan Act.

CAPITAL PROJECTS FUNDS

Measure M2 Fund

Established to account for the receipt and expenditure of the 2006 voter-approved one-half percent sales tax for local transportation improvements. Measure M2 is a 30-year extension of the earlier Measure M program.

Capital Improvements Fund

Established to account for the construction of capital facilities financed by the City's General Fund and various governmental grants.

Nonmajor Governmental Funds

Nonmajor governmental funds constitute all other governmental funds which include 14 Special Revenue Funds, 10 Capital Projects Funds, and 1 Debt Service Fund.

CITY OF COSTA MESA, CALIFORNIA
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION AS OF JUNE 30, 2024)

		Special Revenue		
	General	Government Grants	Gas Tax	American Rescue Plan Act
ASSETS				
Cash and Investments	$ 52,436,755	$ 4,674,653	$ 24,178,189	$ 690,776
Cash and Investments with Fiscal Agents	-	-	-	-
Due from Other Governments	19,884,347	719,447	810,927	-
Accounts Receivable, Net	1,833,781	-	-	-
Interest Receivable	431,840	9,879	158,106	4,781
Loans Receivable, Net	730	-	-	-
Leases Receivable	1,896,961	-	-	-
Rent Receivable	432,851	-	-	-
Due from Other Funds	181,028	-	-	-
Inventories	73,601	-	-	-
Prepaid Items	809,471	-	-	-
Total Assets	$ 77,981,365	$ 5,403,979	$ 25,147,222	$ 695,557
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 3,257,749	$ 316,318	$ 208,974	$ 142,436
Accrued Liabilities	5,543,579	15,984	35,871	-
Retentions Payable	-	170,764	76,491	-
Deposits Payable	5,499,974	-	-	-
Due to Other Funds	-	-	-	-
Unearned Revenue	-	4,040,040	-	50,382
Total Liabilities	14,301,302	4,543,106	321,336	192,818
DEFERRED INFLOWS OF RESOURCES				
Lease Related	1,700,925	-	-	-
Unavailable Revenue	1,017,334	281,074	56,361	-
Total Deferred Inflows of Resources	2,718,259	281,074	56,361	-
FUND BALANCES				
Nonspendable:				
Prepaid Items	809,471	-	-	-
Inventories	73,601	-	-	-
Restricted:				
Pension and OPEB	2,092,360	-	-	-
Protection of Persons and Property	-	-	-	502,739
Community Programs	-	-	-	-
Public Services	-	579,799	24,769,525	-
Debt Service	-	-	-	-
Committed	25,125,000	-	-	-
Assigned	13,554,327	-	-	-
Unassigned	19,307,045	-	-	-
Total Fund Balances	60,961,804	579,799	24,769,525	502,739
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 77,981,365	$ 5,403,979	$ 25,147,222	$ 695,557

See accompanying Notes to Basic Financial Statements.

CITY OF COSTA MESA, CALIFORNIA
BALANCE SHEET
GOVERNMENTAL FUNDS (CONTINUED)
JUNE 30, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION AS OF JUNE 30, 2024)

Capital Projects			Totals	
Measure M2	Capital Improvements	Nonmajor Governmental Funds	2025	2024
$ 7,286,084	$ 34,430,582	$ 23,521,960	$ 147,218,999	$ 154,610,165
-	-	30,711	30,711	381,491
1,531,002	182,427	785,810	23,913,960	21,177,148
-	-	394,251	2,228,032	4,455,911
17,391	208,796	183,507	1,014,300	1,129,220
-	-	4,838,705	4,839,435	2,795,774
-	-	1,273,732	3,170,693	3,484,578
-	-	32,305	465,156	395,963
-	-	-	181,028	65,076
-	-	28	73,629	69,920
-	-	-	809,471	560,290
$ 8,834,477	$ 34,821,805	$ 31,061,009	$ 183,945,414	$ 189,125,536
$ 2,404,183	$ 956,969	$ 1,510,234	$ 8,796,863	$ 9,942,792
-	101	103,352	5,698,887	4,783,548
288,305	258,924	66,992	861,476	375,986
-	-	387,094	5,887,068	4,701,309
-	-	181,028	181,028	65,076
-	-	13,165	4,103,587	12,503,260
2,692,488	1,215,994	2,261,865	25,528,909	32,371,971
-	-	1,232,265	2,933,190	3,295,536
422,399	138,083	3,415	1,918,666	3,705,967
422,399	138,083	1,235,680	4,851,856	7,001,503
-	-	-	809,471	560,290
-	-	28	73,629	69,892
-	-	-	2,092,360	3,367,408
-	-	1,360,808	1,863,547	1,697,480
-	-	10,203,576	10,203,576	10,475,793
5,719,590	-	5,190,420	36,259,334	30,915,892
-	-	1,001	1,001	17,449
-	-	-	25,125,000	25,125,000
-	33,467,728	10,848,900	57,870,955	61,410,302
-	-	(41,269)	19,265,776	16,112,556
5,719,590	33,467,728	27,563,464	153,564,649	149,752,062
$ 8,834,477	$ 34,821,805	$ 31,061,009	$ 183,945,414	$ 189,125,536

See accompanying Notes to Basic Financial Statements.

CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953

CITY OF COSTA MESA
RECONCILIATION OF THE BALANCE SHEET
TO THE STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
JUNE 30, 2025

Total Fund Balance - Governmental Funds	$ 153,564,649
Amounts reported for governmental activities in the statement of net position are different because:	
When capital assets (property, plant, and equipment) for governmental activities are purchased or constructed, the cost of those assets are reported as expenditures in the governmental funds. However, the statement of net position includes those capital assets among the assets of the City as a whole.	
Cost of Capital Assets	699,527,331
Accumulated Depreciation/Amortization	(423,057,765)
Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. All liabilities (both current and long term) are reported in the statement of net position.	
Bonds Payable	(17,345,000)
Premium on Bonds	(2,548,978)
Loans Payable	(51,302)
Leases Payable	(505,726)
Subscription Payable	(694,991)
Employee Benefits Leave Payable	(10,579,029)
Accrued liabilities in the statement of net position differ from the amount reported in governmental funds due to accrued interest on outstanding debt payable.	(182,700)
Internal service funds are used by management to charge the costs of certain activities to individual City funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position because they primarily service governmental activities of the City.	35,263,427
Certain unavailable revenues that do not provide current financial resources are reported as deferred inflows of resources in the funds.	1,918,666
Amounts regarding the pension plans and OPEB are as follows:	
Deferred Outflows of Resources Related to Pensions	76,137,150
Deferred Outflows of Resources Related to OPEB	8,846,806
Deferred Inflows of Resources Related to Pensions	(5,623,027)
Deferred Inflows of Resources Related to OPEB	(19,294,991)
CalPERS Pension Liability	(335,790,094)
OPEB Liability	(46,426,170)
Police 1% Supplemental Retirement Liability	(1,385,976)
Net Position of Governmental Activities	$ 111,772,280

See Notes to Basic Financial Statements.

CITY OF COSTA MESA, CALIFORNIA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED JUNE 30, 2024)

		Special Revenue		
	General	Government Grants	Gas Tax	American Rescue Plan Act
REVENUES				
Taxes	$ 159,222,229	$ -	$ -	$ -
Licenses and Permits	6,809,704	-	-	-
Charges for Services	11,235,537	-	-	-
Fines and Forfeitures	1,455,764	-	-	-
Intergovernmental	3,602,022	7,840,461	6,236,356	4,894,160
Investment Income (Loss)	2,671,680	87,654	1,142,498	77,484
Rental Income	4,811,425	-	-	-
Miscellaneous	1,092,678	-	218,959	-
Total Revenues	190,901,039	7,928,115	7,597,813	4,971,644
EXPENDITURES				
Current:				
General Government	44,123,621	2,483,286	-	-
Protection of Persons and Property	109,314,995	1,004,012	-	1,968,657
Community Programs	16,651,172.00	503,154	-	-
Public Services	9,689,267.00	1,819,846	4,659,007	-
Debt Service:				
Principal	594,726	-	-	-
Interest and Fiscal Charges	116,351	-	-	-
Total Expenditures	180,490,132	5,810,298	4,659,007	1,968,657
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	10,410,907	2,117,817	2,938,806	3,002,987
OTHER FINANCING SOURCES (USES)				
Subscriptions Proceeds	1,036,210	-	-	-
Transfers In	-	-	-	-
Transfers Out	(10,848,214)	-	-	(2,925,504)
Total Other Financing Sources (Uses)	(9,812,004)	-	-	(2,925,504)
NET CHANGE IN FUND BALANCES	598,903	2,117,817	2,938,806	77,483
Fund Balances - Beginning of Year As Previously Presented	60,362,901	(1,538,018)	21,830,719	425,256
Change within financial reporting entity (nonmajor to major fund)	-	-	-	-
Fund Balances - Beginning of Year As Restated	60,362,901	(1,538,018)	21,830,719	425,256
FUND BALANCES - END OF YEAR	$ 60,961,804	$ 579,799	$ 24,769,525	$ 502,739

See Notes to Basic Financial Statements.

CITY OF COSTA MESA, CALIFORNIA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS (CONTINUED)
YEAR ENDED JUNE 30, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED JUNE 30, 2024)

Capital Projects			Totals	
Measure M2	Capital Improvements	Nonmajor Governmental Funds	2025	2024
$ -	$ -	$ 27,912	$ 159,250,141	$ 153,486,531
-	-	-	6,809,704	5,982,422
-	-	987,203	12,222,740	10,568,751
-	-	18,655	1,474,419	1,422,437
3,860,654	566,334	6,073,639	33,073,626	26,518,073
374,600	1,570,269	1,131,922	7,056,107	5,731,450
-	-	658,403	5,469,828	5,396,192
-	22,401	579,498	1,913,536	1,650,312
4,235,254	2,159,004	9,477,232	227,270,101	210,756,168
-	37,180	6,139,896	52,783,983	43,466,720
-	215,911	679,793	113,183,368	104,825,629
-	103,963	2,026,267	19,284,556	25,158,889
6,283,124	7,671,607	2,755,714	32,878,565	20,328,775
-	-	2,015,000	2,609,726	2,486,391
-	-	781,175	897,526	941,676
6,283,124	8,028,661	14,397,845	221,637,724	197,208,080
(2,047,870)	(5,869,657)	(4,920,613)	5,632,377	13,548,088
-	-	-	1,036,210	-
-	3,949,994	7,171,441	11,121,435	15,195,375
-	-	(203,717)	(13,977,435)	(18,892,041)
-	3,949,994	6,967,724	(1,819,790)	(3,696,666)
(2,047,870)	(1,919,663)	2,047,111	3,812,587	9,851,422
-	35,387,391	33,283,813	149,752,062	139,900,640
7,767,460	-	(7,767,460)	-	-
7,767,460	35,387,391	25,516,353	149,752,062	139,900,640
$ 5,719,590	$ 33,467,728	$ 27,563,464	$ 153,564,649	$ 149,752,062

See Notes to Basic Financial Statements.

CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953

CITY OF COSTA MESA, CALIFORNIA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025

Net Change in Fund Balance - Governmental Funds	$	3,812,587
Amounts reported for governmental activities in the Statement of Activities are different because:		
When capital assets for governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated lives and reported as depreciation expense. As a result, fund balance decreases by the amount of financial resources used, whereas net position decreases by the amount of depreciation expense charged for the year.		
Capital Outlay		21,430,756
Depreciation Expense		(16,543,381)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. Repayment of debt service is reported as an expenditure in governmental funds and, thus, has the effect of reducing fund balances because current financial resources have been used. For the City as a whole, however, the principal payments reduce the liabilities in the statement of net position and do not result in an expense in the Statement of Activities.		
Net Changes in Employee Benefits Leave Payable		(1,811,696)
Subscriptions Proceeds		(1,036,210)
Principal Payments - Bonds		2,015,000
Principal Payments - Loans Payable		15,391
Principal Payments - Lease Payable		234,541
Principal Payments - Subscription Payable		344,794
Amortization of Bond Premium		147,767
Pension and OPEB expense reported in the governmental funds include the actual contributions. In the Statement of Activities, pension and OPEB expenses include the change in net position and OPEB liabilities and the related changes in pension and OPEB amounts for deferred outflows of resources and deferred inflows of resources.		
Net Change in Pension Liability		(6,504,475)
Net Change in OPEB Liability		936,436
Recording of the current year change of accrued interest on outstanding debt payable.		20,780
Internal service funds are used by management to charge the costs of certain activities to individual City funds. The adjustments for internal service funds "close" those funds by charging additional amounts to participating governmental activities to completely cover the internal service funds' costs for the year,.		77,718
Certain unavailable revenues that do not provide current financial resources are reported as deferred inflows of resources in the funds.		(1,787,301)
Change in Net Position of Governmental Activities	$	1,352,707

See Notes to Basic Financial Statements.

CITY OF COSTA MESA, CALIFORNIA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION AS OF JUNE 30, 2024)

	Governmental Activities - Internal Service Funds	
	2025	2024
ASSETS		
CURRENT ASSETS		
Cash and Investments	$ 37,232,973	$ 38,731,062
Accounts Receivable	12,760	-
Interest Receivable	227,416	54,020
Prepaid Items	2,880,331	4,245,906
Inventories	401,974	266,236
Total Current Assets	40,755,454	43,297,224
CAPITAL ASSETS		
Intangible Assets	1,932,537	-
Motorized Equipment	24,570,988	22,875,746
Other Equipment	8,832,890	5,928,501
Accumulated Depreciation	(18,827,097)	(13,732,948)
Capital Assets, Net	16,509,318	15,071,299
Total Assets	57,264,772	58,368,523
LIABILITIES		
CURRENT LIABILITIES		
Accounts Payable	369,983	2,083,460
Accrued Liabilities	125,410	122,911
Notes Payable	891,411	864,738
Claims Payable	1,293,969	862,543
Total Current Liabilities	2,680,773	3,933,652
LONG-TERM LIABILITIES		
Notes Payable	4,259,726	5,151,138
Claims Payable	15,060,846	14,098,024
Total Long-Term Liabilities	19,320,572	19,249,162
Total Liabilities	22,001,345	23,182,814
NET POSITION		
Net Investment in Capital Assets	11,358,181	9,055,423
Unrestricted	23,905,246	26,130,286
Total Net Position	$ 35,263,427	$ 35,185,709

See Notes to Basic Financial Statements.

CITY OF COSTA MESA, CALIFORNIA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
YEAR ENDED JUNE 30, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED JUNE 30, 2024)

	Governmental Activities - Internal Service Funds	
	2025	2024
OPERATING REVENUES		
Charges for Services	$ 11,236,062	$ 10,938,708
OPERATING EXPENSES		
Allocated Administrative Costs	5,231,815	4,288,668
Depreciation	1,632,720	1,532,452
Fuel and Repair Parts	974,182	1,423,961
Claims and Premiums	7,892,862	6,768,057
Total Operating Expenses	15,731,579	14,151,483
OPERATING LOSS	(4,495,517)	(3,212,775)
NONOPERATING REVENUES (EXPENSES)		
Investment Income (Loss)	1,652,894	1,469,458
Other Nonoperating Revenue	73,678	10,000
Interest Expense	(78,332)	(55,041)
Gain/(Loss) on Disposal of Equipment	68,995	145,438
Total Nonoperating Revenues (Expenses)	1,717,235	1,569,855
LOSS BEFORE TRANSFERS	(2,778,282)	(1,642,920)
TRANSFERS		
Transfers In	2,856,000	3,716,386
CHANGE IN NET POSITION	77,718	2,053,746
Net Position - Beginning of Year	35,185,709	33,131,963
NET POSITION - END OF YEAR	$ 35,263,427	$ 35,185,709

See Notes to Basic Financial Statements.

CITY OF COSTA MESA, CALIFORNIA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
JUNE 30, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED JUNE 30, 2024)

	Governmental Activities - Internal Service Funds	
	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash Received from Customers and User Departments	$ 11,223,302	$ 10,938,708
Cash Payments to Suppliers for Goods and Services	(11,023,030)	(7,197,189)
Cash Payments to Employees for Services	(2,162,722)	-
Cash Received from Other Sources	73,678	(2,926,462)
Net Cash Provided (Used) by Operating Activities	(1,888,772)	815,057
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Cash Received from Other Funds	2,856,000	3,716,386
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Principal Paid on Capital Debt	(864,739)	(563,165)
Interest Paid on Capital Debt	(78,332)	(55,041)
Proceeds from Sale of Capital Assets	127,830	178,217
Acquisition of Capital Assets	(3,129,574)	(6,896,181)
Net Cash Used by Capital and Related Financing Activities	(3,944,815)	(5,049,721)
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment Income (Loss)	1,479,498	1,459,030
Net Cash Provided by Investing Activities	1,479,498	1,459,030
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(1,498,089)	921,032
Cash and Cash Equivalents - Beginning of Year	38,731,062	37,810,030
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 37,232,973	$ 38,731,062
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		
Operating Income (Loss)	$ (4,495,517)	$ (3,212,775)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Depreciation	1,632,720	1,532,452
Other Revenues	73,678	-
(Increase) Decrease in Accounts Receivable	(12,760)	-
(Increase) Decrease in Inventories	1,365,575	(117,033)
(Increase) Decrease in Prepaid Items	(135,738)	242,026
Increase (Decrease) in Accounts Payable	(1,713,477)	1,247,568
Increase (Decrease) in Accrued Liabilities	2,499	(10,349)
Increase (Decrease) in Claims Payable	1,394,248	1,133,168
Net Cash Provided (Used) by Operating Activities	$ (1,888,772)	$ 815,057

There were no noncash investing, capital and financing activities during fiscal year ended June 30, 2025.

See Notes to Basic Financial Statements.

CITY OF COSTA MESA, CALIFORNIA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2025

	Custodial Fund
ASSETS	
Cash and Cash Equivalents	$ 253,253
Accounts Receivable	46
Total Assets	253,299
LIABILITIES	
Accounts Payable	12,275
Deposits Payable	34,160
Total Liabilities	46,435
FIDUCIARY NET POSITION	
Restricted for:	
Individuals, Organizations, and Other Governments	206,864
Total Fiduciary Net Position	$ 206,864

See Notes to Basic Financial Statements.

CITY OF COSTA MESA, CALIFORNIA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
YEAR ENDED JUNE 30, 2025

	Custodial Fund
ADDITIONS:	
Donations	$ 5,988
Investment Income	695
Total Additions	6,683
DEDUCTIONS:	
Remittance to Others	376,115
Total Deductions	376,115
CHANGE IN FIDUCIARY NET POSITION	(369,432)
Total Fiduciary Net Position - Beginning of Year	576,296
TOTAL FIDUCIARY NET POSITION - END OF YEAR	$ 206,864

See Notes to Basic Financial Statements.

ANNUAL COMPREHENSIVE

FINANCIAL REPORT

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following is a summary of the significant accounting policies of the City of Costa Mesa, California (City):

A. Description of the Reporting Entity

The City of Costa Mesa was incorporated on June 29, 1953 as a general law city under the Government Code of the State of California. The City operates under a Council-Manager form of government. Among services provided by the City are the following: public works, parks and recreation, planning, community development, fire, and law enforcement services.

As required by generally accepted accounting principles, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The City is considered to be financially accountable for an organization if the City appoints a voting majority of that organization's governing body and the City is either able to impose its will on that organization, or there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered to be financially accountable if an organization is fiscally dependent upon the City (i.e., it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval from the City). In certain cases, other organizations are included as component units if the nature and significance of their relationship with the City are such that their exclusion would cause the City's financial statements to be misleading or incomplete.

All of the City's component units are considered to be blended component units. Blended component units, although legally separate entities, are, in substance, part of the City's operations and so data from these units are appropriately presented as funds of the primary government. The following organizations are considered to be component units of the City:

Costa Mesa Housing Authority

The Costa Mesa Housing Authority (Housing Authority) was created pursuant to the State of California Health and Safety Code, Section 34176(a). The Housing Authority promotes affordable housing for low and moderate income households within the City, administers the homeless outreach program and operates the bridge shelter for homeless individuals.

The Housing Authority is a separate entity primarily funded by housing loan repayments and transfers from the City.

City Council members, in separate session, serve as the governing board of the Housing Authority, and all accounting and administrative functions are performed by the City. Financial activity of the Housing Authority has been reported as if it were part of the City in the Housing Authority Special Revenue Fund. Separate financial statements of the Housing Authority can be obtained at City Hall.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Description of the Reporting Entity (Continued)

Costa Mesa Financing Authority

The Costa Mesa Financing Authority (Financing Authority) was created by a joint powers agreement between the City of Costa Mesa (the City) and the Costa Mesa Housing Authority (the Housing Authority), dated August 1, 2017. It was created pursuant to Article 1 of Chapter 5 of Division 7 of Title of the Government Code of the State of California (the JPA Act). Transactions of the Financing Authority are reported in the Debt Service Fund. Separate financial statements of the Financing Authority can be obtained at City Hall.

B. Basis of Accounting and Measurement Focus

The basic financial statements of the City are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to the basic financial statements

Government-Wide Financial Statements

Government-wide financial statements display information about the reporting government as a whole, except for its fiduciary activities. These statements include separate columns for the governmental and business-type activities of the primary government (including its blended component units), as well as its discretely presented component units. The City has no business-type activities or discretely presented component units. Eliminations have been made in the Statement of Activities so that certain allocated expenses are recorded only once (by the function to which they were allocated). However, general government expenses have not been allocated as indirect expenses to the various functions of the City.

Government-wide financial statements are presented using the *economic resources measurement focus* and the *accrual basis of accounting*. Under the economic resources measurement focus, all (both current and long-term) economic resources and obligations of the reporting government are reported in the government-wide financial statements. *Basis of accounting* refers to when revenues and expenses are recognized in the accounts and reported in the financial statements.

Under the *accrual basis of accounting*, revenues, expenses, gains, losses, assets, deferred outflows of resources, liabilities, and deferred inflows of resources resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, deferred outflows of resources, liabilities, and deferred inflows of resources resulting from nonexchange transactions are recognized in accordance with the requirements of GASB Statement No. 33.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Accounting and Measurement Focus (Continued)

Government-Wide Financial Statements (Continued)

Program revenues include charges for services, special assessments, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as expenditures. Proceeds of long- term debt are recorded as a liability in the government-wide financial statements, rather than as other financing sources. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as expenditures.

Franchise fees and business license charges have been reported as general revenues because the fees are based on gross receipts, not charges for services.

Fund Financial Statements

The underlying account system of the City is organized and operated on the basis of separate funds. A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts, recording resources, related liabilities, obligations, reserves, and equities segregated for the purpose of carrying out specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations. Fund financial statements for the primary government's governmental, proprietary, and fiduciary funds are presented after the government-wide financial statements. These statements display information about major funds individually and nonmajor funds in the aggregate for governmental funds. Proprietary statements include financial information for internal service funds. Fiduciary statements include financial information for agency and private purpose trust funds. Fiduciary funds of the City represent assets held by the City in a custodial capacity for other individuals or organizations.

Governmental Funds

In the fund financial statements, governmental funds are presented using the *modified accrual basis of accounting*. Revenues are recognized when they become *measurable and available* as net current assets. *Measurable* means that the amounts can be estimated or otherwise determined. *Available* means that the amounts were collected during the reporting period or soon enough thereafter to be available to finance the expenditures accrued for the reporting period.

The City uses an availability period of 60 days for all governmental fund revenue, except for grant revenue which uses an availability period of 90 days.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Accounting and Measurement Focus (Continued)

Governmental Funds (Continued)

Sales taxes, property taxes, franchise taxes, motor vehicle in lieu, transient occupancy taxes, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period to the extent normally collected within the availability period. Other revenue items are considered to be measurable and available when cash is received by the government.

Revenue recognition is subject to the *measurable* and *availability* criteria for the governmental funds in the fund financial statements. *Exchange transactions* are recognized as revenues in the period in which they are earned (i.e., the related goods or services are provided). *Locally imposed derived tax revenues* are recognized as revenues in the period in which the underlying exchange transaction upon which they are based takes place. *Imposed nonexchange* transactions are recognized as revenues in the period for which they were imposed. If the period of use is not specified, they are recognized as revenues when an enforceable legal claim to the revenues arises or when they are received, whichever occurs first. *Government-mandated and voluntary nonexchange* transactions are recognized as revenues when all applicable eligibility requirements have been met.

In the fund financial statements, governmental funds are presented using the *current financial resources measurement focus*. This means that generally only current assets, current liabilities and deferred inflows of resources are included on their balance sheets. The reported fund balance is considered to be a measure of “available spendable resources.” Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balance. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Noncurrent portions of long-term receivables due to governmental funds are reported on the balance sheet in spite of their spending measurement focus. Special reporting treatments are used to indicate, however, that they should not be considered “available spendable resources,” since they do not represent fund balance.

Recognition of governmental fund type revenues represented by unavailable revenues are reported as deferred inflows of revenues.

Due to the nature of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by noncurrent liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Accounting and Measurement Focus (Continued)

Governmental Funds (Continued)

Amounts expended to acquire capital assets are recorded as *expenditures* in the year that resources were expended, rather than as fund assets. Proceeds of long-term debt are recorded as other *financing sources*, rather than a fund liability. Amounts paid to reduce long-term indebtedness are reported as fund expenditures.

When both restricted and unrestricted resources are combined in a fund, expenses are considered to be paid first from restricted resources, and then from unrestricted resources.

Proprietary and Fiduciary Funds

The City's internal service funds are proprietary funds. In the fund financial statements, proprietary and all fiduciary funds are presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when related goods or services are delivered.

In the fund financial statements, proprietary and all fiduciary funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or noncurrent) associated with their activity are included in the Statement of Net Position. Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in total net position.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives us essentially equal values. Nonoperating revenues, such as investment income, gain or loss on sale of equipment and miscellaneous revenues result from nonexchange transactions or ancillary activities. Operating expenses for internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All expenses not meeting this definition are reported as nonoperating expenses. Amounts paid to acquire capital assets are capitalized as assets in the internal service fund financial statements, rather than being reported as expenses. Proceeds of long-term debt are recorded as liabilities in the internal service fund financial statements, rather than being reported as other financing sources. Amounts paid to reduce long-term indebtedness of the internal service fund are reported as reductions of the related liability, rather than as expenses. The City's custodial funds are fiduciary funds and use the accrual basis of accounting.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Property Tax Calendar

Property tax revenues are recognized in the fiscal year for which the taxes have been levied, provided this accrual meets the available criteria. "Available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The County of Orange collects property taxes for the City tax liens attached annually as of 12:01 a.m. on the first day in January preceding the fiscal year for which the taxes are levied. The tax levy covers the fiscal period July 1st to June 30th. All secured personal property taxes and one-half of the taxes on real property are due November 1st. The second installment is due February 1st. All taxes are delinquent if not paid as of December 10th and April 10th, respectively. Unsecured personal property taxes become due on March 1st each year and are delinquent if not paid as of August 31st.

D. Fund Classifications

The City reports the following major governmental funds:

General Fund – The General Fund is the general operating fund of the City. All general tax revenues and other receipts that are not restricted by law or contractual agreement to some other fund are accounted for in this fund. Expenditures of this fund include the general operating expenditures and other costs, which are not paid through other funds.

Special Revenue Fund

Government Grants – Established to account for receipt and disbursement of grant monies provided by federal, state, and county governmental agencies for various programs.

Gas Tax – Established to account for the receipt and disbursement of funds required to be used for construction and maintenance of the City's road network system. Financing is provided by the City's share of State gasoline taxes, including allocations from the Highway Users Tax Account (HUTA) and the Road Maintenance and Rehabilitation Account (RMRA).

American Rescue Plan Act – Established to account for receipt and disbursement of ARPA monies received under the American Rescue Plan Act.

Capital Projects Fund

Measure M2 Fund – This capital projects fund was established to account for construction of capital facilities financed by Measure M2 monies.

Capital Improvements Fund – This capital projects fund was established to account for construction of capital facilities financed by the City's General Fund and various governmental grants.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Fund Classifications (Continued)

Capital Projects Fund (Continued)

The City's fund structure also includes the following fund types:

Special Revenue Funds – The special revenue funds are used to account for the proceeds of specific revenue sources that are restricted by law or administrative action for a specified purpose.

Debt Service Funds – The debt service funds are used to account for the accumulation of resources for, and the payment of, long-term liabilities, interest, and related fiscal agent costs.

Capital Projects Funds – The capital projects funds are used to account for financial resources segregated for the acquisition and construction of major capital facilities (other than those financed by the proprietary funds).

Internal Service Funds – The internal service funds are used to finance and account for activities involved in rendering equipment replacement, self-insurance services, and information technology replacement to departments within the City. Costs of materials, equipment, and services used are accumulated in these funds and charged to the user departments as such goods are delivered or services rendered.

Custodial Funds – The custodial funds are used to account for assets held by the City as an agent for individuals, private organizations, and other governments. The custodial funds are used to account for fees, assessments, seizures, and donations for which the City is acting in an agent capacity.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Cash and Investments

Certain assets and liabilities are required to be reported at fair value. The fair value framework provides a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of fair value hierarchy are described as follows:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets.

Level 2 –Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly and fair value is determined through the use of models or other valuation methodologies including:

- quoted prices for similar assets or liabilities in active markets;
- quoted prices for identical or similar assets or liabilities in markets that are inactive;
- inputs other than quoted prices that are observable for the asset or liability;
- inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 – Inputs to the valuation methodology are unobservable and significant to the fair value measurement. These unobservable inputs reflect the City's own assumptions about the inputs market participants would use in pricing the asset or liability (including assumptions about risk). These unobservable inputs are developed based on the best information available in the circumstances and may include the City's own data.

F. Cash Equivalents

For purposes of the Statement of Cash Flows, cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash or so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Cash and cash equivalents include all investments with original purchase maturities of three months or less. Cash equivalents also represent the proprietary funds share in the cash and investment pool of the City.

The City pools idle cash from all funds in order to maximize income from investment activities. Investments are recorded on the City's books at fair value (quoted market price or best available estimate thereof). Interest income on investments is allocated to individual funds on the basis of monthly cash and investment balances.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Inventories

Inventories of materials and supplies are carried at cost on an average cost basis. The City uses the consumption method of accounting for inventories.

H. Prepaids

The City uses the consumption method to record prepaid items.

I. Leases

The City is a lessor and lessee for leases as detailed in Notes 6 and 9. The City recognizes a lease receivable, a deferred inflow of resources, and a lease payable in the financial statements.

At the commencement of the lease, the City initially measures the lease receivable at the present value of payments expected to be received and paid during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received and the lease payable is reduced by the principal portion of lease payments made. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflows of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines the discount rate it uses to discount the expected lease receipts and payments to present value, lease term and lease receipts.

- The City uses the estimated cost of capital rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.

The City monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

J. Subscription-Based Information (IT) Arrangements

The City is a participant in subscription-based IT arrangements as detailed in Note 9. The City recognizes a subscription-based IT payable and right to use IT assets in the financial statements. At the commencement of the arrangement, the City initially measures the payable at the present value of payments expected to be paid during the arrangement term. Subsequently, the payable is reduced by the principal portion of payments made. The right to use assets are initially measured at the initial amount of the subscription-based IT payable. Subsequently, the right to use assets are amortized over the life of the arrangement term.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Capital Assets

Capital assets (including infrastructure) are recorded at historical cost at the time of purchase. Assets acquired from gifts or contributions are recorded at acquisition value on the date received. Generally, capital asset purchases in excess of $5,000 are capitalized if they have an expected useful life of two years or more.

Capital assets include public domain (infrastructure) capital assets consisting of certain improvements including roads, streets, sidewalks, medians, sewers, and storm drains. Public domain assets acquired prior to 1980 have been included in the accompanying financial statements.

Capital assets used in operations are depreciated or amortized over their estimated useful lives using the straight-line method in the government-wide financial statements and in the fund financial statements of proprietary funds. It is the City's policy to begin depreciating or amortizing assets when they are placed in service. Depreciation and amortization are charged as expenses against operations and accumulated depreciation and amortization are reported on the respective Statement of Net Position.

The ranges of lives used for computing depreciation and amortization for each capital asset class are as follows:

Building Improvements and Structures	10 to 20 Years
Landscaping and Sprinklers	35 to 40 Years
Automotive Equipment	2 to 20 Years
Office Furniture	5 to 20 Years
Office Machines	3 to 20 Years
Office Equipment	5 to 60 Years
Intangible Assets	7 to 10 Years
Right-to-Use Lease Assets	2 to 7 Years
Right-to-Use Subscription Assets	2 to 7 Years
Park System and Facilities	10 to 25 Years
Infrastructure – Roads	10 to 50 Years
Infrastructure – Storm Drains	50 to 100 Years

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Deferred Outflows/Inflows of Resources

The Statement of Net Position and the governmental funds balance sheet will sometimes report a separate section for deferred outflows of resources. This financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expenditure) until that time. The City has two items that qualify for reporting in this category. The items are deferred outflows related to pensions and OPEB.

The Statement of Net Position and the governmental funds balance sheet will sometimes report a separate section for deferred inflows of resources. This financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The City has four types of items which qualify for reporting in this category. Three of the items are deferred inflows related to pensions, OPEB, and leases which are presented on the government-wide Statement of Net Position. The fourth item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from accounts, taxes, grant and lease receivables. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

M. Fund Balances

Fund balances are reported in the fund statements in the following classifications:

Nonspendable Fund Balance – This includes amounts that cannot be spent because they are either not spendable in form (such as inventory) or legally or contractually required to be maintained intact (such as endowments).

Restricted Fund Balance – This includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation. If Council action limiting the use of funds is included in the same action (legislation) that created (enables) the funding source, then it is restricted.

Committed Fund Balance – This includes amounts that can be used only for specific purposes determined by formal action of a city ordinance by the Council. It includes legislation (Council action) that can only be overturned by new legislation requiring the same type of voting consensus that created the original action. Therefore, if Council action limiting the use of funds is separate from the action (legislation) that created (enables) the funding source, then it is committed, not restricted. For the purposes of establishing, modifying, and rescinding a committed fund balance, the City considers an ordinance more binding than a resolution or a minute action by City Council.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Fund Balances (Continued)

Assigned Fund Balance – This includes amounts that are designated or expressed by the Council, but does not require a formal action like a resolution or ordinance. The Council may delegate the ability to an employee or committee to assign uses of specific funds for specific purposes. In June 2011, the City Council passed Resolution 11-27, delegating authority to establish, modify, or rescind a fund balance assignment to the finance director.

Unassigned Fund Balance – This includes amounts that are the residual balance for the City's general fund and includes all spendable amounts not contained in other classifications. In other funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed or assigned.

In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any components of unrestricted fund balance. Further, when components of the unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

N. Net Position

Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

Net Investment in Capital Assets - Consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

Restricted Net Position - Is reported when there are limitations imposed on use either through enabling legislation or through external restrictions imposed by creditors, grants, laws or regulations of other governments.

Unrestricted Net Position - Is the amount of net position that does not meet the definition of the two preceding categories.

When both restricted and unrestricted resources are available for use, it is the City of Costa Mesa's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Employee Leave Benefits

The liability for employee leave benefits reported in the government-wide statements consists of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The liability also includes amounts for leave that has been used for time off but has not yet been paid in cash or settled through noncash means and certain other types of leave.

P. Claims and Judgments

The City records a liability for litigation, judgments, and claims when it is probable that an asset has been impaired or a liability has been incurred prior to year-end and the probable amount of loss (net of any insurance coverage) can be reasonably estimated. This liability is recorded in an internal service fund, which accounts for the City's self-insurance activities.

Q. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframe. For this report, the following timeframes are used:

	CalPERS Plans
Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Measurement Period	July 1, 2023 to June 30, 2024

	Supplemental Plan
Valuation Date	June 30, 2024
Measurement Date	June 30, 2025
Measurement Period	July 1, 2024 to June 30, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

R. Other Post-Employment Benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense and information about the plan (OPEB Plan), have been determined by an independent actuary. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms.

Generally accepted accounting principles require that the reported results must pertain to liability information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Measurement Period	July 1, 2023 to June 30, 2024

S. Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

T. Prior Year Information

Comparative amounts for the prior year have been presented in the basic financial statements to provide an understanding of changes in the City's financial position and operations. The comparative amounts may be summarized in total and not at the level of detail required for a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the City's financial statements for the year ended June 30, 2024, from which the summarized information was derived.

NOTE 2 CASH AND INVESTMENTS

Cash and investments are reported as follows:

Statement of Net Position:	
Cash and Investments	$ 184,451,972
Cash and Investments with Fiscal Agent	30,711
Statement of Fiduciary Net Position:	
Cash and Investments	253,253
Total Cash and Investments	$ 184,735,936

Cash and investments at June 30, 2025, consisted of the following:

Petty Cash on Hand	$ 52,200
Demand Deposits	39,460,156
Investments	145,223,580
Total Cash and Investments	$ 184,735,936

Investments Authorized by the California Government Code and the City of Costa Mesa's Investment Policy

The table below identifies investment types that are authorized for the City by the California Government Code and investment policies of the City. The table also identifies certain provisions of the California Government Code (or the City's investment policy, where more restrictive) that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustee that are governed by the provisions of debt agreements of the City, rather than the general provisions of the California Government Code or the City's investment policy.

Authorized Investments	Maximum Maturity*	Percentage of Portfolio*	Investment in One Issuer*
U.S. Treasury Securities	5 years	None	None
Federal Agency Securities	5 years	None	35%
Municipal Securities	5 years	None	5%
Banker's Acceptances	180 days	40%	5%
Commercial Paper	270 days	25%	5%
Federally Insured Time Deposit	5 years	None	None
Nonnegotiable Certificates of Deposit	5 years	20%	5%
Certificate of Deposit Placement Service	5 years	30%	None
Negotiable Certificates of Deposit	5 years	30%	5%
Repurchase Agreements	1 year	30%	None
Medium-Term Corporate Notes	5 years	30%	5%
Money Market Mutual Funds	n/a	20%	10%
Asset Backed Securities	5 years	20%	5%
County Pooled Investment Funds	n/a	35%	None
Local Agency Investment Fund	n/a	None	None
Supranational Securities	5 years	15%	5%

* Based on state law requirements or investment policy requirements, whichever is more restrictive.

NOTE 2 CASH AND INVESTMENTS (CONTINUED)

Investments Authorized by Debt Agreements

Investment of debt proceeds held by bond trustees are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are authorized for investments held by bond trustees. The table also identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk Generally, the following investment types are authorized by the City's debt agreements:

Authorized Investments	Maximum Maturity	Maximum Percentage Portfolio	Maximum Investment in One Issuer
U. S. Treasury Securities	None	None	None
Federal Agency Securities	1 year	None	None
Banker's Acceptances	30 days	None	None
Commercial Paper	270 days	None	None
Money Market Mutual Funds	None	None	None
Investment Agreements	None	None	None
Interest Bearing Time Deposits	30 days	None	None
Repurchase Agreements	270 days	None	None
Local Agency Investment Fund	None	None	None
State Obligations	None	None	None
Pre-Funded Municipal Obligations	None	None	None

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the City manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer-term investments, and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations. Information about the sensitivity of the fair values of the City's investments (including investments held by bond trustee) to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity:

Investment Type	12 Months or Less	13 to 24 Months	2 to 60 Months	Total
Federal Agency Securities	$ 3,432,723	$ -	$ 5,595,167	$ 9,027,890
State Investment Pool (LAIF)	75,074,322	-	-	75,074,322
U.S. Treasury Securities	1,164,656	4,113,795	28,679,293	33,957,744
Medium-Term Corporate Notes	1,408,471	3,081,573	12,276,552	16,766,596
Asset Backed Securities	20,146	307,332	7,169,063	7,496,541
Money Market Mutual Funds	807,126	-	-	807,126
PARS Section 115 Trust:				-
Pooled Balanced Index Plus	2,092,360	-	-	2,092,360
Held by Trustee:				
Money Market Mutual Funds	1,001	-	-	1,001
Total	$ 84,000,805	$ 7,502,700	$ 53,720,075	$ 145,223,580

NOTE 2 CASH AND INVESTMENTS (CONTINUED)

Investments with Fair Values Highly Sensitive to Interest Rate Fluctuations

The City (including investments held by bond trustees) held no investments that were highly sensitive to interest rate fluctuations (to a greater degree than already indicated in the information provided above).

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code, the City's investment policy, or debt agreements, and the actual rating as of year-end for each investment type:

Investment Type	Minimum Legal Rating	AAA	AA	A	Not Rated	Total
Federal Agency Securities	n/a	$ -	$ 9,027,890	$ -	$ -	$ 9,027,890
U.S. Treasury Securities*	n/a	-	-	-	33,957,744	33,957,744
Medium-Term Corporate Notes	A	-	3,743,106	13,023,490	-	16,766,596
State Investment Pool (LAIF)	n/a	-	-	-	75,074,322	75,074,322
Asset Backed Securities	AA	7,496,541	-	-		7,496,541
Money Market Mutual Funds	AAA	807,126	-	-	-	807,126
PARS Section 115 Trust:						
Pooled Balanced Index Plus	n/a	-	-	-	2,092,360	2,092,360
Held by Trustee:						
Market Mutual Funds	AAA	1,001	-	-	-	1,001
Total		$ 8,304,668	$ 12,770,996	$ 13,023,490	$ 111,124,426	$ 145,223,580

* Not required to be rated.

GASB requires the disclosure of more than 5% total investments with a single issuer. At June 30, 2025, there were no investments in any single issuer exceeded 5%.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits:

> The California Government Code requires that a financial institution secure deposits made by the state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit).

NOTE 2 CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk (Continued)

The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

Investment in State Investment Pool

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The fair value of the City's investment in this pool is reported in the accompanying financial statements at amounts based upon the City's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis.

Investment in Public Agency Retirement Services

The City is a voluntary participant in the Public Agency Retirement Services (PARS). In 2021, the City funded an Internal Revenue Services Section 115 irrevocable trust with PARS for pension and OPEB benefits. The trust account allows more control and flexibility in investment allocations compared to the City's portfolio which is restricted by state regulations to fixed income instruments. OPEB and Pension trust fund assets are held on behalf of the City by PARS. The City provides investment direction and determines the amount and timing of disbursements of PARS trust fund assets.

Fair Value Measurements

Fair value measurements for the year ended June 30, 2025, are as follows:

	Quoted Prices Level 1	Observable Inputs Level 2	Unobservable Inputs Level 3	Total
Federal Agency Securities	$ -	$ 9,027,890	$ -	$ 9,027,890
U.S. Treasury Securities	-	33,957,744	-	33,957,744
Medium-Term Corporate Notes	-	16,766,596	-	16,766,596
Asset Backed Securities	-	7,496,541	-	7,496,541
Investments Measured at Fair Value	$ -	$ 67,248,771	$ -	67,248,771
State Investment Pool (LAIF)*				75,074,322
Money Market Mutual Funds*				807,126
PARS Section 115 Trust Pooled Balanced Index Plus*				2,092,360
Held by Trustee:				
Money Market Mutual Funds*				1,001
Total Investment Portfolio				$ 145,223,580

*Not subject to fair value categorization.

NOTE 3 INTERFUND RECEIVABLES AND PAYABLES

Interfund receivable and payable balances at June 30, 2025, are as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Nonmajor Governmental Funds	$ 181,028

All receivables resulted from short-term borrowing to cover negative cash balances.

NOTE 4 TRANSFERS IN AND OUT

Transfers in and out for the year ended June 30, 2025, are as follows:

Transfers Out	Transfers In	Total	
General Fund	Capital Improvements Fund	$ 3,949,994	(a1)
General Fund	Nonmajor Governmental Funds	4,042,220	(a2 to a3)
General Fund	Internal Service Funds	2,856,000	(a4)
American Rescue Plan Act	Nonmajor Governmental Funds	2,925,504	(b1 to b2)
Nonmajor Governmental Funds	Nonmajor Governmental Funds	203,717	(c)
Total		$ 13,977,435	

(a) The General Fund transferred the following:
1. $3,949,994 to the Capital Improvements Capital Projects Fund for capital improvement projects;
2. $2,777,227 to the Financing Authority Debt Service Fund for debt service payments;
3. $1,264,993 to the Housing Authority for subsidy of homeless program costs;
4. $2,856,000 to the Internal Service Funds for pursuant to the Municipal Code's 1.5% transfer to the Information Technology

(b) The American Rescue Plan Act Fund transferred the following:
1. $454,308 to the Housing Authority for tenant based rental assistance
2. $2,471,196 to the Housing Asset Trust Fund for affordable housing.

(c) The Housing Asset Trust Fund transferred $203,717 to the Housing Authority Fund for tenant relocation assistance.

NOTE 5 LOANS RECEIVABLE

The City's loans receivable at June 30, 2025, by loan program are as follows:

HOME Program	$ 2,393,754
Community Development Loan Program	152,795
Rental Rehabilitation Program	200,477
First Time Home Buyer Program	1,338,476
Single Family Rehabilitation Program	142,500
Neighborhood Stabilization Program	115,250
Motel 6 Construction	850,000
Travelodge North Housing Project	2,100,000
Capital Improvements Loans	231,760
Other Programs	509,272
Total	8,034,284
Less: Allowance for Uncollectible Loans	(3,194,849)
Loans Receivable, Net	$ 4,839,435

Allowance for uncollectible accounts are established for various loans.

NOTE 6 LEASES RECEIVABLE

Land

On July 1, 1985, the City entered into a 55-year ground lease agreement with Costa Mesa Family Village for use of three parcels of City-owned land. The lease began in July 1985 and will end in October 2039. The lessee is required to make annual fixed payments ranging from $6,750 to $13,500 with an interest rate of 2.015%. As of June 30, 2025, the lease receivable is $1,273,732, and deferred inflows of resources is $1,232,268. The City recognized $91,279 of lease revenue and interest revenue of $26,694 during the fiscal year.

Buildings and Infrastructure

The City entered into three leases for use of building and infrastructure assets with lease terms of five years with the option to extend. The lessee is required to make annual fixed payments ranging from $27,376 to $42,083 with interest rates of 2.015%. As of June 30, 2025, the lease receivable is $1,896,960, and deferred inflows of resources is $1,700,922. The City recognized $271,066 of lease revenue and interest revenue of $42,522 during the fiscal year.

The future principal and interest payments as of June 30, 2025, are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 254,277	$ 63,264	$ 317,541
2027	199,667	58,129	257,796
2028	213,774	54,093	267,867
2029	353,679	69,133	422,812
2030 - 2034	1,111,110	165,841	1,276,951
2035 - 2039	1,007,762	58,382	1,066,144
2040 - 2044	30,423	613	31,036
Total	$ 3,170,692	$ 469,455	$ 3,640,147

NOTE 7 CAPITAL ASSETS

A summary of changes in capital assets is as follows:

	Balance at July 1, 2024	Additions	Deletions	Transfers	Balance at June 30, 2025
Capital Assets, Not Being Depreciated:					
Land	$ 34,579,306	$ -	$ -	$ -	$ 34,579,306
Land Rights Related to Streets	29,821,224	-	-	-	29,821,224
Construction-in-Progress	27,432,761	18,531,380	-	(31,363,463)	14,600,678
Total Capital Assets, Not Being Depreciated	91,833,291	18,531,380	-	(31,363,463)	79,001,208
Capital Assets, Being Depreciated/Amortized:					
Building Improvements and Structures	125,768,378	-	-	2,891,289	128,659,667
Landscaping and Sprinklers	10,076,675	-	-	-	10,076,675
Automotive Equipment	23,173,608	2,904,178	(588,350)	-	25,489,436
Office Furniture	954,586	-	-	-	954,586
Office Machines	8,748,325	-	-	-	8,748,325
Other Equipment	21,776,754	1,910,635	-	(1,909,245)	21,778,144
Intangible Assets	1,714,343	-	-	1,932,537	3,646,880
Right-to-Use Lease Assets	1,434,585	-	(365,808)	-	1,068,777
Right-to-Use Subscription Assets	193,154	1,036,210	(193,154)	-	1,036,210
Park System and Facilities	23,108,912	-	-	3,602,533	26,711,445
Infrastructure - Roads	301,279,835	-	-	24,846,349	326,126,184
Infrastructure - Storm Drains	101,566,209	-	-	-	101,566,209
Total Capital Assets, Being Depreciated/Amortized	619,795,364	5,851,023	(1,147,312)	31,363,463	655,862,538
Less: Accumulated Depreciation/Amortization:					
Building Improvements and Structures	(61,303,864)	(4,658,841)	-	-	(65,962,705)
Landscaping and Sprinklers	(9,668,840)	(156,182)	-	-	(9,825,022)
Automotive Equipment	(11,311,698)	(1,483,142)	529,515	-	(12,265,325)
Office Furniture	(760,023)	(51,015)	-	-	(811,038)
Office Machines	(8,378,172)	(239,118)	-	-	(8,617,290)
Other Equipment	(11,818,497)	(1,422,360)	-	-	(13,240,857)
Intangible Assets	(1,646,766)	(14,472)	-	-	(1,661,238)
Right-to-Use Lease Assets	(746,687)	(229,929)	365,808	-	(610,808)
Right-to-Use Subscription Assets	(193,154)	(287,836)	193,154	-	(287,836)
Park System and Facilities	(15,728,265)	(900,570)	-	-	(16,628,835)
Infrastructure - Roads	(212,767,690)	(7,330,188)	177,927	-	(219,919,951)
Infrastructure - Storm Drains	(90,651,509)	(1,402,448)	-	-	(92,053,957)
Total Accumulated Depreciation/ Amortization	(424,975,165)	(18,176,101)	1,266,404	-	(441,884,862)
Total Capital Assets, Being Depreciated/Amortized, Net	194,820,199	(12,325,078)	119,092	31,363,463	213,977,676
Total Capital Assets, Net	$ 286,653,490	$ 6,206,302	$ 119,092	$ -	$ 292,978,884

NOTE 7 CAPITAL ASSETS (CONTINUED)

Depreciation expense is charged to the following functions for the year ended June 30, 2025:

Governmental Activities:		
General Government	$	2,936,227
Protection of Persons and Property		2,407,205
Community Programs		1,387,468
Public Services		11,445,201
Total Depreciation/Amortization Expense - Governmental Activities	$	18,176,101

The City has active construction projects as of June 30, 2025. The significant projects include the following:

Construction Project	Total Budget	Spent to Date	Remaining Commitment
Sunflower Avenue Rehabilitation	$ 2,570,782	$ -	$ 2,570,782
Fairview Road Rehabilitation	2,780,829	-	2,780,829
Newport (Victoria/22nd to 19th)	1,178,820	94,496	1,084,324
SB Newport Boulevard Improvement (Mesa/Victoria)	1,965,652	97,040	1,868,612
Newport Boulevard NB 22nd Bristol SB Bristol Mesa	2,134,145	94,186	2,039,959
TeWinkle Skate Park Expansion	2,132,158	91,724	2,040,434
TeWinkle Park Lakes Repairs	2,132,475	143,553	1,988,922
Mesa Restoration/Cultural Restoration	2,000,000	92,313	1,907,687
Stabilize/Restore Fairview Park	2,000,000	36,331	1,963,669
Total	$ 18,894,861	$ 649,643	$ 18,245,218

NOTE 8 CHANGES IN LONG-TERM LIABILITIES

A summary of changes in long-term liabilities in primary government for the year ended June 30, 2025, is as follows:

	Balance at July 1, 2024	Additions	Reductions	Balance at June 30, 2025	Due Within One Year
Bonds Payable:					
Financing Authority 2017 Lease Revenue Bonds	$ 19,360,000	$ -	$ (2,015,000)	$ 17,345,000	$ 2,115,000
Unamortized Premium	2,696,745	-	(147,767)	2,548,978	147,767
Total Bonds Payable	22,056,745	-	(2,162,767)	19,893,978	2,262,767
Other Liabilities:					
Lease Payable - Facility	82,489	-	(82,489)	-	-
Lease Payable - Warehouse	657,778	-	(152,052)	505,726	160,099
Loans Payable	66,693	-	(15,391)	51,302	15,391
SBITA Payable - Microsoft	3,575	1,036,210	(344,794)	694,991	344,312
Claims Payable	14,960,567	2,528,677	(1,134,429)	16,354,815	1,293,969
Fire Truck Note Payable	1,058,422	-	(143,086)	915,336	145,710
Mobile Command Note Payable	1,674,377	-	(193,810)	1,480,567	198,045
Police Armored Vehicle Finance Lease	325,273	-	(77,275)	247,998	79,910
Ambulance Note Payable	682,804	-	(161,586)	521,218	167,516
Pumpers, Water, and Asphalt Trucks Finance Lease	2,275,000	-	(288,982)	1,986,018	300,230
Employee Leave Benefits Payable (1) (2)	8,767,333	1,811,696	-	10,579,029	4,606,428
Total Other Liabilities	30,554,311	5,376,583	(2,593,894)	33,337,000	7,311,610
Total Long-Term Liabilities	$ 52,611,056	$ 5,376,583	$ (4,756,661)	$ 53,230,978	$ 9,574,377

(1) The beginning balance was restated due to the implementation of GASB Statement No. 101, See Note 18.
(2) The change in the compensated absence liability is presented as a net change.

NOTE 9 LONG-TERM LIABILITIES

Costa Mesa Financing Authority Bonds - 2017 Lease Revenue Bonds

On October 1, 2017, the Costa Mesa Financing Authority issued $29,735,000 of 2017 Lease Revenue Bonds to finance certain capital improvements of the City of Costa Mesa and to advance refund $16,765,000 of outstanding Costa Mesa Public Financing Authority 2007 Certificates of Participation (2007 Certificates). The bond issue also included a bond premium of $3,694,172. The bonds mature from October 1, 2018 through October 1, 2042 in annual installments ranging from $570,000 to $2,220,000. Interest is payable semi-annually on April 1 and October 1 of each year, commencing on April 1, 2018 at a rate ranging from 2% to 5%. As of June 30, 2025, the principal outstanding is $17,345,000 and the unamortized bond premium balance is $2,548,978.

NOTE 9 LONG-TERM LIABILITIES (CONTINUED)

Costa Mesa Financing Authority Bonds - 2017 Lease Revenue Bonds (Continued)

Bond proceeds of $14,530,520, along with $2,302,225 of 2007 Certificates sinking fund monies, were used to purchase U.S. government securities. Those securities were deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments on the 2007 Certificates. As a result, the 2007 Certificates are considered to be defeased and the liability for those certificates have been removed from the government-wide Statement of Net Position.

The annual debt service requirements for the bonds as of June 30, 2025, are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 2,115,000	$ 677,925	$ 2,792,925
2027	2,220,000	569,550	2,789,550
2028	570,000	499,800	1,069,800
2029	600,000	470,550	1,070,550
2030	630,000	439,800	1,069,800
2031 - 2035	3,660,000	1,680,250	5,340,250
2036 - 2040	4,495,000	865,094	5,360,094
2041 - 2043	3,055,000	151,044	3,206,044
Total	$ 17,345,000	$ 5,354,013	$ 22,699,013

Leases Payable

Community Service Facility

On July 1, 2012, the City entered into a 13-year lease agreement for the use of a community service facility. The total lease liability is $309,105 at 2.20% interest. The lease ended during the year.

Warehouse

On May 17, 2021, the City entered into a seven-year lease agreement for the use of a warehouse. The total lease liability is $1,068,577 at 2.015% interest. As of June 30, 2025, the value of the lease liability is $505,726. The City is required to make monthly principal and interest payments of $12,500. The future principal and interest payments as of June 30, 2025, are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 160,099	$ 8,717	$ 168,816
2027	168,466	5,414	173,880
2028	177,161	1,939	179,100
Total	$ 505,726	$ 16,070	$ 521,796

NOTE 9 LONG-TERM LIABILITIES (CONTINUED)

Subscription-Based Information Technology Arrangements (SBITAs)

Microsoft – Dell Technologies

On September 1, 2024, the City entered into a three-year subscription-based IT arrangement for the use of software. The total lease liability is $1,036,210 at 1.834% interest. As of June 30, 2025, the value of the lease liability is $694,991. The City is required to make annually principal and interest payments of $350,679. The future principal and interest payments as of June 30, 2025, are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	344,312	6,367	$ 350,679
2027	350,679	-	350,679
Total	$ 694,991	$ 6,367	$ 701,358

Loans Payable – SCE On-Bill Financing (OBF) Loans

During the year ended June 30, 2019, the City entered into loan agreements with Southern California Edison to finance certain street lighting projects. The total amount of the loans was $153,914. The loan's term is 10 years with monthly payments of approximately $1,282. The loans bear no interest.

The annual debt service requirements for loans payable as of June 30, 2025, are as follows:

Year Ending June 30,	Amount
2026	$ 15,391
2027	15,391
2028	15,391
2029	5,129
Total	$ 51,302

Firetruck Note Payable

On February 25, 2021, the City entered into a Master Lease – Purchase Agreement and financed the purchase of a Pierce Arrow XT Firetruck for $1,472,402. The note matures annually on March 5th of each year with annual payments of $162,497. The note bears an interest rate of 1.8340% per annum.

The annual debt service requirements for the note as of June 30, 2025, is as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 145,710	$ 16,787	$ 162,497
2027	148,382	14,115	162,497
2028	151,103	11,394	162,497
2029	153,875	8,622	162,497
2030	156,697	5,800	162,497
2031	159,569	2,927	162,496
Total	$ 915,336	$ 59,645	$ 974,981

NOTE 9 LONG-TERM LIABILITIES (CONTINUED)

Mobile Command Center Note Payable

On January 7, 2022, the City entered into a Master Lease – Purchase Agreement and financed the purchase of a Mobile Command Center and a Pumping Engine for $2,049,652. The note matures annually on March 7th of each year with annual payments of $230,395. The note bears an interest rate of 2.0150% per annum. The annual debt service requirements for the note as of June 30, 2025, is as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 198,045	$ 32,350	$ 230,395
2027	202,372	28,023	230,395
2028	206,794	23,601	230,395
2029	211,312	19,083	230,395
2030	215,929	14,466	230,395
2031 - 2032	446,115	104,674	550,789
Total	$ 1,480,567	$ 222,197	$ 1,702,764

Police Armored Vehicle Note Payable

On August 15, 2022, the City entered in a Master Lease – Purchase Agreement and financed the purchase of a Police Armored Vehicle for $400,000. The lease payment is due annually on August 17th of each year with annual payments of $88,367. The note bears an interest rate of 3.410% per annum.

The annual debt service requirements for the finance lease as of June 30, 2025, is as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 79,910	$ 8,457	$ 88,367
2027	82,635	5,732	88,367
2028	85,453	2,913	88,366
Total	$ 247,998	$ 17,102	$ 265,100

Ambulances Note Payable

On August 16, 2022, the City entered in a Master Lease – Purchase Agreement and financed the purchase of four CCL150 Type III Ambulances for $841,068. The lease payment is due annually on September 16th of each year with annual payments of $186,645. The note bears an interest rate of 3.670% per annum.

The annual debt service requirements for the finance lease as of June 30, 2025, is as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 167,516	$ 19,129	$ 186,645
2027	173,664	12,981	186,645
2028	180,038	6,605	186,643
Total	$ 521,218	$ 38,715	$ 559,933

NOTE 9 LONG-TERM LIABILITIES (CONTINUED)

Pumpers, Water, and Asphalt Trucks Finance Lease

On July 28, 2023, the City entered into a Master Lease – Purchase Agreement and financed the purchase of pumpers, water truck street cleaners, asphalt roller truck, and other essential equipment and attachments for $2,275,000. The lease payment is due annually on July 28th of each year with annual payments of $377,526. The note bears an interest rate of 3.892% per annum.

The annual debt service requirements for the finance lease as of June 30, 2025, is as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 300,230	$ 77,296	$ 377,526
2027	311,915	65,611	377,526
2028	324,055	53,471	377,526
2029	336,666	40,890	377,556
2030	349,770	27,756	377,526
2031	363,382	14,143	377,525
Total	$ 1,986,018	$ 279,167	$ 2,265,185

NOTE 10 FUND BALANCES

Fund balances consisted of the following at June 30, 2025:

	General Fund	Government Grants	Gas Tax Fund	American Rescue Plan Act Fund	Measure "M2"	Capital Improvements	Nonmajor Funds
Nonspendable:							
Prepaid Items	$ 809,471	$ -	$ -	$ -	$ -	$ -	$ -
Inventories	73,601	-	-	-	-	-	28
Restricted:							
Pension and OPEB	2,092,360	-	-	-	-	-	-
Protection of Persons and Property	-	-	-	-	-	-	1,360,808
Community Programs	-	-	-	502,739	-	-	10,203,576
Public Services (1)	-	579,799	24,769,525	-	5,719,590	-	5,190,420
Debt Service	-	-	-	-	-	-	1,001
Committed:							
Declared Disasters (2)	14,125,000	-	-	-	-	-	-
Self-Insurance (3)	2,000,000	-	-	-	-	-	-
Economic Reserves	9,000,000	-	-	-	-	-	-
Assigned:							
Compensated Absences	5,982,021	-	-	-	-	-	-
Police Retirement 1% Supplemental	1,572,306	-	-	-	-	-	-
Workers' Compensation	2,000,000	-	-	-	-	-	-
Facilities Reserve	2,000,000	-	-	-	-	-	-
Strategic Plan Projects	2,000,000	-	-	-	-	-	-
Protection of Persons and Property	-	-	-	-	-	-	700,807
Public Services	-	-	-	-	-	33,467,728	10,148,093
Unassigned	19,307,045	-	-	-	-	-	(41,269)
Total Fund Balance	$ 60,961,804	$ 579,799	$ 24,769,525	$ 502,739	$ 5,719,590	$ 33,467,728	$ 27,563,464

NOTE 10 FUND BALANCES (CONTINUED)

1. Restricted fund balances in the Public Services category consist of fund balances in the Gas Tax, Air Quality Improvement, Lions Park Capital Improvements, and Measure M2 Construction funds. Revenues received in these funds are legally restricted for specific purposes, such as transportation and facility related capital projects.

2. The fund balance committed for declared disasters was adopted by Ordinance No. 91-20 and Municipal Code Section 2-206 to provide required funding as a result of a declared emergency by the City Council for an unanticipated but urgent event threatening the public health, safety, and welfare of the City. Any fund balance utilized has to be replenished.

3. The fund balance committed for self-insurance was codified in the Ordinance No. 96-14 and City Municipal Code Section 2-154 to provide a self-insurance reserve to be used to pay actual losses not covered by insurance policies or insurance pools. Any fund balance utilized has to be replenished.

The following funds had deficits at June 30, 2025:

Nonmajor Governmental Funds		
Special Revenue Funds		
Supplemental Law Enforcement Services	$	34,112
Office of Traffic Safety		7,157

The deficit fund balances will be eliminated through receipts of future revenues.

NOTE 11 DEFINED BENEFIT PENSION PLANS

A. General Information about the Pension Plans

Employees of the City are members of the California Public Employees' Retirement System (CalPERS), the cost of which is paid by the City. The information below includes the aggregate total pension plan related items:

	Miscellaneous	Police Safety	Fire Safety	1%	Total
Net Pension Liability	$ (108,315,359)	$ (138,218,500)	$ (89,256,235)		$ (335,790,094)
1% Supplemental Liability	-	-	-	(1,385,976)	(1,385,976)
Deferred Outflows of Resources - Pension	21,031,028	25,808,218	29,297,904	-	76,137,150
Deferred Inflows of Resources - Pension	-	(1,221,923)	(4,401,104)	-	(5,623,027)
Pension Expense (Credit)	15,627,318	17,063,159	15,431,662	(5,650)	48,116,489

NOTE 11 DEFINED BENEFIT PENSION PLANS (CONTINUED)

A. General Information about the Pension Plans (Continued)

Below are descriptions of the retirement plans along with selected information regarding benefits, contributions, liabilities, and actuarial assumptions.

Plan Descriptions

All qualified permanent and probationary employees are eligible to participate in the City's separate Miscellaneous and Police Safety Plans, agent multiple-employer defined benefit pension plans and the Fire Safety cost sharing plans. The plans are administered by CalPERS, which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plans are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 to 62 with statutorily reduced benefits. For employees hired into a plan with the 1.5% at 65 formula, eligibility for service retirement is age 55 with at least five years of service.

Public Employees' Pension Reform Act of 2013 (PEPRA) miscellaneous members become eligible for service retirement upon attainment of age 52 with at least five years of service. All members are eligible for nonduty disability benefits after five years of service.

The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit.

Safety members can receive a special death benefit if the member dies while actively employed and the death is job-related. Fire members may receive the alternate death benefit in lieu of the Basic Death Benefit or the 1957 Survivor Benefit if the member dies while actively employed and has at least 20 years of total CalPERS service. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

NOTE 11 DEFINED BENEFIT PENSION PLANS (CONTINUED)

A. General Information about the Pension Plans (Continued)

Benefits Provided (Continued)

The Plans' provisions and benefits in effect at June 30, 2025, are summarized as follows:

	Miscellaneous (Agent Multiple-Employer)		
Hire Date	Prior to March 11, 2012	On or After March 11, 2012	On or After January 1, 2013
Benefit Formula	2.5% at 55	2.0% at 60	2.0% at 62
Benefit Vesting Schedule	5 years of service	5 years of service	5 years of service
Benefit Payments	monthly for life	monthly for life	monthly for life
Retirement Age	50 - 55	50 - 63	52 - 67
Monthly Benefits, as a Percent of Eligible Compensation	2.0% - 2.5%	1.092% - 2.418%	1.0% - 2.5%
Required Employee Contribution Rates	10.47%	7.5%	8.50%
Required Employer Contribution Rates	7.94%	10.41%	10.41%

	Police Safety (Agent Multiple-Employer)	
Hire Date	Prior to March 11, 2012	On or After January 1, 2013
Benefit Formula	3.0% at 55	2.0% at 60
Benefit Vesting Schedule	5 years of service	5 years of service
Benefit Payments	monthly for life	monthly for life
Retirement Age	50	50 - 63
Monthly Benefits, as a Percent of Eligible Compensation	3.0%	2.0% - 2.7%
Required Employee Contribution Rates	14.0%	14.0%
Required Employer Contribution Rates	17.54%	22.54%

	Fire Safety (Cost Sharing Multiple-Employer)		
Hire Date	Prior to December 30, 2012	On or After December 30, 2012	On or After January 1, 2013
Benefit Formula	3.0% at 50	2.0% at 50	2.7% at 57
Benefit Vesting Schedule	5 years of service	5 years of service	5 years of service
Benefit Payments	monthly for life	monthly for life	monthly for life
Retirement Age	50	50 - 55	50 - 57
Monthly Benefits, as a Percent of Eligible Compensation	3.0%	2.0% - 2.7%	2.0% - 2.7%
Required Employee Contribution Rates	14.0%	9.0%	13.75%
Required Employer Contribution Rates	24.30%	20.09%	13.76%

NOTE 11 DEFINED BENEFIT PENSION PLANS (CONTINUED)

A. General Information about the Pension Plans (Continued)

Employees Covered

At the June 30, 1899 measurement date, the following employees were covered by each plan's benefit terms:

	Miscellaneous	Police Safety	Fire Safety
Inactive Employees or Beneficiaries Currently Receiving Benefits	652	225	132
Inactive Employees Entitled to but not yet Receiving Benefits	866	74	34
Active Employees	412	136	82
Total	1,930	435	248

Contributions

Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy plan member contribution requirements as identified by the pension plan terms are classified as plan member contributions. For the year ended June 30, 2025, the employer contributions for the Miscellaneous, Police Safety and Fire Safety were $14,236,977, $14,905,682 and $10,645,047, respectively

B. Net Pension Liability

The City's net pension liability for each Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of each Plan is measured as of June 30, 1899, based on an annual actuarial valuation as of June 30, 1899 and rolled forward to June 30, 1899 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

For the three CalPERS Plans, the June 30, 1899 valuation was rolled forward to determine the June 30, 1899 pension liability, based on the following actuarial methods and assumptions:

NOTE 11 DEFINED BENEFIT PENSION PLANS (CONTINUED)

B. Net Pension Liability (Continued)

Actuarial Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Actuarial Cost Method	Entry-Age Normal in accordance with the requirements of GASB 68
Assumptions:	
Discount Rate	6.90%
Inflation	2.30%
Salary Increases	Varies by entry age and service
Investment Rate of Return	6.90%
Mortality Rate Table[1]	Derived using CalPERS membership data for all funds
Post-Retirement Benefit Increase	The lesser of contract COLA or 2.30% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.30% thereafter

[1] The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the 2021 experience study report from November 2021 that can be found on the CalPERS website.

Discount Rate

The discount rate used to measure the total pension liability was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at the statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long term expected rate of return on plan on investment was applied to all periods of projected benefit payments to determine the total pension liability.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 Basis points.

NOTE 11 DEFINED BENEFIT PENSION PLANS (CONTINUED)

B. Net Pension Liability (Continued)

Discount Rate (Continued)

The expected real rate of return by asset class are as follows:

Asset Class[1]	Assumed Asset Allocation	Real Return Years 1-10 [1,2]
Global Equity - Cap-Weighted	30.00 %	4.54 %
Global Equity - Non-Cap-Weighted	12.00	3.84
Private Equity	13.00	7.28
Treasury	5.00	0.27
Mortgage-Backed Securities	0.05	0.50
Investment Grade Corporates	10.00	1.56
High Yield	5.00	2.27
Emerging Market Debt	5.00	2.48
Private Debt	5.00	3.57
Real Assets	15.00	3.21
Leverage	(5.00)	(0.59)

[1] An expected inflation of 2.30% used for this period.
[2] Figures are based on the 2021 Asset Liability Management study.

Changes in Net Pension Liability

The changes in the net pension liability for the Miscellaneous (Agent Multiple Employer) Plan, using the measurement date of June 30, 1899, are as follows:

	(A) Total Pension Liability	(B) Plan Fiduciary Net Position	(A - B) Net Pension Liability (Asset)
Balances - June 30, 2023	$ 335,445,836	$ 222,698,544	$ 112,747,292
Changes in the Year:			
Service Cost	5,721,926	-	5,721,926
Interest on Total Pension Liability	22,953,564	-	22,953,564
Difference Between Expected and Actual Experience	4,199,393	-	4,199,393
Contributions - Employer	-	12,798,677	(12,798,677)
Contributions - Employees	-	3,282,484	(3,282,484)
Net Investment Income	-	21,406,865	(21,406,865)
Administrative Expenses	-	(181,210)	181,210
Benefit Payments, Including Refunds of Employee Contributions	(19,691,688)	(19,691,688)	-
Net Changes	13,183,195	17,615,128	(4,431,933)
Balances - June 30, 2024	$ 348,629,031	$ 240,313,672	$ 108,315,359

NOTE 11 DEFINED BENEFIT PENSION PLANS (CONTINUED)

B. Net Pension Liability (Continued)

Changes in Net Pension Liability

The changes in the net pension liability for the Police Safety (Agent Multiple Employer) Plan, using the measurement date of June 30, 1899, are as follows:

	(A) Total Pension Liability	(B) Plan Fiduciary Net Position	(A - B) Net Position Liability (Asset)
Balances - June 30, 2023	$ 368,714,588	$ 225,479,353	$ 143,235,235
Changes in the Year:			
Service Cost	5,777,255	-	5,777,255
Interest on Total Pension Liability	25,115,301	-	25,115,301
Difference Between Expected and Actual Experience	2,338,711	-	2,338,711
Net Plan to Plan Resource Contributions - Employer	-	13,718,693	(13,718,693)
Contributions - Employees	-	2,948,851	(2,948,851)
Net Investment Income	-	21,763,931	(21,763,931)
Administrative Expenses	-	(183,473)	183,473
Benefit Payments, Including Refunds of Employee Contributions	(19,904,122)	(19,904,122)	-
Net Changes	13,327,145	18,343,880	(5,016,735)
Balances - June 30, 2024	$ 382,041,733	$ 243,823,233	$ 138,218,500

Proportionate Share of the Net Pension Liability for the Fire Safety Plan

As of June 30, 2025, the City reported net pension liabilities for its proportionate share of the net pension liability of the Fire Safety Plan as follows:

	Share of Net Pension Liability
Balance at June 30, 2023	$ 91,243,941
Balance at June 30, 2024	89,256,235
Net Changes During 2023 - 2024	$ (1,987,706)

The City's proportionate share of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability for this plan as of the measurement dates of June 30, 2023 and 2024, was as follows:

	Fire Safety
Proportion - June 30, 2023	1.22067%
Proportion - June 30, 2024	1.22423%
Change - Increase (Decrease)	0.00356%

NOTE 11 DEFINED BENEFIT PENSION PLANS (CONTINUED)

B. Net Pension Liability (Continued)

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's net pension liability for each Plan, calculated using the Plan's discount rate, as well as what the City's net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
Net Pension Liability - Miscellaneous	$ 153,242,912	$ 108,315,359	$ 71,378,853

	1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
Net Pension Liability - Police Safety	$ 189,911,674	$ 138,218,500	$ 96,028,482

	1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
Net Pension Liability - Fire Safety	$ 121,378,061	$ 89,256,235	$ 62,985,098

Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

Amortization of Deferred Outflows and Inflows of Resources

Under GASB 68, gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time. The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

The amortization period differs depending on the source of the gain or loss:

Net difference between projected and actual earnings on pension plan investments	5-year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining service lifetime (EARSL) of all members that are provided with benefits (active, inactive, and retired) as of the beginning of the measurement period

NOTE 11 DEFINED BENEFIT PENSION PLANS (CONTINUED)

B. Net Pension Liability (Continued)

Pension Expense and Deferred Outflows/Inflows of Resources Related to Pension

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Miscellaneous	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension Contributions Subsequent to Measurement Date	$ 14,236,977	$ -
Differences Between Expected and Actual Experience	3,516,056	-
Change in Assumptions	-	-
Net Differences Between Projected and Actual Earnings on Plan Investments	3,277,995	-
Total	$ 21,031,028	$ -

	Police Safety	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension Contributions Subsequent to Measurement Date	$ 14,905,682	$ -
Differences Between Expected and Actual Experience	4,522,746	(1,221,923)
Change in Assumptions	3,174,418	-
Net Differences Between Projected and Actual Earnings on Plan Investments	3,205,372	-
Total	$ 25,808,218	$ (1,221,923)

	Fire Safety	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension Contributions Subsequent to Measurement Date	$ 10,645,047	$ -
Differences Between Expected and Actual Experience	7,284,102	(236,837)
Change in Assumptions	2,199,090	-
Change in Employer's Proportion	-	(4,164,267)
Net Differences Between Projected and Actual Earnings on Plan Investments	4,314,240	-
Differences Between Employer's Contributions and Change in Employer's Proportion	4,855,425	-
Total	$ 29,297,904	$ (4,401,104)

NOTE 11 DEFINED BENEFIT PENSION PLANS (CONTINUED)

B. Net Pension Liability (Continued)

At June 30, 2025, deferred outflows of resources in the amounts of $14,236,977, $14,905,682, and $10,645,047 were related to contributions subsequent to the measurement date for the Miscellaneous, Police Safety, and Fire Safety Plans, respectively. They will be recognized as a reduction of the net pension liability in the fiscal year ending June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ending June 30,	Miscellaneous	Police Safety	Fire Safety
2026	$ 2,222,893	$ 3,498,111	$ 5,060,633
2027	6,789,821	7,887,482	10,550,953
2028	(979,106)	(439,498)	116,305
2029	(1,239,557)	(1,265,482)	(1,476,138)

NOTE 12 POLICE 1% SUPPLEMENTAL RETIREMENT PLAN

A. General Information about the Pension Plan

Plan Description

The plan was effective on July 1, 1993 for sworn members of the City of Costa Mesa Police Department. The plan was originally a 1% supplemental plan to the City's 2%@50 benefit. Under the Retirement Plan for Safety Employees of the City of Costa Mesa, the City joined CalPERS with 3%@50 Safety benefit as of December 31, 2000 and transferred active members to CalPERS. Employees who retired prior to July 1, 1999 were not transferred to CalPERS.

The Police 1% Supplemental Retirement Plan is a single employer defined benefit plan. This Plan currently has only retired participants as all active employees were transferred to the CalPERS 3%@ 50 benefit plan. The number of participants at June 30, 2025 was 17. The average monthly benefit being paid is $931.33. The retirement benefit is 1% of the highest 12-month earnings for credited services up to 25 years. Maximum benefit is 75% of the highest 12-month earnings for service retirement including all public plan pension benefits but not including Social Security. The 75% is proportionately reduced for less than 25 years of Costa Mesa Police Department service.

Contributions

The City has not adopted a funding policy for this supplemental retirement plan and accordingly plan benefits impact financial resources as benefits are paid. As such, there are no assets accumulated in a trust for the plan. For the year ended June 30, 2025, the City paid $1,945,254 in form of insurance premiums for retiree health insurance and implicit subsidy of $955,626 for a total contribution of $2,900,880.

NOTE 12 POLICE 1% SUPPLEMENTAL RETIREMENT PLAN (CONTINUED)

B. Pension Liability

The City's pension liability for the Plan is measured as the total pension liability, as the pension plan has no fiduciary net position. The pension liability of the Plan is measured as of June 30, 2025, using an annual actuarial valuation as of June 30, 2025. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Actuarial Methods and Assumptions

The total pension liabilities in the June 30, 2025 actuarial valuations were determined using the following actuarial assumptions:

Measurement Date	June 30, 2025
Actuarial Assumptions:	
Discount Rate	4.90% per annum. The discount rate is the average, rounded to 5 basis points, of the range of 3 to 20-year municipal bod rate indices: S&P Municipal Bond 20-Year High Grade Rate Index, Bond Buyer 20-Bond GO Index, Fidelity GO AA 20-Year Bond Index.
Payroll Growth	N/A; all participants have retied
Inflation Rate	2.75% per year
Cost Method	Entry Age Normal as a level percentage of payroll
Employer Funding Policy	Pay-as-you-go
Census Data	Census information was provided by the Plan Sponsor as of June 2025
Retirement Disability/ Turnover Rate	N/A; all participants have retired
Mortality	Rates are based on the 2021 CalPERS Experience Study for Public Agency Police as shown below

	Healthy Retirees		Non-Industrial Disabled Retirees	
Age	Male	Female	Male	Female
50	0.27 %	0.20 %	1.70 %	1.44 %
60	0.58	0.46	2.71	1.96
70	1.33	1.00	4.00	2.91
80	4.37	3.40	7.94	6.11
90	14.54	11.09	16.61	14.40
100	36.20	31.58	36.20	31.58
110	100.00	100.00	100.00	100.00

NOTE 12 POLICE 1% SUPPLEMENTAL RETIREMENT PLAN (CONTINUED)

B. Pension Liability (Continued)

Discount Rate

The discount rate used to measure the total pension liability was 4.90%. There are no assets accumulated in a trust, therefore the discount rate is the average, rounded to 5 basis points, of the range of three 20 year municipal bond rate indices as of June 30, 2025: S&P Municipal Bond 20 Year High Grade Rate Index, Bond Buyer 20-Bond GO Index, Fidelity GO AA 20 Year Bond Index.

The discount rate changed from 4.05% as of June 30, 1899 to 4.90% as of June 30, 2025 measurement date.

C. Changes in the Pension Liability

Balance - June 30, 2024	$ 1,572,306
Changes in the Year:	
Interest on the Total Pension Liability	60,020
Differences Between Actual Expected and Actual Experience	-
Changes in Assumptions	(65,670)
Benefit Payments, Including Refunds of Member Contributions	(180,680)
Net Changes	(186,330)
Balance - June 30, 2025	$ 1,385,976

Sensitivity of the Total Pension Liability to Changes in the Discount Rate

The following presents the total pension liability, calculated using the discount rate of 4.90%, as well as what the net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate.

	1% Decrease (3.90%)	Current Discount Rate (4.90%)	1% Increase (5.90%)
Net Pension Liability - Supplemental Plan	$ 1,463,829	$ 1,385,976	$ 1,315,436

D. Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the fiscal year ended June 30, 2025, the City recognized pension credit of $5,650. At June 30, 2025, the City did not report any deferred outflows/inflows of resources related to the Police 1% Supplemental Retirement Plan.

NOTE 13 DEFINED CONTRIBUTION PLAN

On January 1, 2000, the City adopted a Defined Contribution Plan (Plan) for part-time employees that work under 1,000 hours during the fiscal year and do not meet the eligibility requirements to be enrolled in the California Public Employee Retirement System (CalPERS). The Plan is administered by the Public Agency Retirement Services (PARS). As of June 30, 2025, there were 186 active participants in the Plan. Both the City and employees are required to each contribute 3.75% of gross wages. The City's contribution to the defined contribution plan for the year ended June 30, 2025 was $75,182.

NOTE 14 OTHER POST EMPLOYMENT BENEFITS PLAN (OPEB)

Plan Description

The City administers a single-employer defined benefit plan, which provides medical insurance benefits to eligible retirees and their spouses in accordance with various labor agreements. The plan covers employees hired before January 1, 2004 who retire directly from the City with 10 years or more of City service. The City provides a contribution up to a percentage of the lesser of $500 per month or the premium for the most popular medical plan elected by the employees. The percentage varies by retirement date and years of City service. For employees hired on or after January 1, 2004, the City will only pay for the PEMHCA subsidy once they meet the definition of a retiree under CalPERS. The City provides retiree life insurance of $1,000 for the retiree and $500 for the retiree's spouse.

Employees Covered

As of the June 30, 1899 measurement date, the following current and former employees were covered by the benefit terms under the plan:

Active Employees	641
Inactive Employees or Beneficiaries Currently Receiving Benefits	409
Inactive Employees Entitled to but not yet Receiving Benefits	-
Total	1,050

Contributions

The contribution requirements of plan members and the City are established and may be amended by the City Council. The contribution required to be made under the City Council and labor agreement requirements is on a pay-as-you-go basis (i.e., as medical insurance premiums become due). For the fiscal year ended June 30, 2025, the City contributed $2,900,880 to the plan. The City has not established a trust for the purpose of holding assets accumulated for plan benefits.

NOTE 14 OTHER POST EMPLOYMENT BENEFITS PLAN (OPEB) (CONTINUED)

Contributions (Continued)

The City's total OPEB liability was measured as of June 30, 2024 by an actuarial valuation based on the following actuarial methods and assumptions.

Discount Rate: 4.21% for accounting disclosure purposes. The rate is based on a yield for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale). For the current valuation, the discount rate was selected from the range of indices as shown in the table below:

	As of 6/30/24
Bond Buyer Go 20 - Municipal Bond Index	3.93 %
S&P Municipal Bond 20-Year High Grade Rate Index	4.21 %
Fidelity 20-Year Go Municipal Bond Index	3.97 %
Bond Index Range	3.93% - 4.21%
Actual Index Used	4.21 %

Aggregate Payroll Increases: 2.80% per year. This assumption is used to amortize the unfunded actuarial accrued liability and to determine the Entry Age Normal actuarial liabilities.

Mortality Rate: Based on rates used in the most recent CalPERS pension valuation.

Turnover Rate: Assumption used to project terminations (voluntary and involuntary) prior to meeting minimum retirement eligibility for retiree health coverage. The rates represent the probability of termination in the next 12 months. The termination rates are based on those used in the most recent CalPERS pension valuation.

Retirement Rate: Annual retirement rates are based on those used in the most recent CalPERS pension valuation.

Changes in the Total OPEB Liability

The changes in the plan's total OPEB liability is as follows:

	Net OPEB Liability (Asset)
Balance - June 30, 2024	$ 45,452,076
Changes Recognized for the Measurement Period:	
Service Cost	1,419,494
Interest	1,878,907
Differences Between Expected and Actual Experience	622,499
Changes of Assumptions	(163,741)
Benefit Payments	(2,783,065)
Net Changes	974,094
Balance - June 30, 2025 (Measurement Date June 30, 2024)	$ 46,426,170

NOTE 14 OTHER POST-EMPLOYMENT BENEFITS PLAN (OPEB) (CONTINUED)

Sensitivity of the OPEB Liability to Changes in the Discount Rate

The following presents the City's OPEB liability if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate, for the measurement period ended June 30, 2025:

	1% Decrease (3.21%)	Current Discount Rate (4.21%)	1% Increase (5.21%)
OPEB Liability	$ 52,007,091	$ 46,426,170	$ 41,788,980

Sensitivity of the OPEB Liability to Changes in the Health Care Cost Trend Rates

The following presents the OPEB liability of the City if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rate, for the measurement period ended June 30, 2025:

	1% Decrease (7.00% decreasing to 3.50%)	Current Healthcare Cost Trend Rates (8.00% decreasing to 4.50%)	1% Increase (9.00% decreasing to 5.50%)
OPEB Liability	$ 43,160,878	$ 46,426,170	$ 51,068,651

Recognition of Deferred Outflows and Deferred Inflows of Resources

Gains and losses related to changes in total OPEB liability are recognized in OPEB expense systematically over time. Amounts are first recognized in OPEB expense for the year the gain or loss occurs.

The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense. The initial amortization period for deferred inflows and deferred outflows is three years.

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2025, the City recognized OPEB expense of $2,858,347. At June 30, 2025, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
OPEB Contributions Subsequent to Measurement Date	$ 2,900,880	$ -
Differences Between Expected and Actual Experience	857,675	(8,624,445)
Changes in Assumptions	5,088,251	(10,670,546)
Total	$ 8,846,806	$ (19,294,991)

The $2,900,880 reported as deferred outflows of resources related to contributions subsequent to the June 30, 1899 measurement date will be recognized as a reduction of the net OPEB liability during the fiscal year ending June 30, 2026.

NOTE 14 OTHER POST-EMPLOYMENT BENEFITS PLAN (OPEB) (CONTINUED)

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB (Continued)

Other amounts reported as deferred inflows of resources related to OPEB will be recognized as expense as follows:

Year Ending June 30,	Deferred Outflows/(Inflows) of Resources
2026	$ (440,055)
2027	(1,226,141)
2028	(1,226,141)
2029	(1,660,984)
2030	(2,030,969)
Thereafter	(6,764,775)
Total	$ (13,349,065)

NOTE 15 POST-EMPLOYMENT BENEFITS RHS (DEFINED CONTRIBUTION)

On January 1, 2004, the City adopted a new Retirement Health Savings Plan (RHS) for all full-time active employees. This benefit was ratified in the City's contractual agreements (MOU) with the Costa Mesa Employees Association (CMCEA), Costa Mesa Police Association (CMPA), Costa Mesa Police Management Association (CMPMA), and the Costa Mesa Firefighters Association (CMFA). This post-employment medical benefit is to assist employees with their qualifying medical expenses or premiums upon retirement or separation from the City with no minimum age requirement. The RHS plan is a defined contribution plan for all full time employees at the City. Under this plan, the employee and the City each make a mandatory 1% of base pay contribution. If the employee separates from the City prior to the 10-year vesting period, the employee forfeits his or her share of the City's contribution.

The City has no payment obligations once the employee separates from the City. Per a side letter agreement with employees, the RHS program was suspended starting November 7, 2010. For the CMPMA, effective July 2014, a 1% employee contribution is required to the plan, but no employer contribution is required. The City's contribution to the defined contribution post-retirement plan for the year ended June 30, 2025 was $0.

NOTE 16 EXPENDITURES IN EXCESS OF APPROPRIATIONS

Excess of expenditures over appropriations in individual funds at the function level (level of budgetary control) is as follows at June 30, 2025:

	Function	Actual Expenditures	Final Budget Appropriations	Excess
Major Fund: General Fund				
	City Attorney	$ 1,107,716	$ 1,086,750	$ (20,966)
	Information Technology	6,710,372	6,030,365	(680,007)
	Facilities and Equipment Maintenance	13,124,814	12,585,530	(539,284)
	Building and Safety	3,590,671	3,584,859	(5,812)
	Planning	2,582,541	1,996,962	(585,579)
	Public Services Administration	2,498,764	2,385,716	(113,048)
	Transportation	3,721,711	3,398,116	(323,595)
Special Revenue Funds: Supplemental Law Enforcement Services Fund	Protection of Persons and Property	376,562	343,882	(32,680)

NOTE 17 RISK MANAGEMENT

For the fiscal year ended June 30, 2025, the City participated in the California Municipal Excess Liability (CAMEL) Program. The membership of CAMEL consists of 21 cities with similar interests and needs regarding liability insurance. The Board of Directors sets the premiums for each participant and each participant is represented on the Board. Premiums are based upon the losses incurred by each member and are not affected by losses incurred by other members.

In the Self-Insurance Workers' Compensation/General Liability/Unemployment Internal Service Fund, the City has recorded liabilities of $16,354,815 for lawsuits and other claims arising in the ordinary course of business. The City is also self-insured for the first $2,000,000 of each claim arising for workers' compensation and has purchased outside insurance coverage in excess of the $2,000,000 up to an unlimited maximum. The City is self-insured for the first $2,000,000 of each claim arising for general liability. The City has purchased outside insurance coverage in excess of the $2,000,000 up to a maximum of $25,000,000 per occurrence. For the past three years, claim payments have not exceeded the amount of applicable insurance coverage.

NOTE 17 RISK MANAGEMENT (CONTINUED)

The City has estimated losses for claims and judgments and has established liabilities of $12,678,373 for workers' compensation and $3,676,442 for general liability. Losses for claims incurred but not reported are recorded when the probable amount of loss can be reasonably estimated. These amounts represent estimates of amounts to be paid for reported claims and incurred but not yet reported claims based upon past experience, modified for current trends and information. While the ultimate amount of losses incurred through June 30, 2025 is dependent on future developments, based upon information from the City Attorney, the City's claims administrators and others involved with the administration of the programs, City management believes the accrual is adequate to cover such losses.

The City is contingently liable for additional losses not reported in the accompanying financial statements in the range of approximately $25,000 to $2,000,000 for which the likelihood of an unfavorable outcome is only reasonably possible, as determined by legal counsel.

Changes in claims payable for the past two fiscal years are as follows:

Fiscal Year	Beginning Balance	Claims Incurred and Changes in Estimates	Claim Payments	Ending Balance
2023-24	$ 13,827,398	$ 1,932,581	$ (799,412)	$ 14,960,567
2024-25	14,960,567	2,528,677	(1,134,429)	16,354,815

NOTE 18 RESTATEMENT OF BEGINNING NET POSITION AND FUND BALANCE

A. Changes to or within Financial Reporting Entity

Change in Fund Presentation from Major to Nonmajor

Measure M2 Special Revenue Fund previously did not meet the criteria to be reported as a major governmental fund. However, effective July 1, 2024, the met the criteria to be reported as a major fund and is reported as a major governmental fund for the fiscal year ended June 30, 2025. The effect of that change to or within the financial reporting entity is shown in column A of the table below

B. Change in Accounting Principle

Effective July 1, 2024, the City implemented GASB Statement No. 101, *Compensated Absences*. This statement updated the recognition and measurement guidance for compensated absences and associated salary-related payments and amended certain previously required disclosures. As a result of the implementation of this standard, the compensated absences liability as of July 1, 2024 was understated by $2,785,312. This resulted to a restatement of the beginning net position of the governmental activities by $2,785,312. The effect of the implementation of this standard is shown in column B of the table below.

NOTE 18 RESTATEMENT OF BEGINNING NET POSITION AND FUND BALANCE (CONTINUED)

	June 30, 2024, As Previously Reported	Change in Reporting Entity (A)	Change in Accounting Principle (B)	30-Jun-24 As Adjusted or Restated
Government-Wide:				
Governmental Activities	$ 113,204,885	$ -	$ (2,785,312)	$ 110,419,573
Total Primary Government	$ 113,204,885	$ -	$ (2,785,312)	$ 110,419,573
Governmental Funds:				
Major Funds:				
General Fund	$ 60,362,901	$ -	$ -	$ 60,362,901
Government Grants Special Revenue Fund	(1,538,018)	-	-	(1,538,018)
Gas Tax Special Revenue Fund	21,830,719	-	-	21,830,719
American Rescue Plan Act Special Revenue Fund	425,256	-	-	425,256
Measure M2 Capital Projects Fund	-	7,767,460	-	7,767,460
Capital Improvements Capital Projects Fund	35,387,391	-	-	35,387,391
Nonmajor Funds	33,283,813	(7,767,460)	-	25,516,353
Total Governmental Funds	$ 149,752,062	$ -	$ -	$ 149,752,062

ANNUAL COMPREHENSIVE

FINANCIAL REPORT

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
MISCELLANEOUS PLAN
LAST TEN FISCAL YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability:										
Service Cost	$ 5,721,926	$ 4,882,865	$ 4,524,340	$ 4,114,686	$ 4,081,002	$ 3,828,540	$ 3,528,896	$ 3,659,618	$ 3,269,125	$ 3,187,235
Interest on Total Pension Liability	22,953,564	22,111,904	21,200,745	20,957,522	20,506,212	19,990,625	19,188,563	18,996,998	18,633,944	18,262,096
Differences Between Expected and Actual Experience	4,199,393	5,590,884	(2,514,720)	(1,467,232)	(324,784)	4,152,146	(3,837,320)	(1,038,444)	(2,818,846)	(2,016,112)
Changes in Assumptions	-	-	9,049,210	-	-	-	(1,071,584)	15,484,252	-	(4,399,842)
Changes in Benefit Terms	-	372,418	-	-	-	-	-	-	-	-
Benefit Payments, Including Refunds of Employee Contributions	(19,691,688)	(19,139,741)	(18,185,189)	(17,147,887)	(16,501,681)	(16,317,568)	(15,285,935)	(14,720,378)	(14,145,202)	(13,476,175)
Net Change in Total Pension Liability	13,183,195	13,818,330	14,074,386	6,457,089	7,760,749	11,653,743	2,522,620	22,382,046	4,939,021	1,557,202
Total Pension Liability - Beginning	335,445,836	321,627,506	307,553,120	301,096,031	293,335,282	281,681,539	279,158,919	256,776,873	251,837,852	250,280,650
Total Pension Liability - Ending (a)	348,629,031	335,445,836	321,627,506	307,553,120	301,096,031	293,335,282	281,681,539	279,158,919	256,776,873	251,837,852
Plan Fiduciary Net Position:										
Contributions - Employer	12,798,677	12,048,314	10,995,829	10,097,843	9,336,852	8,320,570	7,300,573	6,712,045	6,226,072	5,768,827
Contributions - Employees	3,282,484	2,616,057	2,265,758	2,062,454	2,205,872	2,055,169	1,906,040	1,936,240	1,966,557	1,978,052
Net Investment Income	21,406,865	13,272,083	(17,866,615)	44,605,186	9,609,644	11,863,211	15,161,548	18,711,484	897,287	3,881,685
Benefit Payments	(19,691,688)	(19,139,741)	(18,185,189)	(17,147,887)	(16,501,681)	(16,317,568)	(15,285,935)	(14,720,378)	(14,145,205)	(13,476,175)
Plan to Plan Resource Movement	-	-	-	-	-	-	(1,077)	-	3,064	13,634
Administrative Expense	(181,210)	(157,409)	(147,635)	(197,367)	(272,363)	(133,740)	(279,147)	(246,188)	(104,766)	(193,604)
Othe Miscellaneous Income (Expense)	-	-	-	-	-	435	(530,105)	-	-	-
Net Change in Plan Fiduciary Net Position	17,615,128	8,639,304	(22,937,852)	39,420,229	4,378,324	5,788,077	8,271,897	12,393,203	(5,156,991)	(2,027,581)
Plan Fiduciary Net Position - Beginning	222,698,544	214,059,240	236,997,092	197,576,863	193,198,539	187,410,462	179,138,565	166,745,362	171,902,353	173,929,934
Plan Fiduciary Net Position - Ending (b)	240,313,672	222,698,544	214,059,240	236,997,092	197,576,863	193,198,539	187,410,462	179,138,565	166,745,362	171,902,353
Net Pension Liability (Asset) - Ending (a) - (b)	$ 108,315,359	$ 112,747,292	$ 107,568,266	$ 70,556,028	$ 103,519,168	$ 100,136,743	$ 94,271,077	$ 100,020,354	$ 90,031,511	$ 79,935,499
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	68.93%	66.39%	66.56%	77.06%	65.62%	65.86%	66.53%	64.17%	64.94%	68.26%
Covered Payroll	$ 33,906,374	$ 27,755,413	$ 26,486,277	$ 26,206,105	$ 24,012,483	$ 24,394,495	$ 20,067,193	$ 19,532,886	$ 19,890,931	$ 17,928,997
Net Pension Liability as a Percentage of Covered Payroll	319.45%	406.22%	406.13%	269.24%	431.11%	410.49%	469.78%	512.06%	452.63%	445.84%

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS (CONTINUED)
MISCELLANEOUS PLAN
LAST TEN FISCAL YEARS

Notes to Schedule:

Benefit Changes – The figures above generally include any liability impact that may have resulted from voluntary benefit changes that occurred on or before the Measurement Date. However, offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes) that occurred after the Valuation Date are not included in the figures above, unless the liability impact is deemed to be material by the plan actuary.

In 2022, SB 1168 increased the standard retiree lump sum death benefit from $500 to $2,000 for any death occurring on or after July 1, 2023. The impact, if any, is included in the changes of benefit terms.

Changes in Assumptions – There were no assumption changes in 2023 to 2025. Effective with the June 30, 2021 valuation date (June 30, 2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017 through June 30, 2021, 7.65% for measurement dates June 30, 2015 through 2016, and 7.50% for measurement date June 30, 2014.

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF CONTRIBUTIONS
MISCELLANEOUS PLAN
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contribution	$ 14,236,977	$ 12,578,180	$ 11,953,509	$ 11,072,097	$ 10,249,971	$ 9,876,401	$ 9,256,492	$ 6,913,866	$ 6,522,784	$ 6,056,123
Contributions in Relation to the Actuarially Determined Contributions	(14,236,977)	(12,578,180)	(11,953,509)	(11,072,097)	(10,249,971)	(9,876,401)	(9,256,492)	(6,913,866)	(6,522,784)	(6,056,123)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered Payroll	$ 37,136,028	$ 33,906,374	$ 27,755,413	$ 26,486,277	$ 26,206,105	$ 24,012,483	$ 24,394,495	$ 20,067,193	$ 19,532,886	$ 19,890,931
Contributions as a Percentage of Covered Payroll	38.34%	37.10%	43.07%	41.80%	39.11%	41.13%	37.95%	34.45%	33.39%	30.45%

Notes to Schedule:

Valuation date for June 30, 2025	6/30/22

Methods and assumptions used to determine contribution rates:

Single and agent employers	Entry Age Actuarial Cost Method
Amortization method/period	Varies by date established and source. May be level dollar or level percent of pay and may include direct rate smoothing
Asset valuation method	Market value of assets
Inflation	2.30%
Salary increases	Varies by category, entry age, and duration of service
Investment rate of return	6.80%, net of pension plan investment and administrative expense; Includes inflation

Other Information:
For changes to previous year's information, refer to past GASB 68 reports.

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
POLICE SAFETY PLAN
LAST TEN FISCAL YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability:										
Service Cost	$ 5,777,255	$ 5,660,455	$ 5,458,052	$ 4,811,521	$ 4,912,766	$ 4,959,915	$ 4,653,580	$ 4,475,641	$ 4,011,055	$ 4,048,034
Interest on Total Pension Liability	25,115,301	24,218,751	23,094,674	22,650,069	21,872,003	21,235,614	20,611,486	20,072,034	19,519,447	18,452,568
Differences Between Expected and Actual Experience	2,338,711	5,683,147	(4,554,440)	503,266	(1,729,542)	(2,112,152)	(1,494,789)	(2,148,051)	4,436,634	1,744,508
Changes in Assumptions	-	-	11,831,923	-	-	-	(1,540,347)	17,608,748	-	(4,744,823)
Changes in Benefit Terms	-	99,834	-	-	-	-	-	-	-	-
Benefit Payments, Including Refunds of Employee Contributions	(19,904,122)	(18,661,561)	(17,630,306)	(16,651,882)	(16,058,867)	(15,024,883)	(14,129,155)	(13,984,335)	(13,319,431)	(12,625,831)
Net Change in Total Pension Liability	13,327,145	17,000,626	18,199,903	11,312,974	8,996,360	9,058,494	8,100,775	26,024,037	14,647,705	6,874,456
Total Pension Liability - Beginning	368,714,588	351,713,962	333,514,059	322,201,085	313,204,725	304,146,231	296,045,456	270,021,419	255,373,714	248,499,258
Total Pension Liability - Ending (a)	382,041,733	368,714,588	351,713,962	333,514,059	322,201,085	313,204,725	304,146,231	296,045,456	270,021,419	255,373,714
Plan Fiduciary Net Position:										
Contributions - Employer	13,718,693	13,196,625	12,366,023	11,583,086	10,608,592	9,471,893	8,263,652	7,592,902	5,992,098	5,228,944
Contributions - Employees	2,948,851	2,402,021	2,367,983	2,166,528	2,285,323	2,222,313	2,120,029	2,012,546	1,988,684	2,191,295
Net Investment Income	21,763,931	13,524,316	(18,004,303)	44,470,479	9,465,284	11,872,172	14,402,562	17,309,154	825,770	3,618,253
Benefit Payments	(19,904,122)	(18,661,561)	(17,630,306)	(16,651,882)	(16,058,867)	(15,024,883)	(14,129,155)	(13,984,335)	(13,319,431)	(12,625,831)
Plan to Plan Resource Movement	-	-	-	-	-	-	222	-	72	-
Administrative Expense	(183,473)	(158,230)	(147,153)	(194,644)	(266,185)	(128,739)	(265,711)	(233,009)	(98,993)	(182,933)
Othe Miscellaneous Income (Expense)	-	-	-	-	-	420	(504,590)	-	-	-
Net Change in Plan Fiduciary Net Position	18,343,880	10,303,171	(21,047,756)	41,373,567	6,034,147	8,413,176	9,887,009	12,697,258	(4,611,800)	(1,770,272)
Plan Fiduciary Net Position - Beginning	225,479,353	215,176,182	236,223,938	194,850,371	188,816,224	180,403,048	170,516,039	157,818,781	162,430,581	164,200,853
Plan Fiduciary Net Position - Ending (b)	243,823,233	225,479,353	215,176,182	236,223,938	194,850,371	188,816,224	180,403,048	170,516,039	157,818,781	162,430,581
Net Pension Liability (Asset) - Ending (a) - (b)	$ 138,218,500	$ 143,235,235	$ 136,537,780	$ 97,290,121	$ 127,350,714	$ 124,388,501	$ 123,743,183	$ 125,529,417	$ 112,202,638	$ 92,943,133
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	63.82%	61.15%	61.18%	70.83%	60.47%	60.29%	59.31%	57.60%	58.45%	63.61%
Covered Payroll	$ 23,135,065	$ 20,069,395	$ 17,075,363	$ 15,883,165	$ 16,175,525	$ 17,534,445	$ 14,529,255	$ 14,696,132	$ 14,161,162	$ 13,714,558
Net Pension Liability as a Percentage of Covered Payroll	597.44%	713.70%	799.62%	612.54%	787.30%	709.40%	851.68%	854.17%	792.33%	677.70%

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS (CONTINUED)
POLICE SAFETY PLAN
LAST TEN FISCAL YEARS

Notes to Schedule:

Benefit Changes – The figures above generally include any liability impact that may have resulted from voluntary benefit changes that occurred on or before the Measurement Date. However, offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes) that occurred after the Valuation Date are not included in the figures above, unless the liability impact is deemed to be material by the plan actuary.

In 2022, SB 1168 increased the standard retiree lump sum death benefit from $500 to $2,000 for any death occurring on or after July 1, 2023. The impact, if any, is included in the changes of benefit terms.

Changes in Assumptions – There were no assumption changes in 2023 to 2025. Effective with the June 30, 2021 valuation date (June 30, 2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017 through June 30, 2021, 7.65% for measurement dates June 30, 2015 through 2016, and 7.50% for measurement date June 30, 2014.

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF CONTRIBUTIONS
POLICE SAFETY PLAN
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contribution	$ 14,905,682	$ 12,295,561	$ 13,172,096	$ 11,680,985	$ 11,803,904	$ 11,174,155	$ 10,894,754	$ 8,098,773	$ 7,592,899	$ 5,994,277
Contributions in Relation to the Actuarially Determined Contributions	(14,905,682)	(12,295,561)	(13,172,096)	(11,680,985)	(11,803,904)	(11,174,155)	(10,894,754)	(8,098,773)	(7,592,899)	(5,994,277)
Contribution Deficiency (Excess)	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered Payroll	$ 22,606,971	$ 23,135,065	$ 20,069,395	$ 17,075,363	$ 15,883,165	$ 16,175,525	$ 17,534,445	$ 14,529,255	$ 14,696,132	$ 14,161,162
Contributions as a Percentage of Covered Payroll	65.93%	53.15%	65.63%	68.41%	74.32%	69.08%	62.13%	55.74%	51.67%	42.33%

Notes to Schedule:

Valuation date for June 30, 2025 — 6/30/22

Methods and assumptions used to determine contribution rates:

Single and agent employers	Entry Age Actuarial Cost Method
Amortization method/period	Varies by date established and source. May be level dollar or level percent of pay and may include direct rate smoothing
Asset valuation method	Market value of assets
Inflation	2.30%
Salary increases	Varies by category, entry age, and duration of service
Investment rate of return	6.80%, net of pension plan investment and administrative expense; Includes inflation

Other Information:
For changes to previous year's information, refer to past GASB 68 reports.

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
FIRE SAFETY PLAN
LAST TEN FISCAL YEARS

Fiscal Year	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Measurement Date	6/30/2024	6/30/2023	6/30/2022	6/30/2021	6/30/2020	6/30/2019	6/30/2018	6/30/2017	6/30/2016	6/30/2015
Plan's Proportion of the Net Pension Liability	1.22423%	0.61916%	0.63698%	0.67861%	0.74962%	0.75901%	0.78122%	0.75976%	0.78750%	0.85980%
Plan's Proportionate Share of the Net Pension Liability	$ 89,256,235	$ 91,243,941	$ 88,285,197	$ 61,763,064	$ 81,561,540	$ 77,775,545	$ 75,280,246	$ 75,347,795	$ 68,144,130	$ 59,018,969
Plan's Covered Payroll	$ 12,297,318	$ 10,924,436	$ 9,845,473	$ 9,203,544	$ 9,034,047	$ 9,614,585	$ 9,057,608	$ 9,116,708	$ 9,235,056	$ 8,616,507
Plan's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	725.82%	835.23%	896.71%	671.08%	902.82%	808.93%	831.13%	826.48%	737.89%	684.95%
Plan's Proportionate Share of the Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability	0.00%	60.18%	60.47%	71.38%	73.12%	73.37%	73.39%	71.74%	74.06%	78.40%
Plan's Proportionate Share of Aggregate Employer Contributions	$ 9,446,737	$ 9,408,864	$ 9,072,094	$ 7,555,477	$ 6,865,279	$ 5,855,909	$ 5,040,152	$ 5,040,152	$ 4,087,020	$ 4,600,229

Notes to Schedule:

Benefit Changes – There were no changes to benefit terms that applied to all members of the Public Agency Pool. However, individual employer in the plan may have provided a benefit improvement to their employees such as Golden Handshakes, service purchases, and other prior service costs. Employers that have done so may need to report this information as a separate liability in their financial statement as CalPERS considers such amount to be separately financed employer-specific liabilities. These employers should consult with their auditors/ Additionally, the figures above do not include any liability impact that occurred after the June 30, 2022 valuation date, unless the liability impact is deemed to be material to the Public Agency Pool.

In 2022, SB 1168 increased the standard retiree lump sum death benefit from $500 to $2,000 for any death occurring on or after July 1, 2023. For pooled plans, this is a Class 3 benefit and there is no normal cost surcharge. The impact on the unfunded liability is included in the pool's differences between expected and actual experience.

Changes in Assumptions – There were no assumption changes in 2023. Effective with the June 30, 2021 valuation date (June 30, 2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations, as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017 through June 30, 2021, 7.65% for measurement dates June 30, 2015 through 2016, and 7.50% for measurement date June 30, 2014.

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF CONTRIBUTIONS
FIRE SAFETY PLAN
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually Required Contribution (Actuarially Determined)	$ 10,645,047	$ 9,446,737	$ 9,408,864	$ 9,072,094	$ 7,555,477	$ 6,865,279	$ 5,855,909	$ 5,040,152	$ 3,598,782	$ 3,286,280
Contributions in Relation to the Actuarially Determined Contributions	(10,645,047)	(9,446,737)	(9,804,864)	(9,072,094)	(7,555,477)	(6,865,279)	(5,855,909)	(5,040,152)	(3,598,782)	(3,786,280)
Contribution Deficiency (Excess)	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ (500,000)
Covered Payroll	$ 12,859,916	$ 12,297,318	$ 10,924,436	$ 9,845,473	$ 9,203,544	$ 9,034,047	$ 9,614,585	$ 9,057,608	$ 9,116,708	$ 9,235,056
Contributions as a Percentage of Covered Payroll	82.78%	76.82%	86.13%	92.14%	82.09%	75.99%	60.91%	55.65%	39.47%	41.00%

Notes to Schedule:

Valuation date for June 30, 2025	6/30/22

Methods and assumptions used to determine contribution rates:

Single and agent employers	Entry Age Actuarial Cost Method
Amortization method/period	Varies by date established and source. May be level dollar or level percent of pay and may include direct rate smoothing.
Asset valuation method	Market value of assets
Inflation	2.30%
Salary increases	Varies by category, entry age, and duration of service
Investment rate of return	6.90%, net of pension plan investment and administrative expense; Includes inflation

Other Information:
For changes to previous year's information, refer to past GASB 68 reports.

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
POLICE 1% SUPPLEMENTAL RETIREMENT PLAN
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability:										
Interest on Total Pension Liability	$ 60,020	$ 64,074	$ 66,959	$ 45,623	$ 55,426	$ 69,134	$ 79,579	$ 82,454	$ 77,214	$ 80,950
Differences Between Expected and Actual Experience	-	(26,421)	-	101,666	-	80,298	-	(9,704)	-	(19)
Changes in Assumptions	(65,670)	(13,865)	(16,007)	(332,850)	59,262	122,873	46,602	(18,938)	(107,900)	-
Benefit Payments, Including Refunds of Employee Contributions	(180,680)	(188,828)	(198,365)	(204,445)	(204,445)	(205,036)	(205,233)	(205,233)	(208,260)	(211,287)
Net Change in Total Pension Liability	(186,330)	(165,040)	(147,413)	(390,006)	(89,757)	67,269	(79,052)	(151,421)	(238,946)	(130,356)
Total Pension Liability - Beginning	1,572,306	1,737,346	1,884,759	2,274,765	2,364,522	2,297,253	2,376,305	2,527,726	2,766,672	2,897,028
Total Pension Liability - Ending (a)	$ 1,385,976	$ 1,572,306	$ 1,737,346	$ 1,884,759	$ 2,274,765	$ 2,364,522	$ 2,297,253	$ 2,376,305	$ 2,527,726	$ 2,766,672
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Net Pension Liability as a Percentage of Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes to Schedule:

There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the pension plan.
The discount rate changed from 3.50% as of June 30, 2018 to 3.15% as of June 30, 2019 measurement date.
The discount rate changed from 3.15% as of June 30, 2019 to 2.45% as of June 30, 2020 measurement date.
The discount rate changed from 2.45% as of June 30, 2020 to 2.10% as of June 30, 2021 measurement date.
The discount rate changed from 2.10% as of June 30, 2021 to 3.75% as of June 30, 2022 measurement date.
The discount rate changed from 3.75% as of June 30, 2022 to 3.90% as of June 30, 2023 measurement date.
The discount rate changed from 3.90% as of June 30, 2023 to 4.05% as of June 30, 2024 measurement date.
The discount rate changed from 4.05% as of June 30, 2024 to 4.90% as of June 30, 2025 measurement date.

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS*

Fiscal Year	06/30/25	06/30/24	6/30/2023	06/30/22	06/30/21	06/30/20	06/30/19	06/30/18
Measurement Period	06/30/24	6/30/2023	06/30/22	06/30/21	06/30/20	06/30/19	06/30/18	06/30/17
Total OPEB Liability:								
Service Cost	$ 1,419,494	$ 1,359,650	$ 2,123,135	$ 1,469,582	$ 1,145,090	$ 1,110,733	$ 1,098,145	$ 1,229,918
Interest on Total OPEB Liability	1,878,907	2,146,489	1,470,020	1,675,650	2,060,874	1,852,821	1,812,069	1,622,474
Differences Between Expected and Actual Experience	622,499	(8,133,352)	(480,791)	(894,275)	(3,128,209)	2,081,994	-	-
Changes in Assumptions	(163,741)	238,216	(14,469,369)	3,854,176	6,606,929	3,420,614	(670,841)	(3,959,316)
Benefit Payments	(2,783,065)	(2,535,920)	(2,520,497)	(2,732,910)	(2,719,892)	(2,751,358)	(2,469,425)	(2,318,709)
Net Change in Total OPEB Liability	974,094	(6,924,917)	(13,877,502)	3,372,223	3,964,792	5,714,804	(230,052)	(3,425,633)
Total OPEB Liability - Beginning	45,452,076	52,376,993	66,254,495	62,882,272	58,917,480	53,202,676	53,432,728	56,858,361
Total OPEB Liability - Ending (a)	$ 46,426,170	$ 45,452,076	$ 52,376,993	$ 66,254,495	$ 62,882,272	$ 58,917,480	$ 53,202,676	$ 53,432,728
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Covered Employee Payroll[1]	$ 62,513,350	$ 62,202,706	$ 53,773,706	$ 48,101,217	$ 45,645,442	$ 43,828,141	$ 43,392,898	$ 41,026,788

Notes to Schedule:

[1] OPEB benefits are not based on employee payroll.

In fiscal year 2021, the City created a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the OPEB plan. The funds are in a pooled account – balanced index. As of June 30, 2024, the market value of the investments held in the trust was $1,867,408 and is reflected as a contribution subsequent to the measurement date as of fiscal year 2023.

Changes in Assumptions – The discount rate as of the June 30, 2016 measurement date was 2.85%. The discount rate as of the June 30, 2017 measurement date was 3.40%. The discount rate as of the June 30, 2018 measurement date was 3.50%. The discount rate as of the June 30, 2019 measurement date was 3.51%. The discount rate as of the June 30, 2020 measurement date was 2.66%. The discount rate as of the June 30, 2021 measurement date was 2.19%. The discount rate as of the June 30, 2022 measurement date was 4.09%. The discount rate as of June 30, 2023 was 4.13%.

Historical information is required only for measurement periods for which GASB 75 is applicable. Future years' information will be displayed up to 10 years as information becomes available.

*Fiscal year 2018 was the first year of implementation; therefore, only eight years are shown.

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953

GENERAL FUND

The General Fund is used to account for all general revenues of the City not specifically levied or collected for special purposes, and for expenditures related to the provision of general services by the City. The General Fund is used to account for all resources not required to be accounted for in another fund.

GOVERNMENT GRANTS FUND

The Government Grants Fund is used to account for receipt and disbursement of grant monies provided by Federal, State, and County governmental agencies for various programs.

GAS TAX FUND

The Gas Tax Fund is used to account for the receipt and disbursement of funds required to be used for construction and maintenance of the City's road network system. Financing is provided by the City's share of State gasoline taxes, including allocations from the Highway Users Tax Account (HUTA) and the Road Maintenance and Rehabilitation Account (RMRA).

AMERICAN RESCUE PLAN ACT FUND (ARPA)

The ARPA Fund is used to account for the receipt and disbursement of grant monies under the American Rescue Plan Act.

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
YEAR ENDED JUNE 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES					
Taxes:					
Sales Tax	$ 80,063,389	$ 78,163,389	$ 78,244,492	$ 81,103	$ 76,400,160
Property Tax	60,473,546	59,367,751	59,317,656	(50,095)	56,465,749
Transient Occupancy Tax	10,136,373	9,962,373	9,962,421	48	10,150,696
Franchise Tax	6,675,334	6,701,334	6,637,150	(64,184)	6,542,802
Cannabis Business Tax	3,896,284	4,106,284	4,082,109	(24,175)	3,195,393
Business License Tax	940,807	978,807	978,401	(406)	707,121
Total Taxes	162,185,733	159,279,938	159,222,229	(57,709)	153,461,921
Licenses and Permits	6,401,512	6,831,965	6,809,704	(22,261)	5,982,422
Fines and Forfeitures	1,302,091	1,521,634	1,455,764	(65,870)	1,297,319
Intergovernmental:					
Motor Vehicle In-Lieu	115,307	177,378	177,378	-	138,951
Prop172	1,504,501	1,394,501	1,392,219	(2,282)	1,396,143
Advances Repayment	-	-	-	-	1,368,045
Grants and Other Reimbursements	750,779	2,089,958	2,032,425	(57,533)	2,091,131
Total Intergovernmental	2,370,587	3,661,837	3,602,022	(59,815)	4,994,270
Charges for Services	11,595,929	11,295,560	11,235,537	(60,023)	10,213,746
Rental	4,772,207	4,792,117	4,811,425	19,308	4,512,794
Investment Income (Loss)	588,493	2,110,563	2,671,680	561,117	2,250,512
Miscellaneous	1,154,207	1,238,213	1,092,678	(145,535)	1,174,798
Total Revenues	190,370,759	190,731,827	190,901,039	169,212	183,887,782
EXPENDITURES					
General Government:					
City Council	874,089	797,887	797,517	370	749,750
City Manager					
Administration	5,516,390	5,679,586	5,709,470	(29,884)	4,771,870
City Clerk	1,224,687	1,269,687	1,292,523	(22,836)	1,078,738
Personnel Services	2,523,135	2,601,006	2,403,168	197,838	2,594,988
Risk Management Services	330,163	352,698	495,151	(142,453)	458,487
City Attorney	1,086,750	1,086,750	1,107,716	(20,966)	977,061
Financial Services	6,073,764	5,075,600	5,057,429	18,171	4,416,585
Information Technology	6,402,558	6,030,365	6,710,372	(680,007)	5,471,390
Facilities and Equipment Maintenance	13,405,985	12,585,530	13,124,814	(539,284)	14,290,076
Nondepartmental	8,073,183	7,710,612	7,425,461	285,151	6,636,224
Total General Government	45,510,704	43,189,721	44,123,621	(933,900)	41,445,169

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND (CONTINUED)
YEAR ENDED JUNE 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
EXPENDITURES (Continued)					
Protection of Persons and Property:					
Police Protection	$ 61,967,050	$ 66,750,444	$ 66,637,869	$ 112,575	$ 61,846,778
Fire Protection	37,734,622	39,129,583	39,086,455	43,128	35,159,633
Building and Safety	3,596,502	3,584,859	3,590,671	(5,812)	3,375,682
Total Protection of Persons and Property	103,298,174	109,464,886	109,314,995	149,891	100,382,093
Community Programs:					
Community Recreation	9,430,560	10,871,175	10,688,629	182,546	9,988,871
Planning	2,099,267	1,996,962	2,582,541	(585,579)	2,455,636
Community Improvement	2,326,218	2,089,417	1,568,924	520,493	1,757,726
Development Services Administration	2,119,116	2,137,376	1,811,078	326,298	1,493,742
Total Community Programs	15,975,161	17,094,930	16,651,172	443,758	15,695,975
Public Services:					
Administration	2,370,716	2,385,716	2,498,764	(113,048)	2,358,665
Engineering	4,616,915	4,445,465	3,468,792	976,673	2,681,200
Transportation	3,265,386	3,398,116	3,721,711	(323,595)	3,772,021
Total Public Services	10,253,017	10,229,297	9,689,267	540,030	8,811,886
Debt Service:					
Principal	3,450,000	2,450,000	594,726	1,855,274	566,391
Interest and Fiscal Charges	1,067,905	854,405	116,351	738,054	62,126
Total Debt Service	4,517,905	3,304,405	711,077	2,593,328	628,517
Total Expenditures	179,554,961	183,283,239	180,490,132	2,793,107	166,963,640
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	10,815,798	7,448,588	10,410,907	(2,623,895)	16,924,142
OTHER FINANCING SOURCES (USES)					
Subscriptions Proceeds	-	-	1,036,210	1,036,210	-
Transfers to Other Funds	(10,970,988)	(8,070,988)	(10,848,214)	(2,777,226)	(16,486,813)
Transfers from Other Funds	-	-	-	-	888,618
Total Other Financing Sources (Uses)	(10,970,988)	(8,070,988)	(9,812,004)	(1,741,016)	(15,598,195)
NET CHANGE IN FUND BALANCE	(155,190)	(622,400)	598,903	(4,364,911)	1,325,947
Fund Balance - Beginning of Year	60,362,901	60,362,901	60,362,901	-	59,036,954
FUND BALANCE - END OF YEAR	$ 60,207,711	$ 59,740,501	$ 60,961,804	$ (4,364,911)	$ 60,362,901

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GOVERNMENT GRANTS FUND – MAJOR FUND
YEAR ENDED JUNE 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES					
Intergovernmental	$ 6,883,580	$ 26,688,063	$ 7,840,461	$ (18,847,602)	$ 3,275,113
Investment Income (Loss)	-	-	87,654	87,654	78,230
Total Revenue	6,883,580	26,688,063	7,928,115	(18,759,948)	3,353,343
EXPENDITURES					
Current:					
General Government	-	9,558,471	2,483,286	7,075,185	2,014,351
Protection of Persons and Property	350,491	6,733,644	1,004,012	5,729,632	1,238,622
Community Programs	-	2,726,699	503,154	2,223,545	1,711,393
Public Services	6,342,090	11,565,449	1,819,846	9,745,603	189,845
Total Expenditures	6,692,581	30,584,263	5,810,298	24,773,965	5,154,211
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	190,999	(3,896,200)	2,117,817	6,014,017	(1,800,868)
OTHER FINANCING SOURCES (USES					
Transfers Out	-	(631)	-	(631)	-
NET CHANGE IN FUND BALANCE	190,999	(3,896,831)	2,117,817	6,013,386	(1,800,868)
Fund Balance - Beginning of Year	(1,538,018)	(1,538,018)	(1,538,018)	-	262,850
FUND BALANCE - END OF YEAR	$ (1,347,019)	$ (5,434,849)	$ 579,799	$ 6,013,386	$ (1,538,018)

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GAS TAX FUND – MAJOR FUND
YEAR ENDED JUNE 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES					
Intergovernmental	$ 5,996,053	$ 6,256,916	$ 6,236,356	$ (20,560)	$ 5,981,892
Investment Income (Loss)	-	-	1,142,498	1,142,498	845,794
Miscellaneous	-	218,959	218,959	-	167,874
Total Revenue	5,996,053	6,475,875	7,597,813	1,121,938	6,995,560
EXPENDITURES					
Current:					
Public Services	6,869,372	25,883,611	4,659,007	21,224,604	2,721,195
NET CHANGE IN FUND BALANCE	(873,319)	(19,407,736)	2,938,806	(20,102,666)	4,274,365
Fund Balance - Beginning of Year	21,830,719	21,830,719	21,830,719	-	17,556,354
FUND BALANCE - END OF YEAR	$ 20,957,400	$ 2,422,983	$ 24,769,525	$ (20,102,666)	$ 21,830,719

See accompanying Notes to Required Supplementary Information.

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – AMERICAN RESCUE PLAN ACT – MAJOR FUND
YEAR ENDED JUNE 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES					
Intergovernmental	$ 2,972,172	$ 4,894,160	$ 4,894,160	$ -	$ 3,620,652
Investment Income (Loss)	-	-	77,484	77,484	166,877
Total Revenue	2,972,172	4,894,160	4,971,644	77,484	3,787,529
EXPENDITURES					
Current:					
Protection of Persons and Property	46,668	2,018,656	1,968,657	49,999	1,600,000
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	2,925,504	2,875,504	3,002,987	127,483	2,187,529
OTHER FINANCING SOURCES (USES)					
Transfer Out	(2,925,504)	(2,925,504)	(2,925,504)	-	(2,020,652)
NET CHANGE IN FUND BALANCE	-	(50,000)	77,483	127,483	166,877
Fund Balance - Beginning of Year	425,256	425,256	425,256	-	258,379
FUND BALANCE - END OF YEAR	$ 425,256	$ 375,256	$ 502,739	$ 127,483	$ 425,256

See accompanying Notes to Required Supplementary Information.

NOTE 1 BUDGETARY DATA

Annual budgets are legally adopted or amended for all governmental funds on a basis consistent with accounting principles generally accepted in the United States of America, except for the following funds for which annual budgets were not adopted or amended:

- Special Revenue Funds:
  Local Law Enforcement Block Grant
  Opioid Settlement
  Disaster Fund
- Capital Projects Funds:
  Fire System Development Fees
  Park Acquisition Fund
  Lions Park
- Debt Service Funds:
  Financing Authority Debt Service Fund

The City Council adopts an annual budget submitted by the City Manager prior to the beginning of each new fiscal year. Public hearings are conducted prior to budget adoption by the Council. Supplemental appropriations, when required during the period, are also approved by the City Council. Interfunctional budget adjustments are approved by the City Manager. Expenditures may not legally exceed appropriations at the department functional level. At fiscal year-end, all operating budget appropriations lapse.

CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953

ANNUAL COMPREHENSIVE
FINANCIAL REPORT
SUPPLEMENTARY SCHEDULES

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for revenue derived from specific taxes or other earmarked revenues sources (other than expendable trust or for major capital projects) that are restricted by law or administrative action to expenditures for specified purposes.

The following funds have been classified as nonmajor governmental funds in the accompanying fund financial statements:

HOME Program Fund

Established to account for the receipt and disbursement of funds received under the Federal Home Investment Partnership Program of the Department of Housing and Urban Development. These revenues must be expended for acquisition, rehabilitation, and new construction of rental housing.

Air Quality Improvement Fund

Established to account for the receipt and disbursement of the City's share of funds received under Health & Safety Code 44223 (AB 2766) to finance mobile source air pollution reduction programs consistent with the California Clean Air Act of 1988.

Community Development Fund

This fund accounts for the receipt and disbursement of the Department of Housing and Urban Development grants. These revenues must be expended to accomplish one of the following objectives: elimination of slum or blighted areas to benefit low and moderate income persons, or to meet certain urgent community development needs.

Supplemental Law Enforcement Services Fund (SLESF)

Established to account for the receipt and disbursement of funds received under the State Citizen's Option for Public Safety (COPS) Program allocated pursuant to Government Code Section 30061 enacted by Assembly Bill 3229, Chapter 134 of the 1996 statutes. These COPS/SLESF funds are allocated based on population and can only be spent for "front line municipal police services" as per Government Code Section 30061(c)(2).

Rental Rehabilitation Program Fund

Established to account for the receipt and disbursement of grants received from the Department of Housing and Urban Development under Section 17 of the U.S. Housing Act of 1937. These revenues must be expended to provide assistance to rehabilitate primarily privately-owned residential rental property.

Narcotics Forfeiture Fund

Established to account for the receipt and disbursement of narcotic forfeitures received from county, state, and federal agencies pursuant to Section 11470 of State Health and Safety Code and federal statute 21USC Section 881.

Local Law Enforcement Block Grant Fund

Established to account for the receipt and disbursement of federal grant monies provided by the 1998 Appropriations Act, Public Law 105-119. These funds are restricted for projects utilized to reduce crime and improve public safety.

Office of Traffic Safety Fund

Established to account for the receipt and disbursement of federal grant monies received through the State Office of Traffic Safety. These funds are restricted for operations utilized to enhance traffic safety and to reduce drunk driving within the City.

Opioid Settlement Fund

Established to account for receipt and disbursements from settlements related to opioid litigation. These funds are restricted for purposes aligned with mitigating the adverse effects of opioid abuse and supporting initiatives aimed at prevention, treatment, recovery, and community support.

Housing Authority Fund

Established pursuant to the California Health and Safety Code, Section 34176(a). The Housing Authority serves two distinct functions: Low and Moderate Income Housing Asset Fund (LMIHAF) and homeless program. The LMIHAF is to promote affordable housing for families of low and moderate income within the City. The homeless program is to provide temporary assistance including housing to homeless individuals.

Disaster Fund

Established to account for receipt and disbursement of federal and state grant monies received for declare disasters.

Behavioral Health Fund

The City received an award for the Behavioral Health Bridge Housing (BHBH) from the Orange County Health Care Agency (OCHCA) to provide emergency shelter and behavioral health services at the Costa Mesa Bridge Shelter. The program implements a wide range of behavioral health care services, which include housing navigation, workforce development, case management, and housing retention.

Housing Asset Trust Fund

The Housing Trust Fund was created to set aside funding for the development of affordable housing. City Council has emphasized the importance of developing affordable housing for residents of Costa Mesa and this Fund will assist in creating a pathway to achieving the long-term goal of housing affability for different income levels

Senior Transportation Fund

Established to account for funding and expenditures related to the Senior Transportation Program. These programs are designed to provide access to seniors for medical and personal visits. Funding sources may include but are not limited to: Enhanced Mobility for Senior and Individuals with Disabilities grant; Orange County Transit Authority Measure M2 grant; and Hoag Hospital grant.

CAPITAL PROJECTS FUNDS

Capital Projects Funds are established to account for financial resources segregated for acquisition and construction of major capital facilities (other than those financed by proprietary funds).

The following have been classified as a major fund in the accompanying government-wide financial statements:

Capital Improvements Fund

Established to account for construction of capital facilities funded by the City's General Fund and various governmental grants.

Measure M2 Fund
Established to account for the receipt and expenditure of the 2006 voter-approved one-half percent sales tax for local transportation improvements. Measure M2 is a 30-year extension of the earlier Measure M program.

The following have been classified as nonmajor funds in the accompanying fund financial statements:

Parking Districts Fund
Established under the Vehicle Parking District Law of 1943, this fund supports the development and upkeep of public parking facilities in designated downtown areas (along Newport Boulevard). Revenue from dedicated property tax levies can be used for projects such as building or repairing parking lots and structures, installing meters or payment systems, improving lighting and safety features, and enhancing accessibility. These investments help ensure that downtown districts remain accessible, functional, and supportive of local businesses.

Golf Course Improvements Fund
Established to account the receipt and disbursement of funds for Costa Mesa Country Club capital improvements. Funding is provided by the receipt of two and one-half percent of monthly gross receipts of green and tournament fees.

Park Development Fund
Established to account for the receipt and disbursement of funds for development, expansion, replacement and improvement of the City's parks, trails and recreational facilities. The funding is provided by fees levied on new real estate and commercial development. Fees collected help to ensure the improvement of public amenities necessary to match the growth of the City.

Drainage Fees Fund
Established to account for the receipt and disbursement of funds for construction and maintenance of the City's drainage system. Funding is provided by fees charged to residential and commercial developers.

Traffic Impact Fees Fund
Established to account for the receipt and disbursement of funds for transportation improvements Citywide. Funding is provided by fees charged to residential and commercial developers.

Fire System Development Fees Fund
Established to account for receipt and disbursement of development impact fees established by Ordinance 89-1 for future construction of fire protection facilities and equipment for the North Costa Mesa area.

Jack Hammett Sports Complex Fund
Established to account for receipt and disbursement of funds related to on-going maintenance of Jack Hammett Sports Complex. Funding is provided by the facility's rental income.

Lions Park Capital Improvements Fund
Established to account for the receipt and disbursement of funds for construction of a new library and renovation of the existing library into a neighborhood community center. Project funding is partially provided by bond proceeds with the remaining balance provided by the Capital Improvements Fund.

Park Acquisition Capital Improvements Fund
Established to account future purchase of park acquisition, design and construction.

DEBT SERVICE FUNDS

Debt Service Funds are used to account for accumulated resources for and payment of general long-term debt.

The following have been classified as nonmajor funds in the accompanying fund financial statements:

Financing Authority Debt Service Fund

To accumulate monies for the payment of the 2017 Lease Revenue Bonds. The 2017 Lease Revenue bonds refunded the Public Financing Authority 2007 Certificates of Participation and provided partial funding for the Lion's Park Project.

CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953

CITY OF COSTA MESA, CALIFORNIA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025

	Special Revenue				
	HOME Program	Air Quality Improvement	Community Development	Supplemental Law Enforcement Services	Rental Rehabilitation Program
ASSETS					
Cash and Cash Equivalents	$ 401,829	$ 614,553	$ 1,045,157	$ -	$ 342,364
Cash and Investments with Fiscal Agents	-	-	-	-	-
Due from Other Governments	74,113	38,088	50,083	-	-
Accounts Receivable, Net	-	-	-	-	-
Interest Receivable	2,460	3,785	1,661	-	2,173
Loans Receivable, Net	1,500,000	-	-	-	-
Leases Receivable	-	-	-	-	-
Rent Receivable	-	-	-	-	-
Inventory	-	-	-	-	-
Total Assets	$ 1,978,402	$ 656,426	$ 1,096,901	$ -	$ 344,537
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts Payable	$ 103,647	$ 4,633	$ 22,816	$ -	$ -
Accrued Liabilities	295	-	15,640	14,581	-
Retentions Payable	-	-	-	-	-
Deposits Payable	24	-	-	-	-
Due to Other Funds	-	-	-	19,531	-
Unearned Revenue	-	-	-	-	-
Total Liabilities	103,966	4,633	38,456	34,112	-
DEFERRED INFLOWS OF RESOURCES					
Lease Related	-	-	-	-	-
Unavailable Revenues	-	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-	-
FUND BALANCES					
Nonspendable	-	-	-	-	-
Restricted for:					
Protection of Persons and Property	-	-	-	-	-
Community Programs	1,874,436	-	1,058,445	-	344,537
Public Services	-	651,793	-	-	-
Debt Service	-	-	-	-	-
Assigned for:					
Protection of Persons and Property	-	-	-	-	-
Public Services	-	-	-	-	-
Unassigned	-	-	-	(34,112)	-
Total Fund Balances	1,874,436	651,793	1,058,445	(34,112)	344,537
Total Liabilities and Fund Balances	$ 1,978,402	$ 656,426	$ 1,096,901	$ -	$ 344,537

CITY OF COSTA MESA, CALIFORNIA
COMBINING BALANCE SHEET (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025

	Special Revenue				
	Narcotics Forfeiture	Local Law Enforcement Block Grant	Office of Traffic Safety	Opioid Settlement	Housing Authority
ASSETS					
Cash and Cash Equivalents	$ 1,658,507	$ 36,815	$ -	$ 1,328,669	$ 3,775,321
Cash and Investments with Fiscal Agents	-	-	-	-	29,710
Due from Other Governments	-	-	93,070	331,118	-
Accounts Receivable, Net	-	-	-	-	330,870
Interest Receivable	11,126	234	-	8,432	20,639
Loans Receivable, Net	-	-	-	-	3,338,705
Leases Receivable	-	-	-	-	1,273,732
Rent Receivable	-	-	-	-	13,290
Inventory	-	-	-	-	-
Total Assets	$ 1,669,633	$ 37,049	$ 93,070	$ 1,668,219	$ 8,782,267
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts Payable	$ -	$ -	$ 688	$ -	$ 528,115
Accrued Liabilities	-	-	2,347	-	66,118
Retentions Payable	-	-	-	-	-
Deposits Payable	345,874	-	-	-	26,196
Due to Other Funds	-	-	97,192	-	-
Unearned Revenue	-	-	-	13,165	-
Total Liabilities	345,874	-	100,227	13,165	620,429
DEFERRED INFLOWS OF RESOURCES					
Lease Related	-	-	-	-	1,232,265
Unavailable Revenues	-	-	-	-	3,415
Total Deferred Inflows of Resources	-	-	-	-	1,235,680
FUND BALANCES					
Nonspendable	-	-	-	-	-
Restricted for:					
Protection of Persons and Property	1,323,759	37,049	-	-	-
Community Programs	-	-	-	-	6,926,158
Public Services	-	-	-	1,655,054	-
Debt Service	-	-	-	-	-
Assigned for:					
Protection of Persons and Property	-	-	-	-	-
Public Services	-	-	-	-	-
Unassigned	-	-	(7,157)	-	-
Total Fund Balances	1,323,759	37,049	(7,157)	1,655,054	6,926,158
Total Liabilities and Fund Balances	$ 1,669,633	$ 37,049	$ 93,070	$ 1,668,219	$ 8,782,267

CITY OF COSTA MESA, CALIFORNIA
COMBINING BALANCE SHEET (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025

	Special Revenue				Capital Projects
	Disaster Fund	Behavioral Health	Housing Asset Trust	Senior Transportation	Parking Districts
ASSETS					
Cash and Cash Equivalents	$ -	$ -	$ 2,345,140	$ -	$ 219,228
Cash and Investments with Fiscal Agents	-	-	-	-	-
Due from Other Governments	63,574	134,358	-	-	1,406
Accounts Receivable, Net	-	63,335	-	-	-
Interest Receivable	-	-	15,535	-	1,391
Loans Receivable, Net	-	-	-	-	-
Leases Receivable	-	-	-	-	-
Rent Receivable	-	-	-	-	-
Inventory	28	-	-	-	-
Total Assets	$ 63,602	$ 197,693	$ 2,360,675	$ -	$ 222,025
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts Payable	$ 366	$ 93,034	$ -	$ -	$ -
Accrued Liabilities	-	4,371	-	-	-
Retentions Payable	-	-	-	-	-
Deposits Payable	-	-	-	-	-
Due to Other Funds	14,609	49,696	-	-	-
Unearned Revenue	-	-	-	-	-
Total Liabilities	14,975	147,101	-	-	-
DEFERRED INFLOWS OF RESOURCES					
Lease Related	-	-	-	-	-
Unavailable Revenues	-	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-	-
FUND BALANCES					
Nonspendable	28	-	-	-	-
Restricted for:					
Protection of Persons and Property	-	-	-	-	-
Community Programs	-	-	-	-	-
Public Services	48,599	50,592	2,360,675	-	-
Debt Service	-	-	-	-	-
Assigned for:					
Protection of Persons and Property	-	-	-	-	-
Public Services	-	-	-	-	222,025
Unassigned	-	-	-	-	-
Total Fund Balances	48,627	50,592	2,360,675	-	222,025
Total Liabilities and Fund Balances	$ 63,602	$ 197,693	$ 2,360,675	$ -	$ 222,025

CITY OF COSTA MESA, CALIFORNIA
COMBINING BALANCE SHEET (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025

	Capital Projects				
	Golf Course Improvements	Park Development	Drainage Fees	Traffic Impact Fees	Fire System Development Fees
ASSETS					
Cash and Cash Equivalents	$ 824,252	$ 2,039,952	$ 2,385,582	$ 4,819,961	$ 696,388
Cash and Investments with Fiscal Agents	-	-	-	-	-
Due from Other Governments	-	-	-	-	-
Accounts Receivable, Net	-	-	-	46	-
Interest Receivable	48,550	13,755	15,102	30,690	4,419
Loans Receivable, Net	-	-	-	-	-
Leases Receivable	-	-	-	-	-
Rent Receivable	19,015	-	-	-	-
Inventory	-	-	-	-	-
Total Assets	$ 891,817	$ 2,053,707	$ 2,400,684	$ 4,850,697	$ 700,807
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts Payable	$ 43,120	$ 32,870	$ 237,018	$ 443,927	$ -
Accrued Liabilities	-	-	-	-	-
Retentions Payable	-	-	9,938	57,054	-
Deposits Payable	-	-	-	-	-
Due to Other Funds	-	-	-	-	-
Unearned Revenue	-	-	-	-	-
Total Liabilities	43,120	32,870	246,956	500,981	-
DEFERRED INFLOWS OF RESOURCES					
Lease Related	-	-	-	-	-
Unavailable Revenues	-	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-	-
FUND BALANCES					
Nonspendable	-	-	-	-	-
Restricted for:					
Protection of Persons and Property	-	-	-	-	-
Community Programs	-	-	-	-	-
Public Services	-	-	-	-	-
Debt Service	-	-	-	-	-
Assigned for:					
Protection of Persons and Property	-	-	-	-	700,807
Public Services	848,697	2,020,837	2,153,728	4,349,716	-
Unassigned	-	-	-	-	-
Total Fund Balances	848,697	2,020,837	2,153,728	4,349,716	700,807
Total Liabilities and Fund Balances	$ 891,817	$ 2,053,707	$ 2,400,684	$ 4,850,697	$ 700,807

CITY OF COSTA MESA, CALIFORNIA
COMBINING BALANCE SHEET (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025

	Capital Projects			Debt Service		
	Jack Hammett Sports Complex	Lions Park Capital Improvements	Park Acquisition	Financing Authority	Totals 2025	Totals 2024
ASSETS						
Cash and Cash Equivalents	$ 567,142	$ 12,725	$ 408,375	$ -	$ 23,521,960	$ 29,875,711
Cash and Investments with Fiscal Agents	-	-	-	1,001	30,711	381,491
Due from Other Governments	-	-	-	-	785,810	2,762,815
Accounts Receivable, Net	-	-	-	-	394,251	297,039
Interest Receivable	948	1,959	648	-	183,507	39,896
Loans Receivable, Net	-	-	-	-	4,838,705	2,795,210
Leases Receivable	-	-	-	-	1,273,732	1,355,038
Rent Receivable	-	-	-	-	32,305	-
Inventory	-	-	-	-	28	28
Total Assets	$ 568,090	$ 14,684	$ 409,023	$ 1,001	$ 31,061,009	$ 37,507,228
LIABILITIES AND FUND BALANCES						
LIABILITIES						
Accounts Payable	$ -	$ -	$ -	$ -	1,510,234	1,587,115
Accrued Liabilities	-	-	-	-	103,352	95,325
Retentions Payable	-	-	-	-	66,992	119,686
Deposits Payable	15,000	-	-	-	387,094	39,902
Due to Other Funds	-	-	-	-	181,028	65,076
Unearned Revenue	-	-	-	-	13,165	245,258
Total Liabilities	15,000	-	-	-	2,261,865	2,152,362
DEFERRED INFLOWS OF RESOURCES						
Lease Related	-	-	-	-	1,232,265	1,323,545
Unavailable Revenues	-	-	-	-	3,415	747,508
Total Deferred Inflows of Resources	-	-	-	-	1,235,680	2,071,053
FUND BALANCES						
Nonspendable	-	-	-	-	28	-
Restricted for:						
Protection of Persons and Property	-	-	-	-	1,360,808	1,272,224
Community Programs	-	-	-	-	10,203,576	10,475,793
Public Services	-	14,684	409,023	-	5,190,420	9,085,173
Debt Service	-	-	-	1,001	1,001	17,449
Assigned for:						
Protection of Persons and Property	-	-	-	-	700,807	668,391
Public Services	553,090	-	-	-	10,148,093	11,800,193
Unassigned	-	-	-	-	(41,269)	(35,410)
Total Fund Balances	553,090	14,684	409,023	1,001	27,563,464	33,283,813
Total Liabilities and Fund Balances	$ 568,090	$ 14,684	$ 409,023	$ 1,001	$ 31,061,009	$ 37,507,228

CITY OF COSTA MESA, CALIFORNIA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025

	Special Revenue				
	HOME Program	Air Quality Improvement	Community Development	Supplemental Law Enforcement Services	Rental Rehabilitation Program
REVENUES					
Taxes	$ -	$ -	$ -	$ -	$ -
Charges for Services	-	-	-	-	-
Fines and Forfeitures	-	-	-	-	-
Intergovernmental	560,386	145,853	1,509,889	332,622	-
Investment Income (Loss)	14,655	26,873	1,665	(42)	15,764
Rental Income	-	-	-	-	-
Miscellaneous	134,836	-	-	-	40,000
Total Revenues	709,877	172,726	1,511,554	332,580	55,764
EXPENDITURES					
Current:					
General Government	-	-	-	-	-
Protection of Persons and Property	-	-	-	376,562	-
Community Programs	551,644	-	605,824	-	-
Public Services	-	19,642	-	-	-
Debt Service:					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	551,644	19,642	605,824	376,562	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	158,233	153,084	905,730	(43,982)	55,764
OTHER FINANCING SOURCES (USES)					
Transfer In	-	-	-	-	-
Transfer Out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
NET CHANGE IN FUND BALANCES	158,233	153,084	905,730	(43,982)	55,764
Fund Balances - Beginning of Year, As Previously Reported Presented	1,716,203	498,709	152,715	9,870	288,773
Change within financial reporting entity (nonmajor to major fund)	-	-	-	-	-
Fund Balances - Beginning of Year	1,716,203	498,709	152,715	9,870	288,773
FUND BALANCES - END OF YEAR	$ 1,874,436	$ 651,793	$ 1,058,445	$ (34,112)	$ 344,537

CITY OF COSTA MESA, CALIFORNIA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025

	Special Revenue				
	Narcotics Forfeiture	Local Law Enforcement Block Grant	Office of Traffic Safety	Opioid Settlement	Housing Authority
REVENUES					
Taxes	$ -	$ -	$ -	$ -	$ -
Charges for Services	-	-	-	-	-
Fines and Forfeitures	18,655	-	-	-	-
Intergovernmental	-	-	329,559	756,892	1,429,643
Investment Income (Loss)	78,086	1,713	-	61,944	206,698
Rental Income	-	-	-	-	472,261
Miscellaneous	-	-	-	-	339,002
Total Revenues	96,741	1,713	329,559	818,836	2,447,604
EXPENDITURES					
Current:					
General Government	-	-	-	-	4,960,209
Protection of Persons and Property	-	-	301,306	-	-
Community Programs	-	-	-	-	802,357
Public Services	-	-	-	-	-
Debt Service:					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	-	-	301,306	-	5,762,566
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	96,741	1,713	28,253	818,836	(3,314,962)
OTHER FINANCING SOURCES (USES)					
Transfer In	-	-	-	-	1,923,018
Transfer Out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	1,923,018
NET CHANGE IN FUND BALANCES	96,741	1,713	28,253	818,836	(1,391,944)
Fund Balances - Beginning of Year, As Previously Reported Presented	1,227,018	35,336	(35,410)	836,218	8,318,102
Change within financial reporting entity (nonmajor to major fund)	-	-	-	-	-
Fund Balances - Beginning of Year	1,227,018	35,336	(35,410)	836,218	8,318,102
FUND BALANCES - END OF YEAR	$ 1,323,759	$ 37,049	$ (7,157)	$ 1,655,054	$ 6,926,158

CITY OF COSTA MESA, CALIFORNIA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025

	Special Revenue				Capital Projects
	Disaster Fund	Behavioral Health	Housing Asset Trust	Senior Transportation	Measure M2
REVENUES					
Taxes	$ -	$ -	$ -	$ -	$ -
Charges for Services	-	-	-	-	-
Fines and Forfeitures	-	-	-	-	-
Intergovernmental	63,578	945,217	-	-	-
Investment Income (Loss)	-	-	93,196	-	-
Rental Income	-	-	-	-	-
Miscellaneous	-	-	-	65,660	-
Total Revenues	63,578	945,217	93,196	65,660	-
EXPENDITURES					
Current:					
General Government	9,357	920,330	-	-	-
Protection of Persons and Property	1,925	-	-	-	-
Community Programs	782	-	-	65,660	-
Public Services	53,414	-	-	-	-
Debt Service:					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	65,478	920,330	-	65,660	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	(1,900)	24,887	93,196	-	-
OTHER FINANCING SOURCES (USES)					
Transfer In	-	-	2,471,196	-	-
Transfer Out	-	-	(203,717)	-	-
Total Other Financing Sources (Uses)	-	-	2,267,479	-	-
NET CHANGE IN FUND BALANCES	(1,900)	24,887	2,360,675	-	-
Fund Balances - Beginning of Year, As Previously Reported Presented	50,527	25,705	-	-	7,767,460
Change within financial reporting entity (nonmajor to major fund)	-	-	-	-	(7,767,460)
Fund Balances - Beginning of Year	50,527	25,705	-	-	-
FUND BALANCES - END OF YEAR	$ 48,627	$ 50,592	$ 2,360,675	$ -	$ -

CITY OF COSTA MESA, CALIFORNIA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025

	Capital Projects				
	Parking Districts	Golf Course Improvements	Park Development	Drainage Fees	Traffic Impact Fees
REVENUES					
Taxes	$ 27,912	$ -	$ -	$ -	$ -
Charges for Services	-	-	262,786	150,933	573,484
Fines and Forfeitures	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Investment Income (Loss)	9,717	79,757	104,338	109,517	234,705
Rental Income	-	186,142	-	-	-
Miscellaneous	-	-	-	-	-
Total Revenues	37,629	265,899	367,124	260,450	808,189
EXPENDITURES					
Current:					
General Government	-	-	250,000	-	-
Protection of Persons and Property	-	-	-	-	-
Community Programs	-	-	-	-	-
Public Services	-	49,871	428,009	266,580	1,584,595
Debt Service:					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	-	49,871	678,009	266,580	1,584,595
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	37,629	216,028	(310,885)	(6,130)	(776,406)
OTHER FINANCING SOURCES (USES)					
Transfer In	-	-	-	-	-
Transfer Out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
NET CHANGE IN FUND BALANCES	37,629	216,028	(310,885)	(6,130)	(776,406)
Fund Balances - Beginning of Year, As Previously Reported Presented	184,396	632,669	2,331,722	2,159,858	5,126,122
Change within financial reporting entity (nonmajor to major fund)	-	-	-	-	-
Fund Balances - Beginning of Year	184,396	632,669	2,331,722	2,159,858	5,126,122
FUND BALANCES - END OF YEAR	$ 222,025	$ 848,697	$ 2,020,837	$ 2,153,728	$ 4,349,716

CITY OF COSTA MESA, CALIFORNIA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2025

	Capital Projects				Debt Service	Totals	
	Fire System Development Fees	Jack Hammett Sports Complex	Lions Park Capital Improvements	Park Acquisition	Financing Authority	2025	2024
REVENUES							
Taxes	$ -	$ -	$ -	$ -	$ -	$ 27,912	$ 24,610
Charges for Services	-	-	-	-	-	987,203	355,005
Fines and Forfeitures	-	-	-	-	-	18,655	125,118
Intergovernmental	-	-	-	-	-	6,073,639	8,493,174
Investment Income (Loss)	32,416	23,882	17,473	17,065	2,500	1,131,922	1,186,310
Rental Income	-	-	-	-	-	658,403	883,398
Miscellaneous	-	-	-	-	-	579,498	271,788
Total Revenues	32,416	23,882	17,473	17,065	2,500	9,477,232	11,339,403
EXPENDITURES							
Current:							
General Government	-	-	-	-	-	6,139,896	-
Protection of Persons and Property	-	-	-	-	-	679,793	812,424
Community Programs	-	-	-	-	-	2,026,267	7,494,849
Public Services	-	-	353,603	-	-	2,755,714	5,308,611
Debt Service:							
Principal	-	-	-	-	2,015,000	2,015,000	1,920,000
Interest	-	-	-	-	781,175	781,175	879,550
Total Expenditures	-	-	353,603	-	2,796,175	14,397,845	16,415,434
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	32,416	23,882	(336,130)	17,065	(2,793,675)	(4,920,613)	(5,076,031)
OTHER FINANCING SOURCES (USES)							
Transfer In	-	-	-	-	2,777,227	7,171,441	7,111,763
Transfer Out	-	-	-	-	-	(203,717)	-
Total Other Financing Sources (Uses)	-	-	-	-	2,777,227	6,967,724	7,111,763
NET CHANGE IN FUND BALANCES	32,416	23,882	(336,130)	17,065	(16,448)	2,047,111	2,035,732
Fund Balances - Beginning of Year, As Previously Reported Presented	668,391	529,208	350,814	391,958	17,449	33,283,813	31,248,081
Change within financial reporting entity (nonmajor to major fund)	-	-	-	-	-	(7,767,460)	-
Fund Balances - Beginning of Year	668,391	529,208	350,814	391,958	17,449	25,516,353	31,248,081
FUND BALANCES - END OF YEAR	$ 700,807	$ 553,090	$ 14,684	$ 409,023	$ 1,001	$ 27,563,464	$ 33,283,813

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – NONMAJOR SPECIAL REVENUE FUNDS
HOME PROGRAM FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Intergovernmental	$ 567,760	$ 560,386	$ (7,374)	$ 930,234
Investment Income (Loss)	14,803	14,655	(148)	38,292
Miscellaneous	135,900	134,836	(1,064)	123,856
Total Revenues	718,463	709,877	(8,586)	1,092,382
EXPENDITURES				
Current:				
Community Programs	1,920,807	551,644	1,369,163	788,957
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(1,202,344)	158,233	1,360,577	303,425
NET CHANGE IN FUND BALANCE	(1,202,344)	158,233	1,360,577	303,425
Fund Balance - Beginning of Year	1,716,203	1,716,203	-	1,412,778
FUND BALANCE - END OF YEAR	$ 513,859	$ 1,874,436	$ 1,360,577	$ 1,716,203

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – NONMAJOR SPECIAL REVENUE FUNDS
AIR QUALITY IMPROVEMENT FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Intergovernmental	$ 145,800	$ 145,853	$ 53	$ 150,191
Investment Income (Loss)	-	26,873	26,873	17,512
Total Revenues	145,800	172,726	26,926	167,703
EXPENDITURES				
Current:				
Public Services	374,185	19,642	354,543	114,998
NET CHANGE IN FUND BALANCE	(228,385)	153,084	381,469	52,705
Fund Balance - Beginning of Year	498,709	498,709	-	446,004
FUND BALANCE - END OF YEAR	$ 270,324	$ 651,793	$ 381,469	$ 498,709

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – NONMAJOR SPECIAL REVENUE FUNDS
COMMUNITY DEVELOPMENT FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Intergovernmental	$ 1,510,506	$ 1,509,889	$ (617)	$ 619,833
Investment Income (Loss)	-	1,665	1,665	6
Total Revenues	1,510,506	1,511,554	1,048	650,739
EXPENDITURES				
Current:				
Community Programs	775,008	605,824	169,184	587,184
Public Services	350,000	-	350,000	-
Total Expenditures	1,125,008	605,824	519,184	587,184
NET CHANGE IN FUND BALANCE	385,498	905,730	520,232	63,555
Fund Balance - Beginning of Year	152,715	152,715	-	89,160
FUND BALANCE - END OF YEAR	$ 538,213	$ 1,058,445	$ 520,232	$ 152,715

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – NONMAJOR SPECIAL REVENUE FUNDS
SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Intergovernmental	$ 331,480	$ 332,622	$ 1,142	$ 321,103
Investment Income (Loss)	-	(42)	(42)	258
Total Revenues	331,480	332,580	1,100	321,361
EXPENDITURES				
Current:				
Protection of Persons and Property	343,882	376,562	(32,680)	359,983
NET CHANGE IN FUND BALANCE	(12,402)	(43,982)	(31,580)	(38,622)
Fund Balance - Beginning of Year	9,870	9,870	-	48,492
FUND BALANCE - END OF YEAR	$ (2,532)	$ (34,112)	$ (31,580)	$ 9,870

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – NONMAJOR SPECIAL REVENUE FUNDS
RENTAL REHABILITATION FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Investment Income (Loss)	$ -	$ 15,764	$ 15,764	$ 11,293
Miscellaneous	40,000	40,000	-	-
Total Revenues	40,000	55,764	15,764	11,293
EXPENDITURES				
Current:				
Community Programs	80,000	-	80,000	-
Total Expenditures	80,000	-	80,000	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(40,000)	55,764	95,764	11,293
NET CHANGE IN FUND BALANCE	(40,000)	55,764	95,764	11,293
Fund Balance - Beginning of Year	288,773	288,773	-	277,480
FUND BALANCE - END OF YEAR	$ 248,773	$ 344,537	$ 95,764	$ 288,773

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – NONMAJOR SPECIAL REVENUE FUNDS
NARCOTICS FORFEITURE FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Fines and Forfeitures	$ 19,000	$ 18,655	$ (345)	$ 125,118
Investment Income (Loss)	-	78,086	78,086	62,501
Total Revenues	19,000	96,741	77,741	187,619
EXPENDITURES				
Current:				
Protection of Persons and Property	531,271	-	531,271	254,705
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(512,271)	96,741	609,012	(67,086)
OTHER FINANCING SOURCES (USES)				
Transfers In	248,380	-	248,380	254,705
NET CHANGE IN FUND BALANCE	(263,891)	96,741	857,392	(67,086)
Fund Balance - Beginning of Year	1,227,018	1,227,018	-	1,294,104
FUND BALANCE - END OF YEAR	$ 963,127	$ 1,323,759	$ 857,392	$ 1,227,018

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – NONMAJOR SPECIAL REVENUE FUNDS
OFFICE OF TRAFFIC SAFETY FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Intergovernmental	$ 422,635	$ 329,559	$ (93,076)	$ 170,221
EXPENDITURES				
Current:				
Protection of Persons and Property	422,635	301,306	121,329	197,736
Total Expenditures	422,635	301,306	121,329	197,736
NET CHANGE IN FUND BALANCE	-	28,253	28,253	(27,515)
Fund Balance - Beginning of Year	(35,410)	(35,410)	-	(7,895)
FUND BALANCE - END OF YEAR	$ (35,410)	$ (7,157)	$ 28,253	$ (35,410)

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – NONMAJOR SPECIAL REVENUE FUNDS
HOUSING AUTHORITY FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Intergovernmental	$ 1,418,060	$ 1,429,643	$ 11,583	$ 1,320,654
Investment Income (Loss)	112,029	206,698	94,669	231,987
Rental Income	455,421	472,261	16,840	538,955
Miscellaneous	337,101	339,002	1,901	117,032
Total Revenues	2,322,611	2,447,604	124,993	2,208,628
EXPENDITURES				
Current:				
General Government	10,820,226	4,960,209	5,860,017	-
Community Programs	870,957	802,357	68,600	6,118,708
Total Expenditures	11,691,183	5,762,566	5,928,617	6,118,708
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	(9,368,572)	(3,314,962)	6,053,610	(3,910,080)
OTHER FINANCING SOURCES (USES)				
Transfers In	1,923,018	1,923,018	-	3,927,637
NET CHANGE IN FUND BALANCE	(7,445,554)	(1,391,944)	6,053,610	17,557
Fund Balance - Beginning of Year	8,318,102	8,318,102	-	8,300,545
FUND BALANCE - END OF YEAR	$ 872,548	$ 6,926,158	$ 6,053,610	$ 8,318,102

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – NONMAJOR SPECIAL REVENUE FUNDS
BEHAVIORAL HEALTH FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Intergovernmental	$ 1,253,590	$ 945,217	$ (308,373)	$ 25,705
Total Revenues	1,253,590	945,217	(308,373)	25,705
EXPENDITURES				
Current:				
General Government	2,097,051	920,330	1,176,721	-
Total Expenditures	2,097,051	920,330	1,176,721	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	(843,461)	24,887	(1,485,094)	25,705
NET CHANGE IN FUND BALANCE	(843,461)	24,887	868,348	25,705
Fund Balance - Beginning of Year	25,705	25,705	-	-
FUND BALANCE - END OF YEAR	$ (817,756)	$ 50,592	$ 868,348	$ 25,705

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – NONMAJOR SPECIAL REVENUE FUNDS
SENIOR TRANSPORTATION FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Miscellaneous	$ 237,600	$ 65,660	$ (171,940)	$ -
Total Revenues	237,600	65,660	(171,940)	-
EXPENDITURES				
Current:				
Community Programs	237,600	65,660	171,940	-
Total Expenditures	237,600	65,660	171,940	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-	-
NET CHANGE IN FUND BALANCE	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ -	$ -	$ -

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – MAJOR AND NONMAJOR CAPITAL PROJECTS FUNDS
CAPITAL IMPROVEMENTS
YEAR ENDED JUNE 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES					
Intergovernmental	$ -	$ -	$ 566,334	$ 566,334	$ 152,972
Investment Income (Loss)	-	-	1,570,269	1,570,269	1,203,727
Miscellaneous	-	-	22,401	22,401	35,852
Total Revenue	-	-	2,159,004	2,159,004	1,392,551
EXPENDITURES					
Current:					
General Government	-	3,971,814	37,180	3,934,634	7,200
Protection of Persons and Property	400,000	1,070,883	215,911	854,972	792,490
Community Programs	55,000	156,183	103,963	52,220	256,672
Public Services	8,700,010	30,223,797	7,671,607	22,552,190	3,297,238
Total Expenditures	9,155,010	35,422,677	8,028,661	27,394,016	4,353,600
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	(9,155,010)	(35,422,677)	(5,869,657)	29,553,020	(2,961,049)
OTHER FINANCING SOURCES (USES)					
Transfer In	6,849,994	3,950,030	3,949,994	(36)	7,194,994
Transfer Out	-	-	-	-	(384,576)
Total Other Financing Sources (Uses)	6,849,994	3,950,030	3,949,994	(36)	6,810,418
NET CHANGE IN FUND BALANCE	(2,305,016)	(31,472,647)	(1,919,663)	29,552,984	3,849,369
Fund Balance - Beginning of Year	35,387,391	35,387,391	35,387,391	-	31,538,022
FUND BALANCE - END OF YEAR	$ 33,082,375	$ 3,914,744	$ 33,467,728	$ 29,552,984	$ 35,387,391

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – MAJOR AND NONMAJOR CAPITAL PROJECTS FUNDS
MEASURE M2
YEAR ENDED JUNE 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES					
Intergovernmental	$ 4,256,148	$ 4,022,211	$ 3,860,654	$ (161,557)	$ 4,207,029
Investment Income (Loss)	-	-	374,600	374,600	295,795
Total Revenue	4,256,148	4,022,211	4,235,254	213,043	4,502,824
EXPENDITURES					
Current:					
Public Services	5,146,442	12,263,466	6,283,124	5,980,342	2,484,874
NET CHANGE IN FUND BALANCE	(890,294)	(8,241,255)	(2,047,870)	6,193,385	2,017,950
Fund Balance - Beginning of Year	7,767,460	7,767,460	7,767,460	-	5,749,510
FUND BALANCE - END OF YEAR	$ 6,877,166	$ (473,795)	$ 5,719,590	$ 6,193,385	$ 7,767,460

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – MAJOR AND NONMAJOR CAPITAL PROJECTS FUNDS
PARKING DISTRICTS FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Taxes	$ 21,434	$ 27,912	$ 6,478	$ 24,610
Investment Income (Loss)	-	9,717	9,717	6,885
Total Revenues	21,434	37,629	16,195	31,495
Fund Balance - Beginning of Year	184,396	184,396	-	152,901
FUND BALANCE - END OF YEAR	$ 205,830	$ 222,025	$ 16,195	$ 184,396

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – MAJOR AND NONMAJOR CAPITAL PROJECTS FUNDS
GOLF COURSE IMPROVEMENTS FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Investment Income (Loss)	$ -	$ 79,757	$ 79,757	$ 24,763
Rental Income	187,000	186,142	(858)	179,443
Total Revenues	187,000	265,899	78,899	204,206
EXPENDITURES				
Current:				
Public Services	652,078	49,871	602,207	247,921
NET CHANGE IN FUND BALANCE	(465,078)	216,028	681,106	(43,715)
Fund Balance - Beginning of Year	632,669	632,669	-	676,384
FUND BALANCE - END OF YEAR	$ 167,591	$ 848,697	$ 681,106	$ 632,669

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – MAJOR AND NONMAJOR CAPITAL PROJECTS FUNDS
PARK DEVELOPMENT FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Charges for Services	$ 263,000	$ 262,786	$ (214)	$ 142,598
Investment Income (Loss)	-	104,338	104,338	103,835
Total Revenues	263,000	367,124	104,124	246,433
EXPENDITURES				
Current:				
Community Programs	250,000	250,000	-	-
Public Services	2,205,397	428,009	1,777,388	787,433
Total Expenditures	2,455,397	678,009	1,777,388	787,433
NET CHANGE IN FUND BALANCE	(2,192,397)	(310,885)	1,881,512	(541,000)
Fund Balance - Beginning of Year	2,331,722	2,331,722	-	2,872,722
FUND BALANCE - END OF YEAR	$ 139,325	$ 2,020,837	$ 1,881,512	$ 2,331,722

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – MAJOR AND NONMAJOR CAPITAL PROJECTS FUNDS
DRAINAGE FEES FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Charges for Services	$ 151,000	$ 150,933	$ (67)	$ 81,806
Investment Income (Loss)	-	109,517	109,517	86,162
Total Revenues	151,000	260,450	109,450	167,968
EXPENDITURES				
Current:				
Public Services	2,276,327	266,580	2,009,747	183,061
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(2,125,327)	(6,130)	2,119,197	(15,093)
NET CHANGE IN FUND BALANCE	(2,125,327)	(6,130)	2,119,197	(15,093)
Fund Balance - Beginning of Year	2,159,858	2,159,858	-	2,174,951
FUND BALANCE - END OF YEAR	$ 34,531	$ 2,153,728	$ 2,119,197	$ 2,159,858

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – MAJOR AND NONMAJOR CAPITAL PROJECTS FUNDS
TRAFFIC IMPACT FEES FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Charges for Services	$ 600,000	$ 573,484	$ (26,516)	$ 130,601
Investment Income (Loss)	-	234,705	234,705	209,507
Total Revenues	600,000	808,189	208,189	340,108
EXPENDITURES				
Current:				
Public Services	5,048,160	1,584,595	3,463,565	1,490,324
NET CHANGE IN FUND BALANCE	(4,448,160)	(776,406)	3,671,754	(1,150,216)
Fund Balance - Beginning of Year	5,126,122	5,126,122	-	6,276,338
FUND BALANCE - END OF YEAR	$ 677,962	$ 4,349,716	$ 3,671,754	$ 5,126,122

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – MAJOR AND NONMAJOR CAPITAL PROJECTS FUNDS
JACK HAMMETT SPORTS COMPLEX FUND
YEAR ENDED JUNE 30, 2025

	- Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Investment Income (Loss)	$ -	$ 23,882	$ 23,882	$ 17,337
Rental Income (Loss)	-	-	-	165,000
Total Revenues	-	23,882	23,882	182,337
EXPENDITURES				
Current:				
Public Services	400,000	-	400,000	-
NET CHANGE IN FUND BALANCE	(400,000)	23,882	423,882	182,337
Fund Balance - Beginning of Year	529,208	529,208	-	346,871
FUND BALANCE - END OF YEAR	$ 129,208	$ 553,090	$ 423,882	$ 529,208

CITY OF COSTA MESA, CALIFORNIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – MAJOR AND NONMAJOR CAPITAL PROJECTS FUNDS
LIONS PARK CAPITAL IMPROVEMENTS FUND
YEAR ENDED JUNE 30, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Prior Year Actual
REVENUES				
Investment Income (Loss)	$ -	$ 17,473	$ 17,473	$ 16,678
EXPENDITURES				
Current:				
Public Services	353,603	353,603	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(353,603)	(336,130)	17,473	16,678
OTHER FINANCING SOURCES (USES)				
Transfers In	353,602	-	(353,602)	
Transfers Out	(334,136)	-	334,136	
Total Other Financing Sources (Uses)	19,466	-	(19,466)	16,678
NET CHANGE IN FUND BALANCE	(334,137)	(336,130)	(1,993)	16,678
Fund Balance - Beginning of Year	350,814	350,814	-	334,136
FUND BALANCE - END OF YEAR	$ 16,677	$ 14,684	$ (1,993)	$ 350,814

INTERNAL SERVICE FUNDS

Internal Service Funds are used to account for the financing of goods and services provided by one City department to another City department on a cost-reimbursement basis.

Equipment Replacement Fund

Established to account for all motorized equipment used by City departments.

Self-Insurance Fund – Workers' Compensation/General Liability/Unemployment

Established to account for receipt and disbursement of funds used to pay workers' compensation, general liability, and unemployment premiums and claims filed against the City.

Information Technology Replacement Fund

Established to provide funds for future replacements and upgrades to City computer equipment, systems, and supporting infrastructure.

CITY OF COSTA MESA, CALIFORNIA
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
JUNE 30, 2025
(WITH COMPARATIVE DATA FOR PRIOR YEAR)

	Equipment Replacement	Self-Insurance Workers' Compensation/ General Liability/ Unemployment	Information Technology Replacement	Total 2025	Total 2024
ASSETS					
Current Assets:					
Cash and Investments	$ 6,725,689	$ 17,531,763	$ 12,975,521	$ 37,232,973	$ 38,731,062
Accounts Receivable	232	12,528	-	12,760	54,020
Interest Receivable	41,850	110,895	74,671	227,416	54,020
Prepaid Items	2,880,331	-	-	2,880,331	4,245,906
Inventories	401,974	-	-	401,974	266,236
Total Current Assets	10,050,076	17,655,186	13,050,192	40,755,454	43,351,244
Capital Assets:					
Intangible Assets	-	-	1,932,537	1,932,537	-
Motorized Equipment	24,570,988	-	-	24,570,988	22,875,746
Other Equipment	8,645,091	-	187,799	8,832,890	5,928,501
Accumulated Depreciation	(18,725,686)	-	(101,411)	(18,827,097)	(13,732,948)
Capital Assets, Net	14,490,393	-	2,018,925	16,509,318	15,071,299
Total Assets	24,540,469	17,655,186	15,069,117	57,264,772	58,422,543
LIABILITIES					
Current Liabilities:					
Accounts Payable	128,282	165,493	76,208	369,983	2,083,460
Accrued Liabilities	80,343	17,596	27,471	125,410	122,911
Notes Payable	891,411	-	-	891,411	864,738
Claims Payable	-	1,293,969	-	1,293,969	862,543
Total Current Liabilities	1,100,036	1,477,058	103,679	2,680,773	3,933,652
Long-Term Liabilities:					
Notes Payable	4,259,726	-	-	4,259,726	5,151,138
Claims Payable	-	15,060,846	-	15,060,846	14,098,024
Total Long-Term Liabilities	4,259,726	15,060,846	-	19,320,572	19,249,162
Total Liabilities	5,359,762	16,537,904	103,679	22,001,345	23,182,814
NET POSITION					
Net Investment in Capital Assets	9,339,256	-	2,018,925	11,358,181	9,055,423
Unrestricted	9,841,451	1,117,282	12,946,513	23,905,246	26,130,286
				-	
Total Net Position	$ 19,180,707	$ 1,117,282	$ 14,965,438	$ 35,263,427	$ 35,185,709

CITY OF COSTA MESA, CALIFORNIA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS
YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE DATA FOR PRIOR YEAR)

	Equipment Replacement	Self-Insurance Workers' Compensation/ General Liability/ Unemployment	Information Technology Replacement	Total 2025	Total 2024
OPERATING REVENUES					
Charges for Services	$ 6,143,747	$ 5,092,315	$ -	$ 11,236,062	$ 10,938,708
Total Operating Revenues	6,143,747	5,092,315	-	11,236,062	10,938,708
OPERATING EXPENSES					
Allocated Administrative Costs	2,296,702	832,847	2,102,266	5,231,815	4,288,668
Depreciation	1,632,720	-	-	1,632,720	1,532,452
Fuel and Repair Parts	974,182	-	-	974,182	1,423,961
Claims and Premiums	-	7,892,862	-	7,892,862	6,768,057
Total Operating Expenses	4,903,604	8,725,709	2,102,266	15,731,579	14,151,483
OPERATING INCOME	1,240,143	(3,633,394)	(2,102,266)	(4,495,517)	(3,212,775)
NONOPERATING REVENUES (EXPENSES)					
Investment Income (Loss)	288,900	812,494	551,500	1,652,894	1,469,458
Intergovernmental	-	-	-	-	-
Other Nonoperating Revenue	44,420	29,258	-	73,678	10,000
Interest Expense	(78,332)	-	-	(78,332)	(55,041)
Gain (Loss) on Disposal of Equipment	68,995	-	-	68,995	145,438
Total Nonoperating Revenues (Expenses)	323,983	841,752	551,500	1,717,235	1,569,855
INCOME (LOSS) BEFORE TRANSFERS	1,564,126	(2,791,642)	(1,550,766)	(2,778,282)	(1,642,920)
Transfers In	-	-	2,856,000	2,856,000	3,716,386
Transfers Out	-	-	-	-	(19,720)
Total Transfers	-	-	2,856,000	2,856,000	3,696,666
CHANGE IN NET POSITION	1,564,126	(2,791,642)	1,305,234	77,718	2,053,746
Net Position - Beginning of Year	17,616,581	3,908,924	13,660,204	35,185,709	33,131,963
NET POSITION - END OF YEAR	$ 19,180,707	$ 1,117,282	$ 14,965,438	$ 35,263,427	$ 35,185,709

CITY OF COSTA MESA, CALIFORNIA
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE DATA FOR PRIOR YEAR)

	Equipment Replacement	Self-Insurance Workers' Compensation/ General Liability/ Unemployment	Information Technology Replacement	Total 2025	Total 2024
CASH FLOWS FROM OPERATING ACTIVITIES					
Cash Received from Customers and User Departments	$ 6,143,515	$ 5,079,787	$ -	$ 11,223,302	$ 10,938,708
Cash Payments to Suppliers for Goods and Services	(2,859,418)	(6,811,809)	(1,351,803)	(11,023,030)	(7,197,189)
Cash payments to Employees for Services	(1,056,950)	(434,209)	(671,563)	(2,162,722)	
Cash Received from Other Sources	44,420	29,258	-	73,678	(2,926,462)
Net Cash Provided (Used) by Operating Activities	2,271,567	(2,136,973)	(2,023,366)	(1,888,772)	815,057
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Cash Received from Other Funds	-	-	2,856,000	2,856,000	3,716,386
Cash Paid to Other Funds	-	-	-	-	(19,720)
Net Cash Provide (Used) by Noncapital Financing Activities	-	-	2,856,000	2,856,000	3,696,666
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Principal Paid on Capital Debt	(864,739)	-	-	(864,739)	(563,165)
Interest Paid on Capital Debt	(78,332)	-	-	(78,332)	(55,041)
Proceeds from Note Payable	-	-	-	-	2,276,449
Proceeds from Insurance Settlement	-	-	-	-	10,000
Proceeds from Sale of Capital Assets	127,830	-	-	127,830	178,217
Acquisition of Capital Assets	(3,129,574)	-	-	(3,129,574)	(6,896,181)
Net Cash Provided (Used) by Capital and Related Financing Activities	(3,944,815)	-	-	(3,944,815)	(5,049,721)
CASH FLOWS FROM INVESTING ACTIVITIES					
Investment Income (Loss)	258,791	728,189	492,518	1,479,498	1,459,030
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(1,414,457)	(1,408,784)	1,325,152	(1,498,089)	921,032
Cash and Cash Equivalents - Beginning of Year	8,140,146	18,940,547	11,650,369	38,731,062	37,810,030
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 6,725,689	$ 17,531,763	$ 12,975,521	$ 37,232,973	$ 38,731,062
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES					
Operating Income (Loss)	$ 1,240,143	$ (3,633,394)	$ (2,102,266)	$ (4,495,517)	$ (3,212,775)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:					
Depreciation	1,632,720	-	-	1,632,720	1,532,452
Other Revenues	44,420	29,258		73,678	
(Increase) Decrease in Accounts Receivable	(232)	(12,528)	-	(12,760)	242,026
(Increase) Decrease in Prepaid Items	1,365,575	-	-	1,365,575	
(Increase) Decrease in Inventories	(135,738)	-	-	(135,738)	(117,033)
Increase (Decrease) in Accounts Payable	(1,868,676)	82,512	72,687	(1,713,477)	1,247,568
Increase (Decrease) in Accrued Liabilities	(6,645)	2,931	6,213	2,499	(10,349)
Increase (Decrease) in in Claims Payable	-	1,394,248	-	1,394,248	1,133,168
Net Cash Provided by Operating Activities	$ 2,271,567	$ (2,136,973)	$ (2,023,366)	$ (1,888,772)	$ 815,057

Intentionally left blank page.

CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953

ANNUAL COMPREHENSIVE
FINANCIAL REPORT
STATISTICAL SECTION

STATISTICAL SECTION

This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

FINANCIAL TRENDS — TABLES 1 – 4

These schedules contain financial trend information to help the reader understand how the government's financial performance and well- being have changed over time.

REVENUE CAPACITY — TABLES 5 – 12

These schedules contain revenue information to help the reader assess the government's most significant local revenue source.

DEBT CAPACITY — TABLES 13 – 15

These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.

DEMOGRAPHIC AND ECONOMIC INFORMATION — TABLES 16 – 17

These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.

OPERATING INFORMATION — TABLES 18 – 20

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.

CITY OF COSTA MESA, CALIFORNIA

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental Activities										
Net investment in capital assets	$ 216,195,466	$ 219,280,752	$ 235,177,233	$ 248,255,931	$ 248,815,081	$ 255,443,158	$ 249,096,798	$ 258,068,790	$ 257,950,628	$ 270,080,000
Restricted										
Pension	-	-	-	-	-	-	-	-	-	2,092,360
Protection of Persons and Property	1,022,546	217,303	150,169	872,898	1,628,892	1,329,350	1,333,365	1,672,814	1,568,489	1,863,547
Community programs	12,793,475	9,588,998	3,767,377	6,162,341	5,687,227	6,176,036	6,796,140	10,118,512	12,663,845	10,206,991
Public services	15,495,090	20,253,747	13,625,826	14,845,159	17,051,750	18,047,015	20,103,188	7,236,370	9,246,161	37,019,168
Debt service	-	-	-	-	-	-	-	-	-	1,001
Unrestricted	(159,357,224)	(161,805,274)	(224,657,548)	(241,478,263)	(251,417,100)	(243,934,825)	(225,702,393)	(166,151,695)	(168,224,238)	(209,490,787)
Total governmental activities net position	$ 86,149,353	$ 87,535,526	$ 28,063,057	$ 28,658,066	$ 21,765,850	$ 37,060,734	$ 51,627,098	$ 110,944,791	$ 113,204,885	$ 111,772,280

Source: Government-Wide Financial Statements

CITY OF COSTA MESA, CALIFORNIA

CHANGES IN NET POSITION

LAST TEN FISCAL YEARS

(accrual basis of accounting)

	Fiscal Years									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental Activities:										
General government	$ 24,631,010	$ 28,474,037	$ 31,695,402	$ 34,008,731	$ 32,124,703	$ 36,763,868	$ 31,808,370	$ 34,980,361	$ 46,273,963	$ 57,099,994
Protection of persons and property	63,956,413	70,786,483	86,777,544	86,440,751	96,625,585	88,643,852	98,324,072	73,551,002	112,351,024	116,454,036
Community programs	4,639,743	12,069,675	10,126,755	16,363,506	17,285,898	22,007,275	14,887,015	21,097,340	29,965,511	20,681,772
Public services	22,498,495	21,415,061	20,062,183	27,937,004	16,269,612	17,663,842	21,645,247	13,379,020	22,489,959	30,882,547
Interest on long-term debt	1,081,605	974,233	1,082,361	1,138,694	1,083,190	986,593	929,979	962,189	1,033,694	807,311
Total primary government expenses	116,807,266	133,719,489	149,744,245	165,888,686	163,388,988	166,065,430	167,594,683	143,969,912	212,114,151	225,925,660
Program Revenues										
Governmental Activities:										
Charges for services:										
Protection of persons and property	2,707,819	2,819,809	3,805,473	7,267,233	7,461,872	5,497,350	6,846,240	8,548,513	9,792,484	10,670,393
Community programs	8,232,995	7,577,878	9,536,570	8,207,122	4,816,413	5,243,843	6,220,199	5,440,973	6,118,182	6,735,983
Public services	3,721,366	3,232,506	5,046,984	6,179,653	7,096,062	6,372,272	8,896,422	8,551,558	7,080,894	8,564,419
Operating grants and contributions	4,907,815	4,487,089	7,727,382	9,339,283	10,576,719	32,519,129	14,404,940	19,907,594	23,659,800	26,016,091
Capital grants and contributions	3,370,260	7,114,471	4,755,573	9,142,040	6,251,484	8,267,623	5,528,637	3,905,958	4,395,853	4,477,056
Total primary government revenues	22,940,255	25,231,753	30,871,982	40,135,331	36,202,550	57,900,217	41,896,438	46,354,596	51,047,213	56,463,942
Total primary government net expense	$ (93,867,011)	$ (108,487,736)	$ (118,872,263)	$ (125,753,355)	$ (127,186,438)	$ (108,165,213)	$ (125,698,245)	$ (97,615,316)	$ (161,066,938)	$ (169,461,718)
General Revenues and Other Changes in Net Position										
Governmental Activities:										
Taxes:										
Property taxes	$ 26,168,612	$ 37,925,385	$ 40,373,351	$ 43,226,688	$ 45,548,585	$ 47,891,698	$ 49,706,079	$ 53,806,587	$ 56,411,786	$ 59,494,432
Sales and use taxes	58,524,162	57,591,889	56,971,636	62,689,811	55,866,831	63,738,411	77,165,533	79,851,289	76,400,160	78,244,492
Transient occupancy tax	8,622,505	8,924,854	8,819,617	8,595,417	6,587,224	4,282,802	8,366,278	9,830,790	10,150,696	9,962,421
Franchise taxes	5,060,402	4,593,631	4,965,515	5,042,551	4,822,964	4,895,574	5,318,541	6,094,232	6,542,802	6,637,150
Business/Cannabis tax	973,521	918,928	919,450	1,093,154	1,663,100	1,227,843	1,468,202	1,907,551	3,902,514	5,060,510
Other intergovernmental unrestricted	11,209,989	51,340	60,031	55,343	91,674	84,182	130,289	275,292	138,951	349,375
Investment income (loss)	1,871,216	496,650	256,438	4,264,987	4,075,623	(80,831)	(3,609,117)	1,821,815	7,200,904	8,709,004
Gain on sale of capital assets	-	-	-	-	-	-	-	-	-	68,995
Miscellaneous	913,351	1,333,610	1,903,266	1,380,413	1,638,221	1,420,418	1,718,804	3,345,453	2,579,219	2,288,046
Settlements	-	-	-	-	-	-	-	-	-	-
Total primary government	113,343,758	111,836,287	114,269,304	126,348,364	120,294,222	123,460,097	140,264,609	156,933,009	163,327,032	170,814,425
Change in Net Position	$ 19,476,747	$ 3,348,551	$ (4,602,959)	$ 595,009	$ (6,892,216)	$ 15,294,884	$ 14,566,364	$ 59,317,693	$ 2,260,094	$ 1,352,707

Source: Government-Wide Financial Statements

CITY OF COSTA MESA, CALIFORNIA

FUND BALANCES OF GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS

(modified accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General fund										
Nonspendable	$ 2,486,085	$ 2,253,843	$ 2,038,518	$ 280,195	$ 362,189	$ 964,846	$ 603,547	$ 458,687	$ 630,182	$ 883,072
Restricted	-	-	-	-	-	1,778,220	3,061,154	3,178,229	3,367,408	2,092,360
Committed	16,125,000	16,125,000	16,125,000	23,625,000	25,125,000	25,125,000	25,125,000	25,125,000	25,125,000	25,125,000
Assigned	13,820,663	13,819,088	13,730,832	8,940,072	9,151,062	8,195,429	12,469,067	13,946,622	13,554,327	13,554,327
Unassigned	32,040,713	30,867,198	23,329,730	20,451,232	18,825,417	17,428,766	16,517,079	16,328,416	17,685,984	19,307,045
Total general fund	$ 64,472,461	$ 63,065,129	$ 55,224,080	$ 53,296,499	$ 53,463,668	$ 53,492,261	$ 57,775,847	$ 59,036,954	$ 60,362,901	$ 60,961,804
All other governmental funds										
Restricted	$ 19,309,083	$ 28,056,898	$ 30,108,463	$ 21,753,832	$ 25,676,330	$ 25,200,380	$ 26,636,885	$ 35,221,550	$ 43,106,614	$ 48,327,486
Assigned	23,738,380	27,619,480	25,415,708	24,337,823	25,474,636	31,173,285	34,939,313	44,680,442	47,855,975	44,316,628
Unassigned	(139,064)	(248,979)	(6,353)	(9,453)	(2,312,520)	(451,068)	(1,850,787)	961,694	(1,573,428)	(41,269)
Total all other governmental funds	$ 42,908,399	$ 55,427,399	$ 55,517,818	$ 46,082,202	$ 48,838,446	$ 55,922,597	$ 59,725,411	$ 80,863,686	$ 89,389,161	$ 92,602,845

Source: Fund Financial Statements

CITY OF COSTA MESA, CALIFORNIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS

(modified accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Taxes	$ 99,349,202	$ 99,464,729	$ 110,884,896	$ 123,969,423	$ 114,463,599	$ 122,138,588	$ 141,919,878	$ 151,484,175	$ 153,486,531	$ 159,250,141
Licenses and permits	2,983,081	2,933,305	3,837,564	5,104,022	5,496,049	4,368,740	7,331,252	6,342,557	5,982,422	6,809,704
Fines and forfeits	1,609,134	1,352,682	1,612,230	2,468,993	2,067,884	1,061,346	1,176,357	1,266,768	1,422,437	1,474,419
Intergovernmental	17,612,288	23,205,265	10,558,481	16,646,740	15,006,292	39,855,634	18,077,452	26,254,095	26,518,073	33,073,626
Charges for services	6,668,445	5,909,112	9,553,421	9,990,454	9,489,827	7,309,872	9,030,556	10,155,524	10,568,751	12,222,740
Rental	3,336,053	3,289,222	3,404,676	3,479,527	3,566,255	4,773,662	4,815,577	4,722,383	5,396,192	5,469,828
Investment income (loss)	1,775,765	420,561	244,606	3,616,606	3,394,398	(37,016)	(2,767,803)	1,516,600	5,731,450	7,056,107
Miscellaneous	1,679,917	2,170,215	2,081,739	3,226,941	2,161,633	1,410,996	1,545,970	1,615,437	1,650,312	1,913,536
Total revenues	135,013,885	138,745,091	142,177,613	168,502,706	155,645,937	180,881,822	181,129,239	203,357,539	210,756,168	227,270,101
Expenditures										
General government	25,102,067	26,518,266	29,048,355	29,219,530	30,808,182	31,851,632	33,567,585	36,619,271	43,466,720	52,783,983
Protection of persons and property	64,426,376	66,141,703	70,198,327	78,762,212	82,939,180	84,027,648	90,698,363	98,044,159	104,825,629	113,183,368
Community programs	8,019,356	9,410,168	10,888,393	13,265,742	14,297,137	18,578,311	16,267,400	19,397,579	25,158,889	19,284,556
Public services	19,836,633	21,680,495	42,305,565	50,429,478	20,506,675	27,033,542	20,962,292	17,514,252	20,328,775	32,878,565
Debt service:										
Principal	2,650,000	2,755,000	4,070,000	1,795,261	1,815,392	1,890,391	2,202,563	2,172,370	2,486,391	2,609,726
Interest	1,109,037	992,383	1,041,853	1,298,315	1,230,958	1,155,360	1,095,786	999,864	941,676	897,526
Bond issuance costs	-	-	344,858	-	-	-	-	-		
Payment to refunded bond escrow agent	-	-	2,302,225	-	-	-	-	-		
Total expenditures	121,143,469	127,498,015	160,199,576	174,770,538	151,597,524	164,536,884	164,793,989	174,747,495	197,208,080	221,637,724
Excess of revenues over (under) expenditures	13,870,416	11,247,076	(18,021,963)	(6,267,832)	4,048,413	16,344,938	16,335,250	28,610,044	13,548,088	5,632,377
Other financing sources (uses):										
Subcription proceeds	-	-	-	-	-	-	-	-	-	1,036,210
Transfers in	12,852,940	16,058,019	12,370,819	15,899,228	10,811,227	26,619,517	13,116,263	22,212,189	15,195,375	11,121,435
Transfers out	(12,852,940)	(19,658,019)	(18,063,009)	(21,148,507)	(11,936,227)	(35,851,711)	(21,365,113)	(28,422,851)	(18,892,041)	(13,977,435)
Issuance of debt	-	-	29,735,000	153,914	-	-	-	-		
Premium on debt issue	-	-	3,694,172	-	-	-	-	-	-	-
Payment to bond escrow agent	-	-	(14,530,520)	-	-	-	-	-	-	-
Total other financing sources (uses)	-	(3,600,000)	13,206,462	(5,095,365)	(1,125,000)	(9,232,194)	(8,248,850)	(6,210,662)	(3,696,666)	(1,819,790)
Net change in fund balances	$ 13,870,416	$ 7,647,076	$ (4,815,501)	$ (11,363,197)	$ 2,923,413	$ 7,112,744	$ 8,086,400	$ 22,399,382	$ 9,851,422	$ 3,812,587
Debt service as a percentage of noncapital expenditures	3.38%	3.18%	5.64%	2.21%	2.19%	2.10%	2.27%	2.03%	1.86%	1.74%

Source: Fund Financial Statements

CITY OF COSTA MESA, CALIFORNIA

TAX REVENUES BY SOURCE, GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

Fiscal Years	Sales	Property	Transient Occupancy	Franchise	Business	Proposition 172	Total
2016	57,593,561	26,168,612	8,622,505	5,060,402	973,521	930,601	99,349,202
2017	56,556,867	27,435,427	8,924,854	4,593,631	918,928	1,035,022	99,464,729
2018	54,656,183	40,458,402	8,819,617	4,965,515	919,450	1,065,729	110,884,896
2019	64,902,009	42,873,901	8,595,417	5,042,551	1,093,154	1,126,008	123,633,040
2020	55,866,831	45,548,585	6,587,224	4,822,964	1,663,100	1,102,506	115,591,210
2021	63,738,411	47,891,698	4,282,802	4,895,574	1,227,843	1,151,953	123,188,281
2022	77,165,533	49,706,079	8,366,278	5,318,541	1,468,199	1,467,173	143,491,803
2023	79,851,289	53,442,949	9,830,790	6,094,232	1,907,551	1,396,896	152,523,707
2024	76,400,160	56,465,749	10,150,696	6,542,802	3,902,514	1,396,143	154,858,064
2025	78,244,492	59,317,656	9,962,421	6,637,150	5,060,510	1,392,219	160,614,448

Source: Required Supplementary Information

CITY OF COSTA MESA, CALIFORNIA

TAXABLE SALES BY CATEGORY

LAST TEN CALENDAR YEARS

(in thousands of dollars)

	Calendar Years									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Apparel stores	$ 727,073	$ 754,197	$ 714,478	$ 814,593	$ 835,594	$ 569,776	$ 1,031,162	$ 1,167,167	$ 1,096,912	$ 1,062,460
General merchandise	618,702	582,500	565,635	534,747	512,500	315,884	515,117	553,045	547,467	468,976
Food stores	103,225	90,941	88,385	90,178	91,470	92,557	91,147	91,789	99,534	116,767
Eating and drinking establishments	469,465	496,041	515,683	535,744	556,504	405,696	589,711	681,847	698,632	728,072
Building materials	205,343	224,225	236,497	242,750	251,846	251,117	314,137	351,411	320,238	315,552
Auto dealers and supplies	858,187	924,641	1,006,804	1,153,396	1,230,062	1,149,598	1,380,887	1,402,985	1,476,879	1,378,368
Service stations	215,707	190,969	200,170	235,572	232,911	161,495	242,199	315,387	274,997	251,408
Other retail stores	1,047,009	1,050,063	1,116,930	1,178,337	1,165,897	943,056	1,320,071	1,509,430	1,491,955	1,441,191
All other outlets	1,112,851	1,206,829	1,157,415	1,269,997	1,402,675	1,447,700	1,697,098	1,809,139	1,865,556	1,803,763
	$ 5,357,562	$ 5,520,406	$ 5,601,997	$ 6,055,314	$ 6,279,459	$ 5,336,879	$ 7,181,529	$ 7,882,200	$ 7,872,170	$ 7,566,557
City direct sales tax rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%

Source: State of California Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office and the HdL Companies

CITY OF COSTA MESA, CALIFORNIA

PRINCIPAL SALES TAX REMITTERS BY CATEGORY

CURRENT YEAR AND NINE YEARS AGO

	2024			2015		
Category	Taxable Sales	Rank	Percentage of Total City Taxable Sales	Taxable Sales	Rank	Percentage of Total City Taxable Sales
All other outlets	$ 1,803,763	1	23.84%	$ 1,112,851	1	20.77%
Other retail stores	1,441,191	2	19.05%	1,047,009	2	19.54%
Auto dealers and supplies	1,378,368	3	18.22%	858,187	3	16.02%
Apparel stores	1,062,460	4	14.04%	727,073	4	13.57%
Eating and drinking establishments	728,072	5	9.62%	469,465	6	8.76%
General merchandise	468,976	6	6.20%	618,702	5	11.55%
Building materials	315,552	7	4.17%	205,343	8	3.83%
Service stations	251,408	8	3.32%	215,707	7	4.03%
Food stores	116,767	9	1.54%	103,225	9	1.93%

Source: State of California Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office and the HdL Companies

CITY OF COSTA MESA, CALIFORNIA

DIRECT AND OVERLAPPING SALES TAX RATES

LAST TEN FISCAL YEARS

Fiscal Years	City Local Rate	Orange County Rate	State of California Rate	Total Sales Tax Rate
2016	1.00	0.50	6.50	8.00
2017	1.25	0.50	6.00	7.75
2018	1.25	0.50	6.00	7.75
2019	1.25	0.50	6.00	7.75
2020	1.25	0.50	6.00	7.75
2021	1.25	0.50	6.00	7.75
2022	1.25	0.50	6.00	7.75
2023	1.25	0.50	6.00	7.75
2024	1.25	0.50	6.00	7.75
2025	1.25	0.50	6.00	7.75

Source: State of California Board of Equalization

CITY OF COSTA MESA, CALIFORNIA

PROPERTY TAX LEVIES AND COLLECTIONS

LAST TEN FISCAL YEARS

Fiscal Year Ended June 30,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collected for Subsequent Years (2)	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy (1)
2016	24,960,369	24,222,713	97.04%	227,104	24,449,817	97.95%
2017	26,330,538	25,640,344	97.38%	216,963	25,857,308	98.20%
2018	27,825,846	27,272,459	98.01%	198,624	27,471,083	98.73%
2019	29,820,941	29,186,740	97.87%	196,710	29,383,450	98.53%
2020	31,300,931	30,714,805	98.13%	214,204	30,929,009	98.81%
2021	32,769,949	32,203,394	98.27%	294,030	32,497,424	99.17%
2022	33,917,865	33,032,650	97.39%	298,304	33,330,954	98.27%
2023	37,663,468	36,812,087	97.74%	268,998	37,081,085	98.45%
2024	38,940,043	38,085,358	97.81%	315,831	38,401,189	98.62%
2025	40,950,437	40,023,594	97.74%	361,547	40,385,141	98.62%

(1) The Percentage of Levy may exceed 100% if the amounts collected for subsequent years exceed the delinquency.

(2) The County of Orange only makes this data available by collection year. Data by levy year is not available.

Source: Orange County Assessor 2024/2025 Combined Tax Rolls

CITY OF COSTA MESA, CALIFORNIA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

Fiscal Years	Residential Property	Commercial Property	Industrial Property	Miscellaneous Property	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value [1]	Taxable Assessed Value as a Percentage of Actual Taxable Value
2016	10,456,976,124	3,766,616,981	1,190,970,066	1,118,171,362	-	16,532,734,533	0.15038%	16,532,734,533	100.00%
2017	11,033,602,522	3,918,807,590	1,336,961,702	1,180,683,099	-	17,470,054,913	0.15014%	17,470,054,913	100.00%
2018	11,685,011,850	4,096,390,455	1,500,236,782	1,222,877,713	-	18,504,516,800	0.15009%	18,504,516,800	100.00%
2019	12,557,043,739	4,473,583,090	1,646,413,988	1,223,132,784	-	19,900,173,601	0.15002%	19,900,173,601	100.00%
2020	13,389,240,208	4,687,990,535	1,744,806,502	1,290,509,110	-	21,112,546,355	0.14848%	21,112,546,355	100.00%
2021	14,143,690,438	4,858,631,950	1,822,103,130	1,295,199,231	-	22,119,624,749	0.14856%	22,119,624,749	100.00%
2022	14,753,436,539	4,866,777,961	1,875,392,912	1,244,087,188	-	22,739,694,600	0.14824%	22,739,694,600	100.00%
2023	15,853,782,350	5,070,138,124	2,052,311,019	1,390,912,662	-	24,367,144,155	0.15103%	24,367,144,155	100.00%
2024	17,022,360,496	5,352,310,983	2,214,212,560	1,426,931,653	-	26,015,815,692	0.14476%	26,015,815,692	100.00%
2025	18,100,710,527	5,455,410,264	2,365,280,527	1,623,354,452	-	27,544,755,770	0.14494%	27,544,755,770	100.00%

[1] In 1978 the voters of the State of California passed Proposition 13 which limited taxes to a total maximum rate of 1%, based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an inflation factor (limited to a maximum of 2%). With few exceptions, property is only reassessed as a result of new construction or at the purchase price (market value) or economic value of the property sold. The assessed valuation data shown above, represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above. Therefore, the estimated actual taxable value equals the total taxable assessed value.

Source: HdL Coren & Cone, Orange County Assessor 2015/2016 - 2024/2025 Combined Tax Rolls.

CITY OF COSTA MESA, CALIFORNIA

DIRECT AND OVERLAPPING PROPERTY TAX RATES

LAST TEN FISCAL YEARS

	City Direct Rates		Overlapping Rates		
Fiscal Year	Basic Rate	Total Direct Rate [1]	County of Orange Debt	School District Debt	Special Districts Debt
2016	0.14879	0.15038	0.36649	0.48300	0.00515
2017	0.14879	0.15014	0.36649	0.48300	0.00515
2018	0.14879	0.15009	0.36649	0.48300	0.00515
2019	0.14879	0.15002	0.36649	0.48300	0.00515
2020	0.14879	0.14848	0.36649	0.48300	0.00515
2021	0.14879	0.14856	0.36649	0.48300	0.00515
2022	0.14879	0.14824	0.36649	0.48300	0.00515
2023	0.14879	0.15103	0.36649	0.48300	0.00515
2024	0.14879	0.14476	0.36649	0.48300	0.00515
2025	0.14879	0.14494	0.36649	0.48300	0.00865

(1) Per the Government Finance Officers Association, the definition of "total direct rate" is as follows: "The weighted average of all individual rates applied by the government preparing the statistical section The "total direct rate" for the City of Costa Mesa is a weighted average derived by dividing total City revenue by taxable assessed value.

Source: HdL Coren & Cone, Orange County Assessor 2015/2016 - 2024/2025 Combined Tax Rolls.

CITY OF COSTA MESA, CALIFORNIA

PRINCIPAL PROPERTY TAX PAYERS

CURRENT YEAR AND NINE YEARS AGO

Taxpayer	2024-2025 Property Tax Revenue	2024-2025 Rank	2024-2025 Percentage of Total City Property Tax Revenue	2015-2016 Property Tax Revenue	2015-2016 Rank	2015-2016 Percentage of Total City Property Tax Revenue
The Irvine Company LLC	$ 759,111	1	1.90%	$ 436,418	1	1.53%
South Coast Plaza	534,700	2	1.34%	414,905	3	1.45%
PR II MCC South Coast Property Owner	415,804	3	1.04%	398,970	4	1.40%
Advanced Costa Mesa 23 LLC	337,261	4	0.84%			
United Dominion Realty LP	335,387	5	0.84%	285,290	6	1.00%
Automobile CLUB of Southern CA	271,486	6	0.68%			
580 Anton Woner LLC	259,725	7	0.65%			
LMC Costa Mesa Holdings LLC	245,984	8	0.62%			
The Press Owner LLC	225,121	9	0.56%			
Casden Lakes LP	216,047	10	0.54%			
Behringer Harvard Pacifica Proj Owner				271,809	7	0.95%
BRE LLC				271,608	8	0.95%
Trust Costa Mesa Courtyards LLC				419,807	2	1.47%
RREEF America Reit II Corporation						
1901 Newport LLC Royal Street				336,284	5	1.18%
WWG TSQ Owner LLC				269,979	9	0.94%
Marjack LLC Irvine Company LLC				226,883	10	0.79%
Total	$ 3,600,626		9.02%	$ 3,331,952		11.65%

Source: HdL Coren & Cone, Orange County Assessor 2024/2025 & 2015/2016 Combined Tax Rolls.

TABLE 13

CITY OF COSTA MESA, CALIFORNIA

RATIO OF GENERAL BONDED DEBT OUTSTANDING AND LEGAL DEBT MARGIN
LAST TEN FISCAL YEARS

	FISCAL YEARS									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General bonded debt outstanding										
General obligation bonds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Redevelopment bonds (1)	-	-	-	-	-	-	-	-	-	-
Total	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Percentage of taxable assessed value	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Per capita	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Less: Amounts set aside to repay general debt	-	-	-	-	-	-	-	-	-	-
Total net debt applicable to debt limit	-	-	-	-	-	-	-	-	-	-
Legal debt limit (3.75% of Assessed Value)	669,713,004	705,606,516	743,516,945	796,252,660	842,737,426	881,515,407	907,985,504	968,274,281	1,035,775,785	1,096,106,704
Legal debt margin	669,713,004	705,606,516	743,516,945	796,252,660	842,737,426	881,515,407	907,985,504	968,274,281	1,035,775,785	1,096,106,704
Legal debt margin as a percentage of the debt limit	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

(1) As of February 1, 2012, the Successor Agency to the former Costa Mesa Redevelopment Agency is responsible for the outstanding Redevelopment debt.

Source: City of Costa Mesa Finance Department and Orange County Assessor 2024/2025 combined tax rolls

CITY OF COSTA MESA, CALIFORNIA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year Ended June 30,	Percentage of Total Taxable Assessed Value	Per Capita	Other Governmental Activities Debt							Total Primary Government	Percentage of Personal Income	Per Capita
			Revenue Bonds [1]	Certificates of Participation	Loan Payable	Lease Payable	SBITA [2] Payable	Notes Payable	Lease Purchase Financing			
2016	0.0000%	-	4,600,000	19,775,000	-				-	24,375,000	0.64%	732.66
2017	0.0000%	-	3,325,000	18,295,000	-				-	21,620,000	0.57%	649.85
2018	0.0000%	-	34,103,345	-	-				-	34,103,345	0.77%	991.21
2019	0.0000%	-	32,170,580	-	143,653				-	32,314,233	0.78%	906.39
2020	0.0000%	-	30,222,813	-	128,261				-	30,351,074	0.69%	788.54
2021	0.0000%	-	28,200,046	-	112,870				1,472,402	29,785,318	0.64%	721.65
2022	0.0000%	-	26,102,279	-	97,479				1,336,909	27,536,667	0.55%	613.11
2023	0.0000%	-	24,124,512	-	82,086				1,198,931	25,405,529	0.48%	528.74
2024	0.0000%	-	22,056,745	-	66,693	740,267	3,575	3,415,603	2,600,273	28,883,156	0.48%	526.05
2025	0.0000%	-	19,893,978	-	51,302	505,726	694,991	2,917,121	2,234,016	26,297,134	0.42%	463.50

(1) Amount includes the unamortized Bond Premium.
(2) Subscription-Based Information Technology Arrangements
Source: City of Costa Mesa Finance Department

CITY OF COSTA MESA, CALIFORNIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

AS OF JUNE 30, 2025

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable (2)	Estimated Share of Direct and Overlapping Debt
Overlapping Debt			
Newport Mesa Unified School District	$ 206,519,744	26.092%	$ 53,885,132
Coast Community College District	854,816,084	13.423%	114,741,963
Santa Ana Unified School District	401,142,561	3.641%	14,605,601
Santa Ana Unified School District Certificates of Participation	38,301,736	3.641%	1,394,566
Rancho Santiago Community College District	132,145,756	1.569%	2,073,367
Rancho Santiago Community College District SFID No. 1	138,730,000	2.954%	4,098,084
Metropolitan Water District	17,155,000	0.676%	115,968
OC General Fund Obligation	429,065,000	3.396%	14,571,047
OC Board of Education Certificate of Participation	9,120,000	3.396%	309,715
Coast Community College District General Fund Obligations	1,125,000	13.423%	151,009
Total Overlapping Debt	2,228,120,881		205,946,451
City Direct Debt			
Costa Mesa Public Financing Authority 2006 Revenue Refunding Bonds/ Costa Mesa Community Facilities District No. 91-1	$ -	100%	$ -
City of Costa Mesa General Fund Obligations (1)	19,893,978	100%	19,893,978
Financed Lease	2,234,016	100%	2,234,016
Lease Payable	505,726	100%	505,726
Loan Payable	51,302	100%	51,302
SBITA	694,991	100%	694,991
Note Payable	2,917,121	100%	2,917,121
Total Direct Debt	26,297,134		26,297,134
Total Direct and Overlapping Debt			$ 232,243,585

(1) See Note 8 in Finance Statement for more information about the City's direct debt. The amount included the unamortized Bond Premium $2,548,978

(2) Overlapping governments are those that coincide with the geographic boundaries of the city. The percentage of overlapping debt applicable is estimated by using taxable assessed values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.

Source: California Municipal Statistics, Inc., Orange County Assessor and Auditor Combined 2024/25 Lien Data Tax Rolls.

CITY OF COSTA MESA, CALIFORNIA

DEMOGRAPHIC AND ECONOMIC STATISTICS

LAST TEN CALENDAR YEARS

Year	Population [2]	Personal Income (thousands of dollars)	Per Capita Personal Income [1]	Median Age [1]	School Enrollment [3]	Orange County Unemployment Rate [4]
2016	114,603	3,722,083	32,478	34	21,392	4.40%
2017	114,044	3,794,132	33,269	34	20,801	3.80%
2018	115,296	3,966,839	34,406	35	20,853	3.30%
2019	115,830	4,129,505	35,651	35	20,316	3.00%
2020	114,778	4,417,883	38,490	35	20,008	13.60%
2021	112,780	4,654,963	41,274	35	20,173	6.50%
2022	111,394	5,003,062	44,913	36	17,962	5.40%
2023	111,183	5,342,262	48,049	36	17,816	3.70%
2024	109,423	6,007,994	54,906	36	17,768	4.00%
2025	110,321	6,259,245	56,736	37	17,635	4.50%

Source: (1) - City of Costa Mesa Finance Department / and The HdL Companies
(2) - California State Department of Finance
(3) - Newport-Mesa Unified School District.
(4) - State of California Employment Development Department as of June 30th each year.

CITY OF COSTA MESA, CALIFORNIA

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

	2024-2025			2015-2016		
Employer	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Experian Information Solutions, Inc.	3,700	1	5.73%	3,998	1	6.53%
Coast Community College District	2,900	2	4.49%	3,700	2	6.04%
Anduril Industries	2,500	3	3.87%	2,900	3	4.73%
Orange Coast Community College	1,900	4	2.94%	1,900	5	3.10%
California State Hospital-Fairview Dev. Ctr.	1,215	5	1.88%	2,516	4	4.11%
Automobile Club Enterprises	1,200	6	1.86%			
Nationsbenefit LLC	740	7	1.15%	800	8	1.31%
Monroe Operations LLC	681	8	1.05%	600	10	0.98%
International Bus Mechanic Corp.	675	9	1.05%	1,500	6	2.45%
Deloitte & Touche LLP	630	10	0.98%	1,184	7	1.93%
				700	9	1.14%

Source: City of Costa Mesa Department of Economic Development, Dunn & Bradstreet, State of California Employment Development Department

CITY OF COSTA MESA, CALIFORNIA
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program		Fiscal Years 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government											
Number of residents served via public services programs		785	750	700	700	700	700	1,042	1,123	1,058	973
Accounts payable checks issued		9,182	9,031	8,734	8,857	8,604	7,269	7,079	7,347	7,816	7,627
Total printshop photocopies produced		1,619,784	1,749,460	1,996,486	1,699,007	1,116,892	1,250,000	1,250,000	1,250,000	1,000,000	1,000,000
Protection of persons and property											
Police protection											
911 Emergency/Public Safety calls	(3)	N/A	1,000	1,029	882	876	847	1,027	1,248	954	46,398
Calls responded to within 5 minutes		N/A	66%	72%	75%	72%	76%	96%	96%	80%	96%
Assigned theft cases	(3)	900	1,200	N/A	N/A	N/A	N/A	2,171	1,597	3,442	2,880
Percentage of theft cases cleared		40%	60%	74%	64%	52%	31%	59%	59%	36%	25%
Assigned burglary cases		400	200	N/A	N/A	N/A	N/A	897	1,097	1,056	961
Percentage of burglary cases cleared		40%	70%	69%	64%	50%	38%	54%	38%	37%	23%
Case and arrest reports processed		14,584	19,310	19,319	18,382	19,079	18,794	22,135	20,050	18,270	18,556
Fire protection											
Number of calls for service		12,955	12,721	12,936	10,572	10,637	10,073	11,249	12,063	11,815	11,821
Fire related responses		238	271	218	261	245	246	222	251	261	253
Emergency medical aid responses		9,366	9,374	9,603	9,639	9,454	8,960	10,055	10,746	10,439	10,459
Community Programs											
Number of Recreation program enrollments processed	(1)	N/A	N/A	N/A	N/A	N/A	N/A	6,400	7,700	8,000	11,000
Over-the-counter plan checks reviewed within five working days	(2)	240	240	522	630	630	630	N/A	N/A	N/A	N/A
Number of inspections performed	(1)	29,100	31,040	29,585	29,100	18,966	28,012	35,000	37,000	32,000	25,000
Complaint response within two working days	(2)	90%	90%	90%	90%	90%	90%	100%	100%	N/A	N/A
Public services											
Number of trees trimmed annually		7,750	6,250	6,250	6,250	8,750	5,291	3,317	3,611	5,105	8,430
Number of catch basins cleaned annually		1,165	1,115	1,100	1,100	1,165	1,165	1,165	1,165	1,165	1,165

(1) Previous statistical Performance Measures and Workload Indicators have been revised to reflect on-line software implementation, current Department goals and City Council priorities
(2) Performance Measures and Workload Indicators for these programs are no longer tracked.
(3) In November 2023 the department switched tracking methods from UCR (Part 1 and 2 Crimes) to NIBRS Federal Reporting Standards (Group A & B Offenses). Method not comparable to prior years

Source: City of Costa Mesa Finance Department

CITY OF COSTA MESA, CALIFORNIA

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government										
City Council	6.0	6.0	6.0	8.0	10.5	10.5	10.5	10.5	8.0	8.0
City Manager's Office	33.30	37.59	39.74	41.60	36.48	37.00	37.88	47.95	51.32	57.32
Financial Services	21.71	21.50	22.25	22.50	22.00	23.00	23.00	24.00	25.00	26.75
Information Technology	12.50	12.94	13.16	12.16	13.70	15.50	17.50	20.50	22.00	22.00
Administrative Services	-	-	-	-	-	-	-	-		
Development Services	43.50	46.23	45.95	44.80	48.79	51.64	52.64	53.34	55.34	58.34
Parks and Community Services	70.70	74.00	80.54	87.23	96.71	95.67	96.73	88.16	88.82	88.57
Protection of Persons and Property										
Police Protection	232.63	234.46	235.60	233.76	235.17	235.86	236.36	240.36	254.86	256.75
Fire Protection	87.25	87.50	94.00	94.00	95.00	96.25	97.25	98.75	99.25	99.25
Public Works	81.77	84.82	77.47	72.05	76.70	76.50	80.00	81.25	85.50	85.00
	589.36	605.04	614.71	616.10	635.05	641.92	651.86	664.81	690.09	701.98

Source: City of Costa Mesa Finance Department

CITY OF COSTA MESA, CALIFORNIA

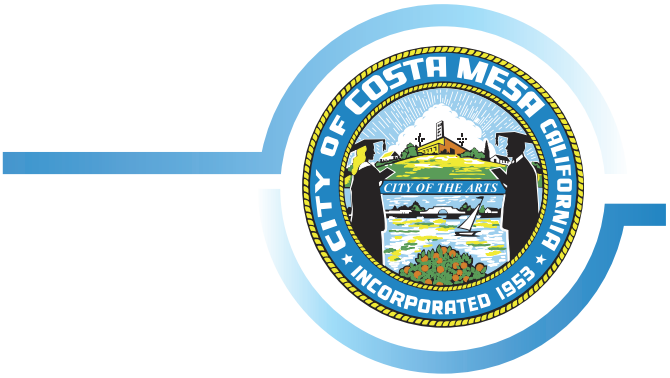
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS

Function/Program	Fiscal Years 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Police										
Stations/substations	2	2	2	2	2	2	2	2	2	2
Fire										
Fire stations	6	6	6	6	6	6	6	6	6	6
Other public works										
Streets (lane miles)	529.0	529.0	535.6	535.6	535.6	540.0	522.0	522.0	522.0	522.0
Streetlights	6,674	6,674	6,674	6,881	6,869	6,869	6,882	6,882	6,904	6,911
Traffic signals	124	124	125	126	127	128	131	131	131	131
Parks and recreation										
Acres of open space	1,957	1,957	1,957	1,957	2,067	2,067	2,067	2,067	2,067	2,067
Park sites	31	31	31	31	32	32	30	30	30	30
Baseball/softball diamonds	6	6	6	6	6	6	6	6	6	6
Soccer/football fields	10	10	10	10	6	6	6	6	6	6
Community centers	4	3	3	3	4	4	3	3	3	3
Wastewater (miles)										
Sanitary sewers	325.7	325.7	325.7	325.7	325.7	325.7	325.7	325.7	325.7	325.7
Storm sewers	45.5	45.5	45.5	45.5	45.5	64.7	45.5	45.5	45.5	45.5

Source: City of Costa Mesa Finance Department

CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953


CITY OF COSTA MESA CALIFORNIA
CITY OF THE ARTS
INCORPORATED 1953

CliftonLarsonAllen LLP
CLAconnect.com

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER COMPLIANCE

Honorable Mayor and
Members of the City Council
City of Costa Mesa
Costa Mesa, California

Report on Compliance

Opinion on Compliance

We have audited City of Costa Mesa's compliance with the types of compliance requirements identified as subject to audit in the California Assembly Bill 2766, Chapter 1705 (44220 through 44247) (AB 2766) that could have a direct and material effect on each of City of Costa Mesa's AB 2766 Subvention Fund Program (the Program) for the year ended June 30, 2025.

In our opinion, City of Costa Mesa complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the Program for the year ended June 30, 2025.

Basis for Opinion

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of AB2766 and the Guide. Our responsibilities under those standards and AB 2766 are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City of Costa Mesa and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the Program. Our audit does not provide a legal determination of City of Costa Mesa's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Program.

CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See CLAglobal.com/disclaimer.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of Costa Mesa's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and AB 2766 will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of Costa Mesa's compliance with the requirements of the Program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and AB2766, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City of Costa Mesa's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of City of Costa Mesa's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with AB2766, but not for the purpose of expressing an opinion on the effectiveness of City of Costa Mesa's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of the Program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of the Program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of the Program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Honorable Mayor and
Members of the City Council
City of Costa Mesa

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of AB 2766. Accordingly, this report is not suitable for any other purpose.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Irvine, California
February 4, 2026

CliftonLarsonAllen LLP
CLAconnect.com

Honorable Mayor and
Members of the City Council
City of Costa Mesa
Costa Mesa, California

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of City of Costa Mesa as of and for the year ended June 30, 2025, and have issued our report thereon dated December 18, 2025. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit in our Engagement letter dated June 24, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings or issues

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Costa Mesa are described in Note 1 to the financial statements.

As described in Note 18, the City of Costa Mesa changed accounting policies related to compensated absences by adopting Statement of Governmental Accounting Standards Board (GASB Statement) No. 101, *Compensated Absences*, in the current fiscal year. Accordingly, the cumulative effect of the accounting change as of the beginning of the year is reported in the Statement of Activities.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the financial statements were:

- The other postemployment benefits (OPEB) expense and total OPEB liability, and corresponding deferred outflows of resources and deferred inflows of resources for the City's OPEB plan are based on an actuarial valuation provided by a third-party actuary. We evaluated the methods, assumptions, and data used to develop the OPEB estimates and related disclosures in determining that it is reasonable in relation to the financial statements taken as a whole.

CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See CLAglobal.com/disclaimer.

- The claims liability for workers' compensation and general liabilities are based on certain actuarial assumptions and methods prepared by a third-party claims administrator. We evaluated the methods, assumptions, and data used to develop the claims liability estimates and related disclosures in determining that it is reasonable in relation to the financial statements taken as a whole.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There were no particularly sensitive financial statement disclosures.

The financial statement disclosures are neutral, consistent, and clear.

Significant unusual transactions

We identified no significant unusual transactions.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management did not identify and we did not notify them of any uncorrected financial statement misstatements.

Corrected misstatements

Management did not identify and we did not notify them of any financial statement misstatements detected as a result of audit procedures.

Disagreements with management

For purposes of this communication, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Circumstances that affect the form and content of the auditors' report

As previously communicated to you, the report was modified to include an emphasis of matter to describe City of Costa Mesa's implementation of GASB Statement No. 101, *Compensated Absences.*

Management representations

We have requested certain representations from management that are included in the management representation letter dated December 18, 2025.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Required supplementary information

With respect to the required supplementary information (RSI) accompanying the financial statements, we made certain inquiries of management about the methods of preparing the RSI, including whether the RSI has been measured and presented in accordance with prescribed guidelines, whether the methods of measurement and preparation have been changed from the prior period and the reasons for any such changes, and whether there were any significant assumptions or interpretations underlying the measurement or presentation of the RSI. We compared the RSI for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements. Because these limited procedures do not provide sufficient evidence, we did not express an opinion or provide any assurance on the RSI.

Supplementary information in relation to the financial statements as a whole

With respect to the combining and individual fund financial statements and schedules (collectively, the supplementary information) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated December 18, 2025.

Other information included in annual reports

Other information (financial or nonfinancial information other than the financial statements and our auditors' report thereon) is being included in your annual report and is comprised of introductory and statistical sections. Our responsibility for other information included in your annual report does not extend beyond the financial information identified in our opinion on the financial statements. We have no responsibility for determining whether such other information is properly stated and do not have an obligation to perform any procedures to corroborate other information contained in your annual report. We are required by professional standards to read the other information included in your annual report and consider whether a material inconsistency exists between the other information and the financial statements because the credibility of the financial statements and our auditors' report thereon may be undermined by material inconsistencies between the audited financial statements and other information. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report. Our auditors' report on the financial statements includes a separate section, "Other Information," which states we do not express an opinion or any form of assurance on the other information included in the annual report. We did not identify any material inconsistencies between the other information and the audited financial statements

* * *

This communication is intended solely for the information and use of the City Council and management of City of Costa Mesa and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Irvine, California
December 18, 2025

CITY OF COSTA MESA, CALIFORNIA

APPROPRIATIONS LIMIT WORKSHEET NO. 6

INDEPENDENT ACCOUNTANTS' REPORT ON AGREED-UPON PROCEDURES APPLIED TO APPROPRIATIONS LIMIT WORKSHEET NO. 6

YEAR ENDED JUNE 30, 2025

CPAs | CONSULTANTS | WEALTH ADVISORS

CLAconnect.com

CliftonLarsonAllen LLP
CLAconnect.com

INDEPENDENT ACCOUNTANTS' REPORT

Honorable Mayor and
Members of the City Council
of the City of Costa Mesa
Costa Mesa, California

We have performed the procedures enumerated below on the accompanying Appropriations Limit Worksheet No. 6 of the City of Costa Mesa, California, (the City) for the year ended June 30, 2025. The City's management is responsible for the Appropriations Limit Worksheet No. 6.

The City and the League of California Cities (as presented in the League publication entitled "Article XIII-B Appropriations Limit Uniform Guidelines") have agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of meeting the requirements of Section 1.5 of Article XIII-B of the California Constitution. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

a. We obtained the completed Appropriations Limit Worksheet No. 6 for the year ended June 30, 2025, and compared the limit and annual adjustment factors included in that worksheet to the limit and annual adjustment factors that were adopted by resolution of the City Council. We also compared the population and inflation options included in the aforementioned worksheet to those that were selected by a recorded vote of the City Council.

   No exceptions were noted as a result of our performing this procedure.

b. For the Appropriations Limit Worksheet No. 6, we added last year's limit to the total adjustments, and compared the resulting amount to this year's limit. We also recalculated the adjustment factor and the adjustment for inflation and population, and compared the results to the amounts on Appropriations Limit Worksheet No. 6.

   No exceptions were noted as a result of our performing this procedure.

c. We compared the prior year appropriations limit presented in the accompanying Appropriations Limit Worksheet No. 6 to the prior year appropriations limit adopted by the City Council for the prior year.

   No exceptions were noted as a result of our performing this procedure.

CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See CLAglobal.com/disclaimer.

City Council
City of Costa Mesa

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the accompanying Appropriations Limit Worksheet No. 6. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Irvine, California
January 29, 2026

CITY OF COSTA MESA
APPROPRIATIONS LIMIT WORKSHEET NO. 6
YEAR ENDED JUNE 30, 2025

Appropriations Limit for Fiscal Year Ended June 30, 2024 (see Note 2)				$ 298,356,781
Adjustments Factors for the Fiscal Year Ended June 30, 2025 (see Note 2):				
	Inflation Factor (Note 3)	Population Factor (Note 4)	Combined Factor	
	1.0362000	1.0031000	1.0394122	x 0.0394122
Adjustment for Inflation and Population				11,758,903
Other Adjustments (Note 5)				-
Total Adjustments				11,758,903
Appropriations Limit for Fiscal Year Ended June 30, 2025				$ 310,115,684

See accompanying Notes to Appropriations Limit Worksheet No. 6.

CITY OF COSTA MESA
NOTES TO APPROPRIATIONS LIMIT WORKSHEET NO. 6
JUNE 30, 2025

NOTE 1 PURPOSE OF AGREED UPON PROCEDURES

Under Article XIIIB of the California Constitution (the Gann Spending Limitation Initiative), California governmental agencies are restricted as to the amount of annual appropriations from proceeds of taxes. Effective for years beginning on or after July 1, 1990, under Section 1.5 of Article XIIIB, the annual calculation of the appropriations limit is subject to agreed-upon procedures in connection with the annual audit.

NOTE 2 METHOD OF CALCULATION

Under Section 10.5 of Article XIIIB, for fiscal years beginning on or after July 1, 1990, the appropriations limit is required to be calculated based on the limit for the fiscal year 1986-87, adjusted for the inflation and population factors discussed at Notes 3 and 4 below.

NOTE 3 INFLATION FACTORS

A California governmental agency may adjust its appropriations limit by either the percentage change in California per capita personal income from the preceding year (which is supplied by the State Department of Finance), or the percentage change in the local assessment roll from the preceding year due to the change of local nonresidential construction. The factor adopted by the City of Costa Mesa, California (the City) for fiscal year 2024-2025 represents the percentage change in California per capita personal income from the preceding year.

NOTE 4 POPULATION FACTORS

A California governmental agency may adjust its appropriations limit by either the annual percentage change of the jurisdiction's own population, or the annual percentage change in population in the County where the jurisdiction is located. The factor adopted by the City for fiscal year 2024-2025 represents the annual percentage change in the population in the County where the City is located.

NOTE 5 OTHER ADJUSTMENTS

A California governmental agency may be required to adjust its appropriations limit when certain events occur, such as the transfer of responsibility for municipal services to, or from, another governmental agency or private entity. The City had no such adjustments for the year ended June 30, 2025.

Global
INDEPENDENT
NETWORK MEMBER

CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAglobal.com/disclaimer.
Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an
SEC-registered investment advisor.

Attachment 5

COSTA MESA FINANCING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)

FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED JUNE 30, 2024)

CPAs | CONSULTANTS | WEALTH ADVISORS

CLAconnect.com

COSTA MESA FINANCING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
TABLE OF CONTENTS
YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2024)

INDEPENDENT AUDITORS' REPORT	1
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	4
STATEMENT OF ACTIVITIES	5
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUND	6
RECONCILIATION OF THE GOVERNMENT BALANCE SHEET TO THE STATEMENT OF NET POSITION	7
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUND	8
RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES	9
NOTES TO FINANCIAL STATEMENTS	10
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*	20

CliftonLarsonAllen LLP
CLAconnect.com

INDEPENDENT AUDITORS' REPORT

Board of Directors
Costa Mesa Financing Authority
Costa Mesa, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the major fund of the Costa Mesa Financing Authority (the Authority), a component unit of the City of Costa Mesa, California (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents,

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Authority as of June 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the City of Costa Mesa Financing Authority and do not purport to, and do not present fairly the financial position of the City as of June 30, 2025 and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See CLAglobal.com/disclaimer.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information

Report on Summarized Comparative Information

The financial statements of the Costa Mesa Financing Authority's governmental activities and major fund as of June 30, 2024 were audited by other auditors whose report dated January 16, 2025, expressed unmodified opinions on those financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 29, 2026 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Irvine, California
January 29, 2026

COSTA MESA FINANCING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
STATEMENT OF NET POSITION
JUNE 30, 2025
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2024)

	Government Activities	
	2025	2024
ASSETS		
Cash and Investments with Fiscal Agent	$ 1,001	$ 17,449
Lease Interest Receivable	182,700	207,888
Leases Receivable	17,345,000	19,360,000
Total Assets	17,528,701	19,585,337
LIABILITIES		
Interest Payable	182,700	207,888
Noncurrent Liabilities:		
Due Within One Year	2,262,767	2,162,767
Due in More than One Year	17,631,211	19,893,978
Total Liabilities	20,076,678	22,264,633
NET POSITION		
Restricted for Debt Service	1,001	17,449
Unrestricted	(2,548,978)	(2,696,745)
Total Net Position	$ (2,547,977)	$ (2,679,296)

See accompanying Notes to Financial Statements.

COSTA MESA FINANCING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2024)

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenue (Expense): 2025	Net Revenue (Expense): 2024
Governmental Activities:						
Interest on Long-Term Debt	$ 608,220	$ 737,039	$ -	$ -	$ 128,819	$ (731,783)
Total Governmental Activities	$ 608,220	$ 737,039	$ -	$ -	128,819	(731,783)
General Revenue						
Investment Income					2,500	889,721
Total General Revenue					2,500	889,721
CHANGE IN NET POSITION					131,319	157,938
Net Position - Beginning of Year					(2,679,296)	(2,837,234)
NET POSITION - END OF YEAR					$ (2,547,977)	$ (2,679,296)

See accompanying Notes to Financial Statements.

COSTA MESA FINANCING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
BALANCE SHEET – GOVERNMENTAL FUND
YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2024)

	Governmental Fund	
	2025	2024
ASSETS		
Cash and Investments with Fiscal Agent	$ 1,001	$ 17,449
Leases Receivable	17,345,000	19,360,000
Total Assets	$ 17,346,001	$ 19,377,449
DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE		
DEFERRED INFLOWS OF RESOURCES		
Unavailable Lease Revenue	$ 17,345,000	$ 19,360,000
Total Deferred Inflow of Resources	17,345,000	19,360,000
FUND BALANCE		
Restricted for Debt Service	1,001	17,449
Total Fund Balance	1,001	17,449
Total Deferred Inflows of Resources and Fund Balance	$ 17,346,001	$ 19,377,449

See accompanying Notes to Financial Statements.

COSTA MESA FINANCING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
RECONCILIATION OF THE GOVERNMENT FUND BALANCE SHEET TO THE STATEMENT OF NET POSITION
YEAR ENDED JUNE 30, 2025

Total Fund Balances - Governmental Funds	$	1,001
Amounts reported for governmental activities in the statement of net position are different because:		
Accrued interest receivable for the current portion of interest due on lease payments has not been reported in the governmental funds.		
Interest Receivable		182,700
Long-term liabilities applicable to the Authority's governmental activities are not due and payable in the current period and, accordingly, are not reported as governmental fund liabilities. All liabilities (both current and long-term) are reported in the statement of net position.		
Revenue Bonds		(17,345,000)
Premium on Bonds		(2,548,978)
Accrued interest payable for the current portion of interest due on long-term debt has not been reported in the governmental funds.		
Interest Payable - Revenue Bonds		(182,700)
Revenues relating to leases receivable are measurable but not available and, accordingly, are recorded as unavailable revenue in the governmental funds under the modified accrual basis of accounting.		17,345,000
Net Position of Governmental Activities	$	(2,547,977)

See accompanying Notes to Financial Statements.

COSTA MESA FINANCING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUND
YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2024)

	Governmental Fund	
	2025	2024
REVENUES		
Other Interest	$ 2,500	$ 10,171
Lease Payments	2,777,227	2,799,550
Total Revenues	2,779,727	2,809,721
EXPENDITURES		
Debt Service:		
Principal	2,015,000	1,920,000
Interest	781,175	879,550
Total Expenditures	2,796,175	2,799,550
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(16,448)	10,171
NET CHANGE IN FUND BALANCE	(16,448)	10,171
Fund Balance - Beginning of Year	17,449	7,278
FUND BALANCE - END OF YEAR	$ 1,001	$ 17,449

See accompanying Notes to Financial Statements.

COSTA MESA FINANCING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
RECONCILIATION OF THE GOVERNMENT FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2025

Net Change in Fund Balances - Governmental Funds	$	(16,448)
Amounts reported for governmental activities in the statement of activities are different because:		
The statement of net position includes accrued interest on leases receivable. The net change in accrued interest for the current period is reported on the statement of activities.		(25,188)
Repayment of long-term principal is an expenditures in the governmental and, thus, has the effect of reducing the fund balances because current funds resources have been used. For the Authority as a whole, however, the principal financial payments reduce the liabilities in the statement of net position and do not result in an expense in the statement of activities.		
Debt Service Principal		2,015,000
Amortization of Bond Premium		147,767
The Statement of Net Position includes accrued interest on long-term debt. The net change in accrued interest for the current period is reported on the statement of activities.		25,188
Revenues relating to leases receivable that do not meet the "availability" criteria for revenue recognition and therefore are not reported as revenue in the funds.		(2,015,000)
Change in Net Position of Governmental Activities	$	131,319

See accompanying Notes to Financial Statements.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Description of the Reporting Entity

The Costa Mesa Financing Authority (the Authority) was created by a joint powers agreement between the City of Costa Mesa (the City) and the Costa Mesa Housing Authority (the Housing Authority), dated August 1, 2017. It was created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title of the Government Code of the State of California (the JPA Act).

The Authority is an integral part of the reporting entity of the City. The financial activity of the Authority has been included within the scope of the basic financial statements of the City because the City Council of the City of Costa Mesa is the governing board over the operations of the Authority. Only the financial activity of the Authority is included herein, therefore, these financial statements do not purport to represent the financial position or results of operations of the City.

B. Basis of Accounting and Measurement Focus

The basic financial statements of the Authority are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to the basic financial statements

Government-wide financial statements display information about the reporting government as a whole, except for its fiduciary activities. These statements include separate columns for the governmental and business-type activities of the primary government (including its blended component units), as well as its discretely presented component units. The Authority has no business-type activities or discretely presented component units.

Government-wide financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Measurement focus indicates the type of resources being measured. Under the economic resources measurement focus, all (both current and long-term) economic resources and obligations of the reporting government are reported in the government-wide financial statements. Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Under the accrual basis of accounting, revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, and liabilities resulting from nonexchange transactions are recognized in accordance with the requirements of Governmental Accounting Standards Board (GASB) Statement No. 33.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Accounting and Measurement Focus (Continued)

Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as other financing sources. Amounts paid to reduce long-term indebtedness of the reporting government are reported as reductions of the related liabilities, rather than as expenditures.

When both restricted and unrestricted resources are combined, expenses are considered to be paid first from restricted resources, and then from unrestricted resources.

Fund Financial Statements

The underlying accounting system of the Authority is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, deferred inflows of resources, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually and other governmental funds in the aggregate for governmental funds. Fiduciary statements include financial information for fiduciary funds and similar component units. Fiduciary funds primarily represent assets held by the Authority in a custodial capacity for other individuals or organizations. The Authority has no fiduciary funds.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

B. Basis of Accounting and Measurement Focus (Continued)

Governmental Funds

In the fund financial statements, governmental funds are presented using the modified-accrual basis of accounting. Their revenues are recognized when they become measurable and available as fund balances. Measurable means that the amounts can be estimated, or otherwise determined. Available means that the amounts were collected during the reporting period or soon enough thereafter to be available to finance the expenditures accrued for the reporting period. The Authority uses a sixty-day availability period. Unavailable revenues are reported as deferred inflows of resources in the governmental funds.

Revenue recognition is subject to the measurable and availability criteria for the governmental funds in the fund financial statements. Exchange transactions are recognized as revenues in the period in which they are earned (i.e., the related goods or services are provided). Imposed nonexchange transactions are recognized as revenues in the period for which they were imposed. If the period of use is not specified, they are recognized as revenues when an enforceable legal claim to the revenues arises or when they are received, whichever occurs first. Government-mandated and voluntary nonexchange transactions are recognized as revenues when all applicable eligibility requirements have been met.

In the fund financial statements, governmental funds are presented using the current financial resources measurement focus. This means that only current assets, current liabilities and deferred inflows of resources are generally included on their balance sheets. The reported fund balance is considered to be a measure of "available spendable resources." Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balances. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Noncurrent portions of long-term receivables due to governmental funds are reported on the balance sheets in spite of their spending measurement focus. Special reporting treatments are used to indicate, however, that they should not be considered "available spendable resources," since they do not represent available fund balance. Recognition of governmental fund type revenues represented by noncurrent receivables are reported as unavailable revenues. Noncurrent portions of other long-term receivables are offset by deferred inflows of resources - unavailable revenue.

Because of the spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by noncurrent liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

B. Basis of Accounting and Measurement Focus (Continued)

Governmental Funds (Continued)

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as other financing sources rather than as fund liabilities. Amounts paid to reduce long-term indebtedness are reported as fund expenditures.

C. Activities in Major Fund

The following debt service fund is presented as a major fund in the accompanying basic financial statements:

2017 Lease Revenue Bonds Fund

2017 Lease Revenue Bonds Fund to account for the accumulation of resources for the payments of debt service for lease revenue bond principal and interest relating to the 2017 Lease Revenue Bonds.

D. Cash and Investments

Investments are reported in the accompanying financial statements at fair value.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Changes in fair value that occur during a fiscal year are recognized as investment income reported for that fiscal year. Investment income includes interest earnings, changes in fair value, and any gains or losses realized upon the liquidation, maturity, or sale of investments.

E. Net Position

Restricted net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. Unrestricted net position is the remaining balance of net position.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

F. Deferred Outflow/Inflows of Resources

In addition to assets, the statement of net position and the governmental funds balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until that. The Authority does not have any applicable deferred outflows of resources.

In addition to liabilities, the statement of net position and the governmental funds balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The Authority reports unavailable lease revenue as deferred inflows of resources in the governmental fund.

G. Budgetary Reporting

Formal budgetary integration is not employed for the Authority because effective control is alternatively achieved through the debt indenture provisions.

H. Fund Balance

The fund balances are reported in the fund statements in the following classification:

Restricted Fund Balance - this includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation. If the Board action limiting the use of funds is included in the same action (legislation) that created (enables) the funding source, then it is restricted.

I. Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts, as well as prepaid insurance costs related to bond issuance costs, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount.

J. Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

K. Fair Value Measurements

Certain assets and liabilities are required to be reported at fair value. The fair value framework provides a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of fair value hierarchy are described as follows:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly and fair value is determined through the use of models or other valuation methodologies including:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in markets that are inactive;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 - Inputs to the valuation methodology are unobservable and significant to the fair value measurement. These unobservable inputs reflect the Authority's own assumptions about the inputs market participants would use in pricing the asset or liability (including assumptions about risk). These unobservable inputs are developed based on the best information available in the circumstances and may include the Authority's own data.

L. Prior Year Data

Selected information regarding the prior year has been included in the accompanying financial statements. This information has been included for comparison purposes only and does not represent a complete presentation in accordance with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Authority's prior year financial statements, from which this selected financial data was derived.

NOTE 2 CASH AND INVESTMENTS

Cash and investments at June 30, 2025 are classified in the accompanying statement of net position as follows:

Cash and Investments with Fiscal Agent	1,001

Cash and investments held at June 30, 2025 consisted of the following:

Investments:	
Money Market Mutual Funds	$ 1,001

Investments Authorized by Debt Agreements

Investments of debt proceeds held by bond trustee are governed by provisions of the debt agreements, rather than the general provisions of the California Government code or the City's investment policy. The table on the following page identifies the investment types that are generally authorized for investments held by bond trustee. The table also identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

Authorized Investments	Maximum Maturity	Maximum Percentage Allowed	Maximum Investment in One Issuer
United States Treasury Securities	None	None	None
Federal Agency Securities	1 year	None	None
Banker's Acceptances	30 days	None	None
Commercial Paper	270 days	None	None
Money Market Mutual Funds	None	None	None
Investment Agreements	None	None	None
Interest-Bearing Time Deposits	30 days	None	None
Repurchase Agreements	270 days	None	None
Local Agency Investment Fund	None	None	None
State Obligations	None	None	None
Pre-refunded Municipal Obligations	None	None	None

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the Authority manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

NOTE 2 CASH AND INVESTMENTS (CONTINUED)

Disclosures Relating to Interest Rate Risk (Continued)

Information about the sensitivity of the fair values of the Authority's investments (including investments held by bond trustee) to market interest rate fluctuations is provided by the following table that shows the distribution of the Authority's investments by maturity:

	Remaining Maturity (in Months)		
Investment Type	12 Months or Less	13 Months or More	Total
Money Market Mutual Funds	$ 1,001	$ -	$ 1,001

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code, the City's investment policy, or debt agreements, and the Standard & Poor's actual rating as of year-end for each investment type:

	Minimum Legal		Rating
Investment Type	Rating	Total	AAAm
Money Market Mutual Funds	AAAm	$ 1,001	$ 1,001

Concentration of Credit Risk

The investment policy of the City contains no limitations on the amount that can be invested in anyone issuer beyond that stipulated by the California Government Code. No investments in anyone issuer (other than mutual funds and external investment pools) represent 5% or more of total investments by reporting unit (governmental activities or major fund).

NOTE 2 CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by the state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure Authority deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

NOTE 3 LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities of the Authority for the year ended June 30, 2025:

	Balance July 1, 2024	Additions	Restrictions	Balance June 30, 2025	Amount Due Within One Year	Amount Due Beyond One Year
2017 Lease Revenue Bonds	$ 19,360,000	$ -	$ (2,015,000)	$ 17,345,000	$ 2,115,000	$ 15,230,000
2017 Bond Premium	2,696,745	-	(147,767)	$ 2,548,978	147,767	2,401,211
Total	$ 22,056,745	$ -	$ (2,162,767)	$ 19,893,978	$ 2,262,767	$ 17,631,211

2017 Lease Revenue Bonds

On October 1, 2017, the Authority issued $29,735,000 in 2017 Lease Revenue Bonds to finance certain capital improvements of the City of Costa Mesa and to advance refund $16,765,000 of outstanding Costa Mesa Public Financing Authority 2007 Certificates of Participation (2007 Certificates). The bond issue also included a bond premium of $3,694,172. The bonds mature from October 1, 2018 through October 1, 2042 in annual installments ranging from $570,000 to $2,220,000. Interest is payable semi-annually on April 1 and October 1 of each year, commencing on April 1, 2018 at a rate ranging from 2.0% to 5.0%. As of June 30, 2025, the principal outstanding is $17,345,000 and the unamortized bond premium balance is $2,548,978.

NOTE 3 LONG-TERM LIABILITIES (CONTINUED)

2017 Lease Revenue Bonds (Continued)

The lease agreement requires the City to make lease payments to the Authority on each April 1 and October 1 preceding the debt service payment date, commencing April 1, 2018. Lease payments are paid by the City directly to the Trustee.

The Authority's source of payment on the certificates will be from lease payments received from its lease with the City. This lease receivable has been recorded on the balance sheet of the related debt service fund. Unavailable revenue has been recorded in an equal amount in the fund financial statements because this lease revenue, although measurable, is not considered available to finance expenditures of the fiscal year reported upon. Lease revenues are pledged toward payment of these bonds. The amount of anticipated future lease payments is equal to the amount of future principal and interest installments due on the debt.

Future debt requirements for the 2017 Lease Revenue Bonds are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 2,115,000	$ 677,925	$ 2,792,925
2027	2,220,000	569,550	2,789,550
2028	570,000	499,800	1,069,800
2029	600,000	470,550	1,070,550
2030	630,000	439,800	1,069,800
2031-2035	3,660,000	1,680,250	5,340,250
2036-2040	4,495,000	865,094	5,360,094
2041-2043	3,055,000	151,044	3,206,044
Total	$ 17,345,000	$ 5,354,013	$ 22,699,013

CliftonLarsonAllen LLP
CLAconnect.com

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Directors
Costa Mesa Financing Authority
Costa Mesa, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Costa Mesa Financing Authority (Authority), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated January 29, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See CLAglobal.com/disclaimer.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Irvine, California
January 29, 2026

CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAglobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)

FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED JUNE 30, 2024)

CPAs | CONSULTANTS | WEALTH ADVISORS

CLAconnect.com

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
TABLE OF CONTENTS
YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2024)

INDEPENDENT AUDITORS' REPORT	1
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	4
STATEMENT OF ACTIVITIES	5
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	6
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET TO THE STATEMENT OF NET POSITION	7
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – GOVERNMENTAL FUND	8
RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES	9
NOTES TO FINANCIAL STATEMENTS	10
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY AND RELATED RATIOS	29
SCHEDULE OF PENSION PLAN CONTRIBUTIONS	31
SCHEDULE OF PROPORTIONATE SHARE OF OPEB LIABILITY AND RELATED RATIOS	33
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	34
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*	35

CliftonLarsonAllen LLP
CLAconnect.com

INDEPENDENT AUDITORS' REPORT

Board of Directors
Costa Mesa Housing Authority
Costa Mesa, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the major fund of the Costa Mesa Housing Authority (the Authority), a component unit of the City of Costa Mesa, California (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents,

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Authority as of June 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Costa Mesa Housing Authority and do not purport to, and do not present fairly the financial position of the City as of June 30, 2025 and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See CLAglobal.com/disclaimer.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison schedule and pension and OPEB schedules be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information

Report on Summarized Comparative Information

The financial statements of the Costa Mesa Housing Authority's governmental activities and major fund as of June 30, 2024 were audited by other auditors whose report dated January 16, 2025, expressed unmodified opinions on those financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 29, 2026 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Irvine, California
January 29, 2026

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
STATEMENT OF NET POSITION
JUNE 30, 2025
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2024)

	Government Activities	
	2025	2024
ASSETS		
Cash and Investments	$ 3,775,321	$ 7,725,840
Cash and Investments with Fiscal Agent	29,710	25,487
Accounts Receivable	330,870	43,341
Due from Other Governments	-	345,528
Rent Receivable	13,290	16,448
Interest Receivable	20,639	6,966
Loans Receivable, Net of Allowance	3,338,705	1,295,210
Lease Receivable	1,273,732	1,355,038
Capital Assets:		
Not Depreciated	2,063,865	2,063,865
Being Depreciated, Net	1,930,954	1,977,480
Total Assets	12,777,086	14,855,203
DEFERRED OUTFLOWS OF RESOURCES		
Pension Related	737,022	741,126
OPEB Related	158,856	145,205
Total Deferred Outflows of Resources	895,878	886,331
LIABILITIES		
Accounts Payable	528,115	1,100,900
Accrued Liabilities	66,118	46,409
Deposits	26,196	24,902
Net Pension Liability	3,795,856	3,099,311
OPEB Liability	833,643	702,844
Total Liabilities	5,249,928	4,974,366
DEFERRED INFLOWS OF RESOURCES		
Lease Related	1,232,265	1,323,545
Pension Related	-	9,017
OPEB Related	346,467	336,313
Total Deferred Inflows of Resources	1,578,732	1,668,875
NET POSITION		
Investment in Capital Assets	3,994,819	4,041,345
Restricted for Community Programs	2,849,485	5,056,948
Total Net Position	$ 6,844,304	$ 9,098,293

See accompanying Notes to Financial Statements.

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2024)

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenue (Expense) and Changes in Net Position Governmental Activities: 2025	Net Revenue (Expense) and Changes in Net Position Governmental Activities: 2024
Governmental Activities:						
Community Programs	$ 6,628,026	$ 475,676	$ 3,352,661	$ -	$ (2,799,689)	$ (5,124,358)
Total Governmental Activities	$ 6,628,026	$ 475,676	$ 3,352,661	$ -	(2,799,689)	(5,124,358)
General Revenues						
Investment Income (Loss)					206,698	231,987
Other Income					339,002	117,032
Transfers from the City of Costa Mesa					-	3,927,637
Total General Revenues and Transfers					545,700	4,276,656
CHANGE IN NET POSITION					(2,253,989)	(847,702)
Net Position - Beginning of Year					9,098,293	9,945,995
NET POSITION - END OF YEAR					$ 6,844,304	$ 9,098,293

See accompanying Notes to Financial Statements.

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
BALANCE SHEET
GOVERNMENTAL FUND
YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2024)

	2025	2024
ASSETS		
Cash and Investments	$ 3,775,321	$ 7,725,840
Cash and Investments with Fiscal Agent	29,710	25,487
Accounts Receivable	330,870	43,341
Due from Other Governments	-	345,528
Rent Receivable	13,290	16,448
Interest Receivable	20,639	6,966
Loans Receivable, Net of Allowance	3,338,705	1,295,210
Lease Receivable	1,273,732	1,355,038
Total Assets	$ 8,782,267	$ 10,813,858
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE		
LIABILITIES		
Accounts Payable	$ 528,115	$ 1,100,900
Accrued Liabilities	66,118	46,409
Deposits Payable	26,196	24,902
Total Liabilities	620,429	1,172,211
DEFERRED INFLOWS OF RESOURCES		
Lease Related	1,232,265	1,323,545
Unavailable Revenue	3,415	-
Total Deferred Inflows of Resources	1,235,680	1,323,545
FUND BALANCE		
Restricted for Community Programs	6,926,158	8,318,102
Total Fund Balance	6,926,158	8,318,102
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	$ 8,782,267	$ 10,813,858

See accompanying Notes to Financial Statements.

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
JUNE 30, 2025

Total Fund Balances - Governmental Funds	$	6,926,158
Amounts reported for governmental activities in the statement of net position are different because:		
When capital assets (property, plant, equipment) that are to be used in governmental activities are purchased or constructed, the cost of those assets are reported as expenditures in governmental funds. However, the statement of net position includes those capital assets among the assets of the Authority as whole:		
Capital Assets		5,482,986
Accumulated Depreciation		(1,488,167)
Certain unavailable revenues that do not provide current financial resources are reported as deferred inflows of resources in the funds.		3,415
Long-term liabilities applicable to the Authority's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the statement of net position. Also, deferred outflows of resources and deferred inflows of resources related to the long term liabilities do not provide current financial resources and are therefore not presented in the governmental funds:		
Deferred Outflows of Resources Related to Pensions		737,022
Deferred Outflows of Resources Related to OPEB		158,856
Deferred Inflows of Resources Related to OPEB		(346,467)
CalPERS Pension Liability		(3,795,856)
OPEB Liability		(833,643)
Net Position of Governmental Activities	$	6,844,304

See accompanying Notes to Financial Statements.

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUND
YEAR ENDED JUNE 30, 2025
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2024)

	2025	2024
REVENUES		
Rental Income	$ 472,261	$ 538,955
Intergovernmental	1,429,643	1,320,654
Contribution from City of Costa Mesa	1,923,018	3,927,637
Investment Income (Loss)	206,698	231,987
Miscellaneous	339,002	117,032
Total Revenues	4,370,622	6,136,265
EXPENDITURES		
Current:		
Community Programs	5,762,566	6,118,708
Total Expenditures	5,762,566	6,118,708
NET CHANGE IN FUND BALANCES	(1,391,944)	17,557
Fund Balances - Beginning of Year	8,318,102	8,300,545
FUND BALANCES - END OF YEAR	$ 6,926,158	$ 8,318,102

See accompanying Notes to Financial Statements.

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2025

Net Change in Fund Balances - Governmental Funds	$ (1,391,944)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlay as expenditures. However, in the statement of activities, the cost of those assets are allocated over their estimated useful lives as depreciation expense. This is the amount of depreciation charged to the program in the statement of activities in the current period:	
Cost of capital assets	123,321
Depreciation Expense	(169,847)
Certain unavailable revenues that do not provide current financial resources are reported as deferred inflows of resources in the funds.	3,415
Pension expense reported in the governmental funds includes the annual required contributions. In the Statement of Activities, pension expenses includes the change in the net pension liability, and related changes in pension amounts for deferred outflows of resources and deferred inflows of resources.	(691,632)
OPEB expense reported in the governmental funds includes the annual required contributions. In the Statement of Activities, OPEB expense includes the change in the net pension liability, and related changes in OPEB amounts for deferred outflows of resources and deferred inflows of resources.	(127,302)
Change in Net Position of Governmental Activities	$ (2,253,989)

See accompanying Notes to Financial Statements.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Costa Mesa Housing Authority (Authority) conform to accounting principles generally accepted in the United States of America as applicable to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for governmental accounting and financial reporting principles. The following is a summary of the Authority's significant accounting policies:

A. Description of the Reporting Entity

The Authority was established on January 17, 2012, pursuant to City Council Resolution No. 12-3. The primary purpose of the Authority is to promote affordable housing for families of low and moderate income within the City of Costa Mesa, California (City). Pursuant to Assembly Bill 1484, the housing assets and obligations of the former Redevelopment Agency's Low and Moderate Income Housing Fund were transferred to the Authority. The Authority is an integral part of the reporting entity of the City. The fund of the Authority has been included within the scope of the basic financial statements of the City because the City Council exercises oversight responsibility over the operations of the Authority.

Only the fund of the Authority is included herein, therefore, these financial statements do not purport to represent the financial position or results of operations of the City.

B. Fund Accounting

The basic accounting and reporting entity is a "fund". A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts, recording resources, related liabilities, obligations, reserves and equities segregated for the purpose of carrying out specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations. The accounting records of the Authority are organized on the basis of funds. Currently, the Authority only utilizes one fund.

C. Basis of Accounting and Measurement Focus

The basic financial statements of the Authority are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to the basic financial statements

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Basis of Accounting and Measurement Focus (Continued)

Government-Wide Financial Statements

Government-wide financial statements display information about the Authority as a whole. All activities of the Authority are classified as governmental activities. Government-wide financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Measurement focus indicates the type of resources being measured. Under the economic resources measurement focus, all (both current and long-term) economic resources and obligations of the reporting government are reported in the government-wide financial statements. Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Under the accrual basis of accounting, revenues, expenses, gains, losses, assets and liabilities resulting from nonexchange transactions are recognized in accordance with the requirements of GASB Statement No. 33.

Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized in the government-wide financial statements, rather than reported as expenditures.

Fund Financial Statements

The underlying accounting system of the Authority is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of the fund are accounted for with a set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in the individual fund based upon the purposes for which it is to be spent and the means by which spending activities are controlled.

Fund financial statements for the Authority's governmental fund are presented after the government-wide financial statements. These statements display information about the governmental major fund individually and nonmajor funds in aggregate if applicable.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Basis of Accounting and Measurement Focus (Continued)

Governmental Funds

In the fund financial statements, governmental funds are presented using the modified-accrual basis of accounting. Their revenues are recognized when they become measurable and available as fund balances. Measurable means that the amounts can be estimated, or otherwise determined. Available means that the amounts were collected during the reporting period or soon enough thereafter to be available to finance the expenditures accrued for the reporting period. The Authority generally considers revenues collected within sixty days after the fiscal year-end to be available, which includes loan repayments and rental income.

Revenue recognition is subject to the measurable and availability criteria for the governmental funds in the fund financial statements. Exchange transactions are recognized as revenues in the period in which they are earned (i.e., the related goods or services are provided). Imposed nonexchange transactions are recognized as revenues in the period for which they were imposed. If the period of use is not specified, they are recognized as revenues when an enforceable legal claim to the revenues arises or when they are received, whichever occurs first. Government-mandated and voluntary nonexchange transactions are recognized as revenues when all applicable eligibility requirements have been met.

In the fund financial statements, governmental funds are presented using the current financial resources measurement focus. This means that only current assets and current liabilities are generally included on their balance sheets. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balances. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Noncurrent portions of long-term receivables due to governmental funds are reported on the balance sheet in spite of their spending measurement focus.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term indebtedness are recorded as other financing sources rather than as a fund liability. Amounts paid to reduce long-term indebtedness are reported as fund expenditures.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Cash and Investments

Investments are reported in the accompanying financial statements at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Changes in fair value that occur during a fiscal year are recognized as investment income reported for that fiscal year. Investment income includes interest earnings, changes in fair value, and any gains or losses realized upon the liquidation, maturity, or sale of investments.

E. Leases

The Authority is a lessor for leases as detailed in note 6. The Authority recognizes a lease receivable and a deferred inflow of resources in the financial statements.

At the commencement of the lease, the Authority initially measures the lease receivable at the present value of payments expected to be received and paid during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflows of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Authority determines the discount rate it uses to discount the expected lease receipts and payments to present value, lease term and lease receipts.

- The Authority uses the estimated cost of capital rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.

The Authority monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Capital Assets

Capital assets are recorded at historical cost at the time of purchase. Assets acquired from gifts or contributions are recorded at acquisition value on the date contributed. Generally, capital asset purchases in excess of $5,000 are capitalized if they have an expected useful life of two years or more. Capital assets used in operations are generally depreciated in the government-wide financial statements. It is the Authority's policy not to depreciate assets in its first year of service. A full year of depreciation is charged at final year of asset life or upon disposal. Depreciation is charged as an expense against operations and accumulated depreciation is reported on the respective statement of net position. The range of lives used for computing depreciation for building improvements and structures is 10 to 20 years.

G. Net Position

Net position of the Authority can be classified into three components - net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

Restricted Fund Balance – This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted Fund Balance – This component of net position consists of net position that does not meet the definition of "net investment in capital assets" or "restricted". The Authority has no unrestricted net position.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position and the governmental fund balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The Authority has two items that qualify for reporting in this category in the statement of net position. The items are deferred outflows related to pensions and OPEB.

In addition to liabilities, the statement of net position and the governmental fund balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The Authority has three items that qualify for reporting in this category in the statement of net position. The items are deferred inflows related to pensions, OPEB and leases.

I. Fund Balance

Fund balance classifications are defined as follows:

Nonspendable Fund Balance – This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers or through enabling legislation.

Committed Fund Balance – This classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority.

Assigned Fund Balance – This classification includes amounts to be used by the government for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds, other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed.

Unassigned Fund Balance – The classifications include the residual balance for the government's General Fund and includes all spendable amounts not contained in other classifications.

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Fund Balance (Continued)

It is the Authority's policy that restricted resources will be applied first, followed by (in order of application) committed, assigned, and unassigned resources, in the absence of a formal policy adopted by the Board.

J. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis. For the purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframe. For this report, the following timeframes are used:

Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Measurement Period	July 1, 2023 to June 30, 2024

K. Other Postemployment Benefits (OPEB)

For purposes of measuring the OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense and information about the plan (OPEB Plan), have been determined by an independent actuary. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms.

Accounting principles generally accepted in the United States of America require that the reported results must pertain to liability information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Measurement Period	July 1, 2023 to June 30, 2024

NOTE 1 REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

M. Prior Year Data

The information included in the accompanying financial statements for the prior year has been presented for comparison purposes only and does not represent a complete presentation in accordance with accounting principles generally accepted in the United States of America. Certain minor reclassifications of prior year data have been made in order to enhance their comparability with current year figures.

NOTE 2 CASH AND INVESTMENTS

Equity in Cash and Investment Pool of the City of Costa Mesa

The Authority does not have a separate bank account; however, the Authority's cash and investments are maintained in an investment pool managed by the City. The Authority is a voluntary participant in that pool. This pool is governed by and under the regulatory oversight of the Investment Policy adopted by the City Council of the City. The Authority has not adopted an investment policy separate from that of the City. The fair value of the Authority's investment in this pool is reported in the accompanying financial statements at amounts based upon the Authority's pro-rata share of the fair value calculated by the City for the entire City portfolio. The balance available for withdrawal is based on the accounting records maintained by the City, which are recorded on an original cost basis. At June 30, 2025, the Authority had a total cash balance of $3,805,031 of which $3,775,321 was part of the City's cash and investment pool and the remaining $29,710 was cash held with a fiscal agent for tenant deposits.

NOTE 3 LOANS RECEIVABLE

Loans receivable as of June 30, 2025 were comprised of the following:

Description	Amount
The first-time homebuyer program provides loans to first-time homebuyers for purchases of homes in the City of Costa Mesa. For loans made before 2007, loan repayments were deferred for 10 years and for loans made in 2007 and after, repayments of the loan are deferred for 30 years.	$ 1,338,476
The single-family rehabilitation loan program provides loans to homeowners to make home improvements and repaid code violations. There were 3 loans made under this program in 2009. The loans do not pay interest and are not due until the property is sold.	142,500
The rental rehabilitation program is for deferred loans to owners of multi-family properties to make improvements and repair code violations There are 3 remaining loans under this program and repayment is under this program and repayment is deferred until sale, transfer or default. Interest of 4% is due on these loans.	160,477
There are 3 loans made to underwrite land to a developer to build 3 single-family homes to be maintained in perpetuity for affordable housing. The Authority maintains enforceable covenants on the property. The loans are to be repaid only upon default of affordable housing covenants.	508,542
There are 2 loans made to eligible homebuyers under the Federal Neighborhood Stabilization Program (NSP) administered by the State of California. The NSP program consists of acquisition, rehabilitation, and subsequent sale of foreclosed homes. Borrowers met income and affordability qualifications set by the HUD HOME Program and California Community Redevelopment law.	115,250
A promissory note to CM Mercy House CHDO from Low to Moderate Income Housing Asset Funds for the property improvements for forty (40) housing units and forty-seven (47) senior housing units.	850,000
Travelodge North Homekey Project The Authority issued a loan to American Family Housing to support the Travelodge North Homekey Project at 1400 Bristol Street. The loan is for the development of permanent supportive houising and bears simple interest at 3 percent, with repayment based on residual receipts over a 55-year term.	2,100,000
Total Loans Receivable	5,215,245
Less: Allowance for Doubtful Accounts	(1,876,540)
Loans Receivable, Net of Allowance for Doubtful Accounts	$ 3,338,705

NOTE 4 CAPITAL ASSETS:

The following is a summary of the capital asset activity for the year ended June 30, 2025:

	Balance July 1, 2024	Additions	Deletions	Balance June 30, 2025
Capital Assets Not being Depreciated:				
Land	$ 2,063,865	$ -	$ -	$ 2,063,865
Capital Assets being Depreciated:				
Building Improvements and Structures	3,295,800	123,321	-	3,419,121
Less: Accumulated Deprecation/Amortization:				
Building Improvements and Structures	(1,318,320)	(169,847)	-	(1,488,167)
Total Capital Assets being Depreciated, Net	1,977,480	(46,526)	-	1,930,954
Capital Assets	$ 4,041,345	$ (46,526)	$ -	$ 3,994,819

Depreciation expense of $169,847 was charged to the community programs function on the Statement of Activities.

NOTE 5 LEASE RECEIVABLE

Land

On July 1, 1985, the City entered into a 55-year ground lease agreement with Costa Mesa Family Village for three parcels of land. The lease began in July 1985 and will end in October 2039. The lessees are required to make annual fixed payments ranging from $6,750 to $13,500 with an interest rate of 2.015%. As of June 30, 2025, the lease receivable is $1,273,732, and deferred inflows of resources is $1,232,265. The City recognized $91,280 of lease revenue and $26,694 of interest during the fiscal year.

NOTE 6 DEFINED BENEFIT PENSION PLAN (CALPERS):

Plan Description

All qualified permanent and probationary Authority employees are eligible to participate in the City's Miscellaneous Plan, an agent multiple-employer defined benefit pension plan, administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plan are established by state statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

For further details regarding this plan, including funding progress, refer to the City of Costa Mesa's Annual Comprehensive Financial Report.

NOTE 6 DEFINED BENEFIT PENSION PLAN (CALPERS) (CONTINUED)

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full- t i m e employment. Members with five years of total service are eligible to retire at age 50 to 62 with statutorily reduced benefits. For employees hired into a plan with the 1.5% at 65 formula, eligibility for service retirement is age 55 with at least five years of service. PEPRA miscellaneous members become eligible for service retirement upon attainment of age 52 with at least five years of service. All members are eligible for nonduty disability benefits after five years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. Safety members can receive a special death benefit if the member dies while actively employed and the death is job-related. The cost of living adjustments are applied as specified by the Public Employees' Retirement Law.

The Plan's provisions and benefits in effect at June 30, 2025, are summarized as follows:

	Miscellaneous (Agent Multiple-Employer)		
Hire Date	Prior to March 11, 2012	On or After March 11, 2012	On or After January 1, 2013
Benefit Formula	2.5% @55	2.0% @60	2% @62
Benefit Vesting Schedule	5 years of service	5 years of service	5 years of service
Benefit Payments	monthly for life	monthly for life	monthly for life
Retirement Age	50 - 55	50 - 63	52 - 67
Monthly benefits, as a % of Eligible Compensation	2.0% to 2.5%	1.092% to 2.418%	1.0% to 2.5%
Required Employee Contribution Rates	10.47%	7.50%	8.50%
Required Employer Contribution Rates	7.94%	10.41%	10.41%

Contributions

Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contributions requirements are classified as plan member contributions. For the year ended June 30, 2025, the Authority's total contributions for the Miscellaneous Plan were $498,928.

NOTE 6 DEFINED BENEFIT PENSION PLAN (CALPERS) (CONTINUED)

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The June 30, 2023 valuation was rolled forward to determine the June 30, 2024 total pension liability, based on the following actuarial methods assumptions:

Actuarial Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Actuarial Cost Method	Entry-Age Normal in accordance with the requirements of GASB 68
Assumptions:	
Discount Rate	6.90%
Inflation	2.30%
Salary Increases	Varies by entry age and service
Investment Rate of Return	6.90%
Mortality Rate Table[1]	Derived using CalPERS membership data for all funds
Post-Retirement Benefit Increase	The lesser of contract COLA or 2.30% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.30% thereafter

[1] The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the 2021 experience study report from November 2021 that can be found on the CalPERS website.

Discount Rate

The discount rate used to measure the total pension liability was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at the statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long term expected rate of return on plan on investment was applied to all periods of projected benefit payments to determine the total pension liability.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

NOTE 6 DEFINED BENEFIT PENSION PLAN (CALPERS) (CONTINUED)

Discount Rate (Continued)

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, except compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

The expected real rate of return by asset class are as follows:

Asset Class[1]	Assumed Asset Allocation	Real Return Years 1–10[1,2]
Global Equity – Cap-Weighted	30.00 %	4.54 %
Global Equity – Non-Cap-Weighted	12.00	3.84
Private Equity	13.00	7.28
Treasury	5.00	0.27
Mortgage-Backed Securities	5.00	0.50
Investment Grade Corporates	10.00	1.56
High Yield	5.00	2.27
Emerging Market Debt	5.00	2.48
Private Debt	5.00	3.57
Real Assets	15.00	3.21
Leverage	(5.00)	(0.59)

[1] An expected inflation of 2.30% used for this period.
[2] Figures are based on the 2021 Asset Liability Management study.

The following table shows the Authority's proportionate share of the net pension liability over the measurement period:

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (c) = (a) - (b)
Balance at: 6/30/2023 (VD)	$ 9,221,072	$ 6,121,761	$ 3,099,311
Balance at: 6/30/2024 (MD)	12,217,525	8,421,669	3,795,856
Net Changes During 2023-2024	2,996,453	2,299,908	696,545

NOTE 6 DEFINED BENEFIT PENSION PLAN (CALPERS) (CONTINUED)

Discount Rate (Continued)

The Authority's net pension liability for the plan is measured as the proportionate share of the City's net pension liability. The net pension liability of the plan is measured as of June 30, 2024, and the total pension liability for the plan used to calculate the net pension liability was determined by an actuarial valuation of June 30, 2023 rolled forward to June 30, 2024 using standard update procedures. The Authority's proportion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plans relative to the projected contributions of the entire City, actuarially determined.

The Authority's proportionate share of the City's net pension liability as of June 30, 2023 and 2024 was as follows:

	Miscellaneous Plan
Proportion – June 30, 2023	2.749 %
Proportion – June 30, 2024	3.504 %
Change – Increase (Decrease)	0.755 %

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the Plan as of the Measurement Date, calculated using the discount rate of 6.90%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90%) or 1 percentage-point higher (7.90%) than the current rate:

	Discount Rate – 1% (5.90%)	Current Discount Rate (6.90%)	Discount Rate + 1% (7.9%)
Authority's Proportionate Share of the Net Pension Liability	$ 5,370,319	$ 3,795,856	$ 2,501,435

NOTE 6 DEFINED BENEFIT PENSION PLAN (CALPERS) (CONTINUED)

Amortization of Deferred Outflows and Deferred Inflows of Resources

Under GASB 68, actuarial gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time. The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred inflows and deferred outflows to be recognized in future pension expense. The amortization period differs depending on the source of the gain or loss:

Net difference between projected and actual earnings on pension plan investments	5 year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining service lifetime (EARSL) of all members that are provided with pensions (active, inactive, and retired) as of the beginning of the measurement period.

Pension Expense, and Deferred Outflows/Inflows of Resources Related to Pensions

For the fiscal year ended June 30, 2025, the Authority recognized pension expense of $547,651. At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to the CalPERS pension as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension Contributions Subsequent to the Measurement Date	$ 498,928	$ -
Differences Between Expected and Actual Experience	123,218	-
Changes in Assumptions	-	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	114,876	-
Totals	$ 737,022	$ -

NOTE 6 DEFINED BENEFIT PENSION PLAN (CALPERS) (CONTINUED)

Pension Expense, and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

The Authority reported $498,928 as deferred outflows of resources related to contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability in the fiscal year ending June 30, 2026. Other amounts reported as deferred inflows or outflows of resources related to pensions will be recognized as pension expense as follows:

Fiscal Year Ended June 30,	Deferred Outflows/ (Inflows) of Resources
2026	$ 50,780
2027	194,080
2028	7,160
2029	-

NOTE 7 OTHER POSTEMPLOYMENT BENEFITS (OPEB)

Plan Description

All qualified permanent and probationary Authority employees are eligible to participate in the City's single-employer defined benefit plan, which provides medical insurance benefits to eligible retirees and their spouses in accordance with various labor agreements. The plan covers employees hired before January 1, 2004 who retire directly from the City with 10 or more years of City service. The City provides a contribution up to a percentage of the lesser of $500 per month or the premium for the most popular medical plan elected by the employees. The percentage varies by retirement date and years of City service. For employees hired on or after January 1, 2004, the City will only pay for the PEMHCA subsidy once they meet the definition of a retiree under CalPERS. The City provides retiree life insurance of $1,000 for the retiree and $500 for the retiree's spouse.

Contributions

The contribution requirements of plan members and the Authority are established and may be amended by the City Council. The required contribution is made on a pay-as-you-go basis (i.e., as medical insurance premiums become due). Neither the City nor the Authority has established a trust for the purpose of holding assets accumulated for plan benefits.

NOTE 7 OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Actuarial Methods and Assumptions Used to Determine Total OPEB Liability

The Authority's total OPEB liability was measured as of June 30, 2023 by an actuarial valuation based on the following actuarial methods and assumptions:

Discount Rate: 4.21% for accounting disclosure purposes. The rate is based on a yield for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale). For the current valuation, the discount rate was selected from the range of indices as shown in the table below:

	As of 6/30/24
Bond Buyer Go 20 - Municipal Bond Index	3.93 %
S&P Municipal Bond 20-Year High Grade Rate Index	4.21 %
Fidelity 20-Year Go Municipal Bond Index	3.97 %
Bond Index Range	3.93% - 4.21%
Actual Index Used	4.21 %

Aggregate Payroll Increases: 2.80% per year. This assumption is used to amortize the unfunded actuarial accrued liability and to determine the Entry Age Normal actuarial liabilities.

Mortality Rate: Based on rates used in the most recent CalPERS pension valuation.

Turnover Rate: Assumption used to project terminations (voluntary and involuntary) prior to meeting minimum retirement eligibility for retiree health coverage. The rates represent the probability of termination in the next 12 months. The termination rates are based on those used in the most recent CalPERS pension valuation.

Retirement Rate: Annual retirement rates are based on those used in the most recent CalPERS pension valuation.

The following table shows the Authority's proportionate share of the total OPEB liability over the measurement period ended June 30, 2024:

	Increase (Decrease) Total OPEB Liability
Balance at: June 30, 2023	$ 702,844
Balance at: June 30, 2024	833,643
Net Changes During 2023-24	130,799

NOTE 7 OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Actuarial Methods and Assumptions Used to Determine Total OPEB Liability (Continued)

The Authority's total OPEB liability for the plan is measured as the proportionate share of the plan's total OPEB liability. The total OPEB liability of the plan is measured as of June 30, 2024, and the total OPEB liability for the plan used to calculate the net pension liability was determined by an actuarial valuation of June 30, 2023, rolled forward to June 30, 2024 using standard update procedures. The Authority's proportion of the total OPEB liability was based on a projection of the Authority's long-term share of contributions to the OPEB plan relative to the projected contributions of all participating employers, actuarially determined. The Authority's proportionate share of the total OPEB liability for the plan as of measurement dates June 30, 2024 and 2023 were as follows:

	OPEB Plan
Proportion – June 30, 2023	1.546 %
Proportion – June 30, 2024	1.796 %
Change – Increase (Decrease)	0.250 %

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Plan as of the Measurement Date, calculated using the discount rate of 4.21%, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower (3.21%) or one percentage-point higher (5.21%) than the current rate:

	Discount Rate – 1% (3.21%)	Current Discount Rate (4.21%)	Discount Rate + 1% (5.21%)
Authority's Proportionate Share of the Total OPEB Liability	$ 933,856	$ 833,643	$ 750,376

The following presents the total OPEB liability, as well as what the total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage-point lower or one percentage-point higher than the current healthcare cost trend rates:

	1% Decrease (7.00% Decreasing to 3.50%)	Current Healthcare Cost Trend Rates (8.00% Decreasing to 4.50%)	1% Increase (9.00% Decreasing to 5.50%)
Authority's Proportionate Share of the Total OPEB Liability	$ 755,010	$ 833,643	$ 917,005

NOTE 7 OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended June 30, 2025, the Authority recognized OPEB expense of $51,325. At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to the OPEB plan as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
OPEB Contributions Subsequent to the Measurement Date	$ 52,089	$ -
Differences Between Expected and Actual Differences	15,401	(154,863)
Changes in Assumptions	91,366	(191,604)
Totals	$ 158,856	$ (346,467)

The Authority reported $52,089 as deferred outflows of resources related to contributions subsequent to the measurement date that will be recognized as a reduction of the total OPEB liability in the fiscal year ending June 30, 2026.

Other amounts reported as deferred inflows or outflows of resources related to pensions will be recognized as pension expense as follows:

Fiscal Year Ended June 30,	Deferred Outflows/ (Inflows) of Resources
2026	$ (7,902)
2027	(22,017)
2028	(22,017)
2029	(29,825)
2030	(36,469)
Thereafter	(121,470)

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY AND RELATED RATIOS
CALPERS MISCELLANEOUS PLAN
LAST TEN FISCAL YEARS

Measurement Date June 30	2015	2016	2017	2018	2019
Plan's Proportion of the Net Pension Liability	0.703 %	0.703 %	1.095 %	0.831 %	2.218 %
Plan's Proportionate Share of the Net Pension Liability	$ 561,947	$ 632,922	$ 1,095,223	$ 783,393	$ 2,221,033
Plan's Covered Payroll	$ 126,041	$ 139,833	$ 213,885	$ 166,758	$ 541,070
Plan's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	445.84 %	452.63 %	512.06 %	469.78 %	410.49 %
Plan's Proportionate Share of the Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability	68.26 %	64.94 %	64.17 %	66.53 %	65.86 %
Plan's Proportionate Share of Aggregate Employer Contributions	$ 42,575	$ 45,855	$ 75,706	$ 76,921	$ 219,059

Notes to schedule:

Benefit Changes:

The figures above generally include any liability impact that may have resulted from voluntary benefit changes that occurred on or before the Measurement Date. However, offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes) that occurred after the Valuation Date are not included in the figures above, unless the liability impact is deemed to be material by the plan actuary.

In 2022, SB 1168 increased the standard retiree lump sum death benefit from $500 to $2,000 for any death occurring on or after July 1, 2023. The impact, if any, is included in the changes of benefit terms.

Changes in Assumptions:

There were no assumption changes in 2023 to 2024. Effective with the June 30, 2021 valuation date (June 30, 2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017 through June 30, 2021, 7.65% for measurement dates June 30, 2015 through June 30, 2016, and 7.50% for measurement date June 30, 2014.

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY AND RELATED RATIOS
CALPERS MISCELLANEOUS PLAN (CONTINUED)
LAST TEN FISCAL YEARS

Measurement Date June 30	2020	2021	2022	2023	2024
Plan's Proportion of the Net Pension Liability	2.608 %	2.396 %	2.405 %	2.749 %	3.504 %
Plan's Proportionate Share of the Net Pension Liability	$ 2,699,607	$ 1,690,541	$ 2,586,560	$ 3,099,311	$ 3,795,856
Plan's Covered Payroll	$ 626,246	$ 299,397	$ 634,611	$ 762,996	$ 932,086
Plan's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	431.08 %	564.65 %	407.58 %	406.20 %	407.24 %
Plan's Proportionate Share of the Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability	65.62 %	77.06 %	66.56 %	66.39 %	68.93 %
Plan's Proportionate Share of Aggregate Employer Contributions	$ 267,302	$ 265,290	$ 287,431	$ 345,762	$ 498,928

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
SCHEDULE OF PENSION PLAN CONTRIBUTIONS
CALPERS MISCELLANEOUS PLAN
LAST TEN FISCAL YEARS

Fiscal Year Ended June 30	2016	2017	2018	2019	2020
Contractually Required Contribution (Actuarially Determined)	$ 42,575	$ 45,855	$ 75,706	$ 76,921	$ 219,059
Contributions in Relation to the Actuarially Determined Contributions	(42,575)	(45,855)	(75,706)	(76,921)	(219,059)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -
Covered Payroll	$ 139,833	$ 213,885	$ 166,758	$ 541,070	$ 626,246
Contributions as a Percentage of Covered Payroll	30.45 %	21.44 %	45.40 %	14.22 %	34.98 %
Notes to Schedule:					
Valuation Date	6/30/2013	6/30/2014	6/30/2015	6/30/2016	6/30/2017

Methods and Assumptions Used to Determine Contribution Rates:

Single and Agent Employers	Entry Age Actuarial Cost Method
Amortization Method/Period	Varies by date established and source. May be level dollar or level percent of pay and may include direct rate smoothing.
Asset Valuation Method	Market value of assets.
Inflation	2.30%
Salary Increases	Varies by category, entry age, and duration of service.
Payroll Growth	2.80%
Investment Rate of Return	6.80%, net of pension plan investment and administrative expense; including inflation.

Other information:

For changes to previous year's information, refer to past GASB 68 reports.

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
SCHEDULE OF PENSION PLAN CONTRIBUTIONS
CALPERS MISCELLANEOUS PLAN (CONTINUED)
LAST TEN FISCAL YEARS

Fiscal Year Ended June 30	2021	2022	2023	2024	2025
Contractually Required Contribution (Actuarially Determined)	$ 267,302	$ 265,290	$ 287,431	$ 345,762	$ 498,928
Contributions in Relation to the Actuarially Determined Contributions	(267,302)	(267,302)	(287,431)	(345,762)	(498,928)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -
Covered Payroll	$ 299,397	$ 634,611	$ 762,996	$ 932,086	$ 1,301,246
Contributions as a Percentage of Covered Payroll	89.28 %	41.80 %	37.67 %	37.10 %	38.34 %
Notes to Schedule:					
Valuation Date	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
SCHEDULE OF PROPORTIONATE SHARE OF OPEB LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS

Measurement Date June 30	2017	2018	2019	2020	2021	2022	2023	2024
Plan's Proportion of the Total OPEB Liability	0.391 %	0.510 %	1.065 %	1.142 %	1.042 %	1.114 %	1.546 %	1.796 %
Plan's Proportionate Share of the Total OPEB Liability	$ 208,922	$ 271,334	$ 627,570	$ 718,412	$ 690,181	$ 583,371	$ 702,844	$ 833,643
Plan's Covered Payroll	$ 160,415	$ 221,304	$ 466,770	$ 521,271	$ 556,337	$ 654,345	$ 1,072,214	$ 1,303,681
Plan's Proportionate Share of the OPEB Liability as a Percentage of Covered Employee Payroll	130.24 %	122.61 %	134.45 %	137.82 %	124.06 %	89.15 %	65.55 %	63.95 %

Notes to schedule:

Changes in Assumptions.

The discount rate as of the June 30, 2016 measurement date was 2.85%. The discount rate as of the June 30, 2017 measurement date was 3.40%. The discount rate as of the June 30, 2018 measurement date was 3.50%. The discount rate as of the June 30, 2019 measurement date was 3.51%. The discount rate as of the June 30, 2020 measurement date was 2.66%. The discount rate as of the June 30, 2021 measurement date was 2.19%. The discount rate as of the June 30, 2022 measurement date was 4.09%. The discount rate as of June 30, 2023 was 4.13%. The discount rate as of June 30, 2024 was 4.21%.

Historical information is required only for measurement periods for which GASB 75 is applicable. Future years' information will be displayed up to 10 years as information becomes available.

* - Fiscal year 2018 was the first year of implementation, therefore only eight years are shown.

COSTA MESA HOUSING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF COSTA MESA)
HOUSING AUTHORITY FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
YEAR ENDED JUNE 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Rental Income	$ 400,000	$ 455,421	$ 472,261	$ 16,840
Intergovernmental	1,650,000	1,418,060	1,429,643	11,583
Contibution from City of Costa Mesa	1,719,301	1,923,018	1,923,018	-
Investment Income (Loss)	31,550	112,029	206,698	94,669
Miscellaneous	200,000	337,101	339,002	1,901
Total Revenues	4,000,851	4,245,629	4,370,622	124,993
EXPENDITURES				
Current:				
Community Programs	5,318,658	11,691,183	5,762,566	5,928,617
Total Expenditures	5,318,658	11,691,183	5,762,566	5,928,617
NET CHANGE IN FUND BALANCE	(1,317,807)	(7,445,554)	(1,391,944)	6,053,610
Fund Balance - Beginning of Year	8,318,102	8,318,102	8,318,102	-
FUND BALANCE - END OF YEAR	$ 7,000,295	$ 872,548	$ 6,926,158	$ 6,053,610

CliftonLarsonAllen LLP
CLAconnect.com

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Directors
Costa Mesa Housing Authority
Costa Mesa, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Costa Mesa Housing Authority (Authority), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated January 29, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See CLAglobal.com/disclaimer.

Board of Directors
Costa Mesa Housing Authority

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Irvine, California
January 29, 2026

CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAglobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

COSTA MESA HOUSING AUTHORITY ANNUAL REPORT AS HOUSING AUTHORITY AND AS HOUSING SUCCESSOR FOR FISCAL YEAR 2024-2025 UNDER CALIFORNIA HEALTH & SAFETY CODE SECTIONS 34176.1 AND 34328

This annual report (Report) of the Costa Mesa Housing Authority (Housing Authority) is prepared under the California Health and Safety Code (HSC), Division 24, Parts 1.8 and 1.85 (Dissolution Law), in particular Section 34176.1 as the housing successor, and under the California Housing Authorities Law, HSC Section 34200, *et seq.* (HAL), in particular Section 34328 as a housing authority. The Dissolution Law and HAL respectively require preparation of an annual report on the housing successor and the housing authority's activities for the prior fiscal year. This Report details the Housing Authority's activities during Fiscal Year (FY) 2024-25 and is intended to satisfy the requirements under both HSC Sections 34176.1 and 34328. More specifically, this Report includes information required about the Low and Moderate Income Housing Asset Fund (LMIHAF) and other information under Section 34176.1(f).

This Report is based on information prepared by City staff on behalf of the Housing Authority and data contained within the independent financial audit of the LMIHAF (Audit), which is prepared by CliftonLarsonAllen(CLA) LLP and accompanies this Report. The Audit is incorporated in the City of Costa Mesa's Annual Comprehensive Financial Report (ACFR) for FY 2024-25. The City Council and the Housing Authority will review and file the Report in an open meeting on March 3, 2026; upon their review and approval, this Report will be posted on the City's website www.costamesaca.gov and thereafter appended to the City's annual update report prepared under Section 65400 of the Government Code.

This Report conforms with and is organized into sections I through XIV, inclusive, under HSC Section 34176.1(f) of the Dissolution Law and Section 34328 of the HAL:

I. Amounts Received and Deposited Under 34191.4(b)(3)(A). *This section provides the total amount of funds paid to the City and the amount deposited into the LMIHAF representing 20% of repayments on the reinstated City/Agency loan per Section 34191.4.*

- All obligations have been paid off. The housing successor Agency was in process to dissolve in FY 2024-25.

II. Amount Deposited into LMIHAF. *This section provides the total amount of funds deposited into the LMIHAF in FY 2024-25 and itemized by amounts listed on Recognized Obligation Payment Schedule (ROPS), amounts representing Section 34191.4 deposits, and other amounts deposited into the LMIHAF.*

- In August 23,2024, Department of Finance approved Costa Mesa Successor Agency (Agency) the dissolution of the Agency.
- $0 was held for items listed on the ROPS; and
- other deposits into the LMIHAF in FY 2024-25 were: (1) $471,955 rental income, (2) $337,207 loan repayments, and (3) $207,007 investment gain.

The cumulative total of all deposits into the LMIHAF was $1,016,169 during FY 2024-25.

III. Ending Balance of LMIHAF. *This section provides a statement of the balance in the LMIHAF as of the close of FY 2024-25. Any amounts deposited for items listed on the ROPS and amounts representing Section 34191.4 deposits, must be distinguished from the other amounts deposited.*

At the close of FY 2024-25 on June 30, 2025, the ending balance in the LMIHAF was $5,025,484 of which $0 was held for items listed on the ROPS.

IV. Description of Expenditures from LMIHAF. *This section provides a description of expenditures made from the LMIHAF during FY 2024-25. The expenditures are to be categorized among (A) administration for monitoring, preserving covenanted housing units; (B) homeless prevention and rapid rehousing services; and (C) development of housing.*

The table below lists and describes FY 2024-25 LMIHAF expenditures by category:

Monitoring and Administration Expenditures	Costs for monitoring, enforcement, and preserving long-term affordable housing covenants imposed by the former Costa Mesa Redevelopment Agency (Former Agency) or the Housing Authority, as housing successor. The maximum expenditure for this category in FY 2024-25 is the *greater* of (a) 5% of the statutory value of (i) real property owned by the housing successor *and* (ii) loans and grants receivable, or (b) $200,000 (plus allowed CPI adjustments). Based on the valuation listed in Section V, [lines 6+7 in that table=$8,882,775 for FY 2024-25, the Housing Authority as housing successor was authorized to spend up to $444,139 (i.e., 5% of $8,882,775), but only expended $340,621.	$340,621
Homeless Prevention and Rapid Rehousing Services Expenditures	Costs for homeless prevention and rapid rehousing supportive services for individuals and families who are homeless or would be homeless without this assistance. The housing successor Agency was in process to dissolve in FY 2024-25.	$250,000

Housing Development Expenditures	Costs for housing "development", which term is defined to include: (a) new construction, (b) acquisition and rehabilitation, (c) substantial rehabilitation, (d) long-term affordability covenants on multifamily units, and (e) preservation of assisted affordable housing that is eligible for (i) prepayment, (ii) termination, or (iii) for which the expiration of rental restrictions is scheduled to occur within five years. The costs in this category represent the operating costs for a 30-apartment low and very low income housing property, which the housing successor intends to solicit proposals from housing providers to purchase and extend affordability. The 30 apartments within eight properties commonly referred to as James/W. 18th Properties, were acquired by the City and Housing Authority through non-judicial foreclosure proceedings in FY 2015-2016. This acquisition was made in order to preserve the long-term affordable housing covenants which were at risk of termination and potential conversion to market housing. The eight properties are owned by the Housing Authority and continue to be operated as affordable housing units for low and very low income households/tenants by a professional property management company. The operating costs for the property include staff salaries and benefits, utilities, supplies, repairs and maintenance, taxes, property management fees, legal, and consulting costs. The total amount spent in FY 2024-25 was $348,760.	348,760
Total FY 2024-25 LMIHAF Expenditures		$939,381

V. Statutory Value of Assets Owned by Housing Successor. *This section provides the statutory value of real property owned by the Housing Authority, as housing successor, the value of loans and grants receivables, and the sum of these two amounts.*

Under Dissolution Law and for purposes of this Report, the "statutory value of real property" means the value of properties formerly held by the Former Agency as listed on the housing asset transfer schedule approved by the DOF under Section 34176(a)(2), the value of the properties transferred to the housing successor under Section 34181(f), and the purchase price of properties purchased by the Housing Authority. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following table provides the statutory value of assets owned by the Housing Authority as of the end of FY 2024-25:

	As of June 30, 2025 FY 2024-2025	
1.	Cash and Investments	3,775,321.01
2.	Restricted Assets	29,710.39
3.	Interest Receivable	20,639.12
4.	Rent Receivable	13,290.36
5.	Accounts Receivable	330,869.66
6.	Statutory Value of Real Property owned by the Housing Authority	5,544,069.95
7.	Loans Receivable	3,338,704.92
	Total Statutory Value	13,052,605.41

VI. Description of Transfers. *This section describes transfers, if any, to another housing successor made in previous fiscal year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for development of transit priority projects, permanent supportive housing, regional homeless shelters, housing for agricultural employees, or special needs housing.*

The Housing Authority, as housing successor, did not make any LMIHAF transfers to other housing successor(s) under Section 34176.1(c)(2) during FY 2024-25.

VII. Project Descriptions. *This section describes any project for which the Housing Authority, as housing successor, receives or holds property tax revenue under the ROPS and the status of that project.*

The Housing Authority, as housing successor, does not receive or hold property tax revenue under a ROPS.

VIII. Status of Compliance with Section 33334.16. *As and if applicable, this section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property, if any, acquired on or after February 1, 2012, provide a status update on the project.*

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Authority, as housing successor, on or after February 1, 2012.

With respect to interests in real property acquired by the Former Agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the DOF approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the Former Agency, now held by the Housing Authority as housing successor, in the LMIHAF, the Housing

Authority as housing successor, must initiate activities consistent with development (as the term is explained in Section IV and Section 34176.1(a)(3)(D)) of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

In this regard, the Housing Authority as housing successor, did not own any real property acquired for development (to be developed) as of dissolution on February 1, 2012 subject to this limitation so the five-year limitation of Section 33334.16 does not apply.

It is noted that the Former Agency held at dissolution, now the Housing Authority holds as landlord/ground lessor, the underlying fee interests in three Ground Leases with Costa Mesa Family Village, a California limited partnership, as tenant/ground lessee (affiliate of Shapell Properties) relating to the existing 72-unit multifamily affordable housing apartment development called Costa Mesa Family Village, located at 1924 and 1981 Wallace Avenue and 2015 Pomona Avenue. The three ground leases end/expire in 2039. Section 33334.16 does not apply to such ground leases and this existing affordable housing development as the subject property was not held for development; it is developed property.

IX. Description of Outstanding Obligations under Section 33413. *This section describes outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Authority's progress, as housing successor, in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Authority, as housing successor, plans to meet unmet obligations, if any.*

Replacement Housing. Under the Former Agency's last Implementation Plan in effect prior to dissolution (the 2010-2014 plan), the Former Agency's replacement housing obligations, if any, under Section 33413(a) were transferred to the Housing Authority as housing successor; however, the Former Agency had no outstanding replacement housing obligations as of dissolution on February 1, 2012.

Inclusionary/Production Housing. Under the Former Agency's last Implementation Plan in effect prior to dissolution (the 2010-2014 plan), its inclusionary/production housing obligations, if any, under Section 33413(b) were transferred to the Housing Authority as housing successor; however, the Former Agency had no outstanding inclusionary/production housing obligations as of dissolution on February 1, 2012.

Therefore, the Housing Authority, as housing successor, has no outstanding replacement or inclusionary/production housing obligations and thus no implementation obligation under Section 33413.

For information, the Former Agency's Implementation Plan is posted on the City's website at www.costamesaca.gov.

X. Income Test. *This section provides information required by Section 34176.1(a)(3)(B), or a description of expenditures by income category and restriction for the applicable five-year period, and whether the statutory thresholds have been met.* The Housing Authority, as housing successor, previously reported on its expenditures for development sourced from the LMIHF for the initial five-year period of January 1, 2014 to June 30, 2019. The applicable provisions of Sections 34176.1(a)(3)(A)(B)(C) require that the Housing Authority, as housing successor, must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the Area Median Income (AMI). If the Housing Authority as housing successor, fails to comply with the extremely low income requirement in a five-year reporting period, then the provisions of Section 34176.1(B) will apply in each fiscal year following the latest fiscal year following the Report are expended for the development of housing occupied by extremely low income households until the housing successor demonstrates compliance with such requirement in a subsequent annual report The term "development" is defined in Section 34176.1(a)(3)(D): "For purposes of this subdivision, 'development' means new construction, acquisition and rehabilitation, substantial rehabilitation as defined in Section 33413, the acquisition of long term affordability covenants on multifamily units as described in Section 33413, or the preservation of an assisted housing development that is eligible for prepayment or termination or for which within the expiration of rental restrictions is scheduled to occur within five years as those terms are defined in Section 65863.10 of the Government Code."

The second five-year reporting period ended on June 30, 2024, in compliance with Section 34176.1(a)(3)(A)(f). Accordingly, this Report presents information for FY 2024–2025, which represents the first year of the third five-year reporting period.

XI. Senior Housing Test. *This section provides the percentage of deed-restricted rental housing units restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency and its host jurisdiction within the same 10-year time period.*

The housing successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the housing successor, the Former Agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the housing successor, the Former Agency, and/or City within the same time period. If this percentage exceeds 50%, then the housing successor cannot expend future LMIHAF funds to assist additional senior housing units until the Housing Authority as housing successor, or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

For the 10-year period of July 1, 2015 to June 30, 2025, the Housing Authority expended no funds ($0) for senior housing, -therefore 0% of funds were expended on development or assistance to develop senior housing units.

XII. Excess Surplus Test. *This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the housing successor has had excess surplus, and the housing successor's plan for eliminating the excess surplus.*

The term excess surplus is defined in Section 34176.1(d) as: "an unencumbered amount in the LMIHAF account that exceeds the greater of one million dollars ($1,000,000) or the aggregate amount deposited into the account during the housing successor's preceding four fiscal years, whichever is greater." The table below provides the Excess Surplus test for the preceding four years. The LMIHAF does not have an excess surplus.

FY2024-25 Excess Surplus Test

		LMIHF July 1, 2024		LMIHF July 1, 2025
Opening Fund Balance	$	4,635,482	$	5,025,484
Less Unavailable Amounts:				
Loans Receivable, Net		(1,295,210)		(3,338,705)
Accounts Receivable		(363,331)		(330,870)
Available Housing Successor Fund (A)	$	2,976,941	$	1,355,910

Limitation (Greater of $1,000,000 or 4 years deposits into LMIHF):		
Agreggate amounts deposited for last 4 years:		
FY2024-25	$	1,016,168.74
FY2023-24		886,441.00
FY2022-23		983,980.44
FY2021-22		638,730.00
	$	3,525,320.18
Excess Surplus	$	-

XIII. Inventory of Homeownership Units. *This section provides a summary of covenanted homeownership units assisted by the former redevelopment agency or the housing successor that include equity sharing and repayment provisions, including: (A) number of units; (B) number of units lost to the portfolio in the last fiscal year and the reason for those losses; and (C) any funds returned to the housing successor due to losses or repayments.*

This section provides an inventory of homeownership units assisted by the Former Agency and assumed by the Housing Authority as housing successor, that are subject to covenants or restrictions or to an adopted program that protects the Former Agency's investment of moneys from the Low and Moderate Income Housing Fund per Section 33334.3(f).

Total homeownership inventory as of dissolution on February 1, 2012 (subparagraph (A) below) and inventory, losses, and repayments for the period from February 1, 2012 through June 30, 2025 (subparagraph (B) below) include:

(A) As of dissolution on February 1, 2012, the total number of homeownership units assisted by the Former Agency and had covenants and restrictions of record was 41 units, which included loans and restricted single-family homes assisted by the Former Agency through its (1) First Time Homebuyer (FTHB) Program, (2) Single-Family Rehabilitation (SF Rehab) Program, (3) affordable housing projects with Habitat for Humanity of Orange County, and (4) Neighborhood Stabilization Program.

(B) The total number of homeownership units lost to the Housing Authority's portfolio as housing successor between February 1, 2012, through June 30, 2025, along with the reasons for those losses.

Total losses between February 1, 2012, and June 30, 2025: 31 units

Reasons for the units' losses from the homeownership portfolio:

Principal Repayments:	$1,359,392
Loan Impairment:	$1,095,000
Foreclosure:	$ 436,000

Funds returned to the Housing Authority as housing successor, as part of an adopted program that protects the Former Agency's investment of moneys from the Low and Moderate Income Housing Fund, including loan principal, interest, and equity sharing payments between February 1, 2012 and June 30, 2025: $1,901,973.

(C) The number of homeownership units lost to the Housing Authority's portfolio as housing successor in FY 2024-25 and the reason for those losses. There were no homeownership units lost to the Housing Authority's portfolio as housing successor in FY 2024-25. One owner made partial payments on homeownership loans. Principal and interest payments received totaled $337,207 and were deposited into the LMIHAF.

The funds returned to the Housing Authority as housing successor, as part of an adopted program that protects the Former Agency's investment of moneys from Low and Moderate Income Housing Fund, included repayments of FTHB program loans. Total principal, interest, and equity sharing payments during FY 2024-25 was $337,207.

(D) The Housing Authority as housing successor, has existing consulting agreements with: AmeriNational Community Services, Inc., a Minnesota Corporation (dba AmeriNat) and Farmers State Bank of Hartland, a Minnesota corporation. The agreements are related to certain, but not all, aspects of administration of the Former Agency's SF Rehab and FTHB programs that provided second lien mortgages for homeownership units. The consulting services include assistance with oversight and administration of amortized loan

payments, if any, due; with tracking and calculation of loan balances in the event of payoff; and, other administrative activities for these outstanding SF Rehab and FTHB loans.

In addition, the Housing Authority retains the services of Keyser Marston Associates, a professional housing economic consultant, and the Housing Authority legal counsels, City Attorney and Authority General Counsel Kimberly Hall Barlow of Jones & Mayer, and Celeste Brady of Stradling Yocca Carlson & Rauth (SYCR). Counsels assist staff in reviewing legal issues related to outstanding SF Rehab and FTHB program loans, such as the refinancing of first lien mortgages consistent with SF Rehab and FTHB program refinancing criteria, repayments, impairment analyses, defaults, foreclosures, bankruptcies, renting out part of the home, short sale requests, and other issues that arise in the administration of the former Agency's loan programs for ownership housing.

XIV. Additional Information: *Housing Authority's Activities for the preceding year (FY 2023-24) under HSC Section 34328.*

Without repeating the information presented above in this Report, the Housing Authority:

(A) continued to monitor and enforce housing assets transferred from the Former Agency to the Housing Authority as housing successor, as well as other Housing Authority (non-housing successor) assets;

(B) continued property management and operation of the James/W.18th Properties. See Sections IV. And X. above for more detailed discussion about these properties.

(C) As housing successor under Section 34176.1(a)(2), the Housing Authority may expend up to $250,000 per fiscal year "for homeless prevention and rapid rehousing services for individuals and families who are homeless or would be homeless but for this assistance, including the provision of short-term or medium-term rental assistance, housing relocation, and stabilization services including housing search, mediation, or outreach to property owners, credit repair, security or utility deposits, utility payments, rental assistance for a final month at a location, moving cost assistance, and case management, or other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless." In this regard in FY 2024-25 and as detailed in this Report, the

Housing Authority's LMIHAF provided partial funding for Community Outreach Workers who assertively work toward placing homeless individuals and families into temporary or permanent housing as it becomes available. Staff addresses the various needs represented by the local homeless population on a daily basis. Further, a part-time

Management Analyst maintains the database that Community Outreach Workers and volunteers from varied community groups utilize to streamline their reporting and recordkeeping processes relative to placement of homeless individuals and families into housing.

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-159 **Meeting Date:** 3/17/2026

TITLE:

PROFESSIONAL SERVICES AGREEMENT WITH PSOMAS FOR THE FAIRVIEW PARK WEST BLUFF RESTORATION PROJECT

DEPARTMENT: **PARKS AND COMMUNITY SERVICES**

PRESENTED BY: **BRIAN GRUNER. PARKS AND COMMUNITY SERVICES DIRECTOR**

CONTACT INFORMATION: **KELLY DALTON, FAIRVIEW PARK ADMINISTRATOR (714) 754-5135**

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Professional Services Agreement to PSOMAS to provide engineering design, environmental planning, cultural resource management, and related professional services for the Fairview Park West Bluff Restoration Project in an amount not to exceed $533,189 for a term of two (2) years from March 17, 2026 to March 16, 2028 with three (3) additional one-year renewal options.
2. Authorize a ten percent (10%) contingency in the amount of $53,319 for unforeseen costs.
3. Authorize the City Manager and the City Clerk to execute the Professional Services Agreement (Attachment 1) and future amendments to the agreement within City Council-authorized limits.

BACKGROUND:

Fairview Park is the City's largest park, spanning over 200 acres of open space that forms an integral component of the lower Santa Ana River ecological corridor. Within Fairview Park's 208 acres, the site includes sacred tribal ancestral lands, a Nationally Registered Cultural Resource Historic Site, and several distinct habitat communities that provide critical habitat for an array of sensitive, rare, and endangered plant and animal species. The park provides passive and unique recreational opportunities while serving as a critical open space resource within the City. Due to the presence of protected habitats, sensitive cultural resources, and special-status wildlife species, projects within Fairview Park require careful planning, interdisciplinary coordination, and compliance with applicable local, state and federal environmental protection regulations.

The Fairview Park Master Plan (2008) is currently in the process of being updated, with an anticipated final adoption in summer 2026. The Fairview Park Master Plan establishes long-term goals for protecting, preserving, and enhancing the park's natural and cultural resources while allowing for compatible public access and recreation.

As part of these long-term objectives, the City has identified the Fairview Park West Bluff as a priority area, requiring stabilization and ecological restoration. The west bluffs of Fairview Park have been the subject of study since the 1990s due to slope stability and slope erosion concerns, which pose long-term risks to park resources, trails, and public safety if left unaddressed.

The Fairview Park West Bluff Restoration Project is intended to address these concerns through a comprehensive planning and design effort that integrates geotechnical stability improvements with habitat restoration and resource protection elements. The design project will emphasize solutions that minimize disturbance, restore native plant communities, protect sensitive cultural resources, and maintain the park's natural character, consistent with the Fairview Park Master Plan and the City's environmental stewardship goals.

Project Description

The Fairview Park West Bluff Restoration Project focuses on the evaluation, design, planning, and permitting of stabilization and restoration measures for erosional features along the park's western bluffs. The project is a planning and design effort that will culminate in the preparation of construction -ready plans, specifications, and cost estimates for future implementation. The City is seeking professional services that include, but are not limited to:

- Project coordination and management
- Review of existing studies, plans, and technical data
- Geotechnical and engineering site design evaluations
- Engineering design for slope stabilization and erosion control
- Habitat restoration and revegetation design
- Environmental planning and California Environmental Quality Act (CEQA) documentation
- Resource agency coordination and environmental permitting support
- Cultural Resource Management Plan preparation
- Preparation of construction quantities, cost estimates, and bid documents
- Public outreach and stakeholder coordination
- Bidding and construction support services

The integrated approach to this project is intended to improve long-term slope stability, reduce erosion risks, enhance native habitat, and protect sensitive biological and cultural resources, while maintaining public use and trail access for park visitors.

ANALYSIS:

On June 5, 2025, a Request for Proposal (RFP No. 25-23) for professional engineering and environmental planning services was released for the Fairview Park Bluff Restoration Project. In response to the City's RFP, the City received three (3) proposals from the following firms:

- Dudek
- PSOMAS
- S2SERM

Proposals were reviewed and scored by an interdisciplinary panel of subject matter experts with expertise in environmental planning, civil design, and public works professional services. Proposals were reviewed for compliance and responsiveness to the City's Request for Proposals, qualifications of key personnel, method of approach, qualifications and experience of the firm, cost, and references.

Following the initial screening and review of proposals, each of the three consultants were invited to participate in an oral interview to assist in the evaluation process. Based on the composite scores from the evaluation panel, PSOMAS was determined to be the highest rated and most qualified proposer (Table 1).

Table 1: RFP Results

Proposer	Total Score	Rank
PSOMAS	2687.5	1st
Dudek	2238.55	2nd
S2SERM	2152.1	3rd

Consultant Qualifications

During the evaluation, PSOMAS presented their firm as possessing a thorough understanding of the project and demonstrated extensive experience and technical ability to perform the outlined scope of work in the RFP. PSOMAS has supported several public agencies in Southern California with engineering design, ecological restoration, and related environmental planning support for over three decades. Throughout the evaluation process, PSOMAS also emphasized its team's strengths in coordinating on similar interdisciplinary and multi-benefit projects, which is of particular value for this project, given the site's unique planning variables and multi-benefit objectives. In addition, PSOMAS demonstrated comparative strength in its public outreach approach, and emphasized the firm's careful consideration of stakeholder concerns prior to advancing the project design. This intentional and meaningful community engagement effort will be essential to building and maintaining community support for the Fairview Park West Bluff Restoration project and will ensure the project team addresses key community concerns early.

PSOMAS' proposed approach emphasizes the integration of safety, efficiency, and sensitivity to onsite resources and community feedback in developing the project design. The firm's ability to integrate multi-disciplinary data, develop long-term preservation strategies, and minimize impacts to

existing resources will be critical to a successful design for this project. PSOMAS also demonstrated a strong understanding of the site's environmental complexity, and the importance of balancing geotechnical stabilization with habitat restoration and cultural resource protection. This comprehensive and collaborative design philosophy aligns closely with the City's goals for long-term stewardship and conservation of Fairview Park's natural resources.

The evaluation panel determined that PSOMAS' technical proposal and interview responses distinguished the firm through the strength of its multidisciplinary team, its relevant experience with complex habitat restoration and slope stabilization projects, and its clearly articulated project approach. In particular, PSOMAS emphasized that the final design solution would not be predetermined but instead developed through detailed evaluation of the specific conditions associated with each erosion feature along the west bluff. This adaptive methodology recognizes the unique geotechnical, biological, and cultural resource conditions present at the site and emphasizes tailoring stabilization and restoration strategies accordingly, while also incorporating input from the local community and cultural resource stakeholders. Dudek and S2SERM also submitted qualified proposals demonstrating relevant experience and technical capabilities, however their responses presented more predefined design approaches with less emphasis on an adaptive methodology tailored to site-specific conditions and stakeholder considerations identified for the project. Based on the evaluation criteria established in the RFP, including firm qualifications, team expertise, and project approach, the evaluation panel determined that PSOMAS' proposal represented the highest ranked and most responsive proposal for the project.

Project Funding

In 2023, the City was awarded a significant parks and open space investment through state budget allocations from then-Senator Dave Min (current Congressman). As part of the 2022-2023 California State Budget, a total of $10M was awarded to the City of Costa Mesa to support park improvements, habitat restoration, and open space enhancements, including $2.0M allocated towards this project in Fairview Park. This historic grant provides the funding source to support the planning and design phase of the Fairview Park West Bluff Restoration project, as well as the future construction and implementation phase. The remaining project balance from the grant (approximately $1.45M) will be used to fund the construction phase once the design and planning phase is completed by PSOMAS.

The Fairview Park Bluffs Restoration Project was postponed due to the prioritization of several projects, such as the draft Fairview Park Master Plan, the new Mesa Restoration Project, and ongoing restoration efforts. These projects are well underway and staff is now able to proceed with the Bluffs Restoration Project and is recommending the award of contract to PSOMAS.

ALTERNATIVES:

Staff does not recommend any alternatives at this time.

FISCAL REVIEW:

Funding for this agreement inclusive of a ten percent (10%) contingency for a total amount of $586,508 is available from the City's State Grants Fund (231) and was funded by a grant from the Office of former Senator Dave Min (current U.S. Representative) through the California State Parks Department. The current available project balance is approximately $1.6 Million.

LEGAL REVIEW:

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

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council Goal:

- Advance Environmental Sustainability and Climate Resiliency

CONCLUSION:

Staff recommends the City Council:

1. Award a Professional Services Agreement to PSOMAS to provide engineering design, environmental planning, cultural resource management, and related professional services for the Fairview Park West Bluff Restoration Project in an amount not to exceed $533,189.00 for a term of two (2) years from March 17, 2026 to March 16, 2028 with three (3) additional one-year renewal options.
2. Authorize a 10 percent (10%) contingency in the amount of $53,319, for unforeseen costs.
3. Authorize the City Manager and the City Clerk to execute the Professional Services Agreement (Attachment 1) and future amendments to the agreement within City Council-authorized limits.

CITY OF COSTA MESA
PROFESSIONAL SERVICES AGREEMENT
WITH PSOMAS

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into this 17th day of March 2026 ("Effective Date"), by and between the CITY OF COSTA MESA, a municipal corporation ("City"), and PSOMAS, a California corporation ("Consultant").

RECITALS

A. City proposes to utilize the services of Consultant as an independent contractor to provide professional engineering design, ecological restoration design, and environmental planning services for the Fairview Park West Bluff Restoration Project, as more fully described herein; and

B. Consultant represents that it has that degree of specialized expertise contemplated within California Government Code section 37103, and holds all necessary licenses to practice and perform the services herein contemplated; and

C. City and Consultant desire to contract for the specific services described in Exhibit "A" and desire to set forth their rights, duties and liabilities in connection with the services to be performed; and

D. No official or employee of City has a financial interest, within the provisions of sections 1090-1092 of the California Government Code, in the subject matter of this Agreement.

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

1.0. SERVICES PROVIDED BY CONSULTANT

1.1. Scope of Services. Consultant shall provide the professional services described in City's Request for Proposals (RFP 25-23), attached hereto as Exhibit "A," and Consultant's Proposal, attached hereto as Exhibit "B," both incorporated herein.

1.2. Professional Practices. All professional services to be provided by Consultant pursuant to this Agreement shall be provided by personnel experienced in their respective fields and in a manner consistent with the standards of care, diligence and skill ordinarily exercised by professional consultants in similar fields and circumstances in accordance with sound professional practices. Consultant also warrants that it is familiar with all laws that may affect its performance of this Agreement and shall advise City of any changes in any laws that may affect Consultant's performance of this Agreement.

1.3. Performance to Satisfaction of City. Consultant agrees to perform all the work to the complete satisfaction of the City. Evaluations of the work will be done by the City Manager or his or her designee. If the quality of work is not satisfactory, City in its discretion has the right to:

(a) Meet with Consultant to review the quality of the work and resolve the matters of concern;

(b) Require Consultant to repeat the work at no additional fee until it is satisfactory; and/or

(c) Terminate the Agreement as hereinafter set forth.

1.4. Warranty. Consultant warrants that it shall perform the services required by this Agreement in compliance with all applicable Federal and California employment laws, including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation insurance and safety in employment; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement. Consultant shall indemnify and hold harmless City from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description including reasonable attorneys' fees and costs, presented, brought, or recovered against City for, or on account of any liability under any of the above-mentioned laws, which may be incurred by reason of Consultant's performance under this Agreement.

1.5. Non-Discrimination. In performing this Agreement, Consultant shall not engage in, nor permit its agents to engage in, discrimination in employment of persons because of their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military or veteran status, except as permitted pursuant to section 12940 of the Government Code.

1.6. Non-Exclusive Agreement. Consultant acknowledges that City may enter into agreements with other consultants for services similar to the services that are subject to this Agreement or may have its own employees perform services similar to those services contemplated by this Agreement.

1.7. Delegation and Assignment. This is a personal service contract, and the duties set forth herein shall not be delegated or assigned to any person or entity without the prior written consent of City. Consultant may engage a subcontractor(s) as permitted by law and may employ other personnel to perform services contemplated by this Agreement at Consultant's sole cost and expense.

1.8. Confidentiality. Employees of Consultant in the course of their duties may have access to financial, accounting, statistical, and personnel data of private individuals and employees of City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City, unless required to produce pursuant to legal process. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this Section shall survive the termination of this Agreement.

2.0. COMPENSATION AND BILLING

2.1. Compensation. Consultant shall be paid in accordance with the fee schedule set forth in Exhibit "C," attached hereto and made a part of this Agreement. Consultant's total compensation shall not exceed Five Hundred Thirty-Three Thousand One Hundred Eighty-Nine

Dollars ($533,189.00).

2.2. Additional Services. Consultant shall not receive compensation for any services provided outside the scope of services specified in the Consultant's Proposal unless the City Manager or designee, prior to Consultant performing the additional services, approves such additional services in writing. It is specifically understood that oral requests and/or approvals of such additional services or additional compensation shall be barred and are unenforceable.

2.3. Method of Billing. Consultant may submit invoices to the City for approval on a progress basis, but no more often than two times a month. Said invoice shall be based on the total of all Consultant's services which have been completed to City's sole satisfaction. City shall pay Consultant's invoice within forty-five (45) days from the date City receives said invoice. Each invoice shall describe in detail, the services performed, the date of performance, and the associated time for completion. Any additional services approved and performed pursuant to this Agreement shall be designated as "Additional Services" and shall identify the number of the authorized change order, where applicable, on all invoices.

2.4. Records and Audits. Records of Consultant's services relating to this Agreement shall be maintained in accordance with generally recognized accounting principles and shall be made available to City or its Project Manager for inspection and/or audit at mutually convenient times from the Effective Date until three (3) years after termination of this Agreement.

3.0. TIME OF PERFORMANCE

3.1. Commencement and Completion of Work. Unless otherwise agreed to in writing by the parties, the professional services to be performed pursuant to this Agreement shall commence within five (5) days from the Effective Date of this Agreement. Said services shall be performed in strict compliance with the Project Schedule approved by City as set forth in Exhibit "B," attached hereto and incorporated herein. The Project Schedule may be amended by mutual agreement of the parties. Failure to commence work in a timely manner and/or diligently pursue work to completion may be grounds for termination of this Agreement.

3.2. Excusable Delays. Neither party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the party or parties. Such acts shall include, but not be limited to, acts of God, fire, strikes, pandemics (excluding COVID-19), material shortages, compliance with laws or regulations, riots, acts of war, or any other conditions beyond the reasonable control of a party (each, a "Force Majeure Event"). If a party experiences a Force Majeure Event, the party shall, within five (5) days of the occurrence of the Force Majeure Event, give written notice to the other party stating the nature of the Force Majeure Event, its anticipated duration and any action being taken to avoid or minimize its effect. Any suspension of performance shall be of no greater scope and of no longer duration than is reasonably required and the party experiencing the Force Majeure Event shall use best efforts without being obligated to incur any material expenditure to remedy its inability to perform; provided, however, if the suspension of performance continues for sixty (60) days after the date of the occurrence and such failure to perform would constitute a material breach of this Agreement in the absence of such Force Majeure Event, the parties shall meet and discuss in good faith any amendments to this Agreement to permit the other party to exercise its rights under this Agreement. If the parties are not able to agree on such amendments within thirty (30) days and if suspension of performance continues, such other party may terminate this Agreement immediately by written notice to the party experiencing the Force Majeure Event, in which case neither party shall have any liability to

the other except for those rights and liabilities that accrued prior to the date of termination.

4.0. TERM AND TERMINATION

4.1. Term. This Agreement shall commence on the Effective Date and continue for a period of twenty-four (24) months, ending on March 16, 2028, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties. This Agreement may be extended by three [3] additional one [1]-year periods upon mutual written agreement of both parties.

4.2. Notice of Termination. The City reserves and has the right and privilege of canceling, suspending or abandoning the execution of all or any part of the work contemplated by this Agreement, with or without cause, at any time, by providing written notice to Consultant. The termination of this Agreement shall be deemed effective upon receipt of the notice of termination. In the event of such termination, Consultant shall immediately stop rendering services under this Agreement unless directed otherwise by the City.

4.3. Compensation. In the event of termination, City shall pay Consultant for reasonable costs incurred and professional services satisfactorily performed up to and including the date of City's written notice of termination. Compensation for work in progress shall be prorated based on the percentage of work completed as of the effective date of termination in accordance with the fees set forth herein. In ascertaining the professional services actually rendered hereunder up to the effective date of termination of this Agreement, consideration shall be given to both completed work and work in progress, to complete and incomplete drawings, and to other documents pertaining to the services contemplated herein whether delivered to the City or in the possession of the Consultant.

4.4. Documents. In the event of termination of this Agreement, all documents prepared by Consultant in its performance of this Agreement including, but not limited to, finished or unfinished design, development and construction documents, data studies, drawings, maps and reports, shall be delivered to the City within ten (10) days of delivery of termination notice to Consultant, at no cost to City. Any use of uncompleted documents without specific written authorization from Consultant shall be at City's sole risk and without liability or legal expense to Consultant.

5.0. INSURANCE

5.1. Minimum Scope and Limits of Insurance. Consultant 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 A.M. Best's Rating Guide, and approved by City:

(a) 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, Two Million Dollars ($2,000,000.00) general aggregate.

(b) 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.

(c) Workers' compensation insurance as required by the State of California. Consultant 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 Consultant for the City and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies.

(d) Professional errors and omissions ("E&O") liability insurance with policy limits of not less than One Million Dollars ($1,000,000.00), combined single limits, per occurrence and aggregate. If the policy is written as a "claims made" policy, the retro date shall be prior to the start of the contract work. Consultant shall obtain and maintain, said E&O liability insurance during the life of this Agreement and for three years after completion of the work hereunder.

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

(a) 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 Consultant pursuant to its contract with the City; products and completed operations of the Consultant; premises owned, occupied or used by the Consultant; automobiles owned, leased, hired, or borrowed by the Consultant."

(b) Notice: "Said policy shall not terminate, be suspended, or voided, nor shall it be cancelled, nor the coverage or limits reduced, until thirty (30) days after written notice is given to City."

(c) Other insurance: "The Consultant'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."

(d) Any failure 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.

(e) The Consultant'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.

5.3. 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.

5.4. Certificates of Insurance. Consultant shall provide to City certificates of insurance showing the insurance coverages and required endorsements described above, in a form and content approved by City, prior to performing any services under this Agreement.

5.5. Non-Limiting. Nothing in this Section 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.

6.0. GENERAL PROVISIONS

6.1. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing and signed by the parties in interest at the time of such modification. The terms of this Agreement shall prevail over any inconsistent provision in any other contract document appurtenant hereto, including exhibits to this Agreement.

6.2. Representatives. The City Manager or his or her designee shall be the representative of City for purposes of this Agreement and may issue all consents, approvals, directives and agreements on behalf of the City, called for by this Agreement, except as otherwise expressly provided in this Agreement.

Consultant shall designate a representative for purposes of this Agreement who shall be authorized to issue all consents, approvals, directives and agreements on behalf of Consultant called for by this Agreement, except as otherwise expressly provided in this Agreement.

6.3. Project Managers. City shall designate a Project Manager to work directly with Consultant in the performance of this Agreement.

Consultant shall designate a Project Manager who shall represent it and be its agent in all consultations with City during the term of this Agreement. Consultant or its Project Manager shall attend and assist in all coordination meetings called by City.

6.4. Notices. Any notices, documents, correspondence or other communications concerning this Agreement or the work hereunder may be provided by personal delivery or mail and shall be addressed as set forth below. Such communication shall be deemed served or delivered: (a) at the time of delivery if such communication is sent by personal delivery, and (b) 48 hours after deposit in the U.S. Mail as reflected by the official U.S. postmark if such communication is sent through regular United States mail.

IF TO CONSULTANT:	IF TO CITY:
Psomas 865 Figueroa Street, Suite 3200 Los Angeles, CA 90017	City of Costa Mesa 77 Fair Drive Costa Mesa, CA 92626

Tel: (626) 808-5427
Attn: Richard Lewis III

Tel: (714) 754-5135
Attn: Kelly Dalton
Project Manager

Courtesy copy to:

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Attn: Finance Dept. | Purchasing

6.5. Drug-Free Workplace Policy. Consultant shall provide a drug-free workplace by complying with all provisions set forth in City's Council Policy 100-5, attached hereto as Exhibit "D" and incorporated herein. Consultant's failure to conform to the requirements set forth in Council Policy 100-5 shall constitute a material breach of this Agreement and shall be cause for immediate termination of this Agreement by City.

6.6. Attorneys' Fees. If litigation is brought by any party in connection with this Agreement, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

6.7. Governing Law. This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California.

6.8. Assignment. Consultant shall not voluntarily or by operation of law assign, transfer, sublet or encumber all or any part of Consultant's interest in this Agreement without City's prior written consent. Any attempted assignment, transfer, subletting or encumbrance shall be void and shall constitute a breach of this Agreement and cause for termination of this Agreement. Regardless of City's consent, no subletting or assignment shall release Consultant of Consultant's obligation to perform all other obligations to be performed by Consultant hereunder for the term of this Agreement.

6.9. Indemnification and Hold Harmless. Consultant agrees to indemnify, hold free and harmless the City, its elected officials, officers, agents and employees, at Consultant's sole expense, from and against any and all claims, actions, suits or other legal proceedings brought against the City, its elected officials, officers, agents and employees to the extent caused by the negligent, reckless or intentionally wrongful performance of the Consultant, its employees, and/or authorized subcontractors, of the work undertaken pursuant to this Agreement. The defense reimbursement obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by the Consultant, 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 Consultant, 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 negligence, recklessness,

or willful misconduct in the work performed by the Consultant, its employees, and/or authorized subcontractors under this Agreement, whether or not the Consultant, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the Consultant 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. Consultant will reimburse City for any expenditure, including reasonable attorney's fees, incurred by City in defending against claims or liabilities to the extent ultimately determined to be caused by the negligence, recklessness or willful misconduct of Consultant. This provision shall supersede and replace all other indemnity provisions contained either in the City's specifications or Consultant's Proposal, which shall be of no force and effect.

6.10. Independent Contractor. Consultant is and shall be acting at all times as an independent contractor and not as an employee of City. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City. Consultant shall secure, at its sole expense, and be responsible for any and all payment of Income Tax, Social Security, State Disability Insurance Compensation, Unemployment Compensation, and other payroll deductions for Consultant and its officers, agents, and employees, and all business licenses, if any are required, in connection with the services to be performed hereunder. Consultant shall indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with the applicable worker's compensation laws. City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this paragraph.

6.11 Conflicts with Independent Contractor. Contractor/consultant's duties and services under this Agreement shall not include preparing or assisting the public entity with any portion of the public entity's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the public entity. The public entity entering into this Agreement shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Contractor/consultant's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. Contractor/consultant shall cooperate with the public entity to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by contractor pursuant to this Agreement.

6.12. PERS Eligibility Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant 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, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant 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, Consultant 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.

6.13. Cooperation. In the event any claim or action is brought against City relating to Consultant's performance or services rendered under this Agreement, Consultant shall render any reasonable assistance and cooperation which City might require.

6.14. Ownership of Documents. All findings, reports, documents, information and data including, but not limited to, computer tapes or discs, files and tapes furnished or prepared by Consultant or any of its subcontractors in the course of performance of this Agreement, shall be and remain the sole property of City. Consultant agrees that any such documents or information shall not be made available to any individual or organization without the prior consent of City. Any use of such documents for other projects not contemplated by this Agreement, and any use of incomplete documents, shall be at the sole risk of City and without liability or legal exposure to Consultant. City shall indemnify and hold harmless Consultant from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from City's use of such documents for other projects not contemplated by this Agreement or use of incomplete documents furnished by Consultant. Consultant shall deliver to City any findings, reports, documents, information, data, in any form, including but not limited to, computer tapes, discs, files audio tapes or any other Project related items as requested by City or its authorized representative, at no additional cost to the City.

6.15. Public Records Act Disclosure. Consultant has been advised and is aware that this Agreement and all reports, documents, information and data, including, but not limited to, computer tapes, discs or files furnished or prepared by Consultant, or any of its subcontractors, pursuant to this Agreement and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code section 7920.000 *et seq*.). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in the California Government Code section 7924.510, and of which Consultant informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the Court.

6.16. Conflict of Interest. Consultant and its officers, employees, associates and subconsultants, if any, will comply with all conflict-of-interest statutes of the State of California applicable to Consultant's services under this agreement, including, but not limited to, the Political Reform Act (Government Code sections 81000, *et seq*.) and Government Code section 1090. During the term of this Agreement, Consultant and its officers, employees, associates and subconsultants shall not, without the prior written approval of the City Representative, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subconsultants to abstain from a decision under this Agreement pursuant to a conflict of interest statute.

6.17. Responsibility for Errors. Consultant shall be responsible for its work and results under this Agreement. Consultant, when requested, shall furnish clarification and/or explanation as may be required by the City's representative, regarding any services rendered under this Agreement at no additional cost to City. In the event that an error or omission attributable to Consultant's negligence occurs, then Consultant shall, at no cost to City, provide all necessary design drawings, estimates and other Consultant professional services necessary to rectify and correct the matter to the reasonable satisfaction of City and to participate in any meeting required with regard to the correction.

6.18. Prohibited Employment. Consultant will not employ any regular employee of City while this Agreement is in effect.

6.19. Order of Precedence. In the event of an inconsistency in this Agreement and any of the attached Exhibits, the terms set forth in this Agreement shall prevail. If, and to the extent this Agreement incorporates by reference any provision of any document, such provision shall be deemed a part of this Agreement. Nevertheless, if there is any conflict among the terms and conditions of this Agreement and those of any such provision or provisions so incorporated by reference, this Agreement shall govern over the document referenced.

6.20. Costs. Each party shall bear its own costs and fees incurred in the preparation and negotiation of this Agreement and in the performance of its obligations hereunder except as expressly provided herein.

6.21. Binding Effect. This Agreement binds and benefits the parties and their respective permitted successors and assigns.

6.22. No Third Party Beneficiary Rights. This Agreement is entered into for the sole benefit of City and Consultant 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.

6.23. Headings. Paragraphs and subparagraph headings contained in this Agreement are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

6.24. 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.

6.25. Amendments. Only a writing executed by the parties hereto or their respective successors and assigns may amend this Agreement.

6.26. Waiver. The delay or failure of either party at any time to require performance or compliance by the other of any of its obligations or agreements shall in no way be deemed a waiver of those rights to require such performance or compliance. 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. 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.

6.27. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance. Notwithstanding the foregoing, if the value of this Agreement, based upon the substantial benefit of the bargain for any party, is materially impaired, which determination made by the presiding court or arbitrator of competent jurisdiction shall be binding, then both parties agree to substitute such provision(s) through good faith negotiations.

6.28. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

6.29. 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.

[Signatures appear on following page.]

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.

CONSULTANT

_____ Date: _____
Signature

_____
[Name and Title]

CITY OF COSTA MESA

_____ Date: _____
Cecilia Gallardo-Daly
City Manager

ATTEST:

_____
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 CONTENT:

_____ Date: _____
Kelly Dalton
Project Manager

DEPARTMENTAL APPROVAL:

_____ Date: _____
Brian Gruner
Parks and Community Services Director

APPROVED AS TO PURCHASING:

_____ Date: _____
Carol Molina
Finance Director

EXHIBIT A

REQUEST FOR PROPOSALS

REQUEST FOR PROPOSAL

FOR

FAIRVIEW PARK WEST BLUFF RESTORATION

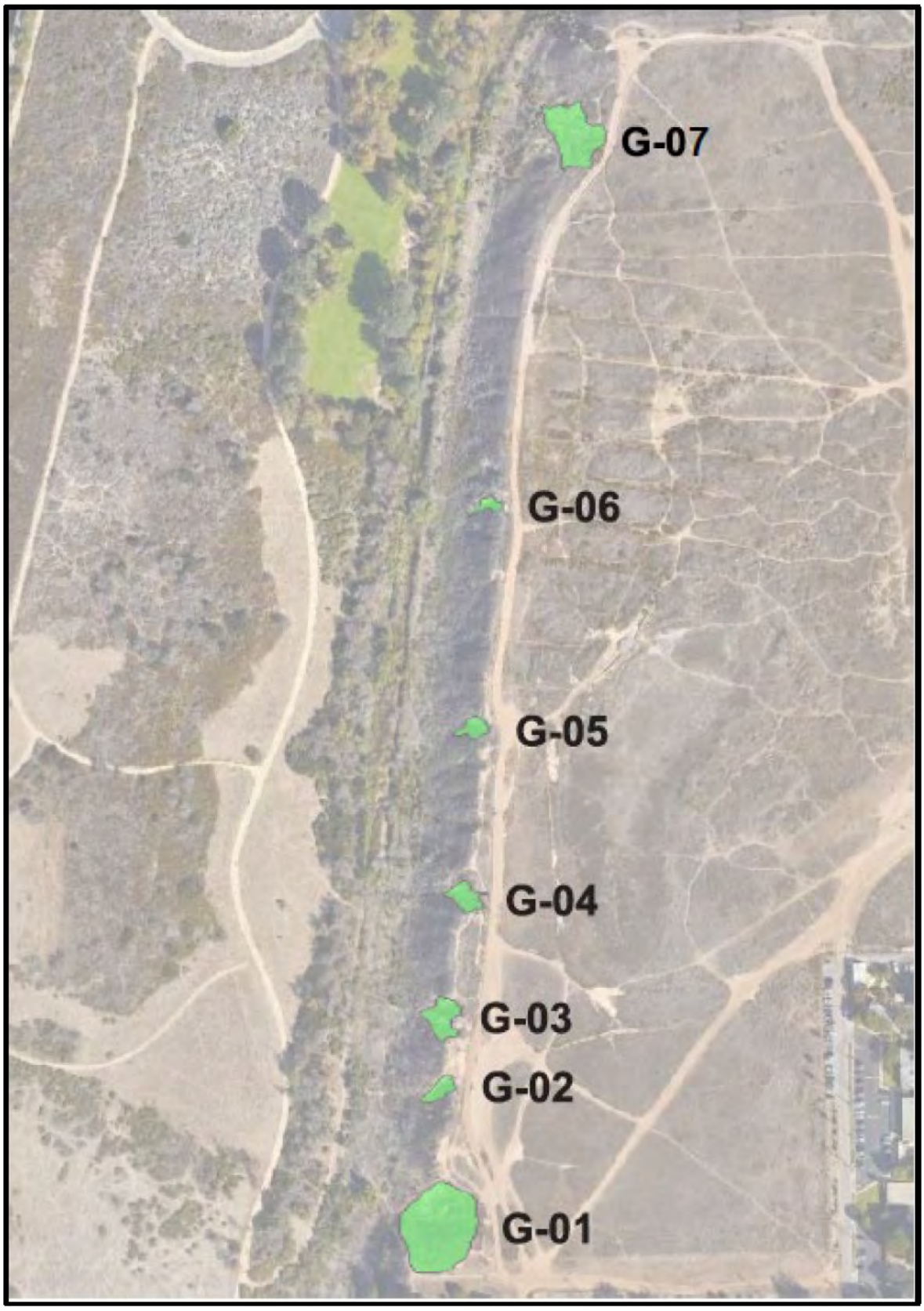
RFP NO. 25-23

PARKS AND COMMUNITY SERVICES DEPARTMENT

CITY OF COSTA MESA

Released on

June 5, 2025



Fairview Park Bluff Restoration Project Site
Fairview Park, City of Costa Mesa

REQUEST FOR PROPOSAL
FOR
FAIRVIEW PARK WEST BLUFF RESTORATION

The City of Costa Mesa (hereinafter referred to as the "City") is requesting Proposals from qualified consultants to provide professional engineering design, ecological restoration design, and environmental planning services for the Fairview Park West Bluff Restoration project. The awarded Contractor, (hereinafter referred to as "Contractor") shall be in accordance with the Sample Professional Service Agreement, **Appendix B** terms, conditions, and scope of work. Prior to submitting a Proposal, Proposers are advised to carefully read the instructions below, including the Sample Professional Service Agreement and any solicitation appendix/exhibits. The term is expected to have a duration of 2 years with 3 one-year extension options. The City reserves the right to award one or more contracts for this service.

I. GENERAL INFORMATION

The City of Costa Mesa is a general law city, which operates under the council/manager form of government with an annual General Fund budget of over $189.9 million and a total budget of $240.10 million for fiscal year 2024-2025.

The City of Costa Mesa, incorporated in 1953, has an estimated population of 115,000 and has a land area of 16.8 square miles. It is located in the northern coastal area of Orange County, California, and is bordered by the cities of Santa Ana, Newport Beach, Huntington Beach, Fountain Valley and Irvine.

The City is a "full service city" providing a wide range of services. These services include: police and fire protection; animal control; emergency medical aid; building safety regulation and inspection; street lighting; land use planning and zoning; housing and community development; maintenance and improvement of streets and related structures; traffic safety maintenance and improvement; and full range of recreational and cultural programs.

The City of Costa Mesa is home of the Segerstrom Center for the Arts, Orange County Fairgrounds, South Coast Repertory Theater and the South Coast Plaza Shopping Center, which is the single largest commercial activity center in the City. The volume of sales generated by South Coast Plaza secures its place as the highest volume regional shopping center in the nation.

The successful Proposer, shall have experience in similar types of services. All Proposers responding to this Request for Proposal (RFP) will be evaluated on the basis of their expertise, prior experience on similar projects, demonstrated competence, ability to meet the requested services, adequate staffing, reference check, understanding of services, cost and responsiveness to the needs and concerns of the City of Costa Mesa.

1. **Important Notice:** The City has attempted to provide all information available. Please visit the City's website for supplemental information on Fairview Park: https://www.costamesaca.gov/community/fairview-park. Please see Costa Mesa Municipal Code, Title 12, Ch. 12-V section 12-89 for further information on Ballot Measure AA. It is the responsibility of each Proposer to review, evaluate, and, where necessary, request any clarification prior to submission of a Proposal. **Proposers are not to contact other City personnel with any**

questions or clarifications concerning this Request for Proposal (RFP). Any City response relevant to this RFP other than through or approved by Cit's Purchasing Department is unauthorized and will be considered invalid.

If clarification or interpretation of this solicitation is considered necessary by City, a written addendum shall be issued, and the information will be posted on PlanetBids. Any interpretation of, or correction to, this solicitation will be made only by addendum issued by the City's Purchasing Department. It is the responsibility of each Proposer to periodically check PlanetBids website to ensure that it has received and reviewed all addenda to this solicitation. The city will not be responsible for any other explanations, corrections to, or interpretations of the documents, including any oral information.

2. **Schedule of Events:** This Request For Proposal shall be governed by the following schedule:

Release of RFP	**June 5, 2025**
Mandatory Job Walk	**June 17, 2025, 9:00 a.m.**
Deadline for Written Questions	**June 19, 2025, 5:00 p.m.**
Responses to Questions Posted	**June 28, 2025, 5:00 p.m**
Proposals are Due	**July 8, 2025, by 10:00 a.m.**
Interviews (if held)	**July 29-31 2025**
Approval of Contract	**October 2025 (tentatively)**

**All dates are subject to change at the discretion of the City.

Mandatory Job Walk: A mandatory job walk will be held at 9:00 am on June 17, 2025 at Fairview Park. The job walk will be held to allow for questions and clarification regarding the City's RFP process, scope of services, and subsequent contract award. The job walk will include an overview of the Fairview Park project site and the west bluff restoration design project. The mandatory job walk will begin at the onsite picnic shelter, found at the end of the Fairview Park main parking lot, 2525 Placentia Ave, Costa Mesa CA 92626 (image attached).

3. **Proposer's Minimum Requirements:** Interested and qualified Proposers that can demonstrate their ability to successfully provide the required services outlined in **Appendix A – Scope of Services**, of this RFP are invited to submit a proposal, provided they meet the following requirements. All requirements must be met at the time of the proposal due date. **If these requirements are not met, the proposal may not receive further consideration, as determined in the sole discretion of the City.**

a. The consultant must provide a minimum list of three projects of similar size and scope that have been completed within the last ten years in California. Information of the completed projects should include project name and description, agency or client name along with the person to contact and telephone number, year completed, engineering fee, and project construction cost.

b. The consultant shall maintain a local office with a competent representative who can be reached during normal working hours who is authorized to make decisions on matters pertaining to this contract with the City. Office facilities that support daily operations must be within ninety (90) miles of the City.

c. Consultants must identify the project manager, and the individual authorized to negotiate the contract on behalf of the consulting firm; and provide an organization chart showing all proposed key project team members.

3.a. Proposer's desired qualifications:

The selected firm will have proven experience and knowledge in environmental restoration, geotechnical engineering and slope stabilization, project management related to parks and open spaces, environmental permitting, and public outreach involving various stakeholders. The selected consultant will be comprised of an interdisciplinary team that can effectively plan and design a multi-benefit project that achieves both slope stabilization and ecological restoration, in addition to other community benefits. The consultant will plan and develop an integrated design that draws upon disciplines including, but not limited to:

- Habitat restoration of natural Southern California landscapes including coastal sage scrub, coastal bluff scrub, and other native vegetation communities. Consultant shall have experience successfully implementing large (>5 ac.) habitat restoration projects of Southern California vegetation communities.
- Geotechnical engineering of bluffs and other natural slope features.
- Civil Engineering.
- Landscape Architecture.
- Archeology and cultural resources management.
- Wildlife biology and regulations pertaining to special-status biological resources.
- CEQA and environmental documentation.

Consultants shall also have the following qualifications:

- Experience in public engagement and collaboration
- The technical qualifications to perform the environmental tasks outlined in the scope of work
- Strong graphic communication and clear, concise writing style
- A dedicated team with a single project manager to guide the project to conclusion

II. GENERAL INSTRUCTIONS AND PROVISIONS

1. **Proposal Format Guidelines:** Interested entities or contractors are to provide the City of Costa Mesa with a thorough Proposal using the following guidelines: Proposal should be typed and should contain no more than 25 typed pages using a 12-point font size, including cover letter, Index/Table of Contents, tables, charts, and graphic exhibits, but excluding resumes of key people and pricing forms. Each Proposal will adhere to the following order and content of sections. Proposal should be straightforward, concise and provide "layman" explanations of technical terms that are used. Emphasis should be concentrated on conforming to the RFP instructions, responding to the RFP requirements, and on providing a complete and clear description of the offer. Proposals which appear unrealistic in terms of technical commitments, lack of technical competence or are indicative of failure to comprehend the complexity and risk of this contract may be rejected. The following Proposal sections are to be included in the Proposer's response:

   - **Cover Letter:** A cover letter, not to exceed two pages in length, should summarize key elements of the Proposal. An individual authorized to bind the Contractor must sign the letter. Indicate the address and telephone number of the contractor's office located nearest

to Costa Mesa, California, and the office from which the project will be managed. And include proposed working relationship among the offering agency and subcontractors, if applicable.

- **Background and Project Summary Section:** The Background and Project Summary Section should describe your understanding of the City, the work to be done, and the objectives to be accomplished. Refer to **Scope of Services**, **Appendix A** of this RFP.

- **Project Approach and Methodology:** Provide a detailed description of the approach and methodology that will be used to fulfill each requirement listed in the Scope of Services of this RFP. The section should include:

    1. Describes familiarity of project and demonstrates understanding of work and project objectives moving forward.

    2. Detailed description of efforts your firm will undertake to achieve client satisfaction and to satisfy the requirements of the "Scope of Services" section.Identifies the project's potential issues and response to them.

    3. Proposers are encouraged to provide additional innovative and/or creative approaches for providing the service that will maximize efficient, safe, and cost-effective operations or increased performance capabilities.

- **Project Schedule:** Provide a detailed project schedule, identifying all tasks and deliverables to be performed, durations for each task, and overall time of completion.

- **Qualifications & Experience of the Firm**: Describe the qualifications and experience of the organization or entity performing services/projects that are similar in size and scope to demonstrate competence to perform these services. Information shall include:

    1. Relevant experience, specific qualifications, and technical expertise of the firm and sub-consultants to provide design services.

    2. Submit a description of the organization's qualifications, experience and abilities that make it uniquely capable to provide the services specified in the Scope of Work.

    3. If the owner is a corporation please provide: Name of corporation, corporate office street address, city, state, and zip code, state where incorporated, date of incorporation, first and last name of officers, local office address, city, state & zip, and the date local office opened its doors for business.

    4. If the owner is a partnership or joint venture, please provide: Name of partnership or joint venture, principal office street address, city, state, and zip code, state of organization, date of organization, first and last name of general partner(s), local office address, city, state, and zip code, and date local office opened its doors for.

    5. Provide a list of current and previous contracts similar to the requirements for this project in Costa Mesa, including all public agencies served (if any). For each, provide a brief description of the scope of work performed, the length of time you have been providing services, and the name, title, and telephone number of the person who may be contacted regarding your organization's service record.

- **Financial Capacity:** The City is concerned about proposers' financial capability to perform, and therefore, is requesting copies of audited financials from the past three years to allow an evaluation of firm's financial capabilities.

- **Key Personnel:** It is essential that the Proposer provide adequate experienced personnel, capable of and devoted to the successful accomplishment of work to be performed under this contract. The Proposer must agree to assign specific individuals to the key positions.

    - Identify the members of the staff who would be assigned to act for Proposer's firm in key management and filed positions providing the services described in the Proposal, and the functions to be performed by each.

    - Include resumes or curriculum vitae of each such staff member, including name, position, telephone number, email address, education, and years and type of relevant experience. Describe for each such person, the relevant role and functions for each project.

  Cost Proposal: Provide a not-to-exceed fee schedule/pricing information for the project including identifying the specific assigned personnel, their hourly rates and their number of hours, and the cost for each work task/deliverable as described in the Scope of Services. If work tasks or deliverable are proposed that are not specifically listed in the City's Scope of Services, please identify those costs as separate and optional. Proposals shall be valid for a minimum of 180 days following submission.

  The Cost proposal shall include a $10,000 allowance for permit fees and approved reimbursables.

- **Disclosure:** Please disclose any and all past or current business and personal relationships with any current Costa Mesa elected official, appointed official, City employee, or family member of any current Costa Mesa elected official, appointed official, or City employee. **Any past or current business relationship may not disqualify the firm from consideration.**

- **Sample Professional Service Agreement:** The firm selected by the City will be required to execute a Professional Service Agreement with the City. A sample of the Agreement is enclosed as **Appendix B but** may be modified to suit the specific services and needs of the City. **If a Proposer has any exceptions or conditions to the Agreement, these must be submitted for consideration with the Proposal. Otherwise, the Proposer will be deemed to have accepted the form of Agreement**.
- **Checklist of Forms to Accompany Proposal:** As a convenience to Proposers, following is a list of the forms, **Appendix C** included in this RFP, which should be included with Proposals:

    1. Vendor Application Form
    2. Company Profile & References
    3. Ex Parte Communications Certificate
    4. Disclosure of Government Positions
    5. Disqualifications Questionnaire
    6. Bidder/Applicant/Contractor Campaign Contribution

2. Process for Submitting Proposals:

- **Content of Proposal:** The Proposal must be submitted using the format as indicated in the Proposal format guidelines.

- **Preparation of Proposal:** Each Proposal shall be prepared simply and economically, avoiding the use of elaborate promotional material beyond those sufficient to provide a complete, accurate and reliable presentation.

- **Cost for Preparing Proposal:** The cost for developing the Proposal is the sole responsibility of the Proposer. All Proposals submitted become the property of the City. Cost proposal shall be submitted in a **separate** file. The cost proposal is confidential and will be unsealed after all proposals have been reviewed, and the most qualified consultant has been selected. Proposals shall be valid for a minimum of 180 days following submission.

- **Forms to Accompany Proposal:** **Appendix C** forms shall be attached at the end of the Proposal with the exception of the Cost Proposal which shall be submitted in a separate file.

- **Number of Proposals:** Submit one (1) PDF file format copy of your technical proposal in sufficient detail for thorough evaluation and comparative analysis, and (1) PDF file format copy of your cost proposal.

- **Submission of Proposals:** Complete written Proposals must be submitted electronically in PDF file format via the planetbids.com website not later than **10:00 a.m. (P.S.T) on July 8, 2025.** Proposals will not be accepted after this deadline. Proposals received after the scheduled closing time will not be accepted. It shall be the sole responsibility of the Proposer to see that the proposal is received in proper time. Faxed or e-mailed Proposals will not be accepted. **NO EXCEPTIONS.**

- **Inquiries:** Questions about this RFP must be posted in the Q & A tab on Planetbids no later than **June 19, 2025 at 5:00 P.M**. The City reserves the right not to answer all questions.

  The City reserves the right to amend or supplement this RFP prior to the Proposal due date. All addendum(s), responses to questions received, and additional information will be posted to the Costa Mesa Procurement Registry, Costa Mesa-Official City Web Site, Business-Bids & RFP's. Proposers should check this web page daily for new information.

  From the date that this RFP is issued until a firm or entity is selected and the selection is announced, firms or public entities are not allowed to communicate outside the process set forth in this RFP with any City employee other than the contracting officer listed above regarding this RFP. The City reserves the right to reject any Proposal for violation of this provision. No questions other than posted on Planetbids will be accepted, and no response other than written will be binding upon the City.

- **Conditions for Proposal Acceptance:** This RFP does not commit the City to award a contract or to pay any costs incurred for any services. The City, at its sole discretion, reserves the right to accept or reject any or all Proposals received as a result of this RFP, to negotiate with any qualified source(s), or to cancel this RFP in part or in its entirety. The City may waive

any irregularity in any Proposal. All Proposals will become the property of the City of Costa Mesa, USA. If any proprietary information is contained in the Proposal, it should be clearly identified.

- **Insurance & W-9 Requirements:** Upon recommendation of contract award, Contractor will be required to submit the following documents with ten (10) days of City notification, unless otherwise specified in the solicitation:

    - **Insurance** - City requires that licensees, lessees, and vendors have an approved Certificate of Insurance (not a declaration or policy) or proof of legal self-insurance on file with the City for the issuance of a permit or contract. Within ten (10) consecutive calendar days of award of contract, successful Bidder must furnish the City with the Certificates of Insurance proving coverage as specified in the sample contract.

    - **W-9** – Current signed form W-9 (Taxpayer Identification Umber & Certification) which includes Contractor's legal business name(s).

3. Evaluation Criteria: The City's evaluation and selection process will be conducted in accordance with Chapter V, Article 2 of the City's Municipal Code (Code). This project will be awarded based on a Qualifications Based Selection process. In accordance with the Code, the responsive responsible proposer shall be determined based on evaluation of qualitative factors. At all times during the evaluation process, the following criteria will be used. Sub-criteria are not necessarily listed in order of importance. Additional sub-criteria that logically fit within a particular evaluation criteria may also be considered even if not specified below.

1. **Project Approach & Methodology ------- 35%**

2. **Qualifications & Experience of Firm ------- 25%**

3. **Key Personnel ---- 30%**

4. **Cost---- 10%**

4. Evaluation of Proposals and Selection Process: In accordance with its Municipal Code, the City will adhere to the following procedures in evaluating Proposals. An Evaluation Committee, which may include members of the City's staff and possibly one or more outside experts, will screen and review all Proposals according to the weighted criteria set forth above. While price is one basic factor for award, it is not the sole consideration.

A. **Responsiveness Screening**: Proposals will first be screened to ensure responsiveness to the RFP. The City may reject as non-responsive any Proposal that does not include the documents required to be submitted by this RFP. At any time during the evaluation process, the City reserves the right to request clarifications or additional information from any or all Proposers regarding their Proposals.

B. **Initial Proposal Review:** The Committee will initially review and score all responsive written Proposals based upon the Evaluation Criteria set forth above. The Committee may also contact Proposer's references. Proposals that receive the highest evaluation

scores may be invited to the next stage of the evaluation process. The City may reject any Proposal in which a Proposer's approach or qualifications are not considered acceptable by the City. An unacceptable Proposal is one that would have to be substantially rewritten to make it acceptable. The City may conclude the evaluation process at this point and recommend award to the highest ranked consultant or proceed to interview the highest ranked consultants.

C. **Interviews, Reference Checks, Revised Proposals, Discussions:** Following the initial screening and review of Proposals, the Proposers included in this stage of the evaluation process may be invited to participate in an oral interview. Interviews, if held, are tentatively scheduled for **the week of July 29-31, 2025** and will be conducted at City of Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, CA 92626 or virtually at the discretion of the City. The dates are subject to change. The individual(s) from Proposer's organization that will be directly responsible for carrying out the contract, if awarded, should be present at the oral interview. The oral interview may, but is not required to, use a written question/answer format for the purpose of clarifying the intent of any portions of the Proposal.

In addition to conducting an oral interview, the City may during this stage of the evaluation process also contact and evaluate the Proposer's references, contact any Proposer to clarify any response or request revised or additional information, contact any current users of a Proposer's services, solicit information from any available source concerning any aspect of a Proposal, and seek and review any other information deemed pertinent to the evaluation process.

Following conclusion of this stage of the evaluation process, the Committee will again rank all Proposers according to the evaluation criteria set forth above. The Committee may conclude the evaluation process at this point and make a recommendation for award. Once the highest ranked consultant is identified, the City will open the Cost Proposal and enter negotiations.

Recommendation for award is contingent upon the successful negotiation of final contract terms. Negotiations shall be confidential and not subject to disclosure to competing Proposers unless an agreement is reached. If contract negotiations cannot be concluded successfully within a time period determined by the City, the City may terminate negotiations and commence negotiations with the next highest scoring Proposer or withdraw the RFP.

5. **Protests:** Failure to comply with the rules set forth herein may result in rejection of the protest. Any proposals awarded pursuant to the formal procurement procedure set forth in the Proposal procedure may be appealed in accordance with the following procedure:

- The Proposer shall file the written notice of appeal with the purchasing officer at least ten (10) working days prior to proposal award date specified in the notice of recommendation to award.
- The written notice of appeal must include specifics as to the nature of the appeal.
- The Proposer must provide any and all documentation to support the appeal.
- The purchasing officer will respond in writing to the Proposer within five (5) working days.

- In the event the appeal is denied by the purchasing officer, the Proposer may appeal the purchasing officer's ruling to the city council at the next available council meeting.

6. Accuracy of Proposals: Proposers shall take all responsibility for any errors or omissions in their Proposals. Any discrepancies in numbers or calculations shall be interpreted to reflect the cost to the City.

If prior to contract award, a Proposer discovers a mistake in their Proposal which renders the Proposal unwilling to perform under any resulting contract, the Proposer must immediately notify the facilitator and request to withdraw the Proposal. It shall be solely within the City's discretion as to whether withdrawal will be permitted. If the solicitation contemplated evaluation and award of "all or none" of the items, then any withdrawal must be for the entire Proposal. If the solicitation provided for evaluation and award on a line item or combination of items basis, the City may consider permitting withdrawal of specific line item(s) or combination of items.

7. Responsibility of Proposers: The City shall not be liable for any expenses incurred by potential Contractors in the preparation or submission of their Proposals. Pre-contractual expenses are not to be included in the Contractor's Pricing Sheet. Pre-contractual expenses are defined as, including but not limited to, expenses incurred by Proposer in:

- Preparing Proposal in response to this RFP.
- Submitting that Proposal to the City;
- Negotiating with the City any matter related to the Proposal; and,
- Any other expenses incurred by the Proposer prior to the date of the award and execution, if any, of the contract.

8. Confidentiality: The California Public Records Act (Cal. Govt. Code Sections 6250 et seq.) mandates public access to government records. Therefore, unless information is exempt from disclosure by law, the content of any request for explanation, exception, or substitution, response to this RFP, protest, or any other written communication between the City and Proposer, shall be available to the public. The City intends to release all public portions of the Proposals following the evaluation process at such time as a recommendation is made to the City Council.

If Proposer believes any communication contains trade secrets or other proprietary information that the Proposer believes would cause substantial injury to the Proposer's competitive position if disclosed, the Proposer shall request that the City withhold from disclosure the proprietary information by marking each page containing such proprietary information as confidential. Proposer may not designate its entire Proposal as confidential nor designate its Price Proposal as confidential.

Submission of a Proposal shall indicate that, if Proposer requests that the City withhold from disclosure information identified as confidential, and the City complies with the Proposer's request, Proposer shall assume all responsibility for any challenges resulting from the non-disclosure, indemnify and hold harmless the City from and against all damages (including but not limited to attorney's fees and costs that may be awarded to the party requesting the Proposer information), and pay any and all costs and expenses related to the withholding of Proposer information. Proposer shall not make a claim, sue, or maintain any legal action against the City or its directors, officers, employees, or agents concerning the disclosure, or withholding from

disclosure, of any Proposer information. If Proposer does not request that the City withhold from disclosure information identified as confidential, the City shall have no obligation to withhold the information from disclosure and may release the information sought without any liability to the City.

9. **Ex Parte Communications:** Proposers and Proposers' representatives should not communicate with the City Council members about this RFP. In addition, Proposers and Proposers' representatives should not communicate outside the procedures set forth in this RFP with an officer, employee, or agent of the City, including any member of the evaluation panel, with the exception of the RFP Facilitator, regarding this RFP until after Contract Award. Proposers and their representatives are not prohibited, however, from making oral statements or presentations in public to one or more representatives of the City during a public meeting.

   A "Proposer" or "Proposer's representative" includes all of the Proposer's employees, officers, directors, consultants and agents, any subcontractors or suppliers listed in the Proposer's Proposal, and any individual or entity who has been requested by the Proposer to contact the City on the Proposer's behalf. Proposers shall include the Ex Parte Communications Form, **Appendix C** with their Proposals certifying that they have not had or directed prohibited communications as described in this section.

10. **Conflict of Interest:** The Proposer warrants and represents that it presently has no interest and agrees that it will not acquire any interest which would present a conflict of interest under California Government Code Sections 1090 et seq., or Sections 87100 et seq., during the performance of services under any Agreement awarded. The Proposer further covenants that it will not knowingly employ any person having such an interest in the performance of any Agreement awarded. Violation of this provision may result in any Agreement awarded being deemed void and unenforceable.

11. **Disclosure of Governmental Position**: In order to analyze possible conflicts that might prevent a Proposer from acting on behalf of the City, the City requires that all Proposers disclose in their Proposals any positions that they hold as directors, officers, or employees of any governmental entity. Additional disclosure may be required prior to contract award or during the term of the contract. Each Proposer shall disclose whether any owner or employee of the firm currently hold positions as elected or appointed officials, directors, officers, or employees of a governmental entity or held such positions in the past twelve months using the attached Disclosure of Government Positions Form, **Appendix C**.

12. **Conditions to Agreement:** The selected Proposer will execute a Professional Service Agreement for Services with the City describing the Scope of Services to be performed, the schedule for completion of the services, compensation, and other pertinent provisions. The contract shall follow the sample form of Agreement provided as **Appendix B** to this RFP, which will be modified by the City to include federal requirements.

    All Proposers are directed to particularly review the indemnification and insurance requirements set forth in the sample Agreement. **The terms of the agreement, including insurance requirements have been mandated by the City and can be modified only if extraordinary circumstances exist.**

Submittal of a Proposal shall be deemed acceptance of all the terms set forth in this RFP and the sample agreement for services unless the Proposer includes with its Proposal, in writing, any conditions or exceptions requested by the Proposer to the proposed Agreement.

13. **Disqualification Questionnaire:** Proposers shall complete and submit, under penalty of perjury, a standard form of questionnaire inquiring whether a Proposer, any officer of a proposer, or any employee of a Proposer who has a proprietary interest in the Proposer, has **ever** been disqualified, removed, or otherwise prevented from proposing on, or completing a federal, state, or local government project because of a violation of law or safety regulation and if so, to explain the circumstances. A Proposal may be rejected on the basis of a Proposer, any officer or employee of such Proposer, having been disqualified, removed, or otherwise prevented from proposing on, or completing a federal, state, or local project because of a violation of law or a safety regulation, **Appendix C**.

14. **Standard Terms and Conditions:** The City reserves the right to amend or supplement this RFP prior to the Proposal due date. All addendum(s) and additional information will be posted via PlanetBids. Proposers should check this web page daily for new information.

ATTACHMENTS:

- APPENDIX A – SCOPE OF SERVICES
- APPENDIX B – SAMPLE PROFESSIONAL SERVICE AGREEMENT
- APPENDIX C- REQUIRED FORMS
- APPENDIX D – PROJECT AREA
- APPENDIX E – MAPPED GULLIES/PRIORITY AREAS SUBJECT OF REPAIRS
-

• APPENDIX F – Geotechnical Investigation Report for Fairview Park Slope Restoration (dated June 7, 2024, prepared by Fenagh Engineering and Testing)

APPENDIX A

SCOPE OF SERVICES
FOR
FAIRVIEW PARK WEST BLUFF RESTORATION

The Consultant is tasked with performing comprehensive design and environmental planning services and developing a comprehensive set of plans, specifications, and estimates for the Fairview Park West Bluff Restoration project ("project"). The project shall be informed by existing site conditions, Fairview Park Master Plan, Ballot Measure AA, the 2023 Vegetation Map and Restoration Opportunities Report, other technical reports provided by the City, and the consultant's technical expertise in various fields. The Consultant will address geotechnical and slope stability, erosion, and ecological considerations, while developing solutions that ensure minimal adverse impacts on existing resources.

Using information gathered from site evaluations and the City-provided technical reports, the consultant shall assess the Fairview Park west bluff geological features according to severity of erosion and degree of risk to nearby trails and other essential park features, and develop a design solution that improves the geotechnical stability of the west bluffs. Given the site's environmental sensitivity and various sensitive resources known to be present, consultant shall rely on design elements and stabilization solutions that avoid and minimize adverse impacts to existing resources where feasible.

Based on the results of the consultant's technical evaluations, consultant shall prepare a detailed design and implementation plan. The consultant will draw upon both biological resources protection requirements and cultural resources preservation standards in preparing the design. The consultant shall develop an integrated engineering and ecological restoration solution that supports the long-term safety and integrity of the Fairview Park west bluffs, while preserving the site's natural character and environmental resources.
Consultants are encouraged to present innovative concepts to achieve the objectives set forth in the Request for Proposal (RFP). The work described in this section is considered to be the minimum required to complete this process. In their proposals, consultants may propose additional tasks or revisions to this scope that lead to the best process and results for the project.

The primary goals and objectives of the project are as follows:

- Ensure the geotechnical stability of the west bluffs.
- Mitigate erosion and associated risks to park trails and other features.
- Restore and enhance the ecological integrity of the Fairview Park West Bluffs.
- Develop sustainable solutions for the west bluffs that promote native habitat for wildlife and minimize environmental impact.

In addition to achieving geotechnical stabilization to preserve the longevity and safety of the

west bluff trails, the project is also intended to accomplish ecological restoration and enhancement. In developing the design, the consultant's restoration plan shall identify and prioritize the removal of existing stands of invasive vegetation along the west bluffs. The consultant will develop a restoration plan to remove existing invasive and non-native vegetation, and revegetate these areas with native species of coastal bluff scrub and other ecologically appropriate vegetation communities. Plant palettes for the habitat restoration areas shall be consistent with the City's Fairview Park Master Plan and habitat restoration opportunities identified therein.

TASK 1. PROJECT COORDINATION AND DOCUMENT REVIEW

This task will include an initial kickoff meeting and regular coordination and meetings with City staff throughout the design development process. In addition, this task will involve coordination between consultant's various technical disciplines to ensure an integrated design process. Consultant will thoroughly review and evaluate existing site conditions and available documentation pertinent to the project site. Consultant shall review applicable sections of the following materials, at a minimum:

- Geotechnical Investigation Report for Fairview Park Slope Restoration (dated June 7, 2024, prepared by Fenagh Engineering and Testing)
- Fairview Park Master Plan (last updated in 2008) and Fairview Park Negative Declaration dated 1997
- Engineering Evaluation of the Westerly Slope at Fairview Park (dated March 2003 prepared by Dudek and Associates)
- Ballot Measure AA
- Other biological and technical reports will be made available to the selected consultant.

TASK 2. SITE DESIGN EVALUATIONS

This item of work shall include visually surveying site to establish design constraints and existing conditions including landmarks, adjacent uses, site edges, views and orientation, site topography, and circulation systems. The slope stabilization and restoration design is expected to include a combination of bioengineered and earthwork restoration solutions, considering remedial grading and ecologically suitable engineered fill material as part of the proposed solutions. Consultant shall consider all applicable engineering and environmental design constraints, including but not limited to:

- Existing and future infrastructure.
- Soil conditions.
- Site circulation (pedestrian and service vehicular access).
- Sensitive environmental features and biological resources.
- Topography.
- Drainage systems.
- Adjacent land uses, parks (Talbert Regional Park), structures, and residential areas.
- On-site and off-site uses.

- Utilities.

In conducting the site design evaluations, consultant shall prepare a sustainable earthwork and restoration design solution to ensure the geotechnical stability of the west bluffs, and account for:

- Drainage overtopping the bluff edge.
- Collapse of near-vertical bluffs.
- Highly erodible soil layers.
- Burrowing and bioturbation and stability vulnerabilities.
- Encouragement of native, drought-tolerant deep-rooted species on erosional faces.
- Design solutions that avoid and minimize adverse impacts to existing sensitive resources.
- Bluff safety during construction and public safety for trail users.
- Coordination with neighborhood residents of potential project impacts.
- Limitations of use for heavy equipment and tools.
- Temporary trail closures for the duration of construction.

TASK 3. DESIGN DEVELOPMENT

Consultant will prepare and provide a comprehensive set of plans for the City's review and comments at stages including preliminary design (30%), 60%, 90%, and 100% design submittals. The design shall prepare civil and landscape architectural plans in sufficient detail for contractors to construct the project during the (future) implementation phase. The consultant will draw upon biological resources and cultural resources preservation standards, and knowledge of ecological restoration in preparing a sustainable design solution.
The design development process shall include the following:

- Geotechnical analyses
- Utilities.
- Existing cultural and archeological resources assessment
- Slope stabilization and restoration design
- Site preparation details.
- Excavation plan.
- Remedial grading.
- Engineered fill sections.
- Compaction methods and equipment specifications.
- Slope reinforcement plan.
- Drainage plan.
- Erosion control plan.

Consultant shall also develop an ecologically appropriate habitat restoration design and implementation plan. The habitat restoration implementation plan shall be prepared by a qualified restoration ecologist with experience in managing large (>5 ac.) restoration projects in Southern California vegetation communities. The habitat restoration design shall include the

following items, at a minimum:

- Plant palettes and details
- Seed mixes and seed installation methods
- Habitat restoration monitoring and maintenance plan
- Irrigation during establishment period and temporary irrigation plan.
- The consultant shall also establish success criteria for the habitat restoration and enhancement areas, and any other performance-based standards to be met during the implementation phase.

Construction drawings and specifications shall be signed and stamped by the licensed engineer and/or landscape architect, and sub-consultants in their respective specialty disciplines.

Plans and specifications shall comply with standard drawings and specifications of the City of Costa Mesa and other agencies as applicable.

All construction drawings shall be provided to the City in both hard copy and electronic format.

TASK 4. PREPARATION OF QUANTITIES AND COST ESTIMATES

The consultant will provide itemized preliminary and final construction quantity and cost estimates during the design process. A preliminary cost estimate shall be prepared at the 30% design stage, and detailed cost estimates shall be provided at 60%, 90%, and 100% design submittals and a final estimate upon final submittal.

The consultant shall provide preliminary cost estimates for at least two (2) alternatives during the schematic design phase.

TASK 5. RESOURCE CONSULTATION AND ENVIRONMENTAL PERMITTING

The consultant shall provide all services necessary to determine potential impact to sensitive resources, consult with regulatory agencies and obtain approvals from all regulatory authorities and wildlife agencies to construct and implement the project. This will include preparing and submitting documents to the appropriate governing agencies for review, meetings and consultation with applicable regulatory authorities and the City, and obtaining all approvals and permits necessary to construct the project.

TASK 6. CULTURAL RESOURCE MANAGEMENT PLAN

Consultant shall include all services necessary to develop a cultural resource management plan for the project, which is to be implemented during the subsequent phase of project implementation. The cultural resource management plan shall account forcultural resource monitoring needs during specific phases and activities of project implementation. In addition, this task shall include any anticipated coordination with tribal organizations that may be necessary during the course of project planning and design. Consultant’s cultural resources management plan shall adhere to all applicable cultural and historical resources preservation requirements including the National Historic Preservation Act and other applicable standards.

The cultural resource management plan shall be developed under the direction of a Qualified Archeologist, and shall account for the following items, as applicable.

- Review of Applicable Records and Site Inventory
- Archeological Surveys
- Archeological Monitoring
- Native American Monitoring
- Tribal Consultation and Facilitation
- Cultural Resources Avoidance and Protection Measures
- Worker Training Program
- Cultural Resource Discovery Procedures

TASK 7. FINAL DESIGN, CONSTRUCTION DOCUMENTS AND BID PACKAGE PREPARATION

Based on the approved design development documents, the consultant shall prepare the working drawings and specifications which shall set forth and prescribe in detail the work to be done by the contractor including materials, workmanship, finishes, and equipment required for to fulfill the design in accordance with the geotechnical, civil, landscape architectural, and ecological restoration plans. Construction drawings and specifications shall be signed and stamped by the licensed engineer and sub-consultants in their respective specialties. Consultant shall conduct in-house constructability review.

The consultant shall process the construction documents for the review and approval of the City's Parks and Community Services Department and Public Works Department, answer plan check comments, and if necessary, revise construction documents and obtain any required permits or approvals from outside agencies. The consultant shall prepare Final Plans, Cost Estimate and Technical Specifications to be used for the City Bid Package.

The consultant shall consider all applicable design constraints and address all items to prepare a technically defensible design. The final design and construction documents shall include all details and plans necessary to construct the project, including:

- Geotechnical analyses
- Utilities.
- Existing cultural and archeological resources assessment
- Slope stabilization and restoration design
- Site preparation details.
- Excavation plan.
- Remedial grading.
- Engineered fill sections.
- Compaction methods and equipment specifications.
- Slope reinforcement plan.
- Drainage plan.
- Erosion control plan.

- Survey plans and CAD files.
- Fencing and signage plan.
- Trail detour plan.
- Construction staging and access plan.
- Equipment details and technical methods.
- Engineered fill material specifications.
- Slope reinforcement materials, alternatives, and specifications.
- Cost estimates for each of the project alternatives.
- Detailed Technical Specifications including Special Provisions. Copies of Standard General Provisions and Construction Contract Agreement will be supplied by the City for incorporation into construction documents. A description for each bid item will be required.
- Habitat Restoration Final Design, including detailed implementation plan and restoration maintenance and monitoring plan.

Consultant shall also develop a long-term maintenance and monitoring plan for the west bluff restoration project to ensure the longevity of the stabilization solution and success of the ecological restoration project beyond the establishment period.

TASK 8. CEQA AND ENVIRONMENTAL DOCUMENTATION

The selected consultant shall:

- Prepare a project description in accordance with the California Environmental Quality Act (CEQA).
- Determine the appropriate level of CEQA environmental analysis and documentation for the project.
- Prepare an applicable environmental document.
- Prepare all associated notices and findings in compliance with the California Environmental Quality Act (CEQA) necessary to analyze the environmental impacts of the project, and define mitigation and monitoring responsibilities.
- Provide response to comments after circulating the CEQA document for public review.
- Consult with responsible and trustee agencies as required and obtain all necessary permits and agency approvals needed to implement the project.

TASK 9. PUBLIC OUTREACH

Consultant shall prepare and lead a minimum of three (3) public outreach meetings at appropriate stages of the project planning and design process. Consultant shall be familiar with the City's governance structure for Fairview Park including the Fairview Park Steering Committee and Costa Mesa Ballot Measure AA. Public outreach meetings may include a combination of general outreach meetings for the project, Fairview Park Steering Committee meetings, on-site informational sessions, or meetings to the Costa Mesa City Council or Parks and Community Services Commission. Consultant will coordinate with City staff in planning and scheduling the public outreach meetings for the project. The consultant shall use the

public outreach sessions as opportunities to share information about the project, address questions and concerns, and educate the community about the long-term benefits to be realized by the project. Consultant shall include hours appropriate hours and expenses to prepare applicable presentation materials for meetings, and conduct a presentation at each of the public outreach meeting sessions.

TASK 10. BIDDING AND CONSTRUCTION SUPPORT

Consultant will attend one bid coordination meeting and prepare technical specifications, project appendices, bid form and architect's estimate. Attend two pre-bid meetings and provide full size exhibits for use in the pre-bid meeting presentations. During the bid process, the architect shall be responsible for preparing addenda, clarifying the construction documents, answering bidder's questions, issuing revised bid form, plans, exhibits, and technical specifications as required. During the construction phase, the architect and his sub-consultants shall review / approve submittals and respond to contractor's Requests for Information (RFIs), provide review and input on contractor change order requests, attend weekly construction progress meetings, attend to final walk-through and punch list preparation and prepare final As-Builts.

EXAMINATION OF SITE PRIOR TO SUBMITTING PROPOSAL

Each consultant must fully know all project conditions and the effort required to successfully complete the project. Failure to do so will not relieve the selected consultant of the obligations to carry out the contract.

APPENDIX C
FORMS

Vendor Application Form
Ex Parte Communications Certification
Disclosure of Government Positions
Disqualification Questionnaire
Company Profile & References
Bidder/Applicant/Contractor Campaign Contribution

EXHIBIT B

CONSULTANT'S PROPOSAL

Fairview Park West Bluff Restoration

RFP No. 25-23

CITY OF COSTA MESA

Proposal | 07.15.2025

PSOMAS 1735

Table of Contents

COVER LETTER 2

1 BACKGROUND & PROJECT SUMMARY 4

2 PROJECT APPROACH & METHODOLOGY 5

3 PROJECT SCHEDULE 12

4 FIRM QUALIFICATIONS & EXPERIENCE 13

5 FINANCIAL CAPACITY 21

6 KEY PERSONNEL 22

7 COST PROPOSAL SUBMITTED SEPARATELY 24

8 DISCLOSURE 25

9 SAMPLE PROFESSIONAL SERVICE AGREEMENT 26

APPENDIX

A - Key Personnel Resumes A-1

B - Forms B-1

PSOMAS

Balancing the Natural and Built Environment

July 15, 2025

Mike Fuentes
City of Costa Mesa
77 Fair Drive, 1st Floor
Costa Mesa, CA 92626

Subject: Proposal for the Fairview Park West Bluff Restoration

Dear Mr. Fuentes and Selection Committee:

Psomas is excited about the prospect of providing professional engineering design, ecological restoration design, and environmental planning services for the Fairview Park West Bluff Restoration for the City of Costa Mesa. We believe we have assembled an exemplary team of professionals who can effectively plan and design a multi-benefit project that achieves both slope stabilization and ecological restoration, as well as other community benefits. In addition to Psomas' experienced engineering, resource management, and environmental planning teams, our team includes the geotechnical professionals at GMU Engineers & Geologists (GMU) to document existing conditions, establish design constraints, and specify geotechnical resources. We have also included Capo Projects Group on the team to support the task of construction quantity and cost estimates.

We believe we are aptly suited to provide the services identified in the Request for Proposal:

- Psomas has maintained long-term relationships with public sector agencies in the immediate vicinity of Fairview Park for over 30 years.
- Psomas is a multi-disciplinary firm with extensive experience working on award-winning resource management and habitat restoration projects for public sector clients in Orange County and adjacent municipalities.
- Psomas has designed and monitored multiple native habitat mitigation/restoration projects along the Southern California coast that were signed-off by the natural resource agencies in a timely manner—including sites with challenging soils/slope conditions, under rigorous performance standards specified in project permits.
- Psomas staff have longstanding site familiarity and extensive knowledge of the jurisdictions, resources, and opportunities and constraints within the Park and surrounding areas. Our tested practices, combined with our local office location for efficiency and responsiveness, make our team uniquely qualified for this effort.

5 Hutton Centre Drive
Suite 300
Santa Ana, CA 92707

Tel 714.751.7373
Fax 714.545.8883
www.Psomas.com

Melding Safety, Efficiency, and Sensitivity

In addition to our innovative engineering solutions and resource management practices, what sets Psomas apart is our ability to "think outside the box" and, where appropriate, leverage existing data sources that provide key information to help our clients succeed. The specific principles that guide our work include:

- Utilize the best available, current science for informed decision making.
- Concentrate on acquiring new information that improves slope stability/safety, longevity, and improved ecosystem function for the area.
- Designate in-house professionals in the areas of environmental planning and CEQA documentation, restoration ecology, botany, wildlife biology, regulatory services, cultural resources, engineering, and construction management for efficient and strategic solutions.
- Rethink and retool as part of an assertive adaptive management approach. Habitat restoration is not a one-size/one-type-fits-all practice. Being open-minded and creative, while remaining science-based, helps to produce desirable project results.
- Plan for the long game: The process of restoring and managing the slopes will take time and "active patience." When we observe superior results in one area, these methods can potentially be applied in other areas.
- Positively engage with the City of Costa Mesa and your community partners and stakeholders. Build on the experience gathered during the Fairview Park Master Plan Update process.
- Look to share information and potential solutions with adjacent partners with similar interests/needs in providing resource protection/community enjoyment (e.g., OC Public Works and Parks) as appropriate, while prioritizing clear, responsive, and responsible communication with City staff.

Our attached proposal identifies the following items:

- Background and Project Summary
- Project Approach and Methodology
- Project Schedule
- Qualifications & Experience
- Financial Capacity
- Key Personnel
- Cost Proposal

We have reviewed the Sample Professional Service Agreement and have proposed minor modifications for your consideration in Section 9. We have received Addendum No. 1, dated June 17, 2025, and the Questions and Answers dated July 8 , 2025. The Psomas office located at 5 Hutton Centre Drive, Suite 300, Santa Ana, California 92707 is our closest office to the City of Costa Mesa and will serve as the office from which the project will be managed.

Thank you in advance for taking the time to select the best candidate suited for this endeavor. As a Vice President, Alia Hokuki, AICP, is authorized to sign the City of Costa Mesa's contract for Psomas. Richard B. Lewis III, ENV SP, the Project Manager for this contract, will be the primary contact person responsible for day-to-day management for the services pursuant to this proposal and can be contacted at Richard.Lewis@psomas.com, or 626.808.5427.

Sincerely,

PSOMAS

Alia Hokuki, AICP
Vice President/Principal-in-Charge

Richard B. Lewis III, ENV SP
Project Manager

1. **Delete** Schedule of Events: **Schedule of Events:** This Request For Proposal shall be governed by the following schedule:

2. **Deadline for Written Questions** **June 19, 2025, 5:00 p.m.**
3. **Responses to Questions Posted** **June 28, 2025, 5:00 p.m**
4. **Proposals are Due** **July 8, 2025, by 10:00 a.m.**
5. **Interviews (if held)** **TBD 2025**
6. **Approval of Contract** **October 2025 (tentatively)**
7. **All dates are subject to change at the discretion of the City.
   .
-

8. **Replace** Schedule of Evets: **Schedule of Events:** This Request For Proposal shall be governed by the following schedule:

9. **Deadline for Written Questions** **June 26, 2025, 5:00 p.m.**
10. **Responses to Questions Posted** **July 8, 2025, 5:00 p.m**
11. **Proposals are Due** **July 15, 2025, by 10:00 a.m.**
12. **Interviews (if held)** **August 2025**
13. **Approval of Contract** **October 2025 (tentatively)**
14. **All dates are subject to change at the discretion of the City.
-

All other provisions of the request for proposal shall remain in their entirety.

Vendors hereby acknowledge receipt and understanding of the above Addendum. Complete and submit this Addendum with your proposal.

Psomas also acknowledges receipt and understanding of Addendum 2 which includes the Q&A's and the Mandatory Pre-Proposal meeting Sign-in Sheet.

July 15, 2025
Signature **Date**

Alia Hokuki, AICP
Vice President/Principal-in-Charge
Typed Name and Title

Psomas
Company Name

5 Hutton Centre Drive, Suite 300
Address

Santa Ana, CA 92707
City **State** **Zip**

1 Background & Project Summary

One of the first objectives of the Fairview Park Master Plan Update is to "Protect, preserve, and enhance the unique natural and cultural resources of Fairview Park as a passive open space park." The proposed activities of performing comprehensive design and environmental planning services and developing a comprehensive set of plans, specifications, and estimates for the Fairview Park West Bluff Restoration Project ("project") require a consulting team that works collaboratively both internally and externally with the City and the community. Open lines of communication and information sharing will be key in addressing the variety of technical issues (geology, engineering, biology, restoration ecology, cost estimating, regulatory permitting, archeology, and environmental planning) and stakeholder concerns. The existing information (Master Plan, Measure AA, etc.) on these technical issues will be relied on heavily to provide consistency regarding subject analysis and cost efficiencies.

The City of Costa Mesa's Parks and Community Services Department is committed to enhancing the community through the delivery of innovative recreational programs; quality parks and facilities; and services that promote social, physical and emotional well-being. The City's largest park, Fairview Park, provides unique resources to the public, including special status habitat and species, protected cultural resources, regional connection to adjacent open space, passive recreational opportunities, model glider flying, volunteering and citizen science opportunities, and model train riding. Protecting, preserving, and enhancing the unique natural and cultural resources of this exceptional park facility are key to the City and a major objective of the Master Plan Update for the park. The protection of the West Bluff is in alignment with the objectives of the Master Plan Update and will demonstrate the City's environmental stewardship of these lands for current and future generations.

The Psomas team has developed a Scope of Work (outlined in Section 2) to gather and evaluate information regarding the seven identified geological features and develop a design solution that improves the geotechnical stability of the west bluffs. Given the site's environmental sensitivity (biological/cultural/geological/recreational/ etc.), Psomas will rely on design elements and stabilization solutions that avoid and minimize adverse impacts to existing resources where feasible. The close collaboration between Psomas' engineers and habitat restoration specialists will facilitate the work products delivering an integrated engineering and ecological restoration solution that supports the long-term stability and integrity of the Fairview Park west bluffs, while preserving the site's unique natural character and environmental resources.

A summary of the key work elements (discussed in detail in Section 2) to be completed by the Psomas team include:

- **Project Coordination and Document Review**
- **Site Design Evaluations (Geotechnical/ Geographic/Biologic)**
- **Design Development (Engineering/Habitat Restoration)**
- **Quantities and Cost Estimates**
- **Resource Consultation and Environmental Permitting**
- **Cultural Resource Management Plan**
- **Final Design, Construction Documents and Bid Package**
- **CEQA Documentation**
- **Public Outreach**
- **Bidding and Construction Support**

The following will be our guiding project objectives in the execution of the Scope of Work deliverables outlined in this proposal:

- Confirm the geotechnical integrity of bluff features, focusing on preserving the longevity and stability of these areas
- Mitigate erosion and associated risks to park trails and other features in the project vicinity
- Restore and enhance the ecological integrity of bluff features
- Develop sustainable solutions for bluff features that promote native habitat for wildlife and minimize environmental impacts

2 Project Approach & Methodology

Furry Friends Visiting Fairview Park Project Site

The Psomas team approach and methodology to completing the Scope of Work tasks outlined in the RFP for the project has been provided below. We have focused our approach and methodologies around three specific Goals and Objectives:

- **Safety = improve the geotechnical stability of the west bluffs, and mitigate erosion and associated risks onsite**
- **Efficiency = rely on previously collected information/data and sustainable solutions, critical for cost control**
- **Sensitivity = understand and respect the onsite natural and cultural resources by minimizing potential impacts and restoring or enhancing native habitats**

TASK 1. PROJECT COORDINATION AND DOCUMENT REVIEW

Important to the successful delivery of a project is implementing our Scope of Work, Schedule, and Cost Controls in compliance with the requirements of, and to the satisfaction of, the City. Upon project kick-off, the tasks within this Scope of Work will be further discussed with the City and the Psomas team to provide any required clarity. As the Scope of Work will direct the action items for all tasks proposed, it is imperative that it is kept updated and any changes in approach and direction are documented. Tasks completed as part of the Scope of Work will be communicated with the City at regular intervals to facilitate project deliverables and complete an integrated design.

Psomas envisions a synergistic working relationship with the City that would enable the process to progress efficiently, while facilitating exchange of ideas; knowledge gathering; transfer of information; and partnering on the common objective of providing the detailed design and implementation plans on time, and within budget. Key components our team will execute include establishing a communication protocol with the City staff, and technical leads to enable project-critical information to be efficiently and accurately conveyed and confirm roles/responsibilities are clear for efficient management of assignments and quality control of services and deliverables.

Cost efficiency is a key component of the project. The City has and will provide valuable information (as outlined in the RFP) that will be thoroughly reviewed. Upon completion of the document review process, the Psomas team will meet with the City to discuss any critical items that may be lacking that would support the project deliverables and discuss potential solutions to obtain the required information in the most cost-efficient manner possible.

TASK 2. SITE DESIGN EVALUATIONS

Geotechnical Resources

GMU will conduct a field investigation to establish the existing site conditions and potential design constraints of the subject site. Based on a detailed review of the available geotechnical information of the site, GMU has identified the level of effort required to provide long-term slope stabilization. The approach is summarized below:

- Conduct three (3) days of bucket auger and/or mud-rotary holes to a depth of 50 to 80 feet below grade at the top of the bluff. These borings will be logged and reviewed by GMU.

Eroded Bluff at Fairview Park Project Site

- Excavate one (1) day of shallow test pits at the bluff faces to obtain surficial soil samples.
- Conduct laboratory tests, including Moisture & Density, Gradation, Atterberg Limits, Direct Shear, Expansion Index, and Corrosion tests will be performed on collected samples.
- Provide geotechnical analyses that includes:
  - Three (3) geotechnical sections at the major bluff failures and one (1) standardized section for the other smaller erosion features.
  - Communication with Psomas and City regarding the possible mitigation alternatives
  - Analyze stability of the bluff under static, seismic, and surficial erosion condition for (a) existing conditions and (b) up to three (3) potential mitigation alternatives.

Key issues that will be addressed by GMU include:

- Recommendations for drainage overtopping bluff edge
- Collapse of bluff face
- Erodible soils
- Recommendations for instability from burrowing and bioturbation.

GMU will provide a complete and comprehensive geotechnical analysis report to Psomas for use in preparation of the design plans outlined in Task 3. The report will summarize field and laboratory findings, analysis, slope stabilization and restoration options, site preparation requirements, excavation requirements, remedial grading requirements, engineered fill specifications, slope reinforcement requirements, and subsurface drainage recommendations. In addition,GMU will coordinate with the Psomas engineering team to perform a technical review of the design plans outlined in Task 3.

Topography, Land Use, and Utility Resources

Psomas' GIS specialists will rely on existing databases (i.e. County of Orange, aerial photography, etc.) and City provided data (i.e., current/proposed infrastructure, pedestrian/vehicle circulation, previously documented sensitive resources [biological/cultural], land uses, etc.) to develop GIS files and can graphically illustrate the limitations and opportunities to project implementation.

Red-Shouldered Hawk at Fairview Park Project Site

Biological Resources

Prior to the field visit, Psomas will conduct a literature review to determine the species that may have potential to occur on the project site or immediate vicinity. The literature review will include:

- Database search of the California Natural Diversity Database (CNDDB)
- Database search of the Electronic Inventory of the California Native Plant Society
- Special status species lists from the California Department of Fish and Wildlife (CDFW)
- Critical habitat maps for each federally listed Endangered or Threatened species potentially occurring in the vicinity of the Project site
- Previous biological studies, permitting, and other environmental documentation prepared for the park site or publicly available for adjacent areas.

Upon completion of the GIS database review and literature review compilation described above, a biologist will conduct a general walkover survey to describe the current condition of the project site. The dominant species for each vegetation type will be recorded, and disturbances noted (if applicable). Plant and wildlife species observed during the survey will be recorded in field notes. The location of any notable observations will be recorded with a Global Positioning System (GPS) unit or an iPad. The biologist will assess the potential for special status plant and wildlife species to occur based on observations and field notes taken during the survey. Any special status plant or wildlife species observed will be reported to the CNDDB per requirements of the surveying Biologist's permits.

Upon completion of the evaluations described above, Psomas will prepare a memorandum that identifies any significant project constraints or opportunities in the restoration design solution for the geotechnical stability of the west bluffs. A biological resource memorandum will describe potential issues regarding

- Native revegetation
- Avoidance/minimization of impacts on sensitive resources
- Recommendations (as appropriate) for sensitive construction practices and community engagement.

Coastal Prickly Pear at Fairview Park Project Site

Eroded Slope at Fairview Park Project Site

TASK 3. DESIGN DEVELOPMENT

Engineering Design

Psomas will prepare Design Development Plans to include an Existing Conditions Plan, Site Preparation Plan, Grading and Slope Stabilization Plan, Engineered Fill Sections, Drainage Plan, and Erosion Control Plan. The design will be coordinated with, follow the recommendation of, and be reviewed by GMU. 30% Design Development Plans will include up to two (2) alternatives for slope stabilization at each location, as appropriately determined by GMU. Following the 30% Design Development, Psomas will coordinate with the City to determine the most appropriate design to be further developed into 60%, 90%, and 100% Design Development Plans. These plans will include design development level considerations for utilities (sanitary sewer, water, and storm drain), existing cultural and archeological resources (provided by the City and Psomas' Cultural Resource Manager), site preparation, compaction methods and equipment specifications (provided by GMU), and slope reinforcement (also provided by the GMU). The Design Development phase will incorporate close coordination with Psomas Resource Management and Environmental Planning team members and GMU to minimize the level of disturbance while maximizing long-term slope stability, all while anticipating construction site staging and access needs. For each Design Development deliverable, Psomas will provide response and revision to City comments (one (1) round of responses per deliverable milestone).

Exclusions:

- **Traffic control or pedestrian circulation mitigation plans**
- **New utility service connections or pump station designs**
- **Irrigation designs, calculations, or plans**
- **Demolition or phasing plans**
- **Structural engineering design/calculations- Should GMU recommend remediation efforts that require a structural engineer, this work would be an additional service**

Habitat Restoration Design

Psomas' approach to habitat restoration design will incorporate best-science and our deep knowledge of the resources of the immediate Park vicinity and the coastal resources of Orange County. We are familiar with, and will carefully reference, existing site documentation included within the Biological Resources Technical Report (2025), the City's Fairview Park Master Plan and habitat restoration opportunities identified therein, and other key resources.

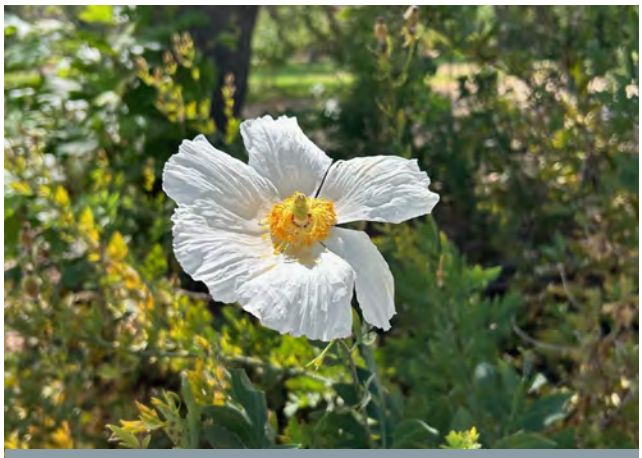
The revegetation implementation plan (Plan) will focus on native plant palettes and methods to provide both short-and longer-term root development to augment the slope stabilization provided via geotechnical solutions and—importantly—also compatible with these engineering solutions. The plant palettes will be carefully developed to achieve continuity with existing key plant species growing in similar, nearby conditions within the park (i.e., similar slope, aspect, soils) toward best performance results. The plant palettes will be consistent with the City's Fairview Park Master Plan. The Plan will recommend that plant materials of local genetic origin be collected and installed as part of project implementation, to confirm that the revegetated areas have genetic continuity with existing plant populations. It is not anticipated that a line irrigation system will be provided to the revegetation areas, partly due to the risk of erosion in the event of line failure. Instead, strategic seed mixes will be proposed that include:

- A diverse mix of shrubs, broad-leaf perennials herbs, and annual/perennial grasses
- An ecologically suitable fiber/binder matrix to be applied via hydroseeding.

The Plan will identify and prioritize the removal of existing stands of non-native invasive plant species within the project footprint. The restoration approach may also include plantings of locally-harvested, non-irrigated cuttings of native cactus (coast cholla; coastal prickly-pear).

Ecologically suitable erosion control materials will be specified—e.g., the use of plastic mesh-encased fiber rolls will be avoided, as these products can fatally trap wildlife such as lizards and snakes and small mammals. The Plan will address the need for remedial measures such as soil patching, re-seeding, and other methods to improve damaged or non-performing portions of the project sites, to be developed and monitored by a qualified ecologist in collaboration with City staff.

The Plan will set forth a suitable maintenance and monitoring approach for the revegetation areas, including a description of qualified contractors/monitors, and the frequency, timing, duration (years), and documentation (e.g., memoranda/reports) associated with these activities. Project success will be determined by the achievement of performance criteria to be set forth in the Plan, such as the counted/measured or estimated plant species diversity and percent cover on the revegetated areas. The Plan will recommend a program of regular photo documentation from permanent photo stations—i.e., coordinates established via GPS equipment—to visually assess the progress of slope revegetation and naturalization over time. Importantly, the Plan will specify maintenance and monitoring methods and schedules that avoid adverse impacts to sensitive biological resources such as nesting birds.



Matilija Poppy at Fairview Park Project Site

TASK 4. PREPARATION OF QUANTITIES AND COST ESTIMATES

The Psomas team will provide itemized preliminary and final construction quantity and cost estimates during the design process. A preliminary cost estimate will be prepared at the 30% design stage, and detailed cost estimates will be provided at 60%, 90%, and 100% design submittals and a final estimate upon final submittal.

The Psomas team will provide preliminary cost estimates for at least two (2) alternatives during the schematic design phase.

California Buckwheat at Fairview Park Project Site

TASK 5. RESOURCE CONSULTATION AND ENVIRONMENTAL PERMITTING

The vernal pool complex located to the east of the bluff restoration sites is well delineated. Psomas has assumed the project can avoid all direct and indirect impacts to the vernal pool complex, including the regulated species that inhabit these areas (San Diego and Riverside fairy shrimp, special status plant species). If no impacts are anticipated, no permits/approval from the regulatory agencies are needed for the vernal pool complex/listed species to the east of the project.

A drainage resource that has been mapped by the National Wetlands Inventory is located at the bottom of the slope from where the bluff restoration sites occur. This drainage resource is located approximately 150 feet from the bluff restoration sites. It is Psomas' professional opinion that the bluff restoration sites (erosional features on the bluff) do not qualify as "waters" that would be regulated by local, state, or federal agencies. Therefore, assuming that all construction activities would take place at the top of the bluff and no construction would take place at the bottom of the bluff in the drainage, there would be no impact to the identified drainage, and no agency permitting would be required.

Fairview Park, as a whole, has the potential or is known to support state and/or federally listed species including San Diego button-celery, Gambel's watercress, California Orcutt grass, least Bell's vireo, and coastal California gnatcatcher. Based on the recent information available for Fairview Park regarding these species, suitable habitat for these species is not present at the bluff restoration sites; therefore, regulatory permitting for these species is not anticipated. One regulated species that does have a potential to occur at the bluff restoration sites: Crotch's bumble bee. Rather than assume presence and suggest extensive permitting for this species, Psomas recommends focused surveys at the bluff restoration sites. If the species is not found, no regulatory process is warranted. If present, Psomas would work with the City and the CDFW to identify an appropriate avoidance program during construction. For this Scope of Work, Psomas has identified a limited budget to (1) conduct the Crotch's bumble bee survey and (2) coordinate with the City/CDFW. Given the uncertainty of the survey findings and the required CDFW permitting process, any additional regulatory permitting may require a contract augment.

TASK 6. CULTURAL RESOURCE MANAGEMENT PLAN

Psomas will develop a Cultural Resource Management Plan (CRMP) to guide the protection and monitoring of cultural resources during subsequent phases of project implementation. The CRMP will be prepared under the direction of a Qualified Archaeologist and will comply with all applicable federal, state, and local cultural resource regulations, including the National Historic Preservation Act (NHRP) and the California Environmental Quality Act (CEQA).

The CRMP will address potential impacts to cultural resources and outline necessary measures for avoidance, protection, and mitigation. Key components will include a review of existing records and site inventories,

archaeological and Native American monitoring, and coordination with tribal organizations as needed. The CRMP will also establish procedures for unanticipated discoveries, a worker training program, and specific protection measures. The plan will verify cultural resource compliance and support respectful collaboration with tribal stakeholders throughout project planning and implementation.

Technical Assumptions

- This Scope of Work includes the development of a CRMP only and does not include the implementation of archaeological fieldwork (e.g., field surveys, monitoring), including California Historical Resources Information System (CHRIS) cultural resources literature reviews and records searches, or formal evaluations of cultural resource properties. Should such services be required during a future phase, they will be scoped and contracted separately.
- It is assumed that all relevant existing cultural resource documentation, including Department of Parks and Recreation (DPR) 523 forms and associated spatial data for known cultural resources within the project area, will be provided to Psomas prior to the preparation of the CRMP.
- Coordination with tribal organizations will be limited to planning-level consultation necessary to inform the CRMP. Formal consultation or facilitation activities beyond the planning phase are not included in this task.

TASK 7. FINAL DESIGN, CONSTRUCTION DOCUMENTS AND BID PACKAGE PREPARATION

Following approval of the 100% Design Development plans, Psomas will prepare the bid package to include Final Plans, Specifications, and Estimates providing construction documentation to finalize all elements included in Task 3 and include Trail Detour Plans, Construction Staging and Access Plan, and Fencing and Signage Plans. Construction documents will be consistent with GMU recommendations, environmental constraints and recommendations, City design standards, and Greenbook standards. Final construction documents will be reviewed and approved by the Geotechnical Engineer. Psomas will facilitate the City submittal process to obtain review and approval from the City's Parks and Community Services Department and Public Works Department and will provide plan revisions and written responses to address City comments (up to three (3) rounds).

TASK 8. CEQA AND ENVIRONMENTAL DOCUMENTATION

Based on the description of project activities in the RFP, Psomas believes the project meets the requirements for a Categorical Exemption (CE) in accordance with the CEQA. Specifically, Section 15333 Small Habitat Restoration Projects of the CEQA guidelines is applicable to this project. As a result, the following tasks describe the work effort for preparation and submittal of a CE and Notice of Exemption (NOE).

Psomas will prepare a draft Notice of Exemption (NOE), consistent with Section 15062 of the State CEQA Guidelines. The NOE will include a description of the project location, along with the nature, purpose, and beneficiaries of the project. Psomas will also document in a brief Memorandum the reasons the project would not trigger any of the stated Exceptions identified in Section 15300.2 of the CEQA Guidelines (i.e., location, cumulative impact, significant impact due to unusual circumstances, scenic highways, hazardous waste sites, and historical resources). The draft NOE and Memorandum will be submitted to the City for review and comment.

Invasive Sweet Fennel at Fairview Park Project Site

Upon receipt of comments from the City, Psomas will revise the NOE and Memorandum accordingly. This Scope of Work assumes that no major changes to the Project Description are made subsequent to initiation of the CEQA documentation process. Psomas will coordinate the necessary signing and filing of the NOE with the City upon project approval. Additionally, Psomas will submit it to the State Clearinghouse (SCH) through the CEQAnet website along with the SCH Summary Form. The filing fee will be paid as part of the project allowed reimbursables. This task includes time for ongoing coordination with the project team making sure compliance with the project schedule and participation at up to two (2) coordination conference calls with appropriate team members, as necessary.

Deliverables

- Electronic Copies of Draft NOE and Memorandum
- Electronic Copies of Final NOE and Memorandum
- Filing the NOE

TASK 9. PUBLIC OUTREACH

Psomas proposes a community engagement program designed to engage the community and area stakeholders, share information, provide meaningful responses to the comments received, inform the community about the long-term benefits of the project, and incorporate public input (as appropriate) into the final work product. In order to effectively design a public outreach strategy, we will first thoroughly research existing information (previous outreach meeting notes, presentations, general history, etc.) and conduct interviews with existing City staff and others (e.g., area stakeholders, community members and residents) as recommended by the City to determine what approaches and methods have been successful in the past and what to avoid; what primary concerns have been presented; and what project components/benefits are considered most desirable. A plan will be developed that identifies the approach to public involvement; roles and responsibilities; primary stakeholders and target groups/ organizations; and public outreach methods. A brief engagement schedule will be developed to synch engagement activities with the project schedule to best capture community sentiment and incorporate feedback into the project deliverables.

The Psomas team will prepare and lead a minimum of three (3) public outreach meetings at appropriate stages of the project planning and design process. Public outreach meetings may include a combination of general outreach meetings for the project, Fairview Park Steering Committee meetings, on-site informational sessions, or meetings to the City Council or Parks and Community Services Commission.

TASK 10. BIDDING AND CONSTRUCTION SUPPORT

Psomas engineers will attend one pre-construction meeting, construction progress meetings as needed (up to five (5) in person and five (5) virtual), and one (1) final walk-through. Psomas engineers will provide response to bid questions, relevant contractor submittals and RFIs, prepare a final punch list, and prepare final As-Built plans to incorporate contractor provided markups. It is assumed the project will be bid as a single project with one (1) bid package to be advertised. It is assumed the City will advertise the bid package and solicit responses.

Invasive Castor Bean at Fairview Park Project Site

Fairview Park West Bluff Restoration

FAIRVIEW PARK WEST BLUFF RESTORATION PROJECT SCHEDULE																						
Task	Project Initiation	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20
TASK 1. PROJECT COORDINATION AND DOCUMENT REVIEW		Task will be completed for the duration of the Project																			
TASK 2. SITE DESIGN EVALUATIONS																					
Geotechnical Deliverable: Report & Recommendations																					
GIS Deliverables: Data Files for Use in Other Tasks																					
Biological Deliverables: Memorandum																					
TASK 3. DESIGN DEVELOPMENT																					
Engineering Deliverable: Design and City Reviews																					
30% Design (3 Month)/City Review (1 Month)																					
60% Design (1.5 Month)/City Review (.5 Month)																					
90% Design (1.5 Month)/City Review (.5 Month)																					
100% Design (1 Month)																					
Restoration Deliverable: Revegetation Implementation Plan																					
TASK 4. PREPARATION OF QUANTITIES AND COST ESTIMATES																					
Estimating/Deliverable: Cost Estimate																					
30% Design																					
60% Design																					
90% Design																					
100% Final																					
TASK 5. RESOURCE CONSULTATION AND ENVIRONMENTAL PERMITTING																					
Biological Avoidance, Survey, and Coordination Deliverable: Report & Communication Records																					
TASK 6. CULTURAL RESOURCE MANAGEMENT PLAN																					
Cultural Deliverable: Cultural Resource Management Plan																					
TASK 7. FINAL DESIGN, CONSTRUCTION DOCUMENTS AND BID PACKAGE PREPARATION																					
Engineering Deliverable: Final Plans and Specifications (Include 3 Rounds of City Reviews)																					
TASK 8. CEQA AND ENVIRONMENTAL DOCUMENTATION PREPARATION																					
Environmental Deliverable: Notice of Exemption (NOE)																					
Draft NOE and Memorandum																					
City Review and Revised NOE and Memorandum																					
File NOE/Submit to State Clearinghouse																					
TASK 9. PUBLIC OUTREACH PREPARATION		Task will be completed for the duration of the Project																			
TASK 10. BIDDING AND CONSTRUCTION SUPPORT PREPARATION		Task a Assumes a 6 Month Construcion Support Period																			
Engineering Deliverable: Meeting Attendance/Response to Bid Questions & RFIs and Prepare As-Built Plans																					

4 Firm Qualifications & Experience

CORPORATION INFORMATION

Psomas

865 South Figueroa Street
Suite 3200
Los Angeles, CA 90230

State Incorporated:
California

Year Incorporated:
1974

Psomas' Officer List is included on pages B-4 to B-6

LOCAL OFFICE INFORMATION

Psomas Santa Ana Office

5 Hutton Centre Drive
Suite 300
Santa Ana, CA 92707

Year Locoal Office Opened:
1978

List of Contracts Similar to Requirements is included on pages B-12 to B-15

Psomas emphasizes inter-office collaboration, with staff from multiple locations ready to contribute to the Fairview Park West Bluff Restoration project, facilitating responsive and coordinated project execution.

Overview

As presented in this section, Psomas has the professional experience, and depth of staff to satisfy the City's requirements for the project. Psomas has the local knowledge to execute the work in a highly efficient and effective manner. Our robust local experience with both City and County of Orange-initiated projects, as well as private developer projects, will allow Psomas to leverage our professional experience to facilitate cost-effective and time-efficient work products.

Firm Profile

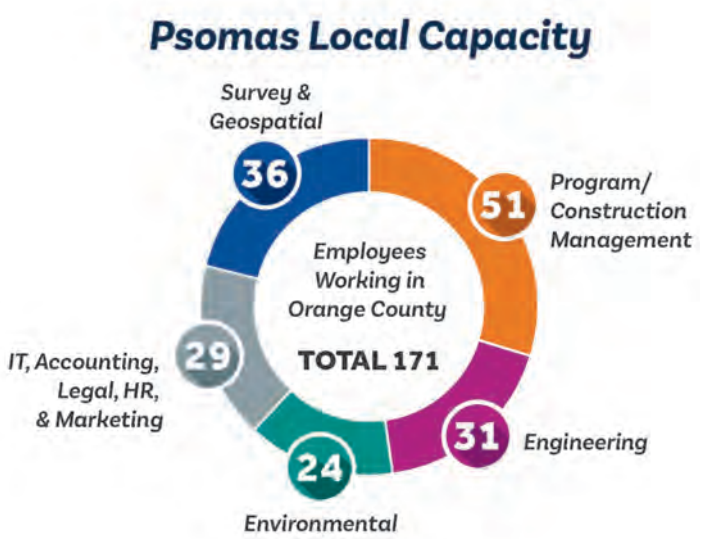
Founded in 1946, Psomas is dedicated to balancing the natural and built environment by providing sustainably engineered solutions to public and private sector clients. As a full-service consulting firm, we help our clients create value by planning, designing, and delivering complex projects. The cornerstone of our business approach is to focus on our clients' longterm needs and guide our strategic growth to meet those needs. Our core strength is our multi-discipled teams of professionals in all Psomas offices, who work together seamlessly.

Markets served by Psomas include land development, water, transportation, and energy with the following services offered:

- Environmental Planning and Resource Management
- Civil Engineering
- Surveying and Geospatial Services
- Construction Management/Project Management

Office Locations

Psomas operates across 16 offices throughout California, Arizona, Utah, and Washington, with the Santa Ana office serving as the central hub for services under this contract. Our Environmental Group, which includes Environmental Planning and Resource Management is based in Southern California and designates our Santa Ana office as the primary site for City-related support, including oversight by Project Manager Richard Lewis, who is readily available for in-person meetings.



Extensive Psomas Team Experience

Members of the Psomas team for this project have been providing biological, restoration, regulatory, cultural resource, geotechnical engineering, and community support services for over three decades. Many of our projects span multiple years, giving our staff deep institutional knowledge, best practices proficiency, and lessons learned that will provide insight, continuity, and efficiency for the work efforts associated with the park.

As demonstrated in the qualifications materials presented, the Psomas team has provided these types of services to various public agencies.

Our in-house technical capabilities include:

- Biological Resources Surveys/Assessments and Monitoring
- Regulatory Services and Permitting
- Habitat Restoration/Mitigation Planning and Monitoring
- GIS Services
- Cultural Resources Assessments and Monitoring
- Tribal Cultural Resources Coordination (Assembly Bill [AB] 52 and Senate Bill [SB] 18)
- Environmental Planning
- Civil engineering
- Survey and geospatial services
- Site development engineering
- Transportation/traffic engineering
- Structural engineering
- Water/wastewater engineering
- Land planning and urban design
- Project/Construction management

Relevant Experience

The following project summaries provide details of relevant projects undertaken by Psomas representing our team's professional experience. These projects demonstrate our overall capabilities in managing complex environmental analysis, design, and management required for projects and programs in a variety of settings.

References

We have provided six reference contacts with the project information to demonstrate our experience for meeting the City's needs. Each project speaks of the Psomas team's overall capabilities and competence in managing complex projects/programs, and highlights various aspects of our experience, which would be applied to this contract.

Alton Parkway Extension Project Mitigation Program, Habitat Maintenance, and Performance Monitoring

Irvine, CA | OC Public Works

Relevance to Project

- **Develop, Manage, and Monitor a Large-Scale Habitat Creation and Enhancement Program**
- **Document Site Conditions (Written and Photographic)**
- **Perform Biological Impact Analysis and Prepare Technical Report**
- **Prepare Environmental Documentation (EIR)**
- **Coordinate with Resource Agencies**
- **Protection of Sensitive Bird Species**
- **Perform Focused Plant and Wildlife Surveys**

On-Site Habitat Creation at the Alton Parkway Wildlife Corridor Link After Mass Excavation (2011) and Native Vegetation Establishment

Psomas prepared the Environmental Impact Report (EIR) and provided biological, cultural, and restoration/mitigation planning and monitoring support services for this project which provides circulation enhancements and completes a critical gap closure in the regional roadway network. Psomas performed vegetation mapping; conducted general wildlife surveys; conducted special status plant surveys; and conducted focused surveys for federal and State listed bird species. Psomas prepared a Biological Technical Report to evaluate impacts for the County portion of the project and to provide mitigation measures consistent with the Central-Coastal Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan (HCP). Psomas prepared the Habitat Mitigation and Monitoring Program and monitored habitat establishment for the on-site and off-site mitigation areas. The 14-acre on-site mitigation is part of a critical regional habitat corridor that connects open space in the Santa Ana Mountains and the coastal preserves. The 82-acre off-site mitigation occurs along a 2.75-mile reach of Aliso Creek. The sites have been colonized by multiple special status bird species including the least Bell's vireo, coastal California gnatcatcher, and coastal cactus wren.

A male least Bell's vireo at the Wildlife Corridor Link

PROJECT AWARDS

2012, ASCE - Orange County Project of the Year

SERVICE DATES

01/2007 - Present

REFERENCE

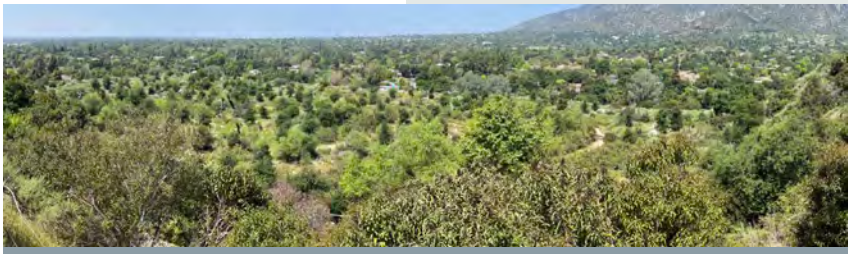
- Jennifer Shook Manager, OC Mitigation and Construction Compliance
- (714) 955-0615 jennifer.shook@ocpw.ocgov.com

Santa Anita Oak Woodland Habitat Revegetation/ Mitigation Program Implementation

Los Angeles County, CA | Los Angeles County Public Works

Relevance to Project

- Habitat Restoration Planning
- Community Engagement
- Revegetation of an Engineered Landform
- Soils Fertility Treatments
- Native Plant and Seed Palettes
- Provide High Quality Wildlife Habitat



Lower Sediment Placement Site Before (2013) and After (2024) Mitigation Implementation Showing the Developing Oak Woodland

Psomas prepared an Oak Woodland Habitat Mitigation Program in coordination with the California Department of Fish and Wildlife to mitigate impacts to oak woodland and coastal sage scrub associated with the Santa Anita Dam Riser Modification and Reservoir Sediment Removal Project. This project involved Los Angeles County Public Works' removal of approximately 325,000 cubic yards of sediment from Santa Anita Dam Reservoir. The mitigation area is a nearby sediment placement site located at the facility. The program includes the collection of seed materials from the local sub-watershed for container species propagation and seed mixes; innovative large-scale salvage and placement of coarse woody debris (e.g., oak trunks/boughs), boulders, and brush piles, and the upright placement of salvaged oak and sycamore snags to facilitate natural decay processes and to provide micro habitat for wildlife colonization and use; phased establishment of oaks via container planting and direct-seeding of acorns; and several experimental treatments (e.g., caging, shading, soils enhancements). Psomas is responsible for habitat maintenance (via subcontractor) and biological monitoring tasks; quantitative vegetation analysis; oak tree evaluations by a Certified Arborist; and wildlife surveys including nesting birds. The vegetation cover and diversity exceed most of the final performance standards. Wildlife diversity and abundance is exceptionally high including 118 observed native vertebrate species, 16 nesting native bird species, and more than 155 species of native plants. Project information is available on Public Works' website at https://dpw.lacounty.gov/wrd/Projects/SAHMP/

Woodpeckers on a Placed Snag

PROJECT AWARDS

2017, Environmental Excellence Merit Award, American Council of Engineering Companies, California

2016, Outstanding Environmental Engineering Project, American Society of Civil Engineers Metropolitan Los Angeles Branch

SERVICE DATES

2009 - Present

REFERENCE

- Maria Lee, Associate Civil Engineer
- (626) 458-6126 marlee@dpw.lacounty.gov

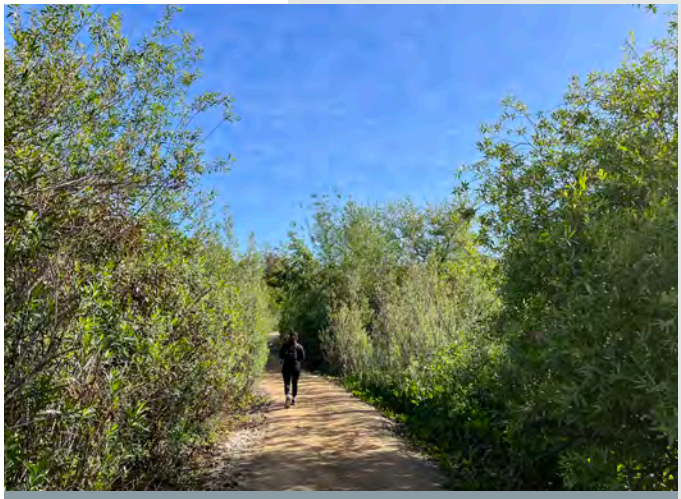
OC Public Works Environmental, Regulatory, and Habitat Restoration On-Call Contract Services

Orange County, CA | OC Public Works

Relevance to Project

- **Natural Resources Design/Planning**
- **Slope Stabilization/Revegetation**
- **Biological Surveys and Sensitive Species Monitoring**
- **Environmental Documentation (CEQA)**
- **Cultural Resources Management Planning**
- **Resource Consultation and Environmental Permitting**

Psomas has provided environmental, biological, habitat restoration, and regulatory services on an as-needed basis for various public works projects as part of continuous on-call contracts with the County of Orange since 2001. Our most recent on-call contract began in December 2020 and extends through December 2025.



Lower San Diego Creek Operation and Maintenance Project Off-Site Mitigation at the Peters Canyon Wash Mitigation Area

Psomas supports OC Public Works with a range of tasks required to support environmental documentation, biological and regulatory permitting, biological surveys and monitoring for permit compliance during construction, and maintenance of infrastructure and flood management projects. These projects involve flood control channels, natural drainages, and ocean outlets. Representative task orders completed as part of the on-call contracts include the following:

- Alton Parkway Extension Project On-Site and Off-Site Mitigation Program – Biological Surveys, Biological Monitoring, Restoration Planning, Habitat Mitigation Monitoring
- San Diego Creek Reach I Proposed Maintenance – Biological Surveys
- San Diego Creek Reach II Operation and Maintenance Project – Biological Surveys, Biological Monitoring, and Permit Compliance
- Peters Canyon Wash Mitigation Site - Biological Surveys, Biological Monitoring, Restoration Planning, Habitat Mitigation Monitoring
- Avenida La Pata Extension Project – Onsite Habitat Mitigation Monitoring, Habitat Mitigation and Monitoring Plan/Program Revisions, Biological Surveys, Biological Monitoring
- Laguna Canyon Road Flood Control and Road Improvement Projects – Biological Surveys, Biological Monitoring, Archaeological/Paleontological Monitoring, Restoration Planning, Habitat Mitigation Monitoring
- Edinger Avenue Bridge Over Bolsa Chica Channel Replacement Project – Biological Surveys, Biological Monitoring, Archaeological/Paleontological Monitoring, Onsite Habitat Mitigation Monitoring

SERVICE DATES

2001 - Present

REFERENCE

- James Volz, Senior Civil Engineer
- (714) 647-3904 james.volz@ocpw.ocgov.com

San Diego Creek "Reach II"

Arroyo Seco Restoration/Planning Projects

Pasadena, CA | City of Pasadena

Relevance to Project

- Native Habitat Restoration
- Active Parkland Contexts/Reconceived Trails
- Intensive Community Engagement
- Cultural Resource Assessments

New Pedestrian Bridge over Rehabilitated Berkshire Creek

The City of Pasadena retained Psomas to provide habitat restoration planning, regulatory permitting, community outreach, tribal coordination, and implementation services on multiple projects along the City's approximately 8-mile reach of the Arroyo Seco.

- **Upper Arroyo Seco Habitat Enhancement Plan (HEP):** Psomas prepared this broad plan that envisions habitat restoration and enhancement across 881 acres of open space in the foothills of the San Gabriel Mountains. The HEP provides a framework of prioritized elements to enable the City to strategically apply its resources to the greatest benefit for habitats and the community. The process included a rigorous review of existing plans/documentation, field technical studies to map vegetation types, Geographic Information System (GIS) applications such as slope analysis, recommended methods of invasive species control, and specifications for bid packet preparation. Upon the completion of the HEP, Psomas designed a demonstration project with multiple events of field restoration instruction to youth crews from Outward Bound Adventures with weeding days, tree plantings, and native seed application.
- **Berkshire Creek, Oak Grove, and Lower Arroyo Seco:** Psomas prepared restoration plans and specifications, collected and propagated a high diversity of native seeds/plants from the local subwatersheds, prepared environmental documentation pursuant to the California Environmental Quality Act, and monitors site preparation and installation. The plans provide guidelines for removing invasive exotic vegetation while protecting sensitive biological resources. The goal of the restoration is to optimize habitat/ interpretive values at the wildland-urban interface. These projects include intensive community engagement and owner-designer-engineer collaboration to yield transformative results for the community.
- **Berkshire Creek:** This award-winning project improved the ecological, hydrological, and recreational conditions for a 5-acre area within Hahamongna Watershed Park. A formerly degraded channel was improved via placement of new infrastructure to separate low and high flows to stabilize the system. The project included close coordination between Psomas and the City to develop an engineering solution that solved the hydraulic issue with little to no visible impact, such that the surface of the creek retains a natural appearance.

PROJECT AWARDS

BEST Award, American Public Works Association, 2020 (for Berkshire Creek)

SERVICE DATES

2008 to Ongoing

REFERENCE

- Brent Maue, City Engineer, Public Works Department
- 626.744.4307 bmaue@cityofpasadena.net

- **Oak Grove:** More than 60 native oak plants/ seedlings were installed to remedy a lack of natural seed germination and survival in the disturbed habitat area. The new oaks were installed with protective caging to enhance their growth and survival in this high-use park setting. Psomas led volunteer restoration efforts with a group associated with the historic disk golf course at HWP.
- **Lower Arroyo Seco:** Following the seismic retrofit of Van de Kamp bridge, Psomas designed a total of 4.25 acres of habitat restoration in the vicinity of this historic infrastructure. The disturbed areas were revitalized with reconceived trails bordered by boulders, new native oak/ walnut trees and understory plantings. Psomas prepared a Categorical Exemption for this effort.
- **Arroyo Seco Water Reuse Project:** Psomas is preparing a Mitigated Negative Declaration and has prepared a tree survey, jurisdictional delineation, and cultural resource and biological resource assessments. Psomas worked with the City, the project engineer, and landscape architect to minimize impacts to existing trees. Psomas will provide guidance on plant palettes, sources, and installation of a high diversity of native seeds/plants from local watersheds. The project would improve water quality within the Arroyo Seco by routing flow from San Rafael Creek through a series of recharge basins and other filtration features before returning treated water to the Arroyo Seco channel. Improved and expanded publicly accessible trails, hardscape elements, and educational features would also be provided.
- **One Arroyo Trail Demonstration Project:** Psomas prepared a Categorical Exemption, jurisdictional delineation, cultural resource and biological resource assessments. The project purpose is to improve public accessibility, trail condition, and connectivity with other trails in the Central/Lower Arroyo Seco.
- **Arroyo Seco Canyon Project:** Psomas prepared the original Mitigated Negative Declaration for this project, which would rehabilitate the water diversion infrastructure in the upper Arroyo Seco and restore water rights usage for the City. A series of recharge basins would be created with native habitat and public trails. Psomas was also responsible for regulatory permitting and multiple studies combining hydrology and biology to understand the effects of the project on downstream biological resources.
- **Other Arroyo Seco Projects:** Psomas provided additional environmental services such as regulatory permitting, biological surveys and habitat assessments (e.g., nesting bird, raptor, and redlegged frog surveys; coastal California gnatcatcher), biological monitoring, streambed maintenance monitoring, and field botanical and certified arborist knowledge.

Magnolia Tank Farm Specific Plan Program Environmental Impact Report

Huntington Beach, CA | City of Huntington Beach

Relevance to Project

- **Environmental Impact Report**
- **Conducted Peer Review of Applicant Prepared Studies/Reports (Same Studies/ Reports as Proposed Project)**
- **Mixed-Use Development**
- **Peer Review of Multiple Technical studies**

Magnolia Tank Farm

Psomas prepared a Program Environmental Impact Report (PEIR) under CEQA for the Magnolia Tank Farm Project in collaboration with the City of Huntington Beach. The project site is located in the Coastal Zone near Magnolia Marsh and previously contained three oil tanks, which were removed in 2017. Psomas conducted a Scoping Meeting and Planning Commission Study Session to engage stakeholders during the environmental review process. The Draft PEIR evaluated two alternatives and supported a Specific Plan proposing a mixed-use development with a lodge, retail space, and up to 250 residential units. The plan also designates 2.8 acres each for Coastal Conservation and public parkland.

SERVICE DATES

12/2017 to 01/2021

REFERENCE

- Ricky Ramos, Principal Planner, Department of Community Development
- (714) 536-5624 rramos@surfcity-hb.org

Addendum to the City of Newport Beach General Plan Update Environmental Impact Report for The Ritz-Carlton Residences Project

Newport Beach, CA | City of Newport Beach

Relevance to Project

- **Local Agency (City of Newport Beach)**
- **Preparation of CEQA Document (Addendum to EIR)**
- **Peer Review of Multiple Technical studies**

Psomas prepared an Addendum to the City of Newport Beach General Plan Update EIR under CEQA for the Ritz-Carlton Residences Project located at the 9.53-acre VEA Newport Beach resort. The project involves converting up to 30% of the existing 532 hotel rooms into hotel branded residences while maintaining the total room count. Harbor Landing would be demolished, and Harbor Point partially reconfigured, resulting in a reallocation of 159 units to a new 22-story residential building standing approximately 295 feet tall. To support the development, the existing hotel parking structure would be replaced by a new six-level, 403-space facility. Additionally, a separate five-level, 429-space subterranean parking garage would be built to serve the new residences.

SERVICE DATES

01/2022 to 06/2022

REFERENCE

- Matthew Schneider, Principal Planner
- (949) 644-3219 mschneider@newportbeachca.gov

The Psomas Team

Psomas' key personnel are professionals passionate about delivering multi-benefit projects that achieve the required engineering solution, while preserving and restoring environmental resources. Through their collective efforts, they will work diligently to achieve the highest accuracy and efficiency in all their work products. Their project roles are illustrated on the organization chart, and resumes for key personnel are included in the Appendix, pages A1 - A22. Key personnel will be available to the extent proposed for the project's duration, and no person designated as "key" to the project shall be removed or replaced without the prior written concurrence of the City.

Subconsultants

The management and coordination of our consultant team is a hallmark of Psomas. Our ability to select a first-class team of subconsultants is one of the keys to our continued success in designing award-winning projects, throughout California. We have selected highly qualified subconsultants whom we have trusted for years to clearly understand our design goals and methods for producing quality documents. Below is their firm overview.

GMU Engineers & Geologists

Founded in 1967, GMU Engineers & Geologists is a leading consulting firm in Southern California, renowned for its innovative, cost-effective, and constructable engineering solutions across complex and high-profile projects. With a Caltrans- and AMRL-approved in-house laboratory, GMU has maintained a legacy of technical excellence and project success for over five decades. Their highly qualified team includes licensed engineers, geologists, pavement specialists, and certified inspectors, and they are consistently recognized as one of Orange County's top-performing geotechnical and pavement consulting firms known for their punctual and budget-conscious delivery.

Capo Projects Group

Capo Projects Group, established in 2013 and certified as a Small Business, is a construction services and technology firm specializing in project controls, scheduling, estimating, construction management, and claims analysis. With 26 employees serving clients nationwide—particularly in Southern California—Capo delivers tailored solutions to increase efficiency and profitability for general contractors, owners, and engineers. Their multi-disciplinary team, enriched by decades of field experience, offers scalable support across the construction, engineering, public works, and utilities sectors. Capo is proud to assist Psomas with scheduling, constructability reviews, change order analysis, and cost control, backed by a deep understanding of the practical demands of each discipline.

California Rose at Fairview Park Project Site

Organization Chart

Richard B. Lewis III, ENV SP, will serve as the Project Manager, and primary point of contact for this project.

* Key Staff

City of Costa Mesa

Mike Fuentes

PROJECT MANAGER RESTORATION ECOLOGIST
* Richard B. Lewis III, ENV SP
PSOMAS

PRINCIPAL-IN-CHARGE, QA/QC MANAGER
* Alia Hokuki, AICP
PSOMAS

Environmental

SENIOR REGULATORY SPECIALIST
* David Hughes
PSOMAS

REGULATORY SPECIALIST / SENIOR BOTANIST
Allison Rudalevige
PSOMAS

RESTORATION ECOLOGIST
Busy Rylander
PSOMAS

PROJECT PLANNER/ MANAGER
* Sean Noonan
PSOMAS

SENIOR BIOLOGIST
Lindsay Messett, CWB
PSOMAS

ENVIRONMENTAL PLANNER
Jordan Werkmeister
PSOMAS

CULTURAL RESOURCES MANAGER
* Charles Cisneros, MS, RPA
PSOMAS

CULTURAL RESOURCES TECHNICAL SPECIALIST
Heather Garnett
PSOMAS

Geotechnical Engineering

PRINCIPAL ENGINEER/GEOLOGIST
* Ali Bastani, PhD, PE, GE, F.ASCE
GMU

SENIOR ENGINEER/GEOLOGIST
* Katie Farrington, MS, PG, CEG
GMU

Engineering

PRINCIPAL ENGINEER
* Sarah Curran, PE, QSD
PSOMAS

ENGINEERING PROJECT MANAGER
Emma Harrison, PE, QSD, ENV SP, DBIA
PSOMAS

ASSISTANT ENGINEERING PROJECT MANAGER
Chase Lawson, PE, ENV SP
PSOMAS

SENIOR EARTHWORK ESTIMATOR
Raul Salazar
CAPO PROJECTS GROUP

SENIOR CIVIL ENGINEER
Trevor Kroesch
CAPO PROJECTS GROUP

TAKE-OFF TECHNICIAL
Austin Ermisch
CAPO PROJECTS GROUP

Appendix:

A - Key Personnel Resumes

- Richard Lewis
- Alia Hokuki
- Sean Noonan
- David Hughes
- Charles Cisneros
- Sarah Curran
- Ali Bastani
- Kathryn Farrington

B - Forms

- Vendor Application Form
- Ex Parte Communications Certification
- Disclosure of Government Positions
- Disqualification Questionnaire
- Company Profile & References
- Bidder/Applicant/Contractor Campaign Contribution

RICHARD B. LEWIS III, ENV SP

Project Manager, Restoration Ecologist – Psomas

626.204.6528
richard.lewis@psomas.com

EDUCATION

1988/BS/Biology/Pacific Union College

CERTIFICATIONS

Envision Sustainability Professional/Institute for Sustainable Infrastructure/21728

PROFESSIONAL AFFILIATIONS

California Botanic Garden

California Native Plant Society

California Society for Ecological Restoration

Southern California Botanists

Southern California Academy of Sciences

Theodore Payne Foundation for Wild Flowers and Native Plants

Xerces Society for Invertebrate Conservation

EXPERIENCE

With Psomas for 26 years; with other firms for 5 years

Richard Lewis is a Senior Restoration Ecologist and Biologist with 31 years of professional experience. He is responsible for developing habitat restoration and mitigation programs; managing native plants/seeds procurement; conducting botanical surveys and vegetation mapping; coordinating special status species surveys; providing designs/strategies for urban biodiversity; and preparing community involvement/education programs and literature. Richard currently manages eight habitat restoration sites comprising over 119 acres of habitat, of which four sites have been occupied by federally listed wildlife species. A total of 22 mitigation programs managed by Richard, totaling 255 acres of habitat, have been signed-off by the resource agencies since 2006.

Experience

Prima Deshecha Landfill Project Regulatory Planning and Habitat Restoration Services – San Juan Capistrano, CA: Restoration Ecologist for habitat mitigation planning and monitoring for this large-scale program implemented by OC Waste & Recycling. The program addressed complex restoration of 150+ acres of coastal sage scrub, riparian habitat, and thread-leaved brodiaea (a special status plant species) including massive stream reengineering and slope stabilization. Richard coordinated with the USFWS, the CDFW, the USACE, and landfill personnel, with particular emphasis on sensitive species requirements. Richard participated in bioresource analysis; site selection; detailed construction specifications and landscape plans; invasive vegetation control; plant palettes, seed mixes, and typical plant layouts; monitoring of site grading; revegetation of the initial 25.5-acre habitat mitigation site; detailed vegetation mapping of a wetlands complex that included freshwater marsh, alkali marsh, and alkali meadow vegetation; and remedial measures. He monitored non-native plant species eradication, native plant salvage, soil treatments, irrigation system installation, container plant installation, seed mix application, and erosion control. He attended weekly construction meetings, prepared weekly progress reports and photo documentation for the resource agencies, and performed annual quantitative surveys of vegetation performance. As a result of the restoration efforts, the formerly unvegetated (following mass grading) riparian mitigation site along the Prima Deshecha watercourse supported multiple territories of the federally and State listed Endangered least Bell's vireo.

Oceanfront Estates Mitigation Program Habitat Mitigation Planning and Monitoring Project – Rancho Palos Verdes, CA: Project Manager for the program that provided mitigation for impacts to coastal sage scrub, bluff (cliff) face, and riparian habitat that resulted from project construction for a residential development site in Rancho Palos Verdes. The program included a 30.0-acre coastal sage scrub (CSS) mitigation site, and a 0.5-acre riparian mitigation site. The CSS site is located along the edge of the scenic coastal bluffs that extend to the north of Point Vicente. The habitat restoration

effort was successful, and the USACE, the USFWS, and the CDFW, signed-off on the mitigation program. Richard was responsible for coordinating with the landowner, agencies, contractors, and vendors (e.g., native plant nurseries) as part of the long-term program. He managed technical staff including botanists, wildlife biologists, and other natural resource specialists, who assisted with monitoring and documentation activities. Richard supervised the notable detection and documentation of the federally listed Threatened coastal California gnatcatcher in multiple locations within restored CSS habitats on site nearly 15 years since the most recent prior observation of this species on the property.

Pointe Monarch Project Restoration and Fuel Management Program and Wetlands Buffer Enhancement Program – Dana Point, CA: Restoration Ecologist for the Restoration and Fuel Management Program (10.4 acres) and the Wetlands Buffer Enhancement Program (0.8 acre) for the Pointe Monarch Project. The project site met fifth-year performance criteria at the two-year mark, and the pre-existing population of the federally listed Threatened coastal California gnatcatcher (gnatcatcher) was protected throughout project development, construction, and fuel modification zone installation activities. The restoration areas are adjacent to heavily used public trails as well as residential and commercial zones. Richard proposed, and the developer implemented, a voluntary native revegetation corridor to improve connectivity for wildlife between the CSS and wetland areas, and gnatcatchers were subsequently observed using planted transitional riparian vegetation surrounding the formerly degraded wetland basin. Richard monitored preliminary weed abatement, native plant materials installation, and trails improvements, and he coordinated gnatcatcher surveys within the project's restoration areas. He also coordinated with the project landscape architect, the Orange County Vector Control District, and the Orange County Fire Authority on vegetation and public safety issues associated with the project. The USFWS and the California Coastal Commission (CCC) signed off the Restoration and Fuel Management Program and the Wetlands Buffer Enhancement Program; the CCC indicated they were pleased with the variety of birds that were making use of the enhanced wetland area.

Alton Parkway Extension Project On-Site Mitigation Program, Habitat Maintenance, and Performance Monitoring – Irvine, CA: Project Project Manager for this large-scale program to mitigate for habitat impacts associated with extending Alton Parkway from Irvine Boulevard to Towne Centre Drive. The mitigation includes a 400-foot-wide by 0.25-mile-long canyon (the 'Wildlife Corridor Link'/WCL) created via mass excavation of former agricultural fields. The WCL conveys storm flows from Central-Coastal Natural Community Conservation Plan (NCCP) reserve areas, through Borrego Canyon Wash, into a project-constructed 'flow splitter' that diverts a portion of flows into the mitigation channel. The WCL connects downstream through the Great Park wildlife corridor to a linear open space network that ultimately connects with coastal areas including Crystal Cove State Park. The WCL is a vital link to improve the fitness of regional wildlife populations. Richard designed a planting and seeding program to establish diverse vegetation communities to encourage wildlife colonization. He recommended, and OC Public Works implemented, the planting of hundreds of native coast cholla and seaside prickly-pear (cactus) cuttings on an adjacent non-mitigation area that was graded as part of roadway construction. He arranged for tons of surplus, rip-rap materials (large boulders) from roadway project construction, to be placed on the site for important niche habitats for wildlife, while conserving resources associated with transporting these materials off site. He coordinates annual focused/protocol surveys and documentation for the federally and State listed least

Bell's vireo, and the federally Threatened coastal California gnatcatcher (gnatcatcher), and the coastal cactus wren (cactus wren). The cactus wren is a California Species of Special Concern where it occurs in San Diego and Orange Counties, and it is a Covered Species in the NCCP/HCP. The formerly unvegetated (post-grading) site was colonized by multiple breeding pairs of the least Bell's vireo, and the gnatcatcher, in multiple years during the maintenance period. Other special status species observed on the WCL include the orange-throated whiptail (lizard), and a diversity of other wildlife species such as raptors ('birds of prey' such as hawks, owls), bobcats, and various native snake species, have beneficially colonized the corridor. The cactus wren was observed using planted cholla and prickly-pear on the site—several years after planting—upon the maturation of these slow-growing native cacti upon which the species depends.

Alton Parkway Extension Project Off-Site Habitat Mitigation Planning and Monitoring Program – Lake Forest, CA: Project Manager for this large-scale program that mitigates for habitat impacts associated with a major roadway extension project. The program includes eradicating 14.5 acres of non-native vegetation, and enhancing native vegetation, within an 82-acre site along a 2.75-mile reach of Aliso Creek. Richard mapped invasive vegetation, and participated in the development of the Habitat Mitigation and Monitoring Plan. He coordinated with the USACE, the CDFW, the USFWS, the County of Orange, and Project Engineers regarding overall site location and design. The program included the removal of several acres of invasive giant reed using heavy equipment, and numerous non-native trees such as gum and Peruvian pepper. He recommended, and OC Public Works implemented, voluntary measures to improve vegetation resources for wildlife including the planting of hundreds of coast cholla and seaside prickly-pear cactus to benefit the local population of the coastal cactus wren (cactus wren)—a California Species of Special Concern and a Covered Species in the Central–Coastal NCCP/HCP. Richard coordinates annual focused/protocol surveys for the federally and State listed Endangered least Bell's vireo, the federally listed Threatened coastal California gnatcatcher (gnatcatcher), and the cactus wren on the WCL site. Since project implementation, as many as 18 territories of the cactus wren have been identified in the project corridor, in addition to multiple gnatcatcher territories, and other special status species. Likely as the result of native vegetation enhancement, the least Bell's vireo—for which there were no known prior records within this reach of Aliso Creek—was detected by Psomas biologists, and multiple pairs were documented nesting on the site.

Santa Anita Dam Riser Modification and Sediment Removal Project Oak Woodland Habitat Mitigation Program – Arcadia, CA: Project Manager for this multiple-award-winning habitat creation program for Los Angeles County Public Works (Public Works). The program includes the salvage and placement of tons of coarse woody debris, natural boulders, native mulch, the placement of upright 'snags' for wildlife value, and the establishment of hundreds of native oaks. High biodiversity has established on the formerly unvegetated site including 118 vertebrate wildlife species (96 native bird species of which 16 species have nested on the site) and numerous invertebrates; 158 native plant species including excellent growth and survival of 100's of planted oaks and native ferns; and beneficial fungi. Richard manages a team of restoration contractors; landscape architects; seed collectors; native plant nurseries; and Psomas' botanists, certified arborists, and wildlife specialists.

ALIA HOKUKI, AICP

Principal-in-Charge, Quality Assurance/Quality Control – Psomas

949.887.6678
alia.hokuki@psomas.com

EDUCATION

1996/MA/Masters of Urban and Regional Planning/University of California, Irvine

1991/BA/Development Studies/ University of California, Los Angeles

CERTIFICATIONS

American Institute of Certified Planners/No. 112796/American Planning Association/112796

PROFESSIONAL AFFILIATIONS

American Planning Association

Association of Environmental Professionals

EXPERIENCE

With Psomas for 10 years; with other firms for 20 years

Alia Hokuki serves as a senior project manager of environmental planning projects. She has over 30 years of experience in the environmental and policy planning field with a focus on environmental impact assessments for public and private sector clients. Alia's area of focus includes the preparation and management of environmental compliance documents pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). She has managed a variety of projects, including land use (e.g., mixed-use, redevelopment infill, recreational, residential, commercial/retail, office, and institutional [education and healthcare]) and infrastructure.

Experience

Annandale Canyon Open Space Trail Access Improvements Project Initial Study/Mitigated Negative Declaration – Pasadena, CA: Project Manager for the preparation of an IS/MND for the Annandale Canyon Open Space Trail Access Improvements Project. The project will provide an open space area with accessibility to the public. The City-owned site consists of approximately 23 acres of undeveloped land in Annandale Canyon at the western edge of the City. The project is composed of several improvements to the site, which include a new trailhead at the end of Wierfield Drive, a trail, and an observation point on a hilltop of the San Rafael Hills.

One Arroyo Trail Demonstration Project Categorical Exemption – Pasadena, CA: QA/QC Manager for this CE that involves various trail improvements in two separate areas—the Upper Loop Trail and Lower Loop Trail, encompassing a total of approximately 3.8 miles in the Arroyo Seco—proposed by the One Arroyo Foundation. The purpose of the project is to provide safer, more accessible, and more contiguous routes by rehabilitating existing trails through stabilization of deteriorated trail segments, as well as improvements to trail features and connecting segments of existing trail alignments. Psomas is also preparing a Biological Resources Assessment, including jurisdictional delineation, and a Cultural Resources Assessment. Psomas will assist in acquiring regulatory permits pursuant to the Clean Water Act.

Mayberry Parker Bridge Access Improvements Initial Study/Mitigated Negative Declaration– Pasadena, CA: QA/QC Manager for this bridge improvement project, which consists of providing a safer, more accessible, and more contiguous route across the historic Mayberry Parker Bridge by rehabilitating existing trails through stabilization of deteriorated trail segments, stairways, stone walls, and eroded slopes; providing new pedestrian access to the Bridge; and providing a new crosswalk at Arroyo Boulevard and Westminster Drive.

Campus Kilpatrick Wastewater Treatment Plant– Malibu, CA: QA/QC Manager for preparation of engineering design documents and engineering services during construction for the installation of a new package

wastewater treatment plant (WWTP) for a juvenile rehabilitation center. The WWTP used membrane technology with ultra-violet disinfection to produce effluent able to comply with California Code of Regulations, Title 22 requirements for the appropriate and allowable use of recycled water and the waste discharge requirements set by the CA Regional Water Quality Control Board. Project included a siting study to determine the best location for the new WWTP. Considerations for selecting the WWTP site were based on economics, environmental issues relative to California Coastal Commission and CEQA, access for waste hauling, and operation and maintenance. QA/QC Manager for the preparation of the CEQA document.

Finkbiner Park Stormwater Capture Project IS/MND – Glendora, CA: QA/QC Manager for this stormwater project funded by the Los Angeles County Safe Clean Water Program, which consists of construction of a regional stormwater runoff capture facility within Finkbiner Park to provide multiple benefits including improved flood control, water quality, and water supply (through infiltration to groundwater). The Project would also include in-kind replacement of existing facilities within the site; conversion of the alley along the northern site boundary into a green alley through installation of permeable pavement; and installation of a recirculating stream, native landscaping, and adjacent path in the southeast portion of the site as a new passive recreation opportunity in the park.

Pacoima Reservoir Restoration Project Program Environmental Impact Report – Los Angeles County, CA: Project Manager for preparation of a Program EIR for removal of accumulated sediment from the reservoir to preserve the reliability and safety of the dam. The project includes three phases; Phase 1 proposes removal of 1.5 MCY of sediment, and Phase 2 consists of removal of between 2.2 to 4.0 MCY of sediment. Phase 3 of the Project will involve establishing a long-term maintenance program for the reservoir to avoid the need for future large-scale projects. The activities that would occur annually over the course of the implementation schedule include, reservoir access; reservoir dewatering; sediment excavation; sediment transportation; and sediment placement.

Big Tujunga Reservoir Restoration Project Revised and Recirculated Initial Study/Mitigated Negative Declaration and Environmental Assessment/Finding of No Significant Impact – Los Angeles County, CA: Project Manager for preparation of a Recirculated IS/MND and an EA/FONSI for this Project that involves removal of sediment from the Big Tujunga Reservoir and placement of the sediment in the adjacent Maple Canyon Sediment Placement Site. The Project involves the use of trucks and equipment to remove sediment and restore capacity to the reservoir for purposes of flood control and water conservation. The following minor activities would also occur: 1) hydroblasting to flush a stilling well on the dam crest; 2) repairing the hydraulic sluicegate; 3) paving the unpaved sections of the north access road and repairing the culvert crossing; 4) incorporating slope protection measures adjacent to the spillway; 5) rehabilitating the northern reservoir access ramp to safely access the Reservoir bottom; 6) installing a boat dock at the dam face; and 7) performing minor coring on existing dam riser.

Magnolia Tank Farm Specific Plan Program Environmental Impact Report – Huntington Beach, CA: Project Manager for the redevelopment of a 29-acre site (within the coastal zone) with a mixed-use development consisting of a 230,000-SF lodge that includes a maximum of 175 guest rooms and guesthouse-style, budget-oriented, family/group overnight accommodations with 40 beds, and ancillary resident- and visitor-serving retail and dining; up to 250-unit residential village; 2.8 acres of coastal

conservation adjacent to Magnolia Marsh; and 2.6 acres of park. The area adjacent to Magnolia Street will be designated as open space park and include a pedestrian trail that will link the project's visitor-serving and residential uses to a future pedestrian trail within the open space conservation area adjacent to the Huntington Beach Channel and the Magnolia Marsh.

Newport Village Mixed-Used Development Environmental Impact Report – Newport Beach, CA: Project Manager for this project, which involves redeveloping the site and constructing a mixed-use development along West Coast Highway. The project consists of residential units (including affordable units), retail/restaurant, and office uses, as well as parking and related improvements. The project requests a density bonus in exchange for the inclusion of affordable dwelling units. The project includes 198 units including apartments and condominiums, and approximately 63,000 SF of commercial floor area. The project also includes a new publicly accessible plaza and boardwalk along the waterfront, and surface, structured, and subterranean parking spaces. The existing structures at 2241 West Coast Highway (Amaree's building) and 2244 West Coast Highway (office building) would remain, while other structures will be demolished as part of the project.

Addendum to the City of Newport Beach General Plan Update Environmental Impact Report for The Ritz-Carlton Residences Project – Newport Beach, CA: Project Manager for this project that consists of 2.775 acres within the 9.53-acre Newport Beach Marriott Report Hotel property. The Project proposes conversion of up to 30 percent of the existing 532 hotel rooms to hotel branded residences. The demolition of the Harbor Landing building and interior reconfiguration of the Harbor Point building would result in reduction of up to 159 hotel units. The new 22-story building (approximately 279 feet above ground level to the penthouse level with rooftop improvements projecting to 295 FT) would include up to 159 hotel branded residences, but the total units at the VEA Newport Beach, A Marriott Resort and Spa would remain at 532. The new building would include the lobby on level 1, and residential units would start on level 2. Penthouse units would be on levels 21 and 22.

Arroyo Seco Water Reuse Project Initial Study/Mitigated Negative Declaration – Pasadena and South Pasadena, CA: QA/QC Manager for this IS/MND to improve water quality within the Arroyo Seco by routing flow from San Rafael Creek through a series of recharge basins and other filtration features before returning water to the Arroyo Seco channel. A surface stream will be restored, and native habitat will be incorporated throughout, and, where feasible, incorporated with publicly accessible trails as well. Psomas will identify native habitat restoration opportunities as part of the project design process. The project is being funded via the Safe Clean Water Program. Psomas is also preparing a Cultural Resources Assessment and Biological Resources Assessment—including performance of a tree survey, jurisdictional delineation, and special status plant surveys—and air quality, GHG, energy, noise, and transportation technical studies.

Explorer Well Project Initial Study/Mitigated Negative Declaration – Pasadena, CA: Project Manager for preparation of an IS/MND for construction of a new groundwater production well and its connection to the Monk Hill Treatment System to optimize removal of perchlorate and VOCs from mid-plume area of contamination in the underlying aquifer. The project includes a new well, an 800-foot segment of raw water pipeline, and outlet pipes to existing basins.

SEAN NOONAN

Environmental Services Task Manager – Psomas

714.481.8035
sean.noonan@psomas.com

EDUCATION

2014/MS/Urban and Regional Planning/California State Polytechnic University, Pomona

2011/MA/Geography/California State University, Fullerton

2006/BA/History/University of California, Santa Barbara

PROFESSIONAL AFFILIATIONS

American Planning Association

Association of Environmental Professionals

EXPERIENCE

With Psomas for 6 years; with other firms for 8 years

Sean Noonan is an Environmental Planner and Project Manager with 14 years of experience working on various types of public and private projects across Southern California. In his current role, Sean prepares and manages the preparation of CEQA/NEPA environmental documents and supporting environmental technical studies. He is also experienced in providing his clients with support related to regulatory permitting, environmental compliance during final design and construction, and environmental constraints during due diligence. Sean works on various project types, but is particularly experienced in providing environmental consulting services for transportation and other infrastructure projects.

Experience

Carlsbad Veterans Park, Master Planning and Environmental Permitting Phase – Carlsbad, CA: Environmental Planner for preparation of an IS/MND for a new 91.5-acre park in the City of Carlsbad. The developable area of the site was only 48 acres due to the presence of native vegetation preserves. Psomas provided civil engineering, environmental, and surveying services for the Project Master Planning Phase and environmental permitting to result in final design concepts and required permits and authorizations for improvements. Sean coordinated environmental technical studies and was the primary author of the IS/MND.

David March Park Phase II Improvements – Santa Clarita, CA: Environmental Planner for this project which included a baseball field, basketball court, restroom building, community gathering area and an additional parking lot. The development area is just over 6 acres and a majority of the project is adjacent to the existing park. Psomas successfully integrated the existing park with additional parking, walking paths, trails, upgrades to the existing park, landscaping, and site furnishing. Psomas was also responsible for establishing survey controls, calculating the record boundary, collecting existing ground visible utilities, and a topographical design survey of the existing park and field, including the surrounding hillside areas. As environmental planner, Sean prepared an EIR Addendum for this project and managed supplemental environmental technical studies including biological and cultural resource evaluations. Key issues on this project included: evaluating and minimizing off-site lighting effects of new lighting; and evaluating potential impacts to newly listed wildlife species.

Hills Preserve Environmental Impact Report – Anaheim, CA: Project Manager for preparation of an EIR for the construction of 498 wrap-style, market rate, for-rent apartment units, six single family residences, and 80,000 SF of commercial uses on an approximately 76-acre site of undeveloped land along Santa Ana Canyon Road in the Anaheim Hills area. Psomas is preparing an EIR and related technical studies to analyze the project's environmental impacts, including biological and cultural resources surveys, focused surveys, a jurisdictional delineation, air quality and greenhouse gas emissions analyses, a health risk assessment, noise and vibration analyses, and a water supply assessment.

City of Los Angeles, Eastern Avenue Multi-Modal Transportation Improvement Project – Los Angeles, CA: Environmental Planner for the project approval and environmental document phase for this project, which proposes for this project, which proposes to re-envision 1.5 miles of Eastern Avenue as a multimodal corridor that is safe and accessible for pedestrian crossing, biking, mass transit, and general driving to employment, education, health care, parks, and recreational centers. The project involves a robust community engagement process. The community engagement process consisted of project data updates via website, flyer creation and distribution, door to door business outreach, surveys, digital ads, email communications, two community meetings, and six focused community meetings. New project features include new signalized intersections, lighting upgrades, pedestrian safety crossing improvements, bicycle infrastructure, landscape elements, and upgrades to transit stops. Psomas prepared a Categorical Exemption Memorandum and coordinated with Caltrans District 7's Local Assistance to complete the Preliminary Environmental Study (PES) form and obtain a Categorical Exclusion for this project

The Center at Needham Ranch, Phase 1 and 2 – Santa Clarita, CA: Project Manager/Environmental Planner for this 186-acre project. Sean led environmental compliance and prepared/processed regulatory permits for the project. He managed environmental compliance with CEQA mitigation measures and permit conditions during project construction, including providing agency notifications, managing biological surveys, and resource agency coordination/reporting, as well as the purchase of compensatory mitigation for the project.

Los Angeles Department of Water and Power As-Needed Regulatory Permitting Services – Los Angeles, CA: Regulatory Specialist for the preparation of Jurisdictional Delineations (JDs) under MBC Aquatics Los Angeles Department of Water and Power (LADWP) On-Call Receiving Water Monitoring Services. Psomas conducted 21 JDs and various biological services for LADWP from 2017-2020 as part of this as-needed regulatory permitting services arrangement. Sean conducted field work, prepared jurisdictional delineation reports, and provided regulatory permitting support. Sean completed eight JDs for LADWP; six in Los Angeles County including Castaic-Haskell L3 Project, Adelanto-Toluca Line 1 500kV Reconductoring Project, Power Pole Replacement Project, Spunky Canyon Weir Maintenance Project, Kenneth Hahn State Recreation Area, and Celilo Sylmar Tower Replacement Project. Sean also prepared a jurisdictional delineation for the South Haiwee, Little Lake, and Jawbone Canyon Projects in Inyo County and Kern County, CA and for the Adelanto Converter Station Project in the County of San Bernardino.

Tustin Ranch Hills Planned Development EIR – Orange County, CA: Environmental Planner for this project, which consists of the replacement of the existing Tustin Hills Racquet and Pickleball Club with a Planned Unit Development consisting of 17 buildings containing 34 single-family townhome units and three single-family detached units for a total of 37 units. As environmental planner, Sean managed the development of environmental technical studies and the preparation of a Draft and Final EIR for this project. A key issue on this project included: evaluating cumulative impacts of multiple subsequent construction projects on the local neighborhood.

Newport Village Mixed-Use Development – Newport Beach, CA: Environmental Planner for this project, which involves demolishing existing structures and redeveloping the project site as a mixed-use development encompassing approximately 9.4 acres on the north and south sides of the West Coast Highway within the City of Newport Beach's Mariners' Mile

corridor. The project consists of 14 residential condominium units on the South Parcel and 108 apartment units on the North Parcel and 128,640 SF of nonresidential floor area. The project also includes a new publicly accessible waterfront promenade.

Arcadia Town Center Initial Study/Mitigated Negative Declaration – Arcadia, CA: Environmental Planner for the preparation of an IS/MND on this project, which consists of 181 residential units and 13,130 SF of ground floor commercial uses. Given the location of this project in downtown Arcadia, this project involves a high level of coordination with the City and Applicant to develop a comprehensive description of how the project would be constructed, including details such as staging, contractor parking, excavation and temporary shoring methods, and utility relocation. Psomas also prepared technical analyses in support of this project, including a traffic study as well as air quality, greenhouse gas emissions, noise, and cultural analyses. Sean coordinated the environmental technical studies and was the primary author of the IS/MND.

Central Harbor Boulevard Transit Corridor Project - PEA Memorandum – Orange County, CA: Project Manager worked with the Orange County Transportation Authority (OCTA) staff to develop a project description, and then to prepare a Preliminary Environmental Assessment (PEA) Memorandum to identify the appropriate level of environmental documentation required for the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) compliance. As Project Manager worked with the Orange County Transportation Authority (OCTA) staff to develop a project description, and then to prepare a Preliminary Environmental Assessment (PEA) Memorandum to identify the appropriate level of environmental documentation required for the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) compliance.

Explorer Well Project Initial Study/Mitigated Negative Declaration – Pasadena, CA: Environmental Planner for preparation of an IS/MND for construction of a new groundwater production well and its connection to the Monk Hill Treatment System to optimize removal of perchlorate and VOCs from mid-plume area of contamination in the underlying aquifer. The project includes a new well, an 800-foot segment of raw water pipeline, and outlet pipes to existing basins. As environmental planner, Sean managed the development of environmental technical studies and the preparation of an IS/MND for this project. Key issues on this Project involved: evaluating the significance of construction noise effects for a project that would require 24-hour drilling for ~3 weeks; and avoiding biological resource impacts in a sensitive location of the City.

DAVID HUGHES

Senior Regulatory Specialist – Psomas

626.204.6530
david.t.hughes@psomas.com

EDUCATION

2003/MS/Ecological Restoration and Management/University of Wisconsin, Madison

1991/BS/Ecology, Behavior and Evolution/University of California, San Diego

CERTIFICATIONS

Certified Ecological Restoration Practitioner/Society for Ecological Restoration/243

Trained Practitioner, California Rapid Assessment Method (CRAM), Riverine and Depressional Wetland Modules/California Wetlands Monitoring Workgroup

U.S. Army Corps of Engineers Jurisdictional Delineation Training/Richard Chinn Environmental Training, Inc.

Certified Arborist/International Society of Arboriculture/WE-7752A

PROFESSIONAL AFFILIATIONS

American Society of Consulting Arborists

EXPERIENCE

With Psomas for 22 years; with other firms for 1 year

David Hughes is a Senior Project Manager in Restoration Ecology and Regulatory Services with 23 years of experience in mitigation planning, restoration monitoring, wetland delineations, and regulatory permitting. David is also a Certified Arborist and fully trained practitioner of the California Rapid Assessment Method (CRAM) for wetlands. He is responsible for completing Jurisdictional Assessments/Delineation Reports and assisting both private and public entities with obtaining regulatory authorizations from the USACE, the CDFW, the USFWS, the RWQCBs, and the California Coastal Commission (CCC). He is responsible for planning and implementing mitigation projects to comply with regulatory permit conditions and mitigation measures pertaining to the CEQA. David is proficient in habitat site analysis, habitat mitigation program development, restoration monitoring, wetland delineations and assessments, regulations pertaining to jurisdictional waters, tree inventories and protection plans, and general mitigation compliance documentation.

Experience

Ronald Reagan Sports Park Habitat Mitigation and Monitoring Program – Temecula, CA: Project Manager for the habitat mitigation and monitoring program (HMMP) for this project, which involved removing silt from a desilting basin complex and ongoing basin maintenance at the park. The HMMP includes (1) an assessment of impact site and future mitigation site conditions; (2) development of success criteria based on the California Rapid Assessment Method; (3) a discussion of the proposed mitigation program; and (4) guidelines for site preparation, plant establishment, long-term site maintenance, long-term site performance monitoring, and site status documentation. Mitigation components included riparian habitat creation through grading and plant establishment and existing riparian habitat enhancement through the removal of non-native species such as gum trees. Mitigation planning was performed in compliance with (1) the mitigation measures contained in the IS/MND; (2) CDFW and USACE requirements for mitigating impacts to jurisdictional resources; and (3) Western Riverside County Multiple Species Habitat Conservation Plan requirements for mitigating impacts to Riparian/Riverine Resources. The project also includes monitoring maintenance activities and site performance during the required five-year maintenance and monitoring program. Monitoring activities consist of regular qualitative and quantitative site examinations and the development of site status documentation. David performed restoration site monitoring and developed associated status reports in compliance with the approved Habitat Mitigation and Monitoring Program (HMMP) and CDFW and USACE permit requirements. David was also responsible for managing supporting technical staff who assisted with monitoring and documentation activities and for ensuring that project tasks were completed within schedule and budgetary constraints.

Tesoro del Valle Mitigation Program Habitat Mitigation Planning and Monitoring – Los Angeles County, CA: Certified Arborist for the Tesoro del Valle Restoration Project, which served to mitigate for impacts resulting from development of the Tesoro del Valle residential development project. The project included mitigation planning and development of Habitat Mitigation Monitoring Plans (HMMPs) for four habitat types: riparian, oak woodland, cherry woodland, and alluvial fan sage scrub. This preservation and management program included the ongoing maintenance of a 50-acre conservation area and an alluvial fan sage scrub preservation area in the San Francisquito Creek area.

Levee Repair Project, Los Angeles County Department of Public Works, Flood Maintenance Division – El Monte, CA: Project Manager for this Los Angeles Department of Public Works' project. The project site consisted of a 0.2-acre riparian mitigation site associated with San Gabriel River Soft-Bottom Channel Reach 40. David provided project management, mitigation planning, mitigation implementation, and site monitoring associated with repair activities at two flood control levees at the project site. He also assisted in the development of the habitat mitigation plan for the project; installed willow tree cuttings at the mitigation site; provided documentation to regulatory agencies for permit compliance; and performed long-term monitoring during the habitat establishment period. The project successfully achieved all performance criteria and completed the mitigation program after only three years.

Arroyo Seco Canyon Project Initial Study/Mitigated Negative Declaration – Pasadena, CA: Biologist for the IS/MND for this project, which proposes improvements in three areas along the Upper Arroyo Seco in the City of Pasadena, north of Devil's Gate Dam. Improvements proposed in Area 1 include habitat restoration along the stream channel, a new nature trail, and a rest area/picnic area, along with demolition of the existing Headworks structure. David performed a native tree survey in accordance with requirements set forth in the City of Pasadena's Tree Ordinance and to satisfy CDFW requirements. The survey consisted of identifying and mapping approximately 147 trees. The location of each tree was mapped; the diameter of each trunk was recorded; and the health conditions and general aesthetics of each tree were evaluated. The purpose of the survey was to identify the type and quantity of trees to be removed as a result of the project and to identify trees in the vicinity of project construction areas that would require tree protection measures to avoid unnecessary impacts. David subsequently prepared a tree survey report that was included in the project's IS/MND.

Catalina Island Conservancy Infrastructure Repair and Upgrade Program Environmental Consulting Services – Avalon, CA: Project Manager for this project, which includes providing environmental consulting services to the Catalina Island Conservancy for various infrastructure improvement projects. The tasks for these projects include (1) preparation of CEQA documentation; (2) preparation of a biological constraints analysis; (3) preparation of jurisdictional delineation assessments; (4) performance of special status botanical surveys; (5) preparation of regulatory agency permit applications for the USACE, Los Angeles RWQCB, and CDFW; and (6) regulatory permit processing. The projects include the White's Landing Pier Replacement Project; the Middle Canyon Bridge Replacement Project; the Overall Road Maintenance and Repair Project; the Trail Creation Project; and the Black Jack Campground Upgrade Project.

Hillside Development Project Mitigation Planning and Compliance – Diamond Bar, CA: Project Manager for the 60-acre Tract 53430 Hillside residential development project. This project includes the planning and implementation of over 25 acres of oak riparian mitigation; 20 acres of upland oak/walnut woodland mitigation; and 40 acres of coastal sage scrub mitigation. He has conducted mitigation planning and provided compliance oversight with City, State, and federal agencies to assist the developer in acquiring a grading permit. David is also responsible for ensuring that project tasks are completed within schedule and budgetary constraints.

Burnam Development Project Mitigation Planning and Regulatory Compliance – Santa Clarita, CA: Project Manager for the 60-acre residential development project. This project includes the planning and implementation of over 15 acres of alluvial sage scrub mitigation, 4 acres of coastal sage scrub mitigation, and 1 acre of holly-leaf cherry woodland mitigation. David provides mitigation planning and regulatory permit compliance services. He is also responsible for ensuring that project tasks are completed within schedule and budgetary constraints.

French Valley Parkway Interchange Project Habitat Mitigation and Monitoring Program – Temecula, CA: Restoration Ecologist for this project in Murrieta and Temecula. The project included identifying habitat restoration and enhancement opportunities to mitigate for project impacts that would occur as a result of improving the Interstate (I) 15 corridor between I-215 and Winchester Road. Mitigation planning was performed in compliance with (1) the mitigation measures contained in the environmental documentation; (2) CDFW and USACE requirements for mitigation of impacts to jurisdictional resources; and (3) Western Riverside County MSHCP requirements for mitigation of impacts to Riparian/ Riverine Resources. The HMMP was developed in accordance with USACE guidelines and complies with standard resource agency requirements for riparian habitat mitigation. The project also included monitoring maintenance activities and site performance during the required five-year maintenance and monitoring program. Monitoring activities consisted of regular qualitative and quantitative site examinations and the development of site-status documentation. David performed an analysis of streambed resources at the project site as well as the proposed mitigation site using the California Rapid Assessment Method. The purpose of the CRAM analysis was to complement the jurisdictional delineation for the project and to document the sustainability of the proposed mitigation site for the project's habitat mitigation and monitoring program.

Pechanga Parkway Storm Drain Improvement Habitat Mitigation and Monitoring Program – Temecula, CA: Restoration Ecologist for mitigation planning and monitoring activities provided for the storm drain improvement project. A HMMP was prepared, which follows USACE guidelines and that complies with standard resource agency requirements for riparian habitat mitigation. Mitigation planning was performed in compliance with CDFW, USACE, and RWQCB requirements for mitigating impacts to jurisdictional resources, and final mitigation ratios were developed using the USACE's mitigation ratio setting worksheet. The project also included monitoring maintenance activities and site performance during the required five-year maintenance and monitoring program. Monitoring activities consisted of regular qualitative and quantitative site examinations and the development of site status documentation. David performed an analysis of streambed resources at the project site as well as the proposed mitigation site using the California Rapid Assessment Method. The purpose of the CRAM analysis was to complement the jurisdictional delineation for the project and to document the sustainability of the proposed mitigation site for the project's habitat mitigation and monitoring program.

CHARLES CISNEROS, MS, RPA

Cultural Resources Senior Technical Manager – Psomas

626.204.6520
charles.cisneros@psomas.com

EDUCATION

2008/MS/European Archaeology/ University of Edinburgh, United Kingdom

2004/BA/Anthropology/California State University, Los Angeles

CERTIFICATIONS

Registered Professional Archaeologist/Register of Professional Archaeologists/ 1512280

Orange County Certified Archaeologist/ Orange County/

Riverside County Certified Archaeologist/ Riverside County/

Secretary of Interior Standards qualified personnel

PROFESSIONAL AFFILIATIONS

Society for American Archaeology

Western States Folklore Society

EXPERIENCE

With Psomas for 8 years; with other firms for 13 years

Charles Cisneros is a registered professional archaeologist with 21 years of experience in archaeological assessment and field experience in California and Nevada. He has directed numerous field projects in support of compliance with CEQA, NEPA, and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Charles has managed a wide range of projects involving archaeological survey, testing, data recovery, monitoring, and laboratory analysis. His training and background meet the U.S. Secretary of the Interior's Professional Qualifications Standards for prehistoric and historic archaeology.

Experience

Magnolia Tank Farm Specific Plan Program Environmental Impact Report – Huntington Beach, CA: Senior Archaeologist for the redevelopment of a 29-acre site (within the coastal zone) with a mixed-use development consisting of a 230,000-SF lodge that includes a maximum of 175 guest rooms and guesthouse-style, budget-oriented, family/group overnight accommodations with 40 beds, and ancillary resident- and visitor-serving retail and dining; up to 250-unit residential village; 2.8 acres of coastal conservation adjacent to Magnolia Marsh; and 2.6 acres of park. The area adjacent to Magnolia Street will be designated as open space park and include a pedestrian trail that will link the project's visitor-serving and residential uses to a future pedestrian trail within the open space conservation area adjacent to the Huntington Beach Channel and the Magnolia Marsh.

Carlsbad Veterans Park, Master Planning and Environmental Permitting Phase – Carlsbad, CA: Senior Archaeologist for preparation of an IS/MND for a new 91.5-acre park in the City of Carlsbad. The developable area of the site was only 48 acres due to the presence of native vegetation preserves. Psomas provided civil engineering, environmental, and surveying services for the Project Master Planning Phase and environmental permitting to result in final design concepts and required permits and authorizations for improvements.

2nd Street and Pacific Coast Highway Retail Center – Long Beach, CA: Senior Archaeologist for this 10-acre site development. This retail complex area features a mix of upscale lifestyle tenants, restaurants, entertainment, local shops, and a gourmet grocery. The scope of services for preliminary engineering included engineering planning, entitlements, EIR engineering support, and ALTA survey mapping. The demolition of the existing Sea Marina Hotel was followed by final engineering design that included sewer, water, and storm drain improvements along with precise grading and erosion control plans. Psomas was also responsible for preparing SWPPP and SUSMP report documents to maintain stormwater quality in compliance with current Regional Water Quality Board Permit requirements. Psomas also provided offsite improvements and coordination for Marina Drive revitalization, 2nd Street, and Pacific Coast Highway street widening, sidewalk, storm drain, driveway, striping, and traffic signal improvements.

Annandale Canyon Open Space Trail Access Improvements Project Initial Study/Mitigated Negative Declaration – Pasadena, CA: Cultural Resources Manager for the preparation of an IS/MND for the Annandale Canyon Open Space Trail Access Improvements Project. The project will provide an open space area with accessibility to the public. The City-owned site consists of approximately 23 acres of undeveloped land in Annandale Canyon at the western edge of the City. The project is composed of several improvements to the site, which include a new trailhead at the end of Wierfield Drive, a trail, and an observation point on a hilltop of the San Rafael Hills.

I-405 Program Management Cultural Services – Orange County, CA: Senior Archaeologist for cultural services in support of the Parsons Program Management team's 30% design plans for this 16-mile project. The project will add a general purpose lane and two express lanes in each direction, improve all exits and entrances to the freeway, and upgrade over 19 bridges. As part of the PMC team, Psomas conducted supplemental record searches at the South-Central Coastal Information Center and field studies and several Historic Property Survey Reports by Caltrans to analyze the design changes for potential impacts to cultural resources with the revised Area of Potential Effects and routinely conducted outreach to local Native American tribes as part of the Section 106 consultation between the tribes and Caltrans. All Supplemental Historic Property Survey Reports were approved by Caltrans.

Santa Ana River Levee Stabilization Project – Riverside County, CA: Senior Archaeologist for preparation of technical studies to support the rehabilitation of a portion of the Santa Ana River levee including removal, disposal, and replacement of approximately 6,200 LF of rock slope protection with a grouted rock slope protection and extending the levee armoring deeper below the calculated scour depths. Technical studies prepared include Air Quality Assessment, Phase I Cultural Resources Inventory, Greenhouse Gas Emissions Analysis, and a Hazardous Waste Sites and Soil Contamination Records Technical Memorandum.

Santa Margarita Water District, Coto de Caza Emergency Storage Basin Initial Study/Mitigated Negative Declaration – Coto de Caza, CA: Senior Archaeologist for the IS/MND for construction of an emergency storage basin to contain potential sanitary sewer overflows associated with the existing Coto de Caza Lift Station. The project involves construction of a concrete-lined structure to accommodate up to 85,000 gallons of sewer overflow. Psomas prepared a mitigated negative declaration for this project and has completed technical analyses, including air quality and greenhouse gas emissions, noise, cultural resources, and a biological site survey.

City of Anaheim, Groundwater Treatment Plants Phase B and Groundwater Supply Wells IS/MND and CEQA-Plus Documentation – Anaheim, CA: Cultural Resources Manager for the preparation of an IS/MND and supplemental CEQA-Plus Documentation for the installation of ion-exchange groundwater treatment systems at the five locations in the City of Anaheim. The ion-exchange systems are intended to remove perfluorooctanesulfonic acid (PFOS) and perfluorooctanoic acid (PFOA) from groundwater. Two new groundwater supply wells would be installed at one location and additional wells would be rehabilitated due to age. Psomas prepared a mitigated negative declaration for this project and completed additional technical studies to comply with CEQA-Plus guidelines pursuant to the Clean Water State Revolving Fund requirements.

Colton Community Soccer Park Initial Study and Mitigated Negative Declaration– Colton, CA: Cultural Resources Manager for an IS/MND and an MMRP for the City's proposed community soccer park. The community park will include eight lighted soccer fields that can host soccer tournaments as well as provide local teams with practice facilities. The proposed project will be constructed and operated on a 21-acre portion of the 45-acre site with the remaining 24 acres retained as natural open space along the Santa Ana River. Infrastructure improvements include paved parking; restroom and concession buildings; a police sub-station; breezeways with seating; child play areas; multipurpose trails; shaded spectator seating, and a maintenance yard with a cellphone tower. Major environmental issues addressed in the IS/MND include potential impacts to the river and associated biological resources and the presence of a former landfill beneath the property. Charles provided oversight and QA/QC for Psomas' archaeological and historic research at the CHRIS Information Center, archaeological survey, and cultural report.

Concordia University Master Build-Out Plan Update Environmental Impact Report – Irvine, CA: Senior Archaeologist for preparation of an EIR for this project. The Master Plan Update would allow for existing buildings totaling approximately 71,231 SF to be demolished and eight new buildings or additions to existing buildings totaling approximately 148,880 SF to be constructed, along with a new residence hall. The project also includes new, relocated, and improved athletic facilities and outdoor space. Senior Archaeologist for the construction monitoring for the first phase of development pursuant to the approved Campus Master Build-Out Plan Update.

Pacoima Reservoir Restoration Project Environmental Impact Report – Los Angeles, CA: Senior Archaeologist for preparation of an EIR for removal of approximately 3 million cubic yards of sediment from the reservoir to preserve the reliability of the operations and safety of the dam. Implementation of the proposed PRSR Project includes construction/ rehabilitation and operation of an access road upstream of the Reservoir; dewatering the Reservoir; excavating and removing the sediment; assembling, operating, and partially disassembling the conveyor belt; staging and transporting the sediment to Lopez Spreading Grounds; and finally trucking the sediment for placement at Sunshine Canyon Landfill or Sun Valley Pits.

3.7 MG Zone 1 Reservoir Project Mitigated Negative Declaration – Irvine, CA: Senior Archaeologist for preparation of an MND for construction of an additional reservoir to allow for storage reliability and operational flexibility in the Zone 1 domestic water system. The project site is located in the City of Irvine within Planning Area 9A (Woodbury), which is an area that is currently experiencing a high volume of new residential construction. The project site was included in the City's Northern Sphere Environmental Impact Report; however, development of a second reservoir was not specifically addressed.

Irvine Ranch Water District, Rattlesnake Reservoir Pump Station IS/ MND – Irvine, CA: Senior Archaeologist for the IS/MND for replacement of the existing Rattlesnake Reservoir Pump Station No. 2 with a new Zone A to Rattlesnake Reservoir Pump Station at the Rattlesnake Reservoir Complex. The proposed project includes demolition and replacement of the existing RRPS2, as well as demolition of other appurtenant equipment, extension of existing sewer piping, and construction of related equipment and facilities.

SARAH CURRAN, PE, QSD

Principal Engineer – Psomas

619.961.2815
sarah.curran@psomas.com

REGISTRATION

2023/AZ/Professional Engineer/ Civil/78564

2006/CA/Professional Engineer/ Civil/69620

EDUCATION

2002/BS/Civil Engineering/ University of Vermont, Cum Laude

CERTIFICATIONS

Qualified SWPPP Developer/ California Stormwater Quality Association/69620

PROFESSIONAL AFFILIATIONS

California's Coalition for Adequate School Housing (CASH)

ACE Mentor Program

Design-Build Institute of America

EXPERIENCE

With Psomas for 10 years; with other firms for 13 years

Sarah Curran has 23 years of civil engineering experience including consulting for a wide range of project such as K-12 schools, public and private universities, hospitals, parks, multi-family residential, and mixed-use developments. Her background, ranging from code enforcement to master planning, final project design and construction support, leads to creative, feasible and sustainable civil engineering designs from concept to implementation.

Experience

Carlsbad Veterans Park, Master Planning and Environmental Permitting Phase – Carlsbad, CA: Project Manager for preparation of an IS/MND for a new 91.5-acre park in the City of Carlsbad. The developable area of the site was only 48 acres due to the presence of native vegetation preserves. Psomas provided civil engineering, environmental, and surveying services for the Project Master Planning Phase and environmental permitting to result in final design concepts and required permits and authorizations for improvements.

University of California, Irvine, Aldrich Hall and Langson Library Accessibility Site Survey and Feasibility Study – Irvine, CA: Project Manager for providing civil engineering and survey services to conduct a site survey that included existing improvements, topography, slope data, and an accessibility survey to document barriers. The site survey included the area around Aldrich Hall to establish current site conditions for the area along Ring Road, adjacent to Aldrich Hall between the Student Center, Langson Library, and adjacent designated plazas.

University of California Irvine, Student Success Building, Detailed Project Program – Irvine, CA: Project Manager for the Detailed Project Programming (DPP) exercise aimed at assisting the Architect and UCI to establish the project limits and functional scope for the design and construction of the Student Success Building. The program includes event and support space and administrative offices to meet the most urgent needs of a variety of vital student support services, including Wellness, Health, and Counseling Services; Disability Services; Career Pathways; the Veteran's Services Center; and the Division of Teaching Excellence and Innovation. The DPP developed will be implemented using a design-build process. Psomas' project work to develop criteria for the DPP includes review of campus as-builts, master plans, and specifications; identification possible opportunities and constraints related to civil engineering design; support in the site plan preparation; and feedback relevant to anticipated quantities and costs related to the civil engineering design.

County of San Bernardino, Public Defenders Office – San Bernardino, CA: Project Manager for development of a new 42,337 GSF administrative office building with subterranean parking for the County of San Bernardino. Location of the project on County property within

the City of San Bernardino required considerations for both County and City of San Bernardino requirements for required permits and municipal coordination. Services include development of rough grading plans showing excavation support and erosion controls; Offsite Improvement plans for street frontage improvements within City of San Bernardino right-of-way, including, sidewalk repairs, utility trenching, and new driveways; utility plan connections coordinated with San Bernardino Municipal Water Department; onsite grading and drainage improvements for County of San Bernardino building permit; and Storm Water Quality Management Plan (WQMP), following County of San Bernardino template and manual including design of post-construction BMPs.

Mt. San Antonio College, Pedestrian Bridge at Miracle Mile – Walnut, CA: Project Manager for this transit center project to link areas of campus north and south of Temple Avenue via a new pedestrian bridge. Civil engineering improvements included designs for reroute of campus utility mains in conflict with proposed bridge pile caps and footings, grading and drainage designs for the connection to the miracle mile, and extensive coordination with ongoing and future campus projects.

South Orange County Community College District, Saddleback College, Advanced Technology and Applied Science Building, Design-Build Criteria Package – Mission Viejo, CA: Project Manager for civil engineering design-build programming and criteria narratives and exhibits for the new ATAS building, demolition of the Technology and Science Building, and relocation of tennis courts. Psomas provided preliminary grading and utility studies to support a quality design-build RFP as well as specific criteria related to these elements, along with vehicular and pedestrian access, stormwater management, and paving materials. The scope of services included design-build bidding and design support services, and design-build construction support services.

University of California San Diego, Erosion Repair and Parking Lot, Veterans Administration Medical Center – San Diego, CA: Project Manager for civil engineering design, construction support and project management services for the development of a new 440-space campus parking lot, on a 6.5-acre site, located to the southeast of the existing Veterans Administration Medical Center. The project involves the import of approximately 100,000 cubic yards of earthwork to fill in a heavily eroded canyon, construction of stabilized fill slopes, and a compacted pad for the parking lot landscaping and revegetation of the Open Space Preserve Boundary. Psomas' scope of services include topographic surveying, substructure utility locating; signage and striping plans; grading, drainage and utilities plans; CEQA support documents; and design of sustainable stormwater strategies.

California State University, Systemwide Climate Resiliency Framework – California Statewide, CA: Senior Project Manager prepared civil engineering components for a Climate Resiliency Framework that achieves Climate Informed Design-Day Guidelines for the entirety of the 23-campus California State University system. These guidelines mitigate campus infrastructure vulnerability by improving campus staff knowledge and ability to communicate, empowering them to implement the developed Climate Resiliency Framework for a variety of infrastructure types throughout the CSU campus system.

City of Encinitas Coast Highway 101 Leucadia Streetscape Project Phase 1 – Encinitas, CA: QA/QC Manager for the reconstruction of the North Coast Highway 101 right-of-way from a 4-lane road to a 2-lane road with roundabouts, bike lanes, new drainage infrastructure, and sidewalks at a construction cost of $12 million. The project work consists of AC paving, sidewalk construction, bioretention, drainage installation (via open-cut trench with deep shoring), roundabout construction, temporary parking construction, signing and striping, signal installation, street lighting, traffic control, irrigation, and landscaping. Coordination is required with an adjacent pedestrian El Portal railroad under crossing construction project being administered by SANDAG.

Santee Community Center – Santee, CA: Project Manager for the new community center within Santee Town Center Community Park, responsible for providing civil engineering services and CEQA support for site improvements related to the new community center. Improvements include dedicated facilities for teens and seniors, lobby space, multi-purpose rooms, administrative offices, and storage, occupying approximately 12,500 square feet. Site features include drought-tolerant landscaping and stormwater quality facilities, environmental documentation, realignment of adjacent parking facilities, including new EV charging stations, and accessibility compatibility with the new community center project site, which is approximately 30,000 square feet in total area.

Ocean Street Beach Access Improvements – Carlsbad, CA: Project Manager, Project Manager for providing design and construction support services for improvements to seven public beach accesses along the west side of Ocean Street in Carlsbad, CA. Proposed improvements included the addition of accessible pedestrian ramps, removal and replacement of existing concrete stairs, reconfiguration of selective landings and viewing platforms, introduction of drinking fountains at select accesses and other landscape improvements. Services provided included grading, drainage, utilities, and stormwater management designs, as well as SWPPP preparation.

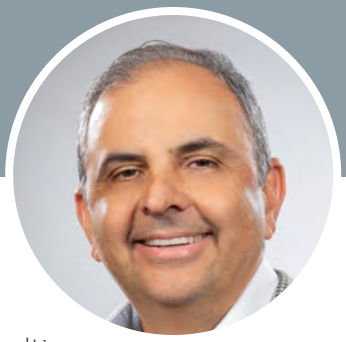
MTS Copley Park Division Planning and Lighting Study – San Diego, CA: Contract Manager provided oversight of surveying, engineering, and project management services to support the overall planning study. The study provided alternatives for replacing the existing modular building with one outside of the old Miramar South Landfill. It considered existing site constraints, operational impacts, and programmatic space requirements. A conceptual site lighting plan study and photometric analysis were also prepared to understand alternatives for replacing or renovating existing leaning light poles at the facility site.

Tribal Administration Building- Rincon Band of Luiseño Indians – Valley Center, CA: Project Manager for professional surveying, environmental and civil engineering services to support the construction of a two-story, approximately 40,000 SF tribal administration building for the Rincon Band of Luiseño Indians. Psomas scope of services included preparation of topographic and boundary surveys; NEPA Environmental Assessment; civil site improvement plans and studies; and Valley Center Road access management studies, operational analysis, and improvements plans.

Chula Vista Bayfront Master Plan Grading – San Diego, CA: Project Manager for the development of site plans to facilitate implementation of the Chula Vista Bayfront Master Plan (CVBMP). Psomas prepared rough grading site plans for the clearing and compaction of 11 sites throughout the Chula Vista Bayfront to accommodate import and placement of additional soil.

ALI BASTANI, PHD, PE, GE, F. ASCE

Principal, Geotechnical Engineer – GMU



949.232.8984
abastani@gmugeo.com

REGISTRATION

Registered Civil Engineer – State of California

Registered Geotechnical Engineer - State of California

EDUCATION

PhD, Civil and Environmental Engineering, University of California, Davis

MS, Civil and Environmental Engineering, University of California, Davis

BS, Civil Engineering, Polytechnic of Tehran

PROFESSIONAL AFFILIATIONS

ASCE OC Geo Institute Chair

EERI

Consortium of Organizations for Strong-Motion Observation Systems (COSMOS)

EERI Reconnaissance Team Member for Bam, Iran, Earthquake of December 26, 2003

Pacific Earthquake Engineering Research Center (PEER) Reconnaissance Team Member for Nisqually Earthquake of February 28, 2001

Network for Earthquake Engineering Simulation (NEES) Seismological Society of America (SSA)

Orange County Water Association (OCWA)

Dr. Bastani has 28 years of diversified experience in geotechnical, earthquake, and environmental engineering and is an adjunct professor at Cal Poly Pomona. His experience covers all aspects of the consulting engineer's profession including comprehensive knowledge and applied use of conceptual, physical, and numerical modeling for geotechnical and environmental engineering solutions.

Dr. Bastani's professional experience entails performance, management and providing practical solutions for a variety of projects including: (1) Geotechnical investigation and monitoring for foundation design of bridges, water reservoirs, pipelines, power plants, commercial and industrial facilities, and landfills; (2) Seismic ground motion studies, site response analysis, liquefaction analysis, determination of seismic induced deformations, and seismic retrofit evaluations; (3) Deep-seated and shallow landslide investigation, analysis, and mitigation; (4) Design of shoring and stabilization systems including tie back and soil nail retaining structures (5) Groundwater flow and contaminant transport evaluation and modeling; and (6) Seismic hazard evaluation, probabilistic and deterministic, for various seismic zones around the United States and abroad.

Dr. Bastani's experience includes evaluation of several major landslides in southern California. Evaluation of the landslides consisted of limit equilibrium slope stability and utilization of advance numerical models such as finite element and finite difference methods.

Experience

Rambla Pacifico Landslide – Malibu, CA: Rambla Pacifico Road begins at Pacific Coast Highway (PCH) immediately west of Las Flores Canyon. Rambla Pacifico originally led to the top of the bluffs adjacent to the La Costa subdivision. From there the road travelled up the mountain to eventually join Piuma Road at the summit of Saddle Peak. Many fine homes have been built along the route and its side streets, ranging from modest dwellings to elaborate, architectural masterpieces. Complex of landslides began in 1978, undermining part of the road in 1984. A half-mile loop of lower Rambla Pacifico Road, approximately one-half mile from its intersection with PCH, has been closed ever since. Residents above the closure must drive an extra four miles up Las Flores Canyon to a crossroad above the slide to get up to their homes. In the mid-2000s a new private/public road was proposed to connect lower Rambla Pacifico with its upper portions, a proposal still in discussion in 2008. Dr. Bastani was instrumental on modeling the landslide complex by FLAC, a finite difference numerical model, to evaluate the sliding mechanism.

Delmanico vs. City of Anaheim – Anaheim Hills, CA: Ground deformation evolving into the Santiago Landslide was first recognized in summer of 1992. Subsequently, above-average rainfall in winter 1992 - 1993 accelerated slide movement and defined an area of involvement as shown in the map below. Area marine sedimentary rock of Puente Formation, specifically La Vida and Overlying Soquel Members, became locally destabilized by rising groundwater table. The hillside terrain encompassing the Santiago Landslide is comprised of both developed and undeveloped residential lands. Dr. Bastani modeled the landslide area using FLAC to evaluate the stability of the slope, the extent of the landslide toe compression and its effect on the residential properties at the landslide toe.

KATHRYN FARRINGTON, PG, CEG

Senior Engineer/Geologist - GMU

kfarrington@gmugeo.com

REGISTRATION

Professional Geologist - State of CA

Certified Engineering Geologist - State of CA:

Qualified SWPPP Developer (QSD)

Qualified SWPPP Practitioner (QSP

EDUCATION

M.S. Geological Sciences, 2010 San Diego State University, San Diego

B.S. Geological Sciences, 2005, University of CA: Santa Barbara, Goleta

PROFESSIONAL AFFILIATIONS

Geological Society of America

South Coast Geological Society

San Diego Association of Geologists

Kathryn (Katie) has almost 20 years of experience in various aspects of the Geotechnical field, and a master's degree in Geological Sciences studying fault zone architecture under the direction of Professor Thomas Rockwell. Her experience includes successfully managing and working with a wide variety of projects including the following: Master planned communities, hillside grading operations, public works projects, landslide investigation and mitigation, SWPPP compliance, groundwater studies, mine and quarry projects, fault investigations, legal and forensic projects, and management for special inspection services. Katie has been involved in several ASCE award winning projects throughout Orange County.

Experience

Villa Pacifica Landslide, Villa Pacifica Community Association – San Clemente, CA: Geotechnical investigation for repair recommendation purposes and litigation purposes including subsurface investigations, document investigation, and coordination and recommendations for temporary stabilization efforts.

Horseshoe Landslide, Belmont Estates Association – Anaheim Hills, CA: Complex Geotechnical investigation, observation of grading and tie-back installation, and long-term slope monitoring, and groundwater monitoring.

Coto de Caza Debris Flows, Coto de Caza Master Association – Coto de Caza, CA: Investigation of several debris flows throughout the community including mapping, preliminary erosion control and repair recommendations, slope monitoring, and observation during repairs.

Sunset Crossing Landslide – Diamond Bar, CA: Onsite observation during slope repair, including observing tie-back installation and re-grading of the slope.

Poppy Trail Slide, CJPIA – Rolling Hills, CA: Geotechnical investigation of large slope failure in a private community, including slope monitoring, percolation testing, onsite observations, and data analysis.

Philemon Landslide Repair, Brent Engineering – Dana Point, CA: Observation of complex slope repair operation including removal of landslide debris, regrading of slope, and the installation of a large concrete cut-off wall at the toe of the slope. Observation included installation and monitoring of slope-inclinometers.

Canyon Wren Street Distress and Slope Movement – Aliso Viejo, CA: Geotechnical investigation of street distress and potential slope movement. Study included subsurface exploration and installation of three slope inclinometers.

Penitencia Creek Landslide Complex, Hengli Group – San Jose, CA: Geotechnical investigation of a large, deep seated landslide complex in the eastern foothills of San Jose. The project included trenching to determine the slide movement characteristics and evaluating the slide from a Geotechnical mitigation perspective.

Sierra Road Landslide, Hengli Group – San Jose, CA: Subsurface exploration within a large landslide complex in the eastern foothills of San Jose to collect soil samples, characterize the landslide, and create landslide mitigation options.

Summit View HOA Landslide, Ford, Walker, Haggerty & Behar – Orange, CA: Geotechnical evaluation of a slope failure behind a single-family residence. This project consisted of a subsurface investigation, geotechnical analysis, and the preparation of repair recommendations.

Cyprus Shore Slope Failure, Cyprus Shore Association – San Clemente, CA: Geotechnical investigation of a failing slope below multiple homes and HOA property. The project consists of a subsurface investigation, interpretation of inclinometer data, geotechnical analyses, and development of repair plans.

Sunset Shores Landslide – San Clemente, CA: Geotechnical investigation of a bluff failure below a condo complex. The project consisted of document review, subsurface investigation, coordination with multiple entities and the preparation of stabilization recommendations.

Checklist of Forms to Accompany Proposal

- [X] Vendor Application Form
- [X] Ex Parte Communications Certification
- [X] Disclosure of Government Positions
- [X] Disqualification Questionnaire
- [X] Company Profile & References
- [X] Bidder/Applicant/Contractor Campaign Contribution

Owner - Name	Project Name	Owner - Company Type
City of Anaheim	Anaheim Planning 2020-2023 Environmental Review (MC 6229B) (CEQA On-Call Services)	Government - Local
City of Anaheim	Polychlorinated Bihenyl (PCB) Spill Assessment and Remediation Services for 225 E. Pearson Avenue	Government - Local
City of Anaheim	Hills Preserve Environmental Impact Report	Government - Local
City of Anaheim	As-Needed Enviromental Services	Government - Local
City of Azusa	Azusa Land Reclamation Landfill Project Consultation on Environmental Review	Government - Local
City of Beaumont	On-Call Planning and Environmental Service	Government - Local
City of Claremont	Claremont Planning 2019-2022 On-Call Environmental Document Preparation Services (On-Call CEQA/NEPA Consulting Services)	Government - Local
City of Costa Mesa	On-Call Environmental Technical and Staffing Consultant Services	Government - Local
City of Fullerton	Fullerton Planning 2020-2023 CEQA Services RFQ No. 4349 (City of Fullerton CEQA On-Call)	Government - Local
City of Fullerton	301 South Acacia Avenue Project Categorical Exemption	Government - Local
City of Fullerton	312 North Euclid Street	Government - Local
City of Galt	C Street Enhancements Project	Government - Local
City of Hesperia	CDBG Roadway Improvement Project (FY 2021-22) No 71-66	Government - Local
City of Huntington Beach	On-Call Civil Engineering Surveying and Professional Consulting Services (On-Call CEQA Environmental Services)	Government - Local
City of Inglewood	Crenshaw Boulevard Transportation Improvement Project	Government - Local
City of Irvine	2022-2025 Consultant Team Program	Government - Local
City of Irvine	Avian Nesting Bird Surveys/Biological Monitoring	Government - Local
City of Irvine	2024 On-Call Program	Government - Local
City of Laguna Niguel	On-Call Professional Engineering Services Multi-Disciplinary Plan Review	Government - Local
City of Lancaster	Rangeland and High Valley Solar Projects Environmental Impact Report	Government - Local
City of Lancaster	City of Lancaster On-Call	Government - Local
City of Long Beach	Pacific Place Self-Storage RV Parking and Car Wash Project Environmental Impact Report (formerly Ambeco Road IS/MND)	Government - Local
City of Long Beach	Lincoln Park Redevelopment CM and Channel View Park Play-ground-Biologist	Government - Local
City of Long Beach	3901 Via Oro Avenue Warehouse Project Categorical Exemption	Government - Local
City of Los Angeles	SR-1 (Lincoln Boulevard) Multimodal Improvements Project EIR/EA	Government - Local
City of Los Angeles	Eastern Avenue Multi-Modal Transportation Improvement Project	Government - Local
City of Los Angeles	City of Los Angeles DPW BOE On-Call Environmental Documentation Consultants Lists (10/2019-10/2024)	Government - Local
City of Los Angeles	3872 As-Needed Environmental Impact Analysis and Special Studies	Government - Local
City of Los Angeles	C-134269/TOS 21/SR-1 (Lincoln Boulevard) Multi-Modal Improvement Project Environmental Impact Report/Environmental Assessment	Government - Local
City of Los Angeles	City of Los Angeles Department of Public Works Bureau of Engineering: On-Call Wastewater and Environmental Engineering Services July 2012-July 2017 (C-120702)	Government - Local

Owner - Name	Project Name	Owner - Company Type
City of Los Angeles	City of Los Angeles DPW Bureau of Engineering Pre-Qualified On-Call Wastewater and Environmental Engineering Consultants List 2017-2027 contract was extended 5 years to 7/10/27 (Contract C-129662)	Government - Local
City of Moorpark	Civic Center Master Plan Project	Government - Local
City of Pasadena	Affinity Project	Government - Local
City of Pasadena	Viña Vieja Pickleball Court Project IS/MND	Government - Local
City of Pasadena	Garfield Replacement Well IS/MND	Government - Local
City of Pasadena	Arroyo Seco Water Reuse Project and Natural Stream Restoration Project Initial Study/Mitigated Negative Declaration	Government - Local
City of Pasadena	Three Projects Restoration Maintenance Berkshire Creek Oak Grove and Lower Arroyo Seco	Government - Local
City of Pasadena	On-call Environmental Services (PW)	Government - Local
City of Pasadena	Parker-Mayberry Bridge IS/MND	Government - Local
City of Rancho Cucamonga	On-Call Environmental	Government - Local
City of San Clemente	San Clemente Shorecliffs Cultural Resources	Government - Local
City of Santa Ana	City of Santa Ana Well Number 29 Rehabilitation Initial Study/ Mitigated Negative Declaration	Government - Local
City of Santa Ana	McDonald's at Santa Clara Avenue IS/MND	Government - Local
City of Santa Ana	On-Call Environmental Services - CEQA an	Government - Local
City of Seal Beach	Old Ranch Country Club Specific Plan EIR	Government - Local
City of Simi Valley	Focused Coastal California Gnatcatcher Survey	Government - Local
City of Simi Valley	EIR On-Call	Government - Local
City of Stanton	Stanton Town Center Specific Plan Subsequent Initial Study/ Mitigated Negative Declaration to the 2008 General Plan Environmental Impact Report	Government - Local
City of West Covina	Phase 1 – Medical Office Building Parking Structure Emergency Department/Intensive Care Unit Addendum to the Final EIR for the Queen of the Valley Specific Plan	Government - Local
City of West Covina	Walnut Grove Specific Plan Initial Study/Mitigated Negative Declaration	Government - Local
City of West Covina	Amazon Delivery Station DAX9 Project Initial Study/Mitigated Negative Declaration	Government - Local
City of Yorba Linda	On-Call Consulting Services	Government - Local
Eastern Municipal Water District	Dunlap Recycled Water Pipeline IS/MND	Utility - Water/ Wastewater/Flood
Eastern Municipal Water District	Wellhead Treatment Facility Constraints Analysis and IS/MND (Well 56)	Utility - Water/ Wastewater/Flood
Irvine Ranch Water District	Santiago Creek Dam Biological Constraint	Utility - Water/ Wastewater/Flood
Irvine Ranch Water District	On-Call Biological Monitoring and Permitting Services	Utility - Water/ Wastewater/Flood
Irvine Ranch Water District	On-Call CEQA and NEPA Consultation	Utility - Water/ Wastewater/Flood

Owner - Name	Project Name	Owner - Company Type
Irvine Ranch Water District	Santiago Creek Dam Outlet Tower and Spillway Improvements EIR	Utility - Water/ Wastewater/Flood
Irvine Ranch Water District	Addendum No. 1 to the IS/MND for the Orange Park Acres Well Replacement	Utility - Water/ Wastewater/Flood
Irvine Ranch Water District	Santiago Dam Mitigation Planning	Utility - Water/ Wastewater/Flood
Los Angeles County	Santa Anita Stormwater Flood Management and Seismic Strengthening Project Consistency Evaluation	Government - Local
Los Angeles County	2020-2023 Permitting Support LACFCD	Government - Local
Los Angeles County	Nesting Bird Management Plan Revisions	Government - Local
Los Angeles County	Bull Creek Water Conservation Pipeline CO #1 Initial Study/ Mitigated Negative Declaration	Government - Local
Los Angeles County	Pacoima Reservoir Restoration Biological Resources Surveys/ Reports	Government - Local
Los Angeles County	On-Call Department of Park & Rec LA County	Government - Local
Los Angeles County	On-Call Environmental Services for Flood Control Facilities	Government - Local
Los Angeles County	2022-2023 Soft Bottom Channel Maintenance Program	Government - Local
Los Angeles County	2022 Federal On-Call Environmental Compliance Services for Transportation Planning and Programs Division (BRC0000284)	Government - Local
Los Angeles County	On-Call Environmental Services for the Water Resources Core Service Area	Government - Local
Los Angeles County	Santa Ana Dam Reservoir Post-Fire Emergency Restoration Project	Government - Local
Los Angeles County	Los Verdes Golf Course Netting Categorical Exemption	Government - Local
Los Angeles Department of Water and Power	LADWP Victorville to McCullough Electrical Transmission Project	Utility - Water/ Wastewater/Flood
Los Angeles Department of Water and Power	LADWP Path46 Transmission Line Update Jurisdictional Delineation	Utility - Water/ Wastewater/Flood
Los Angeles Department of Water and Power	Los Angeles Department of Water and Power Victorville to McCullough Electric Transmission Jurisdictional Delineation	Utility - Water/ Wastewater/Flood
Los Angeles Department of Water and Power	JD Main St. Facility Sediment Cleanout	Utility - Water/ Wastewater/Flood
Los Angeles World Airports	Environmental Technical/Expert Consulting for LAX	Government - Local
Los Angeles World Airports	Biological Monitoring of Argo Ditch Maintenance Project Los Angeles International Airport (LAX)	Government - Local
Los Angeles World Airports	Los Angeles International Airport El Segundo Blue Butterfly Habitat Restoration Area Focused Coastal California Gnatcatcher Surveys	Government - Local
Los Angeles World Airports	MSA Environmental Technical and Expert Consulting Services	Government - Local
Metropolitan Water District of Southern California	2021 On-call Environmental Planning Services	Utility - Water/ Wastewater/Flood

Owner - Name	Project Name	Owner - Company Type
Orange County	Orange County Public Works' San Diego Creek Reach II Operation and Maintenance Project	Government - Local
Orange County	Orange County Public Works' La Pata Extension Project	Government - Local
Orange County	OC Parks Invasive Plant Species Mapping	Government - Local
Orange County	On-Call Regulatory Permitting-Restoration	Government - Local
Orange County	On-Call Environmental Documentation (Incidental Architect-Engineering Services) RCA-017-22010037	Government - Local
Orange County	On-Call Regulatory Permitting and Restoration Services (RCA-017-22010058)	Government - Local
Orange County	OC Parks Facilities Nesting Bird Surveys (Nesting Bird On-Call Contract Services)	Government - Local
Orange County Transportation Authority	Central Harbor Boulevard Transit Corridor Project - PEA Memorandum	Transportation/Transit Agency
Rancho California Water District	On-Call Biennial Professional Consulting Services	Utility - Water/ Wastewater/Flood
Riverside County Flood Control and Water Conservation District	Santa Ana River Levee Stabilization Project	Utility - Water/ Wastewater/Flood
Riverside County Flood Control and Water Conservation District	On-Call Environmental and Regulatory Compliance	Utility - Water/ Wastewater/Flood
Santa Margarita Water District	Santa Margarita Water District Coto de Caza Emergency Storage Basin Initial Study/Mitigated Negative Declaration	Utility - Water/ Wastewater/Flood
South Coast Water District	As-Needed Environmental Services (23-02-0023)	Utility - Water/ Wastewater/Flood
South Coast Water District	Lift Station No. 2 Replacement Project	Utility - Water/ Wastewater/Flood
Southern California Edison Company	Kern River No. 3 Relicensing	Utility - Energy
Southern California Edison Company	Lee Vining Relicensing	Utility - Energy
Southern California Edison Company	Santa Ana River I and III Riparian Monitoring	Utility - Energy
Southern California Edison Company	2021 Lee Vining Riparian Monitoring	Utility - Energy
Southern California Edison Company	SCE On-Call Hydroelectric Compliance Service	Utility - Energy
Transportation Corridor Agencies of Orange County	On-Call Biological Support Services	Transportation/Transit Agency

PSOMAS

5 Hutton Centre Drive
Suite 300
Santa Ana, CA 92707

714.751.7373

www.Psomas.com

EXHIBIT C

FEE SCHEDULE

Fairview Park West Bluff Restoration

RFP No. 25-23

CITY OF COSTA MESA

Cost Proposal | 07.15.2025

Revised 01.27.2026

PSOMAS 1789

Cost Proposal

TASKS		1. PROJECT COORDINATION AND DOCUMENT REVIEW	2A. SITE DESIGN EVALUATION (BASE SCOPE)	2B. **OPTIONAL** SITE DESIGN AND EVALUATION	3. DESIGN DEVELOPMENT	4. PREPARATION OF QUANTITIES AND COST ESTIMATES	5. RESOURCE CONSULTATION AND ENVIRONMENTAL PERMITTING	6. CULTURAL RESOURCE MANAGEMENT PLAN	7. FINAL DESIGN, CONSTRUCTION DOCUMENTS AND BID PACKAGE PREPARATION	8. CEQA AND ENVIRONMENTAL DOCUMENTATION	9. PUBLIC OUTREACH	10. BIDDING AND CONSTRUCTION SUPPORT	
NAME/TITLE	**HOURLY RATES**	**NUMBER OF HOURS**											
Alia Hokuki, Principal-in-Charge, QA/QC Manager	$255					2		1		4	30	4	
Richard Lewis, Project Manager/Restoration Ecologist	$186	60	4		4	10	6	2	8	8	12	24	
Charles Cisneros, Cultural Resources Manager	$205	22						40		8	6	6	
Busy Rylander, Restoration Ecologist	$143		32								24		
David Hughes, Senior Regulatory Specialist	$186		12		8		20		8	8			
Lindsay Messett, Senior Biologist	$164						40						
Sean Noonan, Project Planner/Manager	$195									12	2		
Jordan Werkmeister, Environmental Planner	$140									8	6		
Sarah Curran, Principal Engineer/Geologist	$275				50				36			24	
Emma Harrison, Engineering Project Manager	$235				113				82			46	
Chase Lawson, Assistant Engineering Project Manager	$195				120				114			82	
Project Engineer (Psomas)	$170				200				160			144	
Civil Designer (Psomas)	$150				200				160				
Jennie Ramirez, GIS Analyst	$135		36				8	8		8	12		
Danaé Overman, Technical Editor	$100						1	3		2	3		
Sheryl Kristal, Support Services Manager	$145	10	8				2	4	6	4	6	6	
Ali Bastani, Principal Engineer/Geologist	$295		42	16									
Kathryn Farrington, Senior Engineer/Geologist	$255		67	22									
Senior Staff Engineer/Geologist (GMU)	$192		62	25									
Laboratory Technician (GMU)	$142		28	55									
CAD Tech (GMU)	$132		16	12									
Raul Salazar, Senior Earth Work Estimator	$205					84							
Trevor Kroesch, Senior Civil Estimator	$205					84							
Austin Ermisch, Take-off Technician	$160					28							
Drilling Sub and Lab Costs			$13,104	$15,370									
Task Subtotals:		**$17,120**	**$74,143**	**$39,894**	**$129,937**	**$41,290**	**$12,866**	**$10,787**	**$106,446**	**$9,678**	**$18,564**	**$65,464**	**$526,189**
Project Directs (allowance for permit fees, approved reimbursables, CEQA filing fees, public outreach materials) Subtotal:													**$7,000**
PROJECT TOTAL:													**$493,295**
OVERALL TOTAL (PSOMAS + GMU + CAPO PG, PLUS DIRECTS) INCLUDING OPTIONAL TASK 2B													**$533,189**

PSOMAS

5 Hutton Centre Drive
Suite 300
Santa Ana, CA 92707

714.751.7373

www.Psomas.com

EXHIBIT D

CITY COUNCIL POLICY 100-5

77 Fair Drive
Costa Mesa, CA 92626

CITY OF COSTA MESA

Agenda Report

File #: 26-167 **Meeting Date:** 3/17/2026

TITLE:

APPROVE A TOTAL FUNDING COMMITMENT OF $1,500,000 OF HOME INVESTMENT PARTNERSHIP FUNDS TO JAMBOREE HOUSING CORPORATION FOR THE DEVELOPMENT OF THE COSTA MESA SENIOR PROJECT AND TO AMERICAN FAMILY HOUSING FOR AVON RIVER APARTMENTS LOCATED AT 1400 BRISTOL AVENUE IN COSTA MESA

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/HOUSING AND COMMUNITY DEVELOPMENT

PRESENTED BY: CARRIE TAI, AICP, ECONOMIC AND DEVELOPMENT SERVICES DIRECTOR

CONTACT INFORMATION: CARRIE TAI, AICP, ECONOMIC AND DEVELOPMENT SERVICES DIRECTOR, 714-754-5270; CARRIE.TAI@COSTAMESACA.GOV

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the recommended allocation of $750,000 to Jamboree Housing Corporation for the development of the Costa Mesa Senior project from HOME Investment Partnerships Program funds (HOME) contingent upon the completion of a National Environmental Protection Act (NEPA) environmental review and HOME Subsidy Layering Review.

2. Approve the recommended allocation of $750,000 to American Family Housing towards the construction of the Avon River Apartments, contingent upon the completion of a NEPA environmental review and HOME Subsidy Layering Review.

3. Authorize the City Manager to execute funding commitment letters with Jamboree Housing Corporation and American Family Housing for $750,000 each in affordable housing funds for development of the above-mentioned projects.

4. Authorize revenue and expense appropriations, respectively, each in the amount of $750,000 (for a total of $1,500,000) for both above-mentioned projects.

BACKGROUND:

HOME Investment Partnerships Program

The City of Costa Mesa is a recipient of two U.S. Department of Housing and Urban Development (HUD) grant program funds, the Community Block Grant (CDBG) Program and the HOME

Investment Partnerships Program (HOME).

The Housing and Community Development Division (HCD) of the Development Services Department is responsible for administering the City's CDBG and HOME grants. CDBG and HOME-funded activities must address the needs outlined in the City's Consolidated Plan. The Consolidated Plan is a five-year planning document required by HUD for all communities receiving federal community development grant funds. The Annual Action Plan is the one-year expenditure plan for the use of HUD's annual allocation of funds.

On May 2, 2025, the Costa Mesa City Council approved the FY 2025-2026 Annual Action Plan, which included the authorization to issue a Request for Proposals (RFP) to solicit applications for funding to support permanent affordable rental housing in the City using HOME Program funds. The total funds allocated to this effort for 2025-2026 include HOME program income and prior year uncommitted HOME entitlement funds in the amount of $1,500,000. HOME funds may be structured as a loan or grant.

On August 12, 2025, the City issued a Request for Proposal (RFP) for a loan of $1.5 million in Home Investments Partnership Program (HOME) funds in August 2025, with a first review date of October 16, 2025. The RFP was published on the City website, and an electronic letter was emailed to interested developers and nonprofit organizations who had previously requested to be informed of affordable housing development opportunities and funding.

The RFP process is open ("Open RFP Process") and funds are available to eligible applicants on a continuous basis, rather than on a competitive basis. As proposals are received, staff forms an ad hoc review panel to perform a minimum threshold review to ensure programmatic and RFP-process requirements are satisfied.

ANALYSIS:

Following the release of RFP #26-03, the City received two proposals by the first review date of October 15, 2025. The first was from Jamboree Housing (Jamboree) in support of the Costa Mesa Senior Housing Development on 19th Street, which has an approved entitlement. The second was from American Family Housing (AFH) in support of the Travelodge conversion to the Project Homekey project (Avon River Apartments).

Proposal 1: Jamboree Housing Corporation - Costa Mesa Senior Housing

Jamboree submitted a proposal requesting $1,500,000 to fill a critical funding gap for the Costa Mesa Senior housing project. The funding gap is related to re-allocation of Orange County Permanent Supportive Housing Funds of over $1,800,000 for which the project was no longer eligible. This project has been approved by the City Council, but has not submitted construction drawings for

review or commenced construction. Jamboree is in the process of completing tax credit applications.

Previous City Funding: The Costa Mesa Senior housing project is approved to be constructed on City -owned land, with the “Land Value” of the approved 99-year ground lease identified as $10.5 million. The City has also agreed to loan the project up to $700,000 in deferred permitting and inspection fees.

Proposal 2: American Family Housing - Avon River Apartments

AFH submitted a proposal identifying an additional funding gap of $2,700,000 for the Avon Rivers Apartments project, a motel conversion project currently under construction at 1400 Bristol Avenue. The additional needs for funding relate to Mesa Water District requirements, unanticipated roof work and replacement, and timing-related expenses. The project is currently under construction, with active drywall and plumbing inspections, with an anticipated completion in summer 2026.

Previous City Funding: AFH previously received $3 million from the City of Costa Mesa for this project.

Review Panel and Process

The Finance Department convened a 3-member ad-hoc review panel comprised of staff members not currently or previously involved in the evaluation or approval of either development project to conduct a minimum threshold review and determine if the proposals could be recommended for a pre -loan commitment at the next available City Council meeting.

On December 16, 2025, the Finance Department Purchasing Division reported that both applications qualified for funds under the RFP. The average scores were out of 100, with Jamboree scoring 93.3 and AFH scoring 82. Both applications have demonstrated the need to secure as much funding as possible. Both proposals met the minimum threshold requirement of 75 points and as such, both proposals qualify to be brought before the City Council for review and potential funding recommendation.

Developer: **Jamboree Housing Corporation**

Project Name: **Costa Mesa Senior**

Award Recommendation:

HOME Investment Partnerships Program (HOME) funds	$750,000
Total Financial Award	**$750,000**

Developer: **American Family Housing**

Project Name: **Avon River Apartments**

Award Recommendation:

HOME Investment Partnerships Program (HOME) funds	$750,000

Total Financial Award	**$750,000**

The draft Commitment Letters (Attachment 1) for both recipients provide the enforceable funding commitment from the City of $750,000 in HOME Investment Partnerships Program funds for development of the respective projects. The Commitment Letter for HOME funds is contingent upon both developers verifying all other sources of funding needed to fully subsidize the project, as well as staff's successful completion of the NEPA review process and HOME Subsidy Layering Review.

The pre-commitment does not obligate the City or any department thereof to approve any application or request or take any other action in connection with any planning approval, permit or other action necessary for the construction of the project.

ALTERNATIVES:

The City Council can choose a different allocation of the $1,500,000 in available HOME funds by directing staff to bring forward revised documents for consideration.

The City Council may also decline to award any funds.

FISCAL REVIEW:

The requested appropriation amount of $1,500,000 for the projects is available in the HOME Program Fund (Fund 205), which has a current available fund balance of approximately $1.8 million.

LEGAL REVIEW:

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

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council goals:

- Diversify, Stabilize and Increase Housing to Reflect Community Needs

CONCLUSION:

Staff recommends the City Council:

1. Approve the recommended allocation of $750,000 to Jamboree Housing Corporation for the development of the Costa Mesa Senior project from HOME Investment Partnerships Program funds (HOME) contingent upon the completion of a National Environmental Protection Act (NEPA) environmental review and HOME Subsidy Layering Review.

2. Approve the recommended allocation of $750,000 to American Family Housing towards the construction of the Avon River Apartments contingent upon the completion of a NEPA environmental review and HOME Subsidy Layering Review.

3. Authorize the City Manager to execute funding commitment letters with Jamboree Housing Corporation and American Family Housing for $750,000 each in affordable housing funds for

development of the above-mentioned projects.

4. Authorize revenue and expense appropriations, respectively, each in the amount of $750,000 (for a total of $1,500,000) for both above-mentioned projects.

CITY OF COSTA MESA
P.O. BOX 1200, COSTA MESA, CALIFORNIA 92628-1200
FROM THE OFFICE OF THE CITY MANAGER

March 18, 2026

Ms. Tish Kelly
Jamboree Housing Corporation
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

Re: Preliminary Award by City of Costa Mesa of HOME Funds for Jamboree Senior Housing Project in Costa Mesa, California

Dear Ms. Kelly,

I am pleased to inform you that the City Council for the City of Costa Mesa ("City") has approved a total loan funding commitment of $750,000 to Jamboree Housing Corporation ("Developer"), to provide local match funds for costs associated with the construction of the Jamboree Senior Housing Project located at 695 West 19th Street, Costa Mesa, CA 92627 ("Project"), into a 100% affordable senior housing development (including permanent supportive housing), subject to the terms of this letter.

Fund Source: HOME Investment Partnership Program (HOME) funds
Amount: $750,000
Approval Date: March 17, 2026

A copy of the City Council's action approving this funding commitment is forthcoming. The City's funding commitment is conditional on the parties reaching final and mutually agreeable terms of a funding and regulatory agreement, and promissory note, setting forth each parties' rights and obligations.

Sincerely,

Cecilia Gallardo-Daly
City Manager

DRAFT

CITY OF COSTA MESA

P.O. BOX 1200, COSTA MESA, CALIFORNIA 92628-1200

FROM THE OFFICE OF THE CITY MANAGER

March 18, 2026

Mr. Myles A. Peinemann II
Chief Executive Officer
American Family Housing
15161 Jackson Street
Midway City, CA 92655

Re: Preliminary Award by City of Costa Mesa of HOME Funds for the Avon River Apartments at 1400 Bristol Street in Costa Mesa, California

Dear Mr. Peinemann,

I am pleased to inform you that the City Council for the City of Costa Mesa ("City") has approved a total loan funding commitment of $750,000 to American Family Housing ("Developer"), to provide local match funds for costs associated with the construction of the Avon River Apartments located at 1400 Bristol Street, Costa Mesa, CA 92627 ("Project"), into permanent supportive housing, subject to the terms of this letter.

Fund Source: HOME Investment Partnership Program (HOME) funds
Amount: $750,000
Approval Date: March 17, 2026

A copy of the City Council's action approving this funding commitment is forthcoming. The City's funding commitment is conditional on the parties reaching final and mutually agreeable terms of a funding and regulatory agreement, and promissory note, setting forth each parties' rights and obligations.

Sincerely,

Cecilia Gallardo-Daly
City Manager

DRAFT

File #: 26-181 **Meeting Date:** 3/17/2026

TITLE:

JAMBOREE HOUSING CORPORATION'S REQUEST FOR ADDITIONAL FUNDS FOR THE DEVELOPMENT OF THE COSTA MESA SENIOR PROJECT

DEPARTMENT: **CITY MANAGER'S OFFICE**

PRESENTED BY: **HADASSA JAKHER, ASSISTANT TO THE CITY MANAGER**

CONTACT INFORMATION: **HADASSA JAKHER, (714)754-4885**

RECOMMENDATION:

Staff recommends the City Council:

1. Provide direction on the amount and source of funding, if any, to provide to Jamboree Housing Corporation for the development of the Costa Mesa Senior Project.

2. Authorize the City Manager to execute a funding commitment letter with Jamboree Housing Corporation for an authorized by the City Council for the development of the Costa Mesa Senior Project.

3. Authorize revenue and expense appropriations, and allocate the funds approved by the City Council for the Costa Mesa Senior Project.

BACKGROUND:

On March 18, 2025, the City Council approved Jamboree's 70-unit affordable multi-family residential project for seniors. The proposed units are at varying income levels and funded through various means:

- 1 unit for an on-site manager
- 69 affordable housing units
    - 34 one-bedroom units - 30% or below Area Median Income, for permanent supportive housing
        - 23 units include wrap-around social services
            - 10 units financed by Mental Health Services Act (MSHA)
            - 13 units financed by the County
        - 11 units without wrap-around social services
            - 11 units financed by Local Housing Trust Fund (LHTF)
    - 1 two-bedroom unit (30% or below Area Median Income) for a small family or senior with a full-time caregiver

- 34 units - 60% or below AMI

On December 3, 2025, the OC Housing Trust Fund Board noted that Jamboree's project would be ineligible for 2024 LHTF funding due to the City of Costa Mesa's Housing Element not being certified by the State at the time. Thus, the MHSA matching funds would need to be reserved for future eligible LHTF projects.

Project Name	MHSA Match	2024 LHTF Original	Total
Costa Mesa Senior	$1,844,340	$1,655,660	$3,500,000

The OC Housing Trust Fund Board voted to reallocate the LHFT funds, but preserve the MHSA funds for Jamboree, with the condition that Jamboree would not reduce the number of units of the project.

ANALYSIS:

In early 2026, Jamboree requested a commitment letter from the City for additional funding by April in order to meet requirements for their application with the California Tax Credit Allocation Committee (TCAC). This commitment letter was requested in order to cover the funds lost from the OC Housing Finance Trust's LHTF, due to the City's extended timeline for Housing Element compliance with the State.

Jamboree has asked for a total commitment of $3,250,000 from the City prior to the April 7, 2026 TCAC deadline, in the form of long-term loans. For example, Jamboree would request:

- $750,000 in HOME Investment Partnerships Program (HOME) funds*
- $2,500,000 in other funds

**Based on the amount recommended as part of the Request for Proposals (RFP) #26-03.*

The requested long-term loan (Attachment 1) includes the following provisions:

- 3% annual interest rate.
- Permanent term of 55 years.
- Commitment expiration date of December 31, 2028.

The $750,000 in HOME funds was recommended in connection with the City's Request for Proposals #26-03, which is a separate agenda item. Jamboree's Pro Forma is Attachment 2.

The remaining amount (expected to be $2,500,000), may be determined upon direction from the City Council. Funding would need to be available as early as December 1, 2026. The City has identified a number of sources available for the remaining amount requested by Jamboree:

- **Housing Trust Fund**: The City's Housing Trust Fund was created to set aside funding for the development of affordable housing. This Fund is meant to create a pathway to achieve the long-term goal of housing affordability for different income levels, including seniors. The amount available in this fund is approximately $2.1 million.

- **Development Agreements**: The City has entered into development agreements that provide additional funding to specific causes. The Development Agreement for the One Metro West project includes a $3 million "Economic Recovery and Community Enhancement Fund" intended to assist community enhancement programs and projects related to economic sustainability and recovery, to support essential government functions, or other community enhancement efforts. One Metro West have stated they are amenable to providing a portion of the needed funding to Jamboree from this fund by the deadline indicated. The amount identified from the fund is $1,000,000.

ALTERNATIVES:

The City Council may decline to provide any additional letter of commitment or funding.

FISCAL REVIEW:

Jamboree Housing is requesting the City's commitment of $3,250,000 for the Costa Mesa Senior Project prior to their TCAC application deadline of April 7, 2026. Staff has identified the potential use of the HOME Program Fund (Fund 205) for approximately $750,000 from the U.S. Department of Housing and Urban Development grant program.

A portion of the additional requested amount can be funded by the City's Housing Trust Fund (Fund 226), which has a fund balance of approximately $2.1 million. The City's Housing Trust Fund was created during the Fiscal Year 2024-25 budget when the City allocated $2.5 million for affordable housing, to create a pathway for housing affordability for different income levels.

Another portion of the additional funding request can be funded through the Development Agreement with One Metro West Project (OMW), which includes a $3 million "Economic Recovery and Community Enhancement Fund." The developer is amenable to the City's request to use $1 million from the fund to cover the funding gap necessary to meet Jamboree Housing's deadline. This would result in a reduction to the total "Economic Recovery and Community Enhancement Fund" to $2 million that the City anticipates receiving from the OMW Project.

LEGAL REVIEW:

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

CITY COUNCIL GOALS AND PRIORITIES:

This item achieves the City Council goals to:

- Diversify, stabilize and increase housing to reflect community needs.
- Strengthen the public's safety and improve the quality of life.

CONCLUSION:

Staff recommends the City Council:

1. Provide direction on the amount and source of funding, if any, to provide to Jamboree Housing Corporation for the development of the Costa Mesa Senior Project.

2. Authorize the City Manager to execute a funding commitment letter with Jamboree Housing Corporation for an authorized by the City Council for the development of the Costa Mesa Senior Project.

3. Authorize revenue and expense appropriations, and allocate the funds approved by the City Council for the Costa Mesa Senior Project.

[COSTA MESA LETTERHEAD]

March __, 2026

Jamboree Housing Corporation
17701 Cowan Avenue, Suite 200
Irvine, CA 92614
Attn: Michael Massie

Re: 70 Unit Affordable Housing Apartment Project Known as Costa Mesa Senior Apartments Located in Costa Mesa, California ("Property")

Dear Mr. Massie:

The City of Costa Mesa (the "City"), now commits itself, subject to the terms of this letter, to make a construction and permanent mortgage loan ("Loan") on the following terms and conditions:

Borrower:	A to-be designated limited partnership in which Jamboree Housing Corporation (or a limited liability company controlled by Jamboree Housing Corporation) is the general partner
Collateral:	Deed of Trust
Loan Amount:	$750,000 in HOME funds $2,500,000 in Affordable Housing Trust Fund funds
Construction Term:	3 years.
Permanent Term:	55 years
Annual Payments:	A proportionate share, in the amount of 9%, of the soft lenders' 50% share of residual cash flow
Interest Rate:	3% per annum simple interest
Non-Recourse:	The Loan shall be non-recourse to Borrower and the partners of Borrower, subject to customary non-recourse carve-outs for losses incurred by the City resulting from fraud, misappropriation, willful misrepresentation, and bad faith waste.
Prepayment Fee:	None
Collateral:	The Loan will be secured by a third priority deed of trust ("Deed of Trust") encumbering the Property. The Deed of Trust shall be subordinate to: (i) the lien of the deed of trust securing a construction and permanent loan from an institutional lender (the "First Deed of Trust"), and (ii) the lien of the deed of trust securing a construction and permanent loan from the County of Orange (the "Second Deed of Trust"). The City agrees to execute and deliver the institutional lender's standard form of subordination agreement in order to evidence the subordination to the First Deed of Trust and the County of Orange's standard form of subordination agreement in order to

evidence the subordination to the Second Deed of Trust, provided that in both such subordination agreements City receives customary notice and cure rights acceptable to the respective senior lender.

Loan Documents: The Loan shall be evidenced by a promissory note and secured by the Deed of Trust.

Commitment Expiration Date: December 31, 2028

Special Terms and Conditions; The portion of the Loan comprised of (i) the HOME funds and (ii) $1,500,000 of the Affordable Housing Trust Funds shall be provided as a construction and permanent source and will be funded at such time as Borrower has obtained commitments for the financing, investment equity and tax credits for the Project. If requested by the first lien lender, the construction proceeds of the Loan will be held by the first lien lender and disbursed in accordance with the terms of the first lien lender's loan documents. The remaining portion of the Loan, comprised of $1,000,000 of the Affordable Housing Trust Funds, shall be provided as a permanent source, and will be funded at permanent loan conversion.

This Commitment contains the entire understanding between Borrower and the City with respect to the Loan, supersedes all prior oral or written communications, and may not be modified or waived except in writing, and signed by the party to be bound thereby. This Commitment and all Loan Documents shall be governed by California law. This Commitment to make the Loan is personal to Borrower and is not assignable or transferable by Borrower, except that Borrower shall be able to assign this Commitment to a limited partnership in which Borrower (or a limited liability company controlled by Jamboree Housing Corporation) is the general partner.

Please indicate your acceptance of this Commitment by signing and returning the enclosed duplicate original copy.

Yours very truly,

_____,

By:_____
Name:_____
Its:_____

The foregoing Commitment by the City to make the Loan is hereby accepted, and the undersigned agrees to accept the Loan, and to borrow the funds thereunder, in accordance with all of the terms and conditions set forth in this Commitment.

BORROWER:

JAMBOREE HOUSING CORPORATION,
a California nonprofit public benefit corporation

_____
Michael Massie, Executive Vice President and
Chief Development Officer

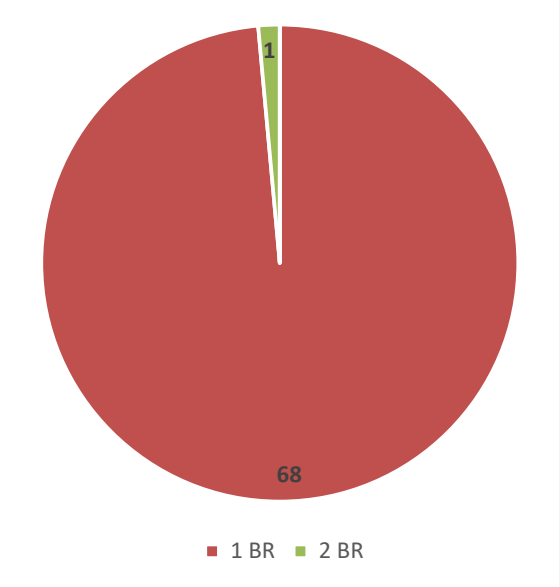
Date: _____, 2026

SOURCES & USES

PERMANENT SOURCES	TOTAL	PER UNIT
Net Investor Equity (Federal)	23,097,690	329,967
Net Investor Equity (State)	0	0
Permanent Loan	7,684,050	109,772
Tranche B - Loan	0	0
County MHSA & 15G Reserves	3,990,800	57,011
OCHFT - MHSA	1,844,340	26,348
Costa Mesa HOME & CMHTF	3,250,000	46,429
Additional Funding	2,500,000	35,714
Land Donation	10,500,000	150,000
CalOptima	5,000,000	71,429
Impact & Permit Fee Waivers	700,000	10,000
Deferred Developer Fee	228,012	3,257
TOTAL SOURCES	**58,794,892**	**839,927**

USES OF FUNDS	TOTAL	PER UNIT
Land / Acquisition Costs	10,500,000	150,000
Total Hard Costs	33,040,031	472,000
Hard Cost Contingency	2,949,172	42,131
Construction Interest	1,935,926	27,656
Loan Fees	484,318	6,919
Soft Costs	6,449,735	92,139
Soft Costs Contingency	635,711	9,082
Developer Fee	2,800,000	40,000
TOTAL DEVELOPMENT COSTS	**58,794,892**	**839,927**

UNIT MIX SUMMARY



AMI	NO. UNITS
30%	34
35%	0
40%	0
45%	0
50%	28
55%	0
60%	7
TOTAL	**69**

Unit Mix Data	Values
Avg SF	607
Avg Tenant Rent	$1,396
Avg Subsidy Rent	$2,750
Gross Monthly Income	$1,699,788
Avg Affordability	41%

Jamboree

Costa Mesa Senior

City of Costa Mesa

9% - 70 Units

03/06/26

Project Data	
695 W 19th Street	
Total Units	70
Land Area	0.9 Acres
Units Per Acre	77.78
QCT/DDA	YES
Prevailing Wage	YES
4% or 9% Financing	**9.00%**
Federal Tax Credit Price	$0.825

Operating Economic Assumptions	
Vacancy Rate	5.00%
Income Inflator	2.50%
Expense Inflator	3.50%
Tax Inflator	2.00%

Construction Loans	
Construction Period	22 Months
Loan Amount	24,200,000
Loan Fees	1.00%
Loan Rate	6.25%

Permanent Loans	Fee	Interest	Amortizaton	Amount
Permanent Loans	1.00%	6.85%	480	7,684,050
Overhang Loans	1.00%	6.85%	180	0

BEDROOMS	SF	UNIT MIX UNITS	MGR	PERCENT	MONTHLY AVG GROSS	MONTHLY UTILITY ALLOWANCE	MONTHLY AVG NET	ANNUAL GROSS INCOME	AVERAGE RENT/SF PER MONTH
0	0	0	0	0%	0	70	0	0	
1	600	68	0	97%	1,353	86	1,267	1,033,620	2.11
2	600	1	1	3%	1,265	123	1,142	13,704	1.90
3	0	0	0	0%	0	157	0	0	
4	0	0	0	0%	0	169	0	0	
TOTAL		**69**	**1**	**100%**			**1,204**	**1,047,324**	**2.01**

PERMANENT SOURCES	PERCENT	TOTAL	PER UNIT
Net Investor Equity (Federal)	39%	23,097,690	329,967
Net Investor Equity (State)	0%	0	0
Permanent Loan	13%	7,684,050	109,772
Additional Funding	0%	2,500,000	35,714
County MHSA & 15G Reserves	7%	3,990,800	57,011
OCHFT - MHSA	3%	1,844,340	26,348
Costa Mesa HOME & CMHTF	6%	3,250,000	46,429
CalOptima	9%	5,000,000	71,429
Impact & Permit Fee Waivers	18%	700,000	10,000
Land Donation	18%	10,500,000	150,000
Deferred Developer Fee	0%	228,012	3,257
TOTAL SOURCES	**100%**	**58,794,892**	**839,927**

AMI	NO. UNITS	PERCENT
30%	34	49%
35%	0	0%
40%	0	0%
45%	0	0%
50%	28	41%
55%	0	0%
60%	7	10%
TOTAL	**69**	**100%**

USES OF FUNDS	PERCENT	TOTAL	PER UNIT
Land / Acquisition Costs	18%	10,500,000	150,000
Total Hard Costs		33,040,031	472,000
Hard Cost Contingency	9.00%	2,949,172	42,131
Construction Interest		1,935,926	27,656
Loan Fees		484,318	6,919
Soft Costs		6,449,735	92,139
Soft Costs Contingency	10.00%	635,711	9,082
Developer Fee		2,800,000	40,000
TOTAL DEVELOPMENT COSTS		**58,794,892**	**839,927**

Stabilized Cash Flow

INCOME	PER UNIT	TOTAL
Gross Potential Rental Income	14,962	1,047,324
Laundry Income	108	7,560
Subsidy Income	9,213	644,904
Vacancy and Collection	(1,214)	(84,989)
EFFECTIVE GROSS INCOME	**23,069**	**1,614,799**

OPERATING EXPENSES		
Management Fee	900	63,000
Real Estate Taxes	200	14,000
Insurance - Property	767	53,663
Operating Expenses	7,347	514,292
Supportive Services	4,106	287,400
Reserves	500	35,000
TOTAL OPERATING EXPENSES	**13,819**	**967,355**
NET OPERATING INCOME	**9,249**	**647,444**
TOTAL DEBT SERVICE		**562,994**
NET CASH FLOW		**84,449**
Stabilized DSC		**1.15**

BASIS CALCULATIONS	
Threshold Basis	44,567,055
Eligible Basis	45,361,334
Involuntary Reduction	0
Voluntary Reduction	(20,900,000)
Unadjusted Eligible Basis	24,461,334
Qualified Basis	44,567,055
DDA/QCT Boost	130%
	57,937,171
Credit Rate	9.00%
Adjusted Qualified Basis (Acquisition)	0
Credit Rate (Acquisition)	9.00%
Total Available Annual Credits	5,214,345
Total Requested Credits	**2,800,000**
Total Available State Credits	7,338,400
Total Requested State Credits	**0**
Public Funds	33,787,072

NOTES

Basic Construction Cost Per Unit = $358,400
(Not including General Conditions Profit, GC Bond, PW)

Project Based Vouchers 34

Costa Mesa Senior

Sources & Uses

City of Costa Mesa
Version: 9% - 70 Units
Revised: 03/06/26

PROJECT SOURCES

	PERMANENT SOURCES	PERCENT	BEGINNING BALANCE TOTAL	BEGINNING BALANCE PER UNIT	ENDING BALANCE TOTAL	ENDING BALANCE PER UNIT
1	Net Investor Equity (Federal)	39%	23,097,690	329,967	0	0
2	Net Investor Equity (State)	0%	0	0	0	0
3	Permanent Loan	13%	7,684,050	109,772	0	0
8	County MHSA & 15G Reserves	7%	3,990,800	57,011	0	0
9	OCHFT - MHSA	3%	1,844,340	26,348	0	0
10	Costa Mesa HOME & CMHTF	6%	3,250,000	46,429	0	0
11	CalOptima	9%	5,000,000	71,429	0	0
12	Deferred Developer Fee	0%	228,012	3,257	0	0
13	Additional Funding	4%	2,500,000	35,714	2,500,000	35,714
15	Land Donation	18%	10,500,000	150,000	0	0
16	Interest on Surplus Funds	0%	0	0	0	0
17	NOI During Construction	0%	0	0	0	0
18	Impact & Permit Fee Waivers	1%	700,000	10,000		0
	TOTAL SOURCES	**100%**	**58,794,892**	**839,927**	**2,500,000**	**35,714**

	CONSTRUCTION SOURCES	TOTAL
1	Net Investor Equity (Federal)	$4,619,538
2	Net Investor Equity (State)	$0
3	Construction Loan	$24,200,000
8	County MHSA & 15G Reserves	$3,591,720
9	OCHFT - MHSA	$1,844,340
10	Costa Mesa HOME & CMHTF	$2,925,000
11	CalOptima	$5,000,000
12	Deferred Developer Fee and Costs	$5,414,294
13	Additional Funding	$0
15	Land Donation	$10,500,000
16	Interest on Surplus Funds	$0
17	NOI During Construction	$0
18	Impact & Permit Fee Waivers	$700,000
	TOTAL SOURCES	**$58,794,892**

Deferred Developer Fee and Costs	
Description	**Total**
TCAC Monitoring Fee	$255,000
Title/Recording/Escrow	$28,750
Permanent Loan Fees	$0
Developer Fee	$2,380,000
Deferred Cost 9	$0
Deferred Cost 10	$0
Deferred Cost 11	$0
Deferred Cost 12	$0
Deferred Cost 13	$0
Deferred Cost 15	$0
Deferred Cost 16	$0
Deferred Cost 17	$0
TOTAL COSTS	**$3,081,338**

12,216,720

PROJECT USES

USES OF FUNDS			TOTAL PER UNIT	TOTAL	ACQUISITION	NEW OR REHAB COST	ELIGIBLE HISTORIC	ELIGIBLE STATE	NOT ELIGIBLE	INCLUDED 50% TEST	AMOUNT INCLUDED
LAND / ACQUISITION COST											
Land at $11,666,667 Per Acre or $267.83 Per SF			150,000	10,500,000	0	0	0	0	10,500,000	YES	10,500,000
Existing Structure			0	0	0	0	0	0	0	YES	0
Other Acquisition Costs			0	0	0	0	0	0	0	YES	0
TOTAL LAND / ACQUISITION COST			**150,000**	**10,500,000**	**0**	**0**	**0**	**0**	**10,500,000**	**0**	**10,500,000**
	408,333	*WISEPlace (3 stories Type V over Type I)*									
HARD COSTS	*472,211*	*The 101 (4 stories Type V over Type I + podium garage)*									
Hard Cost Residential	472,000		358,400	25,088,000		25,088,000	0	0	0	YES	24,622,359
Site Improvements			68,053	4,763,723		4,079,708	0	0	684,014	YES	4,763,723
General Conditions, Profit & Overhead		14.00%	40,876	2,861,302	0	2,861,302	0	0	0	YES	2,861,302
GC Bond / Insurance / Letter of Credit		3.25%	4,672	327,006	0	327,006	0	0	0	YES	327,006
Hard Cost Contingency		9.00%	42,131	2,949,172	0	2,949,172	0	0	0	YES	2,949,172
[Other - Hard Costs]			0								
[Other - Hard Costs]			0								
TOTAL HARD COSTS			**514,131**	**35,989,203**	**0**	**35,305,189**	**0**	**0**	**684,014**	**0**	**35,523,562**
FINANCING COSTS											
Construction Interest (6.25%) at Perm. Rate + -60bp		6.25%	27,510	1,925,697	0	696,186	0	0	1,229,511	YES	1,925,697
Bridge Interest at		10.00%	146	10,229	0	0	0	0	10,229	YES	10,229
Construction Loan Fees			4,529	317,000	0	317,000	0	0	0	NO	0
Permanent Loan Fees			1,532	107,216	0	0	0	0	107,216	NO	0
Bridge Loan Fees			1	102	0	102	0	0	0	YES	102
4% Related Costs / Cost of Issuance			0	0	0	0	0	0	0	NO	0
Other (Jamboree Predevelopment Interest)			857	60,000		60,000	0	0	0		
Other (Specify)			0	0	0	0	0	0	0		
[Other - Fee & Interest]			0								
[Other - Fee & Interest]			0								
TOTAL FINANCING COSTS			**34,575**	**2,420,244**	**0**	**1,073,288**	**0**	**0**	**1,346,956**	**0**	**1,936,028**
SOFT COSTS											
Accounting & Audit			500	35,000	0	35,000	0	0	0	YES	35,000
Appraisal / Market Study			500	35,000	0	35,000	0	0	0	YES	35,000
Parking Management			3,500	245,000		245,000				YES	245,000
[Other - Third Party]			0								
Architecture (Architect, Landscape Architect)			12,143	850,000	0	850,000	0	0	0	YES	850,000
Civil Engineering			4,286	300,000	0	300,000	0	0	0	YES	300,000
Construction Manager			2,700	189,000	0	189,000	0	0	0	YES	189,000
Consultants (CM, Geo, LEED, Utilities, exc.)			6,071	425,000	0	425,000	0	0	0	YES	425,000
Environmental (EIR, Phase I, Asbestos, exc.)			1,429	100,000	0	100,000	0	0	0	YES	100,000
Financial Advisor / Syndication Consultant			0	0	0	0	0	0	0	YES	0
[Other - Professional]			0								
[Other - Professional]			0								
Furnishings			3,843	269,000	0	269,000	0	0	0	YES	269,000
Impact Fees			10,658	746,027	0	746,027	0	0	0	YES	746,027
Lease-up & Marketing Expenses			1,571	110,000	0	30,000	0	0	80,000	NO	0
Legal			5,714	400,000	0	300,000	0	0	100,000	YES	400,000
MHSA Construction Period Fees			0	0	0	0	0	0	0	YES	0
Operating & Debt Service Reserve (3-mo's / debt)		3	5,466	382,588	0	0	0	0	382,588	NO	0
Other (Admin, Repro. & Reimb.)			214	15,000	0	15,000	0	0	0	YES	15,000
Other (Bank Inspections)			440	30,800	0	30,800	0	0	0	YES	30,800
Other (Security Reserve - 2 years)			2,143	150,000	0	150,000	0	0	0	YES	150,000
Property Taxes			2,340	163,800	0	163,800	0	0	0	YES	163,800
Permit Fees			14,336	1,003,520	0	1,003,520	0	0	0	YES	1,003,520
Insurance (Property & Builders Risk)			9,000	630,000	0	560,000	0	0	70,000	YES	630,000
Soft Cost Contingency		10.00%	9,082	635,711	0	635,711	0	0	0	YES	635,711
Tax Credit Fees (App., Mon., & Res.)			3,643	255,000	0	0	0	0	255,000	NO	0
Title & Recording			1,643	115,000	0	100,000	0	0	15,000	YES	115,000
TOTAL SOFT COSTS			**101,221**	**7,085,446**	**0**	**6,182,858**	**0**	**0**	**902,588**	**0**	**6,337,858**
DEVELOPER FEE / OVERHEAD											
Developer Overhead			0	0	0	0	0	0	0	YES	0
Developer Fee			40,000	2,800,000	0	2,800,000	0	0	0	YES	2,800,000
TOTAL DEVELOPER FEE / OVERHEAD			**40,000**	**2,800,000**	**0**	**2,800,000**	**0**	**0**	**0**	**0**	**2,800,000**
TOTAL USES			**839,927**	**58,794,892**	**0**	**45,361,334**	**0**	**0**	**13,433,558**		**57,097,447**

Costa Mesa Senior

Unit Mix & Targeting

City of Costa Mesa
Version: 9% - 70 Units
Revised: 03/06/26

AVERAGE AFFORDABILITY **41%**

AMI	NO. UNITS	PERCENT
20%	0	0%
25%	0	0%
30%	34	49%
35%	0	0%
40%	0	0%
45%	0	0%
50%	28	41%
55%	0	0%
60%	7	10%
70%	0	0%
80%	0	0%
90%	0	0%
100%	0	0%
110%	0	0%
120%	0	0%
TOTAL	**69**	**100%**

BEDROOMS	UNIT MIX UNITS	MGR	PERCENT	UTILITY ALLOWANCE	TOTAL NET MONTHLY RENT	GROSS ANNUAL INCOME
0	0	0	0%	**70**	0	0
1	68	0	97%	**86**	86,135	1,033,620
2	1	1	3%	**123**	1,142	13,704
3	0	0	0%	**157**	0	0
4	0	0	0%	**169**	0	0
TOTAL	**69**	**1**	**100%**		**87,277**	**1,047,324**

8.10

VLI, LI SLI, MKT	UNIT DESCRIPTION		PERCENT	NO. OF UNITS	NO. OF BEDROOMS	SET-ASIDE	SF PER UNIT	TCAC MONTHLY RENT	UTILITY ALLOWANCE	PER UNIT NET RENT	MONTHLY INCOME	GROSS ANNUAL INCOME	TOTAL UNIT SF
ELI	33 UNITS @ 30%	PBV	47.1%	**33**	**1**	**30%**	**566**	**952**	0	952	31,416	376,992	18,678
ELI	1 UNITS @ 30%	PBV	1.4%	**1**	**2**	**30%**	**855**	**1,142**	0	1,142	1,142	13,704	855
VLI	28 UNITS @ 50%		40.0%	**28**	**1**	**50%**	**566**	**1,586**	86	1,500	42,000	504,000	15,848
LI	7 UNITS @ 60%		10.0%	**7**	**1**	**60%**	**566**	**1,903**	86	1,817	12,719	152,628	3,962
	1 UNITS @ 0% MGR		1.4%	**1**	**2**		**855**	**MGR**					
	TOTAL OR AVERAGE			**70**		**41%**	**40,198**	**27,496**		**25,580**	**87,277**	**1,047,324**	**39,343**

TRANCHE B - UNIT MIX & TARGETING

Costa Mesa Senior

Tranche B - Loan Unit Mix & Targeting

City of Costa Mesa
Version: 9% - 70 Units
Revised: 03/06/26

AVERAGE AFFORDABILITY **30%**

AMI	NO. UNITS	PERCENT
30%	34	100%
35%	0	0%
40%	0	0%
45%	0	0%
50%	0	0%
55%	0	0%
60%	0	0%
TOTAL	**34**	**100%**

BR	UNIT MIX UNITS	MGR	PERCENT	UTILITY ALLOWANCE	NET MONTHLY RENT	GROSS ANNUAL INCOME
0	0	0	0%	**0**	0	0
1	33	0	97%	**0**	0	622,908
2	1	0	3%	**0**	0	21,996
3	0	0	0%	**0**	0	0
4	0	0	0%	**0**	0	0
TOTAL	**34**	**0**	**100%**		**0**	**644,904**

UNIT DESCRIPTION	PERCENT	NO. OF UNITS	NO. OF BEDROOMS	SET-ASIDE	SF PER UNIT	TCAC RENT	UTILITY ALLOWANCE	NET TCAC RENT	PUBLIC SUBSIDY RENT (FMR)	NET MONTHLY RENT	GROSS ANNUAL INCOME	RENT/SF PER YEAR
33 UNITS @ 30% SEC. 8	47.1%	**33**	**1**	**30%**	**566**	952	0	952	**2,525**	1,573	622,908	33.35
1 UNITS @ 30% SEC. 8	1.4%	**1**	**2**	**30%**	**855**	1,142	0	1,142	**2,975**	1,833	21,996	25.73

Costa Mesa Senior

Cash Flow Satement - Detailed

Jamboree

City of Costa Mesa
Version: 9% - 70 Units
Revised: 03/06/26

INFLATOR: 2.5% / 3.5%

		STABILIZED YEAR PER UNIT	STABILIZED YEAR TOTAL	Lease up 3 mo. 2028	Lease up 2mo. Stabilized 10mo. 2029	2 2030	3 2031	4 2032	5 2033	6 2034	7 2035	8 2036	9 2037	10 2038	11 2039	12 2040	13 2041	14 2042	15 2043	16 2044	TOTAL
INCOME																					
Gross Potential Rental Income		14,962	1,047,324	261,831	1,053,870	1,080,217	1,107,222	1,134,902	1,163,275	1,192,357	1,222,166	1,252,720	1,284,038	1,316,139	1,349,042	1,382,768	1,417,338	1,452,771	1,489,090	1,526,318	20,424,233
Other Income (Residential)		108	7,560	1,890	7,626	7,817	8,012	8,213	8,418	8,628	8,844	9,065	9,292	9,524	9,762	10,006	10,256	10,513	10,776	11,045	147,797
GROSS POTENTIAL INCOME (RES.)		**15,070**	**1,054,884**	**263,721**	**1,061,496**	**1,088,033**	**1,115,234**	**1,143,115**	**1,171,693**	**1,200,985**	**1,231,010**	**1,261,785**	**1,293,330**	**1,325,663**	**1,358,805**	**1,392,775**	**1,427,594**	**1,463,284**	**1,499,866**	**1,537,363**	**20,572,030**
Vacancy (Residential)		(748)	(52,366)	(13,186)	(385,383)	(54,011)	(55,361)	(56,745)	(58,164)	(59,618)	(61,108)	(62,636)	(64,202)	(65,807)	(67,452)	(69,138)	(70,867)	(72,639)	(74,455)	(76,316)	(1,353,901)
Vacancy (Other Income)		(5)	(378)	(95)	(381)	(391)	(401)	(411)	(421)	(431)	(442)	(453)	(465)	(476)	(488)	(500)	(513)	(526)	(539)	(552)	(7,390)
Gross Commercial Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy (Commercial)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Income		9,213	644,904	161,226	644,904	661,027	677,552	694,491	711,853	729,650	747,891	766,588	785,753	805,397	825,532	846,170	867,324	889,007	911,232	934,013	12,498,385
Vacancy (Subsidy)		(461)	(32,245)	(8,061)	(32,245)	(33,051)	(33,878)	(34,725)	(35,593)	(36,482)	(37,395)	(38,329)	(39,288)	(40,270)	(41,277)	(42,308)	(43,366)	(44,450)	(45,562)	(46,701)	(624,919)
Operating Reserve Draws		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME		**23,069**	**1,614,799**	**403,605**	**1,288,390**	**1,661,607**	**1,703,147**	**1,745,726**	**1,789,369**	**1,834,103**	**1,879,956**	**1,926,955**	**1,975,128**	**2,024,507**	**2,075,119**	**2,126,997**	**2,180,172**	**2,234,677**	**2,290,544**	**2,347,807**	**31,084,204**
OPERATING EXPENSES																					
Management Fee		900	63,000	15,750	63,551	65,205	67,487	69,849	72,294	74,824	77,443	80,154	82,959	85,863	88,868	91,978	95,197	98,529	101,978	105,547	1,321,726
Real Estate Taxes	2.00%	200	14,000	3,500	14,123	14,405	14,693	14,987	15,287	15,592	15,904	16,222	16,547	16,878	17,215	17,560	17,911	18,269	18,634	19,007	263,233
Insurance - Property		767	53,663	13,416	54,133	56,027	57,988	60,018	62,118	64,292	66,543	68,872	71,282	73,777	76,359	79,032	81,798	84,661	87,624	90,691	1,135,215
Utilities		1,365	95,564	23,891	96,400	99,774	103,266	106,881	110,621	114,493	118,500	122,648	126,941	131,383	135,982	140,741	145,667	150,766	156,042	161,504	2,021,610
Payroll		2,636	184,504	46,126	186,118	192,633	199,375	206,353	213,575	221,050	228,787	236,795	245,082	253,660	262,538	271,727	281,238	291,081	301,269	311,813	3,903,095
Repairs & Maintenance		1,730	121,073	30,268	122,132	126,407	130,831	135,410	140,150	145,055	150,132	155,387	160,825	166,454	172,280	178,310	184,550	191,010	197,695	204,614	2,561,242
Marketing		20	1,400	350	1,412	1,462	1,513	1,566	1,621	1,677	1,736	1,797	1,860	1,925	1,992	2,062	2,134	2,209	2,286	2,366	29,616
Administrative		1,013	70,910	17,728	71,530	74,034	76,625	79,307	82,083	84,956	87,929	91,007	94,192	97,489	100,901	104,432	108,087	111,871	115,786	119,838	1,500,067
Contract Services		86	6,020	1,505	6,073	6,285	6,505	6,733	6,969	7,212	7,465	7,726	7,997	8,276	8,566	8,866	9,176	9,497	9,830	10,174	127,350
Manager Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agency Debt Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Supportive Services	3.00%	4,106	287,400	71,850	289,556	298,242	307,189	316,405	325,897	335,674	345,744	356,117	366,800	377,804	389,138	400,813	412,837	425,222	437,979	451,118	5,836,536
Other (OCHFT & OCHCD Monitoring Fee)		49	3,461	865	3,491	3,613	3,740	3,871	4,006	4,147	4,292	4,442	4,597	4,758	4,925	5,097	5,276	5,460	5,651	5,849	73,216
Other (Other Insurance)		35	2,450	613	2,471	2,558	2,647	2,740	2,836	2,935	3,038	3,144	3,254	3,368	3,486	3,608	3,735	3,865	4,001	4,141	51,829
Other (Security)		413	28,910	7,228	29,163	30,184	31,240	32,333	33,465	34,636	35,849	37,103	38,402	39,746	41,137	42,577	44,067	45,610	47,206	48,858	611,577
Other (VHHP Annual Service)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve	0.00%	500	35,000	8,750	35,306	35,306	35,306	35,306	35,306	35,306	35,306	35,306	35,306	35,306	35,306	35,306	35,306	35,306	35,306	35,306	564,900
TOTAL OPERATING EXPENSES		**13,819**	**967,355**	**241,839**	**975,460**	**1,006,135**	**1,038,407**	**1,071,759**	**1,106,228**	**1,141,852**	**1,178,669**	**1,216,719**	**1,256,044**	**1,296,688**	**1,338,694**	**1,382,109**	**1,426,980**	**1,473,355**	**1,521,287**	**1,570,827**	**20,001,213**
NET OPERATING INCOME		**9,249**	**647,444**	**161,766**	**312,930**	**655,472**	**664,740**	**673,967**	**683,141**	**692,251**	**701,287**	**710,236**	**719,084**	**727,819**	**736,425**	**744,888**	**753,193**	**761,321**	**769,257**	**776,980**	**11,082,991**
DEBT SERVICE (HARD)																					
Permanent Loan		8,043	562,994	0	234,581	562,994	562,994	562,994	562,994	562,994	562,994	562,994	562,994	562,994	562,994	562,994	562,994	562,994	562,994	562,994	8,679,499
Tranche B - Loan		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Permanent Loan (2)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accrual Mortgage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Variable Interest Mortgage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL DEBT SERVICE		**Stabilized DSC**	**1.15**	**0**	**234,581**	**562,994**	**562,994**	**562,994**	**562,994**	**562,994**	**562,994**	**562,994**	**562,994**	**562,994**	**562,994**	**562,994**	**562,994**	**562,994**	**562,994**	**562,994**	**8,679,499**
		Required DSC	**1.15**																		
NET CASH FLOW				**0**	**78,349**	**92,477**	**101,746**	**110,972**	**120,146**	**129,257**	**138,293**	**147,241**	**156,090**	**164,824**	**173,431**	**181,894**	**190,198**	**198,327**	**206,262**	**213,986**	**2,403,493**
HARD DEBT RATIOS																					
Debt Service Coverage Ratio (Hard)				**N/A**	**1.33**	**1.16**	**1.18**	**1.20**	**1.21**	**1.23**	**1.25**	**1.26**	**1.28**	**1.29**	**1.31**	**1.32**	**1.34**	**1.35**	**1.37**	**1.38**	**1.28**
Maximum CF Analysis																					
Break-Even Occupancy				0.71	0.71	89.7%	89.3%	89.0%	88.6%	88.3%	88.0%	87.8%	87.5%	87.3%	87.1%	86.9%	86.7%	86.6%	86.5%	86.4%	86.7%
Ratio of Hard Debt To Total Sources		13.1%																			