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**Call for Review Planning Application 22-45**

**1620 Sunflower Avenue**

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**City Council Meeting  
January 16, 2024**



# Project Description

- Establish new public charter high school with a maximum enrollment of 500 students, Grades 9 – 12, and 51 employees.
- Hours of Operation
  - 8:30 AM to 4:00 PM, Monday through Thursday
  - 8:30 AM to 2:00 PM Fridays
  - 7:00 AM to 8:30 AM Drop-Off Time
  - 4:00 PM to 6:00 PM Pick-Up Time
- Pick-up/Drop-off managed by school, free transportation provided
- No outdoor activities with recreation and lunch areas located indoors
- No major renovations proposed to existing building or site

# Site Layout

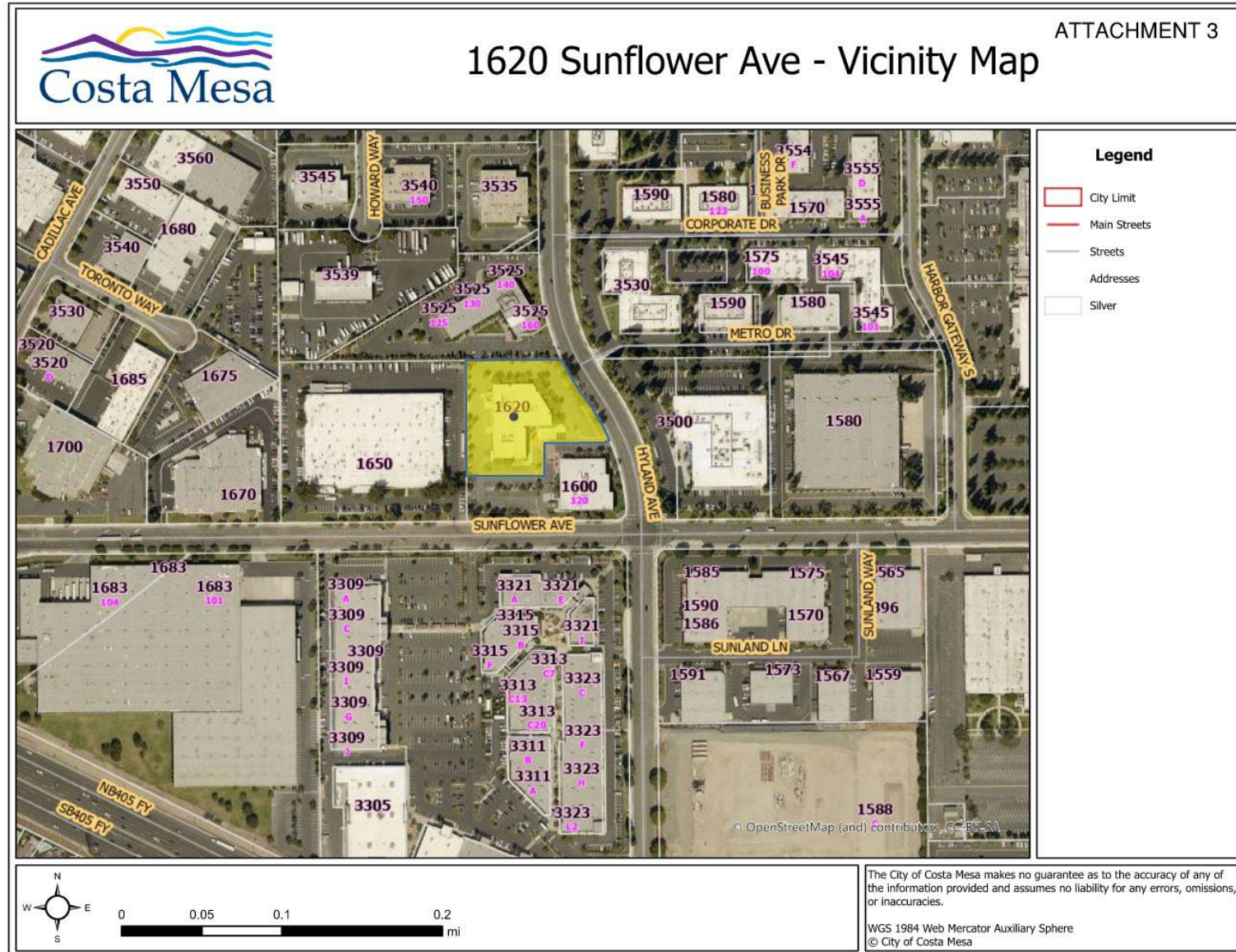


**School Size: 37,455 SF**

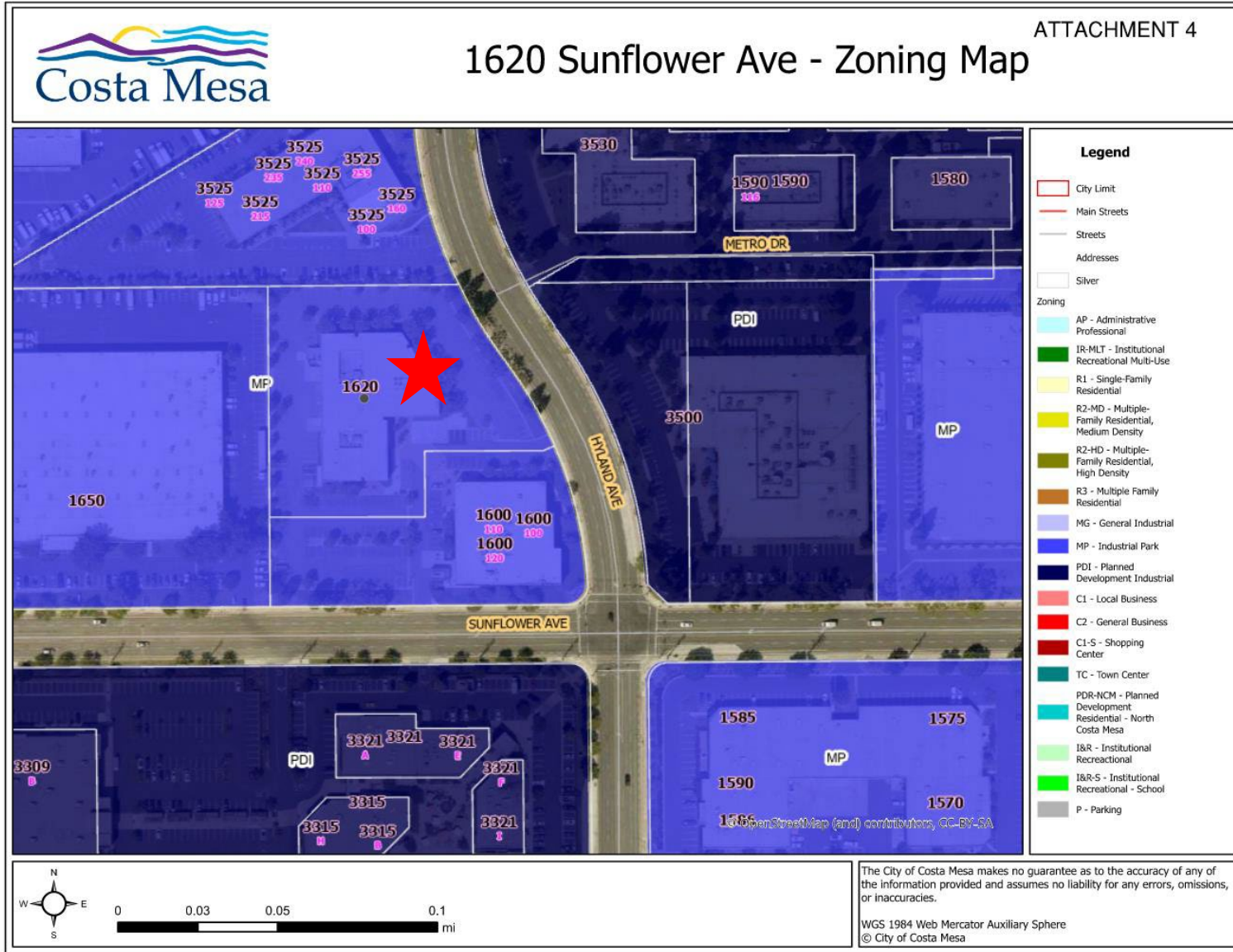
**Lot Size: 98,481 SF**

**Proposed Parking: 237 Parking Spaces**

# Project Location



# Zoning



# Countywide Charter School Approval

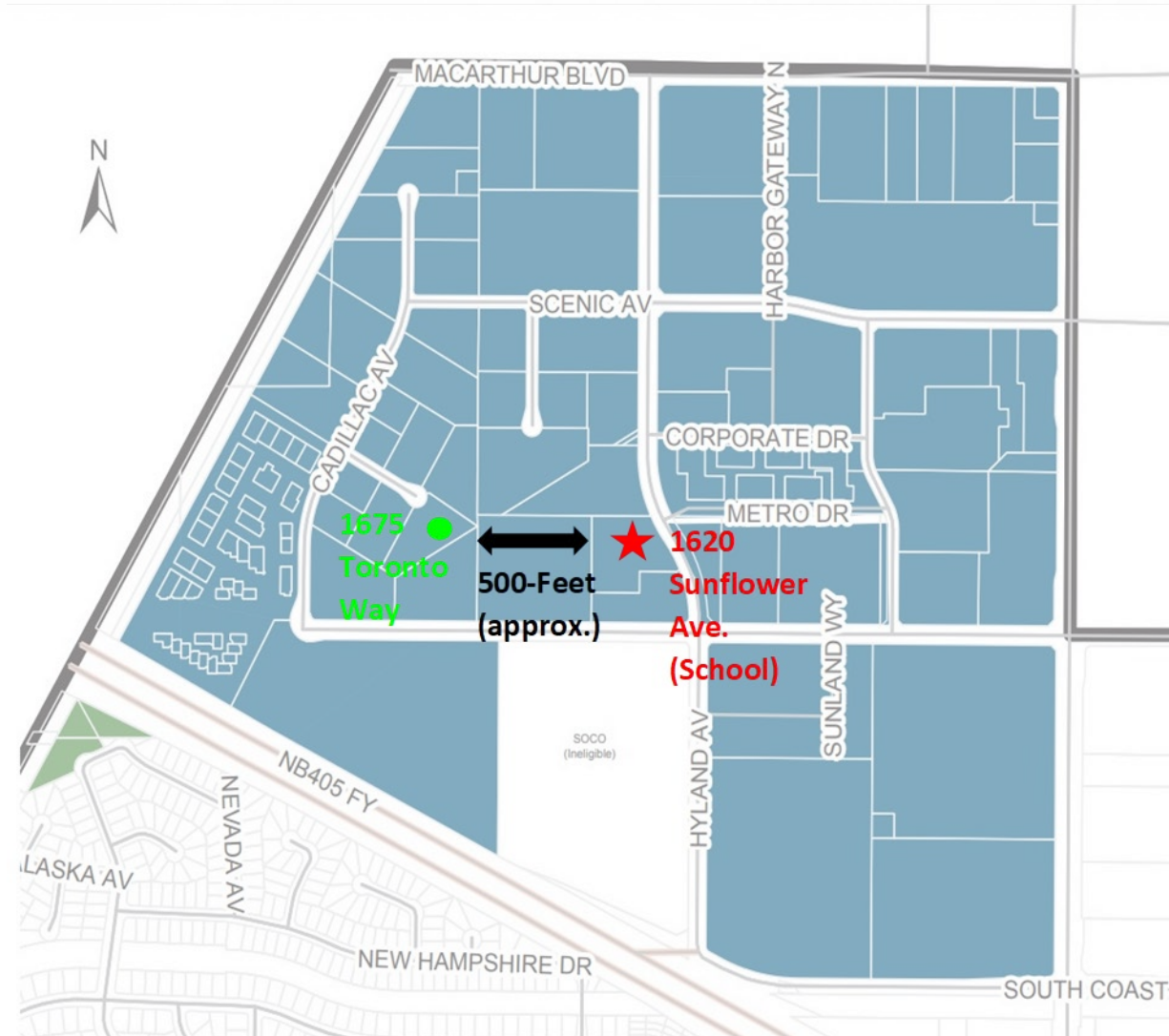
- A charter school is a public school that may provide instruction in any combination of grades (kindergarten through grade twelve).
- State Charter School law grants local chartering authority to the Orange County Board of Education.
- Vista Meridian Global Academy was approved through Resolution by the Orange County Board of Education for a countywide charter on June 1, 2022.

# Planning Commission Denial Findings:

- Found to be incompatible with adjacent land uses, specifically “Measure X” projects
- Proposed project presents traffic circulation and queuing concerns during peak traffic demand hours
- Internal site circulation present safety concerns with a mix of pedestrian and vehicular traffic
- Indoor only school operations considered detrimental to student’s health and welfare



# Measure X Area





## Call up for review:

Staff recommends that the City Council review the Planning Commission's decision to deny Planning Application 22-45

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# Vista Meridian Global Academy



**We Transform the School Experience**



1620

**Exterior Facade**

productivity.

collaborative.

creative.



Open Workspace



Gymnasium



Weight Room



Pickle Ball Court

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## Affordable Housing (AH) Ordinance

### City Council

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January 16, 2024



# Costa Mesa Community Profile

- **Need for Housing:** Approx. 47% of Costa Mesa residents earn a lower income
- **Increase in Housing Costs:** Rent and home prices in Costa Mesa have continued to rise
- **Lack of Affordable Housing:** Limited supply of affordable units; no affordable housing requirement in Costa Mesa.



# Housing Plans and Goals

- **September 27, 2021:** City Council goals include to *“Diversify, stabilize and increase housing to reflect community needs”*
- **November 15, 2022:** City Council adopts the 2021-2029 General Plan Housing Element including Program 2A
- **Joint Study Sessions:** City Council held two study sessions in May and July 2023





# Stakeholders Meetings

- **17 stakeholders meetings** with local affordable housing advocacy groups and housing developers
- **One-on-one meetings** with local housing developers to discuss individual housing project pro formas



# Affordable Housing Program

- **Incentive-Based Program:** Creates “enhanced land value” through rezoning, coupled with an AH requirement
- **Enhanced Land Value:** A portion of the value added through rezoning and increasing densities is recouped by the City in the form of affordable housing

# Affordable Housing Program Components

- Project Threshold Size
- Required Percentages of Affordable Units
- Required Income Levels
- Covenant Period
- Alternatives for Compliance



# Planning Commission Public Hearings

- **November 13, 2023:** Planning Commission continued the item to December 11, 2023
- **December 11, 2023:** Planning Commission voted (5-2) to recommend City Council give first reading to the ordinance

# Planning Commission Recommended Changes

PROGRAM COMPONENT	PLANNING COMMISSION RECOMMENDATIONS	FINANCIAL EVALUATION/STAFF RECOMMENDATIONS
<b>Project Threshold*</b>	<ul style="list-style-type: none"> <li>60+ dwelling units per acre; two-acre minimum (Effectively a 120 unit threshold)</li> </ul>	<ul style="list-style-type: none"> <li>10 units</li> </ul>
<b>Number of Affordable Units/Required Income – Rental*</b>	<ul style="list-style-type: none"> <li>10% at low-income or</li> <li>5% at very-low income</li> </ul>	<ul style="list-style-type: none"> <li>60+ du: 11% at low-income or 7% at very-low income</li> <li>Under 60 du: 6% at low-income or 4% at very-low income</li> </ul>
<b>Number of Affordable Units/Required Income – Ownership*</b>	Exempt ownership projects	<ul style="list-style-type: none"> <li>8% at moderate-income if providing onsite affordable units, or payment of in-lieu fee by right</li> </ul>

## Policy Context

- AH Ordinance would **complement existing City programs** addressing housing issues in the community
- AH Ordinance would help **produce new affordable units and build a Housing Trust Fund**
- AH Ordinance necessary to **maintain compliance with Housing Element/State housing laws.**
- Without adopting AH Ordinance, City risks losing local control over land use decisions

## Next Steps

- In-lieu Fee Study
- First Reading/Second Reading
- Ordinance Becomes Effective 30 days After

# Staff's Recommendation

Staff recommends the City Council:

- 1. Find that the adoption of Ordinance No. 2024-XX is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), General Rule in that the affordable housing ordinance will not have a significant impact on the environment**
- 2. Give first reading to Ordinance No. 2024-XX** modifying Title 13 (Planning, Zoning, and Development) of the Costa Mesa Municipal Code (CMMC) to establish affordable housing requirements for new residential developments



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