

2024 ANNUAL REPORT



An Annual Report of the Costa Mesa 2015-2035 General Plan



City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92628

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Attachment 1 – 6th Cycle Housing Element Annual Progress Report Form 2024

Date to City Council: April 15, 2025
Agenda Item: _____

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. 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 2024 annual review of the General Plan and Housing Element for Planning Commission and City Council review and approval as required by state law regarding the implementation of the programs and policies of the General Plan.

Table 1 provides a summary of the General Plan Amendments that were approved since 2002. Four of the General Plan Amendments relates to housing development and two focused on active transportation and pedestrian mobility.

Table 1: General Plan Amendments Since 2002		
Adoption Date	General Plan Element	Description
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.
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.
11/13/2018	Land Use Element	Review and revised the maximum density allowed in and locations of the Residential Incentive Overlays.
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.
11/15/2022	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,

Table 1: General Plan Amendments Since 2002

Adoption Date	General Plan Element	Description
		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, policies, and programs that directly address the housing needs of the City's current and future residents.
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.

ANALYSIS

Government Code Section 65400

State Government Code Section 65400 requires that an annual progress report (APR) be made to the City's legislative body on the status of the General Plan and progress in its implementation, including progress toward meeting its Housing Element goals and its regional housing needs allocation. This 8th Edition of the Annual Progress Report includes the annual review for 2024.

State Law requires the following:

- Provide by April of each year an annual report to the City Council, the Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The housing element portion of the annual report shall include a section that describes the actions taken by the City of Costa Mesa towards completion of the programs and status of the local government's compliance with the deadlines in its housing element.

Annual Review and Housing Program Summary Report

The format of this year's APR follows the suggested format published by the State of California Governor's Office of Land Use and Climate Innovation (LCI) published January 30, 2025, for the 2024 reporting year. This report includes the following elements:

A. Major Planning/City Activities That Implements the General Plan

This section highlights major projects that implements the goals and policies of the General Plan Elements.

B. Summary of the Housing Element Implementation (Housing Program Status Report)

This section provides the City's progress in meeting its share of the regional housing needs assessment, pursuant to State Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

General Plan Consistency with the State OPR General Plan Guidelines

The City of Costa Mesa's General Plan consists of seven elements that are required by State statutes and three optional elements. The seven required elements include: Land Use, Circulation, Housing, Conservation, Open Space and Recreation, Noise, and Safety. The City's General Plan provides goals and policies that address these categories consistent with the State law. The optional elements address additional topics that are of particular local significance and include: Growth Management, Community Design, and Historic and Cultural Resources. The General Plan goals and policies are consistent with state law and follow OPR Guidelines.

As shown through various City's actions and approved projects that are summarized in following sections of 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.

In addition, the City is currently developing its Climate Action and Adaptation Plan (CAAP), which will assess the impacts of climate change on Costa Mesa and identify the most feasible, high-priority strategies for achieving the State's goal of carbon neutrality by 2045. Implementation of the CAAP may require further updates to the General Plan. The City anticipates completing this project by July 2026.

The General Plan's Safety Element will be updated to incorporate references to the City's Local Hazard Mitigation Plan and to comply with applicable State laws, including SB 1035 (related to flood and hazard resilience) and AB 747/SB 99 (evacuation route planning). As part of this broader effort, City staff will evaluate other General Plan Elements to integrate environmental justice policies in accordance with the Planning for Healthy Communities Act (SB 1000). A key component of this work involves identifying existing General Plan policies that support environmental justice, as well as developing new policies where needed. In alignment with SB 1425, the City will also review and update the Open Space Element, the Open Space Master Plan, and its associated action program to ensure equitable access to open space for all residents. These updates will be coordinated with the City's environmental justice policies to promote equity, inclusion, and long-term community resilience. These updates to the General Plan are expected to complete by end of 2026.

A. Major Planning/City Activities That Implement the General Plan

1) Major Planning Activities and Land Use Development Projects

This section highlights major planning activities and land use development projects that implement the General Plan. Approval of these projects requires findings of consistency with the General Plan and the description will note the primary General Plan Element or Elements that it implements.

- a. Approved the Development Agreement, Rezone and Specific Plan for One Metro West (Ordinances No. 2024-05, 2024-06, and 2024-07) on June 18, 2024:

Implements the Land Use and Housing Elements.

○ Land Use Element Goals:

- LU-1: *“A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs”*
- LU-5: *“Adequate Community Services, Transportation System, and Infrastructure to Meet Growth”*

○ Housing Element Goal:

- Goal # 2: *“Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs”*

One Metro West is a mixed-use development which includes 1,057 apartment units, 6,000 square feet of ground floor retail space, a 25,000 square-foot office building, 1.5-acres of publicly accessible open space, and various offsite improvements along Sunflower Avenue (e.g., new bicycle lanes and landscaped medians). On June 18, 2024, the City Council approved amendment to the Development Agreement to change the timing of payment of impact fees and community benefits funding, modified project effective date to clarify that the project is exempt from the requirements of a vote of the electorate and modified the timing of the artwork design for approval. The final reading to adopt the Development Agreement, Rezone, and Specific Plan were required to be effective. Once constructed, the project will increase the housing supply in the City of Costa Mesa, including 106 units that are affordable to lower-income households (i.e., 67 units reserved for very low-income households and 39 units reserved for low-income households). In addition to Development Impact Fees, the project will also provide funding towards public safety, roadway/trails improvement, and the City's Economic Recovery and Community Enhancement Fund.

City Council June 18, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6726112&GUID=DF62C48D-76FA-4F74-9E1C-24555D1934E0>

- b. Approved Amendment to the Costa Mesa Municipal Code (CMMC) to update Cannabis Regulations (Ordinances No. 2024-03 and 2024-04) on May 7, 2024:

Implements the Land Use Element.

- Land Use Element Goal:

- Goal LU-6: *“Economically Viable and Productive Land Uses that Increase the City’s Tax Base”*

The City reviewed and updated CMMC regulations for cannabis retail uses. The updated provisions are intended to address issues of potential overconcentration, land use compatibility, as well as improving economic and business conditions.

City Council May 7, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6658310&GUID=197A983E-9A68-417A-9FE6-AE8F8CA145CA>

- c. Approved Amendment to the CMMC to Streamline Outdoor Dining Areas (Ordinance No. 2024-01) on January 16, 2024:

Implements the Land Use and Community Design Elements:

- Land Use Element Goals:

- LU-1: *“A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs”*
 - LU-6: *“Economically Viable and Productive Land Uses that Increase the City’s Tax Base.”*

- Community Design Element Goal:

- CD-1: *“Vehicular and Pedestrian Corridors”*

The approved amendment to CMMC established a permitting process and development standards for outdoor dining areas located on private properties within private parking lots, courtyards, oversized walkways, interior landscaped areas, and setback areas. Among other provisions included in the Ordinance, the provisions provide for a streamlined permitting process, with parking regulation exemptions to incentivize outdoor dining in the City. The CMMC Outdoor Dining provisions and implementation program encourages new opportunities and supports existing businesses; as well as provides design elements to promote pedestrian amenities. The program contributes to the City’s beautification by enhancing the visual environment of Costa Mesa’s vehicular and pedestrian paths and corridors.

City Council January 16, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6478262&GUID=A10FEB32-6266-471E-AFDF-D4EDFD3FCC0E>

- d. Approved Inclusionary/Affordable Housing Ordinance on August 6, 2024:

Implements the Land Use and Housing Elements:

- Land Use Element Goals:
 - Goal LU-1: *“A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs”*
- Housing Element Goals:
 - Goal # 2: *“Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs.”*
 - Goal #4: *“Provide housing opportunities to residents of all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, sexual orientation, disability/medical conditions, national origin or ancestry, marital status, age, household composition or size, source of income, or any other arbitrary factors.”*

The approved amendment to the CMMC to establish the affordable housing requirements for certain new residential development projects and a fee resolution to establish the affordable housing in-lieu fee schedule. Adoption of an Affordable Housing Ordinance is a step towards addressing this issue coupled with the other Housing Element programs intended to remove or reduce existing barriers and constraints to market-rate housing developments. Furthermore, the Ordinance will help towards achieving the City’s RHNA for the very-low-, low-, and moderate-income categories.

Following adoption of the Ordinance, the City has been developing a program to monitor, manage and enforce the adopted inclusionary ordinance. These tasks include but are not limited to assisting developers with the City’s new inclusionary housing program, the collection and management of in-lieu fees, preparation of requests for proposals for housing projects funded by in-lieu fees, agenda reports for allocation of in-lieu housing funds, creation of community development partnerships, preparation and monitoring of affordable housing agreements for inclusionary projects, annual rent certifications to ensure required units are rented to households at the appropriate income levels, and appropriate tracking and reporting of units to the State annually.

This program fulfills the objective of Program 2A of the Housing Element and help achieve City Council’s goal to “diversify, stabilize, and increase housing to reflect community needs.

City Council February 27, 2024 Study Session Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6554564&GUID=FD7A6E2C-57D9-41B7-AAA6-60D06D0D5B66>

City Council April 2, 2024 Ordinance No. 2024-02 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6606550&GUID=99160B57-AADB-402D-9FD2-7A72792DF456>

City Council June 18, 2024 Fee Resolution and Ordinance No. 2024-02 Staff Reports:

- <https://costamesa.legistar.com/LegislationDetail.aspx?ID=6726107&GUID=E9E75AF2-0FBD-43E4-A8A8-2F4FA2E63722>
- <https://costamesa.legistar.com/LegislationDetail.aspx?ID=6726106&GUID=7187166B-02AF-4690-8CEA-627EC9ACD7DE>

City Council August 6, 2024 Ordinance No. 2024-02 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6816039&GUID=25853D49-9834-48F6-AA12-8841A927FF9A&Options=&Search=>

e. General Plan Screening Requests:

Implements Land Use Element Goal:

- Goal LU-1: *“A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs”*

Pursuant to City Council Policy 500-2, the following privately-initiated General Plan Amendments were presented to City Council for consideration. The policy requires that the City Council screen the request prior to its acceptance for formal entitlement processing. The applicants have received feedback from City Council and have submitted a housing development proposal for processing:

1. 220 Victoria Place: 40-unit residential development on 1.77-acre site

City Council August 6, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6816049&GUID=802DDB31-6CD1-40E5-9CCE-E01BF2F8224A>

2. 3150 Bear Street: 146-unit residential development on 6.1- acre site

City Council September 3, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6845949&GUID=403DA47F-9344-43A8-9509-1941A24CED2E>

2) City Actions that Further the Goals of the General Plan

This section highlights other City actions, other than land use development, that further the goals of one or more specific general plan element(s).

a. Land Use Element

The following City activity implements the Land Use Element Goal LU-6:
Economically Viable and Productive Land Uses that Increase the City's Tax Base:

1. Business Improvement Area (BIA) – reauthorize and levy annual assessment: Assist hotel and motel industry in its promotion of tourism within the City.

The BIA assessment will be used to fund Travel Costa Mesa (TCM). TCM will fund activities to promote tourism in Costa Mesa and sponsor related tourist events that benefit the hotel and motel businesses within the City.

City Council June 4, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6712597&GUID=A62CFDBD-686E-4199-AFF8-3BB777A82D48>

b. Circulation Element

The following City activities achieve various goals of the Circulation Element:

- Goal C-1: *“Implement “Complete Streets” Policies on Roadways in Costa Mesa”*
- Goal C-3: *“Enhance Regional Mobility and Coordination”*
- Goal C-5: *“Ensure Coordination between the Land Use and Circulation Systems”*

1. Approved the Pedestrian Master Plan and an amendment to the General Plan Circulation Element on May 7, 2024:

The approved General Plan Amendment (PGPA-23-0001) updated the Circulation Element policies to ensure that the Pedestrian Master Plan (PMP) goals and provisions are considered and implemented as private and public projects are approved by the City. The update will enhance the pedestrian environment for all pedestrian types, ages. Implementation of the PMP and updated Circulation Element policies will help the City achieve its vision for “a comprehensive and visible active transportation network and will promote safety, education, health, recreation, and access to important locations within the City while connecting to the larger regional network.”

City Council May 7, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6658305&GUID=27121A87-2A41-4746-AEAB-D917688B84C9>

2. Updates to the City of Costa Mesa Municipal Code Title 4 *Bicycles* and 10 *Motor Vehicles and Traffic* to be consistent with State provisions

Following the State's approval of Assembly Bill (AB) 1909 and AB 2147, several provisions in the CMMC became inconsistent with the California Vehicle Code (CVC). Due to technological advancements and cultural shifts, public compliance and City enforcement of certain local transportation rules—especially those related to bicycles and pedestrians—have declined. In response, the City Attorney's Office, Police Department, and Public Works reviewed and recommended updates to Title 4 and Title 10 of the CMMC to align with state law, current technology, and community needs. These revisions also address the rise of e-bikes and aim to improve safety on roadways and sidewalks.

On March 6, 2024, Public Works and Police Department staff presented proposed updates to Titles 4 *Bicycles* and 10 *Motor Vehicles and Traffic* of the CMMC to the Active Transportation Committee. After receiving feedback, revisions were made and presented again on April 17, 2024, with final updates recommended by the Committee on May 1, 2024. Key changes included updated definitions for bicycles and bikeways to align with state law, new safety rules for bicyclists on sidewalks and roads, and clearer parking guidelines. Updates were also made to reflect recent state legislation on bike passing, pedestrian crosswalk use, and crosswalk visibility.

On June 18, 2024, City Council requested additionally updates to address outdated terms like “accident” were replaced with “collision,” gendered language was made gender-neutral, and the term “nuisance” was reviewed for consistency. Other updates focused on legal language adjustments, and recommendations for public education and enforcement related to bike and pedestrian safety. Updates to CMMC Title 4 and 10 was approved by City Council on July 16, 2024.

City Council June 18, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6726104&GUID=CDF5E86D-9467-41AF-A404-E28B11294D4F>

City Council July 16, 2024 Staff Report:

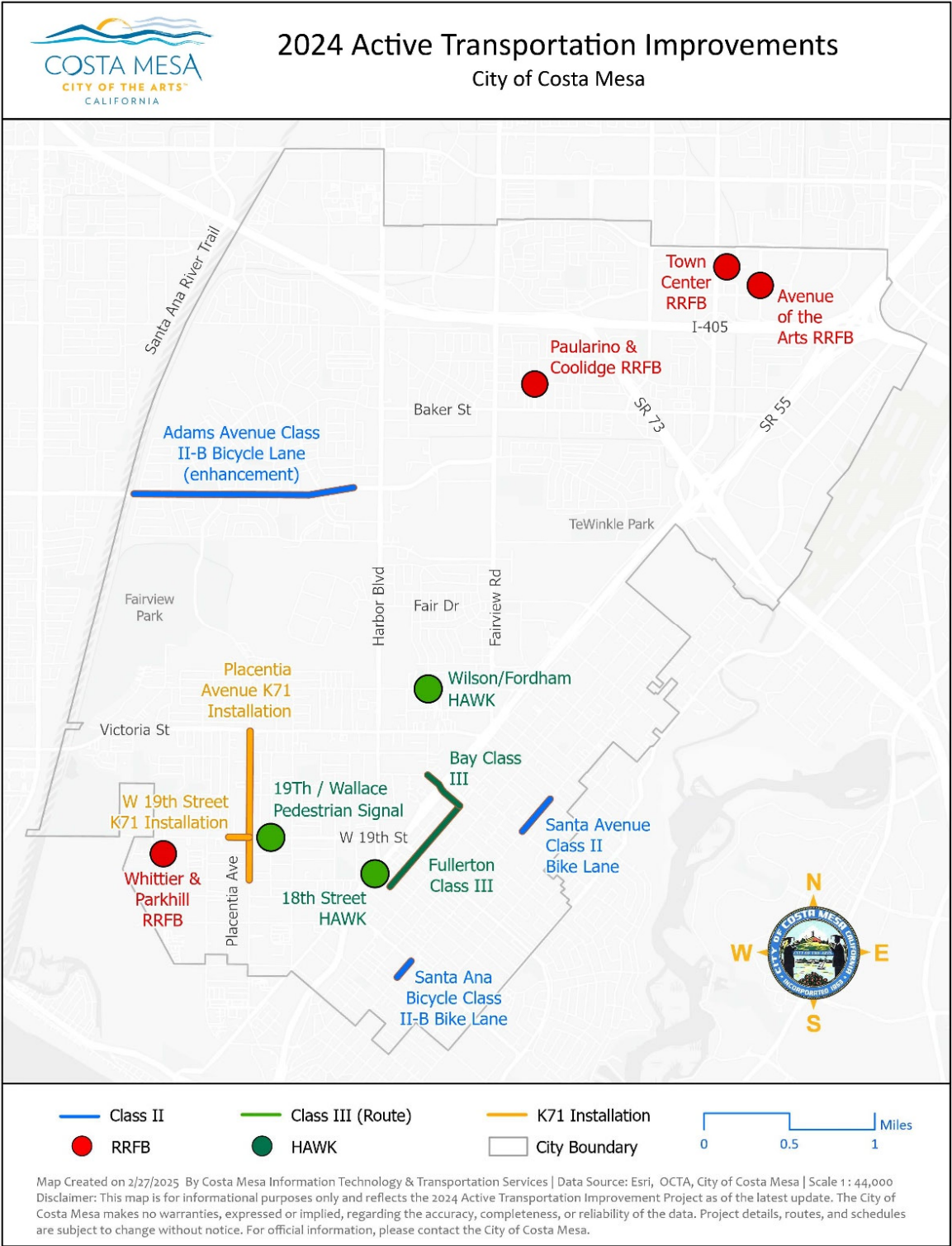
<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6781284&GUID=2EC21324-3DA5-432A-9152-69CCA5030DD8>

3. Active Transportation Plan Implementation – Pedestrian and Bikeway Improvements

In 2024, the City completed Active Transportation improvements located throughout the City as shown on the Figure 1. The projects include:

- Installation of Rectangular Rapid Flashing Beacons (RRFB) at Paularino and Coolidge intersection, Town Center, Avenue of the Arts, and Whitter and Parkhill intersection;
- Completion of the Adams Avenue Class II-B Bike Lane enhancements between the City boundary to Royal Palms Drive;
- Installation of Class III Bike Route on Fullerton Avenue between 18th Street to East Bay Street;
- Installation of Class III Bike Route on East Bay Street to West Bay Street from Fullerton Avenue to Thurin Street,
- Installation of a Class II-B Bike Lane on Santa Ana Avenue between Ogle Street to 17th Street,
- Installation of a Class II Bike Lane on Santa Ana Avenue between 21st Street to 22nd Street,
- Installation of High-Intensity Activated CrossWalk (HAWK) signals at Wilson Street and Fordham Drive, and at 18th Street and Lions Park;
- Installation of a pedestrian signal at West 19th Street and Wallace Avenue; and,
- Installation of K71 bike lane bollards on Placentia Avenue between Victoria Street and 18th Street, on 19th Street between Wallace Avenue and Federal Avenue.

Figure 1: 2024 Active Transportation Improvements



i. Adams and Pinecreek Drive Intersection Project:

[Updated: March 31, 2025]

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.

City Council February 20, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6504108&GUID=C4B4EEA3-8A11-49FC-9D84-B5CA6DE2203C>

- ii. Acceptance of Placentia Avenue, West 19th Street and East 17th Street Pavement Rehabilitation, Bicycle Facility, and Striping Improvement Project

The project consisted of street rehabilitation, slurry seal, active transportation improvements, bicycle facility markings, and bike lane enhancements including the installation of K71 bollards, and parkway and median improvements. As part of this project, the newly installed bicycle lanes are consistent with the City's Active Transportation Plan (ATP).

City Council September 17, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6862418&GUID=328E7157-D2B3-4001-972B-24E8AF8FAB6D>

- iii. Citywide Traffic Signal and HAWK Signal Installation Project – accept traffic signal improvements projects

The project included the construction and installation of a traffic signal at the intersection of West 19th Street and Wallace Avenue, and the installation of two (2) High-intensity Activated cross-Walk (HAWK) signals at West 18th Street next to Lions Park and at West Wilson Street next to Wilson Park. The project also included the installation of

a raised pedestrian crosswalk and a Rectangular Rapid-Flashing Beacon (RRFB) near the intersection of Meyer Place and Bay Street.

City Council March 7, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6658304&GUID=AB22B10D-AB3F-49D4-9178-9C73D16BF1CB>

4. Preserve the character of residential neighborhoods:

i. Implementation of a Residential Permit Parking Program

The City adopt Resolution No. 2024-24, approving the implementation of a Resident Permit Parking (RPP) only restriction 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.

City Council February 20, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6517260&GUID=67C0E258-0C1F-4CF2-9842-FE7AE1728A26>

5. Roadway Maintenance and Improvement Projects

i. SB 1: Road Repair and Accountability Act – Project list for 2024-2025

The City approved the Harbor Boulevard, West 17th Street, and Gisler Avenue roadway rehabilitation projects for funding with Road Maintenance and Rehabilitation Account (RMRA) revenues for Fiscal Year 2024-25. Public Works Department will also explore opportunities to incorporate bicycle and pedestrian improvements along these corridors.

City Council June 4, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6712585&GUID=20436AD5-41F4-4413-996B-073D85D75616>

ii. Renewed Measure M2 Eligibility - Updated Citywide Pavement Management Plan, Eligible CIP projects includes Roadway Improvement, Active Transportation, Bikeway improvements.

Every year, the City renews its Measure M2 eligibility by submitting the required documents to Orange County Transportation Authority (OCTA). All Orange County cities are eligible for Fair Share funding, based on population, number of existing Master Plan of Arterial Highways centerline miles, and taxable sales. For FY 2024-25, Costa Mesa is estimated to receive approximately \$3.6 million in Fair Share funds once OCTA eligibility requirements are met.

City Council June 4, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6712588&GUID=E6DEC895-8D7A-4CF8-BC43-2E82CCD74824>

Measure M2 Expenditure Report, City Council November 19, 2024
Agenda Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=7025730&GUID=CCADB6FB-073D-4E69-8C90-55535D7704C6>

- iii. Submittal of a Grant Application for the Regional Traffic Signal Synchronization Program (Program P) Funding

The City submitted a grant application for the Regional Traffic Signal Synchronization Program (Project P) under the Orange County Transportation Authority's (OCTA's) Comprehensive Transportation Funding Program (CTFP) for Fiscal Years 2025-2026 to 2027-2028. The RTSSP funds up to 80 percent of project costs with the remaining 20% covered by the City's matching funds. The City of Costa Mesa, partnering with the Cities of Santa Ana and Newport Beach, submitted a joint Project "P" grant application for the Bristol Street Corridor project to OCTA by the application deadline of October 24, 2024. The City of Santa Ana assumed the role of "Lead Agency" for the submittal of the application.

City Council November 19, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=7025731&GUID=3B9B0B1E-6409-4431-9FA5-9435A69642C4>

- iv. Profession Service Agreement with Kimely-Horn and Associates for professional engineering design services for the Signal Modernization for Systemic Safety Improvement Project

In 2022, the City of Costa Mesa completed a Local Road Safety Plan (LRSP), which identified a framework to identify, analyze and develop traffic safety enhancements on the City's roadway network. The LRSP identified systemic traffic signal-related infrastructure improvements

that can be implemented throughout the City to enhance safety for all modes of travel.

In 2023, the City was awarded federal grant funds to design and implement systemic safety improvements to 129 of the City's 131 signalized intersections. The Signal Modernization for Systemic Safety Improvements project (Project) will design and implement proven safety countermeasures for all users including implementing Leading Pedestrian Intervals (LPI) for up to 49 intersections, installing countdown pedestrian signal heads at 43 intersections, installing new yellow retroreflective border signal backplates at 129 signalized intersections to enhance signal visibility and compliance, upgrading all remaining 8" signal heads in the City to standard 12" signal heads, installing battery backup systems at major intersections to keep signals and pedestrian crossings active during unexpected power outages, and installing emergency vehicle preemption devices at the remaining 30 intersections to complete the preemption network for the City's emergency services. In 2024, the City retained Kimely-Horn and Associates to complete this project.

City Council November 19, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=7025732&GUID=B8234E90-7350-4A9F-BDC8-557AF81C0415>

v. Development Impact Fees (DIF) Annual Report and Traffic Impact Fee Analysis for Fiscal Year Ending June 30, 2024

The Mitigation Fee Act requires that City Council approve an annual report that provides information about the DIFs. These fees are required to be deposited into their own separate accounts or funds. The law also requires that certain findings be made in association with accumulated DIFs. The City adopted a resolution to continue the citywide traffic impact fee for new development that incorporates recommendations from the Traffic Impact Fee Ad Hoc Committee and staff, which include:

- Adopt a traffic impact fee of \$228 per Average Daily Trip (ADT) based on the Capital Improvement Projects in Attachment 4 and Active Transportation projects in the adopted Active Transportation Plan (ATP).
- Approve allocation of up to ten percent (10%) of traffic impact fees towards traffic signal synchronization projects.
- Approve a five percent (5%) reduction in automobile trips as a result of ATP implementation and an additional five percent (5%) reduction in automobile trips for developments

proposing to implement active transportation improvements beyond typical development requirements.

- Approve the annual accounting of the Citywide Traffic Impact Fee Program.

City Council November 19, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=7025728&GUID=DFC74E4A-AFE5-428F-8A2E-D6B136B97AA7>

c. **Conservation Element**

The following activities help achieve the Conservation Element Goals:

- Goal CON-4: *Improved Air Quality*
- Goal CON-3: *Improved Water Supply and Quality*

1. Acceptance of CalRecycle SB 1383 Grant Award:

SB 1383 aims to reduce emissions of short-lived climate pollutants by 75% by 2025 and achieve 20% edible food recovery by 2025. The grant will be used to implement programs relating to outreach, collection, edible food recover, enforcement and inspection, procurement, and recordkeeping.

City Council November 19, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=7025736&GUID=892FA3D3-8B3C-4ECD-B8AC-C017CDE0238E>

2. 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.

City Council January 16, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6478269&GUID=4692DC91-C6FD-4B10-96A3-54B6756FCFF4>

The City used the grants funds to launch Let's Go Costa Mesa in November 2024. This program is a new on-demand rideshare service in partnership with Circuit to offer free, clean energy transportation to residents with limited or no access to a personal automobile, though all members of the community are welcome to use the service. The Let's Go Costa Mesa service area consists of Westside Costa Mesa and College Park south of Joann Street and the area surrounding the East 17th Street shopping district bounded by East 18th Street on the north and East 16th Street on the south.

3. Acceptance of the Phase I Storm Drain Master Drainage Plan Update

The first part of the Storm Drain Master Plan (SDMP) update began with collecting new storm drain system maps and data throughout the City and then using that information to update the City's existing storm drain Geographic Information System (GIS). The City's consultant team, Q3 Consulting, updated the GIS to include drainage projects built since the 2006 SDMPD.

Using this updated data, a new hydraulic model was developed to assess the existing storm drain system. The model identified and ranked drainage "hotspots" based on ponding depth during a 25-year design storm, prioritizing major roads and areas critical to emergency services. The Existing Conditions Assessment Report (ECAR) analyzed these findings and ranked stormwater drainage issues citywide.

Following ECAR approval, the next step was developing Proposed Drainage and Water Quality Improvements, including Storm Water Alternatives Improvement Maps (SWAIM). These maps outline upgrades such as pipe rehabilitation, storm drain replacements, water quality enhancements, and Best Management Practices (BMPs) like infiltration galleries, diversion systems, and bio-filtration. These improvements will form the basis of the City's 20-year Stormwater Capital Improvement Program (CIP) and guide future drainage fee proposals in the SDMP update.

City Council October 15, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6891887&GUID=6A645CEA-526C-4699-A1CF-B85D31C7CD2D>

d. **Safety Element**

The following activities help achieve the Safety Element Goal S-1: *Risk Management of Natural and Human-Caused Disasters*:

These activities support emergency services and programs to ensure that the City can respond and reduce threats to life and property.

1. Fire Station No. 4 Training Tower and Site Improvement Project:

City Council April 2, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6606549&G=6606549&UID=4ECBEF30-C6CC-4AF9-A170-ECA55B7EFADE>

2. Conceptual Design of Fire Station No. 2 Reconstruction Project:

City Council October 15, 2024 Staff Report

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

3. Animal Care Shelter Services – Priceless Pets Rescue

City Council April 16, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6634612&G=6634612&UID=E5D48B91-0A6E-4C09-9516-CFFBC4063391>

4. 2023 Operation Stonegarden Funds to be used to Deter Narcotics Trafficking

City Council May 21, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6698865&G=6698865&UID=2E36EAFA-5BE8-4662-82D6-834B18BDCAAE>

5. Extend Term of PSA with Falck Mobile Health Corporation for Ambulance Services

City Council June 4, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6712583&G=6712583&UID=A7787AFB-B083-4C77-9492-0ED63FEDFFB2>

6. Annual Fire Inspection pursuant to SB 1205: inspect public and private schools, hotels, motels, lodging housings, and apartment buildings

City Council June 4, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6712582&G=6712582&UID=3CF2FC3F-E30C-494B-8D35-545A293B2F73>

7. Acceptance and Allocation of the 2024-2025 Office of Traffic Safety Grant for the Selective Traffic Enforcement Program

City Council October 1, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6876628&GUID=55FA1862-AE07-4953-83FF-B2489584A942>

8. Subrecipient Agreement for the 2023 Urban Area Security Initiative Grant

City Council October 1, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6876629&GUID=1CA13706-2C72-4BF1-91B6-A733D90D892D>

e. Open Space and Recreation Element

The following activities help achieve the Open Space and Recreational Element Goals:

- Goal OSR-1: *Balanced and Accessible System of Parks and Open Spaces*
- Goal OSR-2A: *Community Services Programs Meeting Community Needs*
- Goal OSR -3: *Conserved Open Space*

1. Expansion of Shalamar Park

The City approved the professional service agreement with Community Works Design Group to design improvements and expansion of Shalamar Park.

City Council January 16, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6478259&GUID=D31A5768-78BB-4750-A2BF-42DD898D895C>

- i. Approve Proposed Design Improvements for Shalimar Park

City Council August 6, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6816040&GUID=BDE3B86B-99A0-4201-9398-04FD85E54CEB>

- ii. Approve purchase of 778 Shalimar Drive for park expansion

City Council November 19, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=7025742&GUID=9C6A8BC6-1144-43F6-B714-ECE0671BA766>

2. Expansion of Ketchum-Libolt Park

The City approved the professional service agreement with Architerra Design Group, Inc. to design improvements and expansion of Ketchum-Libolt Park.

City Council January 16, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6478260&GUID=C6009A04-F8A1-48C7-9E28-38FD8EF2B338>

i. Approve Proposed Design Improvements for Ketchum-Libolt Park

City Council July 16, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6781286&GUID=1D3467FE-8D85-4BC5-81F4-91F916CA3B64>

3. Light Installation and Athletic Facility Project

City adopted plans to install new lighting facilities include Jack Hammett Sports Complex, TeWinkle Athletic Complex, Costa Mesa Tennis Center, and Bark Park.

City Council January 16, 2024 Staff Report

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6478263&GUID=4575CBA7-79CE-44D1-87C4-D235007171A6>

4. Completion of Improvements to the Jack Hammet Sports Complex

The improvements to the sport complex included parking lot pavement improvements, concrete sidewalk, access ramps, installation of a new storage building, site grading, lighting, landscape improvements, and integrated art features.

City Council January 16, 2024 Staff Report

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6478264&GUID=E0A415A6-6E64-43B2-93C2-F544099B7DA4>

5. Vernal Pool Restoration Project at Fairview Park

The City approved amendment No. 2 to the Professional Service Agreement with Glenn Lukos Associates vernal pools restoration project and biological monitoring services for the Vernal Pools 5, 6, and 7 Restoration Project at Fairview Park. The scope of the vernal pools restoration project includes:

- Removal of non-native plants and turf
- Planting and reestablishment of vernal pool plants
- Planting and establishment of a coastal sage scrub (CSS) buffer around the vernal pool watershed area
- Installation of a temporary irrigation system to supply water to the installed container plants during establishment
- Repair and restoration of elevation and contours of vernal pools 5 and 6
- Inoculation of fairy shrimp cysts
- Delineation fencing and educational signage around the vernal pool 5, 6, and 7 watershed and buffer

The work under Amendment No. 2 is expected to be performed from spring 2024 through spring 2025, completing the 2nd year of the five-year establishment period for the restoration.

City Council May 7, 2024 Staff Report

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6658302&G=6658302-31F0-4124-A5FB-CF1585C7C1FC>

6. Continue Professional Service Agreement with Cabco Yellow, Inc. for Senior Transportation Programs

The Costa Mesa Senior Center offers a Senior Transportation Program (STP) for Costa Mesa residents ages 60 and older. The STP includes two components - the Senior Mobility Program (SMP) and the Medical Transportation Program (MTP). The Senior Mobility Program (SMP) provides transportation to and from the Senior Center as well as for personal shopping trips and social trips within the boundaries of Costa Mesa's city limits.

The Medical Transportation Program (MTP) program provides senior citizens with transportation to and from their home/residence to various medical facilities in Costa Mesa, as well as medical appointments in Newport Beach, Fountain Valley, Santa Ana, Huntington Beach, Tustin, Irvine, Westminster, Garden Grove, Orange, La Habra, Anaheim, and the Long Beach VA Hospital.

In 2020, the City entered into an emergency one-year PSA with California Yellow Cab. On May 18, 2021, City Council approved a five-year PSA for California Yellow Cab to provide services for the SMP and MTP. California Yellow Cab provides taxis for individuals in need of transportation and can be scheduled 48 hours in advance. California

Yellow Cab charges \$12.50 per ride anywhere in Costa Mesa and charges an additional \$2.50 per mile beyond Costa Mesa for appointments. Currently, the city subsidizes 100% of the cost of every ride to allow free transportation to program users, allows both one-way and round-trip rides, and has no limit on the number of rides a program user may book per month. The PSA with California Yellow Cab also provides services to Network for Homeless Solutions (NHS) clientele, but this service is in addition to the SMP or MTP.

City Council March 19, 2024 Staff Report

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6576103&GUID=F1165E56-CEBD-49E1-96DB-ED1E9D47C2F2>

f. Housing Element

The following activities implements the Housing Element Goals:

- Goal #1: *Preserve and enhance the City's existing housing supply.*
- Goal #2: *Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs.*
- Goal #4: *Provide housing opportunities to residents of all social and economic segments of the community without discrimination on the basis of race, color, religion, sexual orientation, disability/medical conditions, national origin or ancestry, marital status, age, household composition or size, source of income, or any other arbitrary factors.*

1. Annual Action Plan Funding Priorities for Community Development Block Grant (CDBG) and Home Investment Partnerships Grant: \$1.5 million used for various activities that assist low- and moderate-income Costa Mesa residents.

Funding from these grant resources will be used for the following City activities:

- i. Capital Improvement: roof replacement at Senior Center
- ii. Public Safety: Fund a portion of City's Community Outreach Worker and public services grant for community-based non-profit organizations
- iii. Housing Rehabilitation Program Administration – Fund staff and other direct costs associated with administering the City's HOME-funded housing rehabilitation program.
- iv. Community Improvement/Code Enforcement – support work of two full-time and one- part time City Community Improvement Officers – activity will be limited to eligible low- and moderate-income Census Tract Block Groups.
- v. Administration – CDBG Program Administration and Fair Housing Foundation

City Council May 21, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6698866&GUID=847162F5-BE8E-447F-B378-6B281F11769E>

2. Bridge Shelter Services: Amendment to the Professional Service Agreements with Mercy House and Bracken's Kitchen

In April 2021, the City of Costa Mesa (City) completed construction of its permanent Bridge Shelter (Shelter) at 3175 Airway Avenue, offering 72 beds. In July 2023, the City Council approved an expansion, adding 16 beds and increasing the Shelter's total capacity to 85 guests. Each year, the Shelter provides interim housing and comprehensive support services to approximately 220 individuals. Since opening, it has successfully helped over 170 people transition into permanent housing. Mercy House will continue overseeing shelter operations, including janitorial services, logistics, transportation, volunteer coordination, and security. Bracken's Kitchen will remain the Shelter Kitchen Operator, ensuring high-quality meals and staffing the kitchen.

City Council September 17, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6862419&GUID=215C8F49-9E96-434B-9256-C3B113A6C580>

g. Historical and Cultural Resources Element

Approved the "Leroy Anderson House" located at 208 Magnolia Street Local Historic Register on June 18, 2024

Implements the Historical and Cultural Resources Element:

- Historical and Cultural Resources Element Goal
 - Goal HCR-1: "*Historical, Archeological, and Paleontological Resources Preservation*"

The home located at 208 Magnolia Street has special historical, architectural and community value in that the structure reflects the transitional period of early Costa Mesa residential development during which the former farming community of Harper evolved from an agricultural area to the more densely developed town and is one of the earliest residences constructed in the Newport Heights Tract during that period. Additionally, the subject residence has community value in that the house was the long-term residence of Leroy P. Anderson, a prominent local attorney who was instrumental in the early development of Costa Mesa. Further, preservation of this historical residence is consistent with the City's Historic Preservation Ordinance "Purpose" in that designating the property on the City's Historic Registry will: (1) further safeguard the City's heritage as embodied and

reflected in the subject property, (2) encourage public knowledge, understanding, and appreciation of the City's past by fostering civic and neighborhood pride and a sense of identity based on the recognition of a cultural resource, (3) preserve a diverse and harmonious architectural style that reflects the City's history, and (4) enhance property values and increase economic and financial benefits to the City by protecting a local neighborhood historical resource asset.

City Council June 18, 2024 Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6726111&GUID=A1BB898D-C5C6-4234-A680-E636BA5C51D5>

h. Noise Element

The City continuously implements the Noise Element Goals by evaluating both existing and anticipated noise conditions for all projects. Each project is assessed for compatibility with adopted noise and land use criteria, as well as applicable interior and exterior noise standards, including Title 24 requirements for new residential developments. Staff identifies noise mitigation opportunities during project evaluations and applies appropriate environmental review processes as needed. For instance, when an acoustical study is required, specific sound attenuation measures are incorporated into both interior and exterior spaces. Additionally, mixed-use developments must strategically position noise sources away from residential areas.

The City also monitors developments related to John Wayne Airport operations, such as the recent General Aviation Program, to prevent increased noise levels. Meanwhile, the Community Improvement Division actively investigates and addresses all noise-related concerns submitted for review.

i. Growth Management Element

The City actively implements the Growth Management Element Goals by aligning land use and transportation planning policies with state, regional, and local growth management efforts. To support informed decision-making, growth projections, and transportation modeling, the City provides data and reports upon request to the Center for Demographic Research, the Southern California Association of Governments, the State Department of Finance, Orange County Transit Authority, and the Newport Mesa Unified School District.

j. Community Design Element

The City continuously implements the goals of the Community Design Element by ensuring that land use developments and capital improvement projects enhance the community's visual character and overall quality of life.

Land use development projects are reviewed and designed to align with urban plans, General Plan policies, and zoning development standards while ensuring compatibility with surrounding neighborhoods. Residential developments are also evaluated to meet the City's Residential Design Guidelines, which promote design excellence in new housing projects. When applicable, developments must also adhere to the City's comprehensive landscaping standards outlined in the municipal code to ensure aesthetic appeal and environmental sustainability. The Capital Improvement Projects outlined in the Circulation Element, along with the recent approval of the Pedestrian Master Plan, highlight the City's commitment to enhancing its vehicular and pedestrian pathways and corridors.

B. Summary of the Housing Element Implementation (Housing Program Status Report)

Below is a summary of the 2024 Housing Element APR.

1) *The City's progress in meeting its share of the Regional Housing Needs Assessment (RHNA) allocation:*

The 6th Cycle Housing Element planning period is between October 15, 2021 through October 15, 2029. The City's 6th Cycle RHNA allocation is 11,760 total units including 6,801 lower income units (2,919 very-low, 1,794 low and 2,088 moderate-income units) and 4,959 above moderate-income units.

a. Building Permits Issued during the 6th Cycle Housing Element (thus far) and Building Permits Issued during 2024

From October 15, 2021 (start of the 6th Housing Element Cycle) to December 31, 2024, the City issued building permits for a total of 373 residential units, including 312 affordable units and 60 above moderate-income units (shown in Table 1 Below and Housing Element APR Attachment 1 - Table B). The majority of the affordable units were accessory dwelling units (ADUs) with 58 ADUs in the very low-income category, 162 ADUs in the low-income category and 32 ADUs in the moderate-income category. Additionally, completion of Phase I of the Mesa Vista Homekey development (2274 Neport Boulevard) provided 40 extremely low-income units and one above moderate manager's unit. With the exception of the Mesa Vista project, these permitted housing units are all within existing residential neighborhoods.

Table 1: Total Building Permits Issued in 6th Housing Element Cycle					
Income Category	RHNA Allocation (Housing Units)	October 2021-December 2022	2023	2024	Total Progress in Housing Element Reporting Period (October 2021-December 2029)
Very Low Income	2,919 units	27	47	24	98
Low Income	1,794 units	56	61	45	162
Moderate Income	2,088 units	19	13	20	52
Above Moderate Income	4,959 units	16	11	34	61
Total:	11,760 units	118	132	123	373

Costa Mesa Housing Construction Calendar Years 2024

During the calendar year 2024, a total of 284 housing units were constructed in the City. Because some new projects required demolition of existing housing units, the net increase of housing units for 2024 was 273 units. Of the 284 units constructed, nine were single-family residences, 66 were ADUs, and 209 were multifamily housing units associated with the Lux Apartments (2277 Harbor Boulevard) which were completed this year. Of the 284 units constructed in 2024, 75 were in the affordable category.

b. Housing Development Projects

The City also approved four housing development projects that required discretionary review that will provide a net increase of ten housing units (including five ADUs). Additionally, the City approved three housing development projects pursuant to Senate Bill (SB) 9 that will permit five units; requires demolition of 2 units and provide a net increase of three housing units once constructed. Table 2 provides a list of housing development projects that were approved in 2024.

Table 2: 2024 Approved Housing Development Projects (Discretionary Approval)			
Housing Development Projects	Proposed Units	Existing/Demolition	Net Total
Two-unit small lot subdivision at 1022 West Wilson Street	2	1 unit, to be demolished	1
Two-unit small lot subdivision at 146 Rochester Street	2	1 unit, to be demolished	1
Two duplexes with four detached ADUs at 374 and 376 Hamilton Street	4 units + 4 ADUs	2 units, to be demolished	2 units + 4 ADUs
Two-units and ADU at 241 Ogle Street	2 units + 1 ADU	1 unit, to be demolished	1 unit + 1 ADU
Total Net Units			10 housing units

For calendar year 2024, the City received a total of eight housing applications that includes two or more units for a total of 272 housing units. Table 3 provides a list of housing development projects that are currently under entitlement review and being processed by the City as of December 2024.

Table 3: Applied Housing Development Projects (Discretionary Approval) - Under Review as of December 2024			
Housing Development Projects	Proposed Units	Existing/ Demolition	Net Total
Multifamily Apartment at 3333 Susan Street [Applied 2023]	1,050 units	0	1,050 units
Single Room Occupancy at 2205 Harbor [Applied 2023]	46 units	0	46 units
Small-lot subdivision at 215 and 223 Mesa Drive, Density Bonus Request [Applied 2024]	6 units	2 units, to be demolished	4 units
Small-lot subdivision at 734 W 20 th Street [Applied 2024]	3 units	0	3 units
Condominium at 220, 222, 234, 236 Victoria Street [Applied 2024]	40 units	0	40 units
Senior Housing (Jamboree) at 695 19 th Street [Applied 2024]	70 units	0	70 units
Single Family and Townhomes at 3150 Bear Street [Applied 2024]	142 units	0	142 units
Small-lot subdivision at 2195 Pacific Avenue [Applied 2024]	10 units	0	10 units
Detached Single Family Development at 2074 Pomona Avenue [Applied 2024]	2 units	1 unit, to be demolished	1 unit
Duplex, 1 Detached ADU at 210 Cabrillo Street [Applied 2024]	3 units	1 unit, to be demolished	2 units
Total Net Units			1,368 Units

Throughout the 2021-2019 Housing Element planning period, the City continues to monitor and track the number of housing units in the “pipeline” (constituting projects within entitlement review, entitled, under construction and recently constructed). These units officially count towards the RHNA when a building permit is pulled.

As of February 2025, there are an additional 1,238 entitled housing units expected to complete construction within the 6th Cycle Housing Element period. These entitled housing developments are listed in Table 4.

Table 4: Entitled Pipeline Housing Development Projects, Anticipated to Complete Construction within Housing Element Planning Period					
Housing Development Projects	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units
One Metro West - 1683 Sunflower	67 units	39 units	--	951 units	1,050 units
1711-1719 Pomona Avenue (Live/Work)	--	--	--	8 units	8 units
1540 Superior Avenue (Live/Work)	--	--	--	9 units	9 units
1400 Bristol Street (Travelodge – Project Homekey)	76 units	--	--	2 units	78 units
2274 Newport (Phase II – Motel 6/ Mesa Vista Apartments, Project Homekey)	48 units	--	--	--	48 units
960 West 16 th Street (Live/Work)	--	--	--	38 units	38 units
Total	191 (Very Low)	39 (Low)	--	1,008 (Above Moderate)	1,238 Units

c. A listing of sites rezoned to accommodate the City’s share of regional housing need:

The City’s 6th Cycle Housing Element includes several housing programs that require updating zoning for specific areas in the City to accommodate housing on housing opportunity sites (“candidate sites”) based on the City’s share of the regional housing need. At this time, the City has not yet completed its rezoning of candidate sites that were identified in the 6th Cycle Housing Element; however, the City has assembled a staff team to work on the effort and secured project funding to complete the rezoning program.

The City issued a request for proposal for a qualified consultant to provide services to help complete the complex rezoning effort in October, 2024 and on February 18, 2025, City Council approved the professional service agreement with Dudek

to complete the rezoning program. Staff is currently processing contracts for this and anticipates the effort to commence in March 2025.

The City-wide rezoning program will create the framework for additional future development of new housing in compliance with the City's Housing Element. These programs are complex multi-year efforts that will require policy and process modifications to facilitate new development while preserving existing residential neighborhoods. These major programs will involve community visioning and engagement, as well as environmental review to comply with the California Environmental Quality Act. The program will account for notable progress in implementing 18 of the 47 Housing Element programs, including completion Housing Element Programs 3C, 3D, 3H, 3I, 3J, 3N and 3R, which specifically address increased densities and/or allowing housing as a permitting use in certain areas of the City.

It also important to note, that the City has progressed towards rezoning three of the housing candidate sites:

- *Housing Candidate Site #196 3333 Susan Street:* The Housing Element envisioned 120 units on this site, with 59 units affordable to lower-income households on 2.4 acres. The property owner of this housing opportunity site submitted a housing development application to redevelop the entire 14.25 acre for mixed-use development. The proposed project component includes 1,050 multifamily units, open space, and a small retail component. The application was submitted in December 2023. The number of units that will be reserved for lower-income households will be determined as the project progresses through the development review process.
- *Housing Candidate Site #40 Fairview Developmental Center [Housing Program 3B]:* The City is leading the effort to rezone the Fairview Development Center to provide opportunity 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. 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). The planning process is being funded through a \$3.5 million grant from the State pursuant to Senate Bill 188.

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). In addition, staff and Placemarks 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. It is anticipated that in Spring 2025, additional study sessions and public hearings will occur to create a preferred land use plan for the FDC Specific Plan. Following these hearings, staff will proceed with preparation of the specific plan and environmental review. More information on this process can be found on the project webpage: fdcplan.com.

- *Housing Candidate Site #14 695 W. 19th Street (Jamboree – Senior Housing [Housing Programs 2D and 4A])*: The Housing Element envisioned 60 units reserved for senior residents. In 2020, the City Council approved an Exclusive Negotiating Agreement (ENA) to partner with Jamboree Housing Corporation in determining the feasibility 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 to develop affordable housing for Costa Mesa's seniors. The Urban Master Plan Screening for the project was presented to the City Council at its February 20, 2024, meeting and the project is in entitlement review. Since this meeting, the applicant has increased their unit count from 60 to 70 affordable housing units, (69 senior units plus one manager's unit). The units will be restricted to provide a combination of very low- and low-income units, including 34 permanent supportive housing units. On December 9, 2024, the Planning Commission made recommendation to City Council to approve the project. It is anticipated that the project will be presented to City Council for consideration in March 2025.

2) *Housing Element Programs (Completed and Underway):*

This section provides an overview of the progression towards completing additional Housing Element Programs, in addition to the ones mentioned as part of the rezoning program. This list highlights the programs that have been completed or have had significant efforts towards its completion. A complete list of the Housing Element Programs is included 2024 HCD APR Form Table D.

1. *Monitoring and Preservation of At-Risk Housing Units [Program 1C] - Complete*

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.

2. *Affordable Housing (Inclusionary) Ordinance [Program 2A] – Complete*

The City Council adopted the Affordable Housing Ordinance on August 6, 2024, which became effective on September 6, 2024. The approved amendment to the Costa Mesa Municipal Code (CMMC) to establish the affordable housing requirements for certain new residential development projects and a fee resolution to establish the affordable housing in-lieu fee schedule. Adoption of an Affordable Housing Ordinance is a step towards addressing this issue coupled with the other Housing Element programs intended to remove or reduce existing barriers and constraints to market-rate Housing developments. Furthermore, the Ordinance will help towards achieving the City's regional housing needs for the very-low-, low-, and moderate-income categories.

Housing Trust Fund

To further support affordable housing efforts, a \$2.5 million contribution was made during the budget making process for Fiscal Year 2024-25, from the City's General Fund for a new Housing Trust Fund including a first-time homebuyer's program. Staff will be bringing the item back to the City Council to further elaborate on and finalize the housing activities eligible for the Funds. Please note this fund is separate and apart from the Housing Authority Fund that contains funding for the Citywide rezoning and visioning efforts financed by year-end General Fund savings in previous years. It is also separate and apart from the In-Lieu-Fee Fund that will potentially receive affordable housing in-lieu payments from developers pursuant to the City's adopted Affordable Housing Ordinance.

3. *Promote the Development of Accessory Dwelling Unit [Program 3E] (Ongoing)*

The City Council processed updates to the CMMC to streamline the development of Accessory Dwelling Units (ADUs) in compliance with State Housing Law in 2023 and as recently as March 2025. The City launched an ADU pre-approved program, inviting architects and contractors to submit pre-approved ADU plans for review with the City. The City is currently reviewing seven individual pre-approved ADUs and will make these plans available for public use in Spring 2025. The City launched its ADU Legalization Program on January 1, 2025, to provide a pathway to legalize unpermitted ADUs built prior to January 1, 2020. The City also has a dedicated webpage to assist property owners in the ADU permitting process.

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

4. *Explore Opportunities to implement Motel Conversions Through Project Homekey [Housing Program 3F and 4A]*

- a. The Motel 6 property located at 2274 Newport Boulevard involves the acquisition and two-phase adaptive reuse of an 88-unit motel into permanent housing. This project is also referred to as Mesa Vista Apartments. To help finance the project the Costa Mesa City Council approved a \$3.5 million America Rescue Plan Act (ARPA) funded grant, a \$1.5 million HOME funded loan and an \$850,000 Low and Moderate Income Housing Fund loan.

Phase 1 is completed and includes 40 housing units that are available to individuals earning 30% or less than the Area Median Income, 30 of which are permanent supportive housing units serving homeless veterans, and ten of which are for homeless individuals who meet the Mental Health Services Act eligibility criteria. Phase II will convert the remaining 48 units into permanent supportive housing with wraparound services for seniors (62+) earning 50% or less of the Area Median Income. Building permits for Phase II were submitted in August 2024 and approved in February 2025, with project completion expected by Summer 2025.

- b. A second 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. Demolition permit was issued in 2024 and construction is anticipated to begin 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.

5. *Tenant Protection Program Fair Housing [Program 4A] – Ongoing*

The City approved a Tenant Protection Program that progresses the City's Fair Housing goals adopted in the City's Housing Element in 2023. The City's Tenant Protection Program includes adoption of the Urgency Ordinance No. 2023-04 amending various section of CMMC, 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 31 households. Of those affected:

- Twenty 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.

- Eleven eviction notices were denied resulting in the eviction being reversed. These households were allowed to remain in their homes.

6. Bridges Homeless Shelter [Program 4F]

In April 2021, the City of Costa Mesa completed the construction of its permanent Bridge Shelter within the city. Construction of the Bridge Shelter, as well as the organization and operation of the temporary Bridge Shelter at Lighthouse Church, and the ongoing efforts of the City's Street Outreach Team represent Costa Mesa's commitment to assisting vulnerable residents currently experiencing homelessness. With the shelter in full operation, the City is able to assist up to 72 residents at one time and connect these residents with services and assistance toward permanent housing solutions. On June 6, 2023, the City Council approved a capacity increase of 16 beds bringing the Shelter's total capacity to 88 beds. On August 1, 2023, the City Council approved the submission of a joint application with the Orange County Health Care Agency to the State Department of Health Care Services for funding to add 15 behavioral health beds and associated services at the Shelter. The City has since received an award of \$4.2 million dollars to implement the additional beds, which are anticipated to be available for occupancy by April 2024.

7. Safety Element Update and Environmental Justice Policies [2G]

City Council approved the professional services agreement with Dudeck to commence the Climate Action Adaption Plan process on October 15, 2024. A working draft of the Safety Element is being prepared that incorporates references to the City's Local Hazard Mitigation Plan, as well as to address other applicable State laws (SB 1035-Flood and Hazards and AB 747/SB 99-Evacuation Routes). As part of this process, staff will also be evaluating other General Plan Elements to incorporate environmental justice policies pursuant to the Planning for Healthy Communities Act (SB 1000). This law requires jurisdictions to develop and incorporate policies aimed at improving conditions in lower-income communities that are disproportionately impacted by pollution and other environmental hazards contributing to adverse health outcomes.

A key component of this effort includes identifying existing General Plan policies that already support environmental justice, as well as developing new policies where needed. The intent of SB 1000, as outlined in the Office of Planning and Research's General Plan Guidelines, is to "address unique or compounded health risks in disadvantaged communities by decreasing pollution exposure, increasing community assets, and improving overall health."

In addition, the City will address SB 1425 by reviewing and updating the Open Space Element, the City's Open Space Master Plan, and the accompanying action program to ensure equitable access to open space for all residents. These updates will be coordinated with the Environmental Justice Policies to promote equity and inclusion.

The revised Open Space Element will also emphasize the critical role of open space in enhancing climate resilience, aligning with the broader goals of the Safety Element.

8. Zoning Ordinance Updates (Housing Element Programs 2F, 2H, 2J, 2O, 4E, 2E, 2M, 4G, 4E, and 2K)

These programs require analysis, and where necessary, updates to residential parking standards, certain housing definitions and terminologies, and changes to the City's development review process and findings to help streamline project approvals. It is anticipated that these updates will be included in the citywide rezone program update. However, certain minor amendments to comply with State law or correct inconsistencies will be incorporated in the City's annual code clean-up effort, anticipated to be brought to hearing in 2025. The objective of Program 2K is to review 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. Additionally, the citywide rezone program will necessitate further review of the local development review process for new housing application types and planning application fees.

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.

As illustrated, completed City projects such as, but not limited to, adopted ordinances, zoning code updates, completed street improvements, funding sources for park improvement, awarding contracts 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 accordance 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.



Attachment 1

6th Cycle Housing Element Annual Progress Report (APR) Forms For 2024

Attachment 1 is available online at:

<https://www.costamesaca.gov/home/showdocument?id=59930>