



CITY OF COSTA MESA
REGULAR CITY COUNCIL AND HOUSING AUTHORITY*
Agenda - Final Amended

Tuesday, April 15, 2025

6:00 PM

City Council Chambers
77 Fair Drive

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

NOTE THE FOLLOWING ITEM HAS BEEN REMOVED FROM THE AGENDA:

NEW BUSINESS ITEM NO. 1: REQUEST FOR CITY COUNCIL DIRECTION REGARDING THE RESEARCH FOR POTENTIAL DEVELOPMENT OF AN ORDINANCE ESTABLISHING STAFFING AND OPERATIONAL STANDARDS FOR SELF-CHECKOUT OPERATIONS (SCOS) IN GROCERY RETAIL STORES

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

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

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

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

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

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

Zoom Webinar: (For both 4:00 p.m. and 6:00 p.m. meetings)

Please click the link below to join the webinar:

[https://us06web.zoom.us/j/81879579049?](https://us06web.zoom.us/j/81879579049?pwd=_XoNBT2uciL7zrDsfj4A9Q9srLgExg.bQEU-le6VvXjPDeL)

[pwd=_XoNBT2uciL7zrDsfj4A9Q9srLgExg.bQEU-le6VvXjPDeL](https://us06web.zoom.us/j/81879579049?pwd=_XoNBT2uciL7zrDsfj4A9Q9srLgExg.bQEU-le6VvXjPDeL)

Or sign into Zoom.com and “Join a Meeting”

Enter Webinar ID: 818 7957 9049/ Password: 608584

- If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select “Join Audio via Computer.”
- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone: (For both 4:00 p.m. and 6:00 p.m. meetings)

Call: 1 669 900 6833 Enter Webinar ID: 818 7957 9049/ Password: 608584

During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

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

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

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

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

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

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

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

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

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

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

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

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

CLOSED SESSION - 4:00 P.M.

CALL TO ORDER

ROLL CALL

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

CLOSED SESSION ITEMS:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: Schaefer v. Costa Mesa
Orange County Superior Court Case No. 30-2022-01286737-CU-PO-CJC

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: DBO Investments CM, LLC v. Costa Mesa
Orange County Superior Court Case No. 30-2023-01360125-CU-CR-NJC.

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Pursuant to California Government Code Section 54956.8
APN: 140-041-81
Property: 3333 Susan Street, Costa Mesa, CA 92626
Agency Negotiator: Lori Ann Farrell Harrison, City Manager
Negotiating Parties: Legacy Partners
Under Negotiation: Price and Terms of Payment

REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY

APRIL 15, 2025 – 6:00 P.M.

JOHN STEPHENS
Mayor

MANUEL CHAVEZ
Mayor Pro Tem - District 4

ANDREA MARR
Council Member - District 3

ARLIS REYNOLDS
Council Member - District 5

LOREN GAMEROS
Council Member - District 2

JEFF PETTIS
Council Member - District 6

MIKE BULEY
Council Member - District 1

KIMBERLY HALL BARLOW
City Attorney

LORI ANN FARRELL HARRISON
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. Presentation: Active Transportation Committee

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 Marr
2. Council Member Reynolds
3. Council Member Pettis
4. Council Member Buley
5. Council Member Gameros
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 25-253 ORDINANCES AND RESOLUTIONS](#)

RECOMMENDATION:

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

2. [READING FOLDER](#) [25-254](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Karen Franco, Gail Kay, Nona Wolverton, Masoon Yazarlou.

3. **ADOPTION OF WARRANT RESOLUTION** **25-235**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2732.

Attachments: [1. Summary Check Registration 3-20-25](#)
[2. Summary Check Registration 3-25-25](#)

4. **MINUTES** **25-255**

RECOMMENDATION:

City Council approve the minutes of the regular meeting of April 1, 2025.

Attachments: [1. 04-01-2025 Draft Minutes](#)

5. **2024 2015-2035 GENERAL PLAN ANNUAL PROGRESS REPORT 25-220 (APR)**

RECOMMENDATION:

Staff recommends the City Council approve the 2024 Annual Progress Report for the 2015-2035 Costa Mesa General Plan for submittal to the State Office of Land Use and Climate Innovation (LUCI) [formerly known as the Office of Planning and Research (OPR)], and State Department of Housing and Community Development (HCD).

Attachments: [Agenda Report](#)
[1. 8th Edition General Plan Annual Progress Report 2024](#)

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. [APPEAL OF THE PLANNING COMMISSION'S DECISION TO 25-228 APPROVE A CONDITIONAL USE PERMIT \(CUP\) PCUP-24-0011 TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 1912 HARBOR BOULEVARD \("GREEN MART"\), IN THE LOCAL BUSINESS DISTRICT \(C1\)](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities.
2. Uphold the Planning Commission's decision to approve Conditional Use Permit PCUP-24-0011 based on findings of fact and subject to the conditions of approval as contained in the Resolution.

Attachments: [Agenda Report](#)

1. [Resolution](#)
2. [Appeal Application](#)
3. [Supplemental Information](#)
4. [Planning Commission Resolution](#)
5. [Planning Commission Agenda Report](#)
6. [Planning Commission Public Comments](#)
7. [Planning Commission Draft Minutes](#)
8. [City Council Public Comments](#)

2. [RESOLUTION FOR APPROVAL OF THE DRAFT RELOCATION PLAN 25-248 AND RELOCATION ASSISTANCE FOR TENANTS OF 778 SHALIMAR DRIVE](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt proposed Resolution No. 25-XX approving the draft Relocation Plan for the Shalimar Park Expansion Project's acquisition of real property located at Assessor's Parcel Number 424-051-23 (778 Shalimar Drive) and appropriating funds thereof.
2. Authorize an appropriation of \$203,717 in the Housing Trust Fund (Fund 222) for relocation assistance.
3. Authorize the City Manager, City Attorney, and Finance Director to implement the approved Relocation Program.

Attachments: [1. Draft Relocation Plan - English](#)
[2. Draft Relocation Plan - Spanish](#)
[3. Draft Resolution 2025-XX Approving a relocation plan for 778 Shalimar tenants and appropriating funds thereof](#)

OLD BUSINESS:

1. [APPOINTMENT TO THE ANIMAL SERVICES COMMITTEE AND 25-250 CONFIRMING THE ORANGE COUNTY MODEL ENGINEERS \(OCME\) LIAISON TO THE FAIRVIEW PARK STEERING COMMITTEE](#)

RECOMMENDATION:

Staff recommends:

1. Mayor Pro Tem Chavez make one (1) member appointment to the Animal Services Committee with a term expiration of April 2027.
2. The City Council confirm Hank Castignetti as the Orange County Model Engineers (OCME) City liaison to the Fairview Park Steering Committee.

Attachments: [1. Animal Services Committee Applications](#)

NEW BUSINESS:

- ~~1. REQUEST FOR CITY COUNCIL DIRECTION REGARDING THE RESEARCH FOR POTENTIAL DEVELOPMENT OF AN ORDINANCE ESTABLISHING STAFFING AND OPERATIONAL STANDARDS FOR SELF-CHECKOUT OPERATIONS (SCOS) IN GROCERY RETAIL STORES~~

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

ADJOURNMENT



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-253

Meeting Date: 4/15/2025

TITLE:

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

RECOMMENDATION:

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



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-254

Meeting Date: 4/15/2025

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: Karen Franco, Gail Kay, Nona Wolverton, Masoon Yazarlou.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-235

Meeting Date: 4/15/2025

TITLE:

ADOPTION OF WARRANT RESOLUTION

DEPARTMENT: FINANCE DEPARTMENT

PRESENTED BY: CAROL MOLINA, FINANCE DIRECTOR

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

RECOMMENDATION:

City Council approve Warrant Resolution No. 2732.

BACKGROUND:

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

FISCAL REVIEW:

Funding Payroll Register No. 25-07 for \$3,938,455.13, and City operating expenses for \$3,660,012.18.

Bank: CITY
Cycle: AWKLY

<u>Payment Ref</u>	<u>Cancel Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Date</u>	<u>Payment Amt</u>
0250769	3/17/2025	V	Proactive Engineering Consultants Inc <i>Line Description: Did not received check.</i>	0000028916	11/01/24	(1,210.00)
TOTAL						(\$1,210.00)

0 *
2,288.48 +
1,241,299.72 +
1,210. -
1,242,378.2 *

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
019482	03/21/25	P	Andrea Aguilar	0000030366	85.00
			<i>Line Description:</i> PARMA Conf Parking Exp		
019483	03/21/25	P	Anthony Ceballos	0000031138	25.00
			<i>Line Description:</i> 2024 CAPE Annual Award Banquet		
019484	03/21/25	P	Barbara Carpenter	0000000976	25.00
			<i>Line Description:</i> CAPE 2024 Annual Award Banquet		
019485	03/21/25	P	CDW Government Inc	0000005402	289.96
			<i>Line Description:</i> Filter Full Screen		
019486	03/21/25	P	Cathy Hill	0000029893	217.60
			<i>Line Description:</i> MMASC Conf Exp		
019487	03/21/25	P	Hadassa Jakher	0000027353	1,300.00
			<i>Line Description:</i> Exec Professional Dev Reimb		
019488	03/21/25	P	KayDee Lawson	0000031184	25.00
			<i>Line Description:</i> CAPF 2024 Annual Award Banquet		
019489	03/21/25	P	Monica Trujillo	0000029969	25.00
			<i>Line Description:</i> CAPF 2024 Annual Award Banquet		
019490	03/21/25	P	Monique Pham	0000026754	25.00
			<i>Line Description:</i> CAPF 2024 Annual Award Banquet		
019491	03/21/25	P	Monte Peters	0000022201	215.00
			<i>Line Description:</i> Sherman Block SLI #2		

Bank: DDP1

Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019492	03/21/25	P	Ruth Wang	0000022170	55.92
			<i>Line Description:</i> Meet & Greet Exp		
					<u>TOTAL</u> <u>\$2,288.48</u>

Bank: CITY
 Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0252606	03/21/25	P	Advantage Color Graphics	0000025397	20,611.63
			<i>Line Description:</i> Spotlight-Spring 2025		
0252607	03/21/25	P	Benefit Coordinators Corp	0000029594	87,526.50
			<i>Line Description:</i> Vision Ins Prem-Apr 2025 Dental Ins Prem-Apr 2025 Dental Ins prem-Mar 2025 Vision Ins Prem-Mar 2025		
0252608	03/21/25	P	Bracken's Kitchen Inc	0000029468	18,952.88
			<i>Line Description:</i> Shelter Svc 2/24-3/9/25		
0252609	03/21/25	P	Cabco Yellow Inc	0000028576	21,864.56
			<i>Line Description:</i> Sr Medical Transptn-Jan 2025 Shelter Guest Taxi Rides-Feb25		
0252610	03/21/25	P	Charter Communications	0000011202	22,434.45
			<i>Line Description:</i> 237927601-BCC Network Svs 237939201-DRC Network Svs 237938801-NHCC Network Svs 237940101-NHCC Public WiFi 240159901-DRC Internet Svs 244133301-BCC Internet Svs 237940001-CH Hub Network Svs 237926201-City Hall Video Svs 237927001-Fire Sta #6 Network 237927101-Parks Admin Network 237930101-City Hall Video Svs 237939101-Fire Sta #1 Network 237939301-Fire Sta #2 Network 237939401-Fire Sta #3 Network 237940301-Library Public WiFi 237926401-City Hall Public WiFi 237926601-Senior Center Intern		

Bank: CITY
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> 237926701- City Hall Video Svs 237926801-City Hall Network/Vi 237927201-Senior Center Networ 237927301-West Side Substation 237927401-Corp Yard Network Sv 237927801-City Hall Internet S 237938601-CH Basement Internet 237925901-PD Public WiFi 237929301-PD Video Svs 237926501-PD Video Svs 237938701-Bridge Shelter Publi 243645501-Code Enforcement Int 237940501-Public Svs Yard Netw 237940401-Fire Sta #4 Internet 237939901-Code Enforcement Net 237939801-City Hall Network Sv 237939701-PD Warehouse Network 237939601-Bridge Shelter Netwo 237939501-SCP Substation Netwo 237939001-Parks @ Corp Yard Pu 237938901-Bridge Shelter Video		
0252611	03/21/25	P	Commline, Inc	0000030492	24,854.96
			<i>Line Description:</i> Vehicle up-fit - Unit 750 Vehicle up-fit - Unit 750		
0252612	03/21/25	P	Dell Computer Corp	0000001962	17,913.32
			<i>Line Description:</i> MICROSOFT 365 SUBSCRIPTION LIC ELECTRONIC EQUIPMENT ENVIRONMENTAL FEE SALES TAX (7.75%) Mobile Workstation		
0252613	03/21/25	P	Families Forward Inc	0000024105	16,073.40
			<i>Line Description:</i> Rental Assistance-Jan 2025		

Bank: CITY
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252614	03/21/25	P	LINA	0000015623	36,973.75
			<i>Line Description:</i> Retiree Life Mar 25 LTD Ins Prem March 25 Voluntary Life Ins Mar 25 Active Life/AD&D Prem Mar25		
0252615	03/21/25	P	Lyons Security Service Inc	0000027168	24,472.50
			<i>Line Description:</i> Feb 25 Security Senior Center 24 Hr Security Lions Parks		
0252616	03/21/25	P	Merrimac Energy Group	0000021566	17,289.62
			<i>Line Description:</i> CY Diesel Tank #2 FS#1 Diesel Fuel Tank 10 FS#5 Diesel Fuel Tank #4 FS#2 Diesel Fuel Tank#11 FS#6 Diesel Fuel Tank#15 Rent Temporary Fuel Tank @ FS#		
0252617	03/21/25	P	Office Depot	0000003394	17,162.76
			<i>Line Description:</i> Office Supplies-CSI Office Supplies Fire Office Supplies-Jail Office Supplies-Parks Office Supplies-Finace Office Supplies-Police Office Supplies Telecom Office Supplies-Telecom Office Supplies- Building Office Supplies-Elections Office Supplies PD Records Office Supplies-City Clerk Office Supplies-Engineering Office Supplies-Telecom Ops		

Bank: CITY
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Office Supplies City Manager		
			Office Supplies PD Prop Evid		
			Office Supplies Transportation		
			Office Supplies Fire		
			Office Supplies PD Jail		
			Office Supplies-Finance		
			Office Supplies PD Admin		
			Office Supplies Planning		
			Office Supplies PD Invest		
			Office Supplies PD Records		
			Office Supplies PD Telecom		
			Office Supplies PD Traffic		
			Office Supplies-City Clerk		
			Office Supplies Admin Parks		
			Office Supplies City Manger		
			Office Supplies Engineering		
			Office Supplies PD Training		
			Office Supplies City Manager		
			Office Supplies PD Field Ops		
			Office Supplies-Senior Center		
			Office Supplies CM		
			Office Supplies PD		
			Office Supplies-PD		
0252618	03/21/25	P	Pinnacle Petroleum, Inc	0000029315	24,703.05
			<i>Line Description:</i> CY Unleaded Fuel Tanks 3-4		
0252619	03/21/25	P	Place Works Inc	0000023119	43,026.00
			<i>Line Description:</i> Consulting Services		
0252620	03/21/25	P	Selman Chevrolet Company	0000031057	64,977.29
			<i>Line Description:</i> Sales Tax 7.75%		
			CA Tire Fees		
			DMV Registration		
			DMV Documentation		

Bank: CITY
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> 2025 Chevy Silverado Trail Bos		
0252621	03/21/25	P	The Lincoln National Life Insurance Co	0000030039	15,333.30
			<i>Line Description:</i> Short Term Disability Mar 25		
0252622	03/21/25	P	Tovey Shultz Construction Inc	0000025581	390,070.19
			<i>Line Description:</i> Retention Payable #17-03 Lions Pk Proj #17-03/#800032		
0252623	03/21/25	P	West Coast Arborists Inc	0000004498	39,995.00
			<i>Line Description:</i> Tree Maint Feb 16-Feb 28		
0252624	03/21/25	P	Yunex LLC	0000029573	74,680.96
			<i>Line Description:</i> 19th&Garbor Replacement IISNS Traffic Signal Resonse Call Ou Ave ofArts&Anton Install RBF Traffic Signal Maint Feb 2025 Paularino&Coolidge Install RRF Baker&Bristol Intersestion ReWi		
0252625	03/21/25	P	4Leaf Inc	0000029711	111.60
			<i>Line Description:</i> Professional Svc-Jan 25		
0252626	03/21/25	P	AAA Electric Motor Sales & Service Inc	0000019861	770.66
			<i>Line Description:</i> Electrical Supplies Electrical Supplies		
0252627	03/21/25	P	ARC	0000022726	129.95
			<i>Line Description:</i> 2025 Council Poster Boards		

Bank: CITY
 Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0252628	03/21/25	P	AT & T	0000001107	3,605.79
		<i>Line Description:</i>	Smallwood Park Wakeham Park Estancia Park Outgoing Trunk Line DID Trunk Line PD Emergency Line TeWinkle Park Cool Line for PD DRC Alarm IT Computer Room 800 Mhz Radio Link		
0252629	03/21/25	P	AVNI Enterprises Inc	0000030676	968.15
		<i>Line Description:</i>	Stock-MOV-E Replacement Kit		
0252630	03/21/25	P	Accurate Roofing	0000026709	166.92
		<i>Line Description:</i>	Refund Permit BROF-25-0085		
0252631	03/21/25	P	Albert Voto	0000031178	280.00
		<i>Line Description:</i>	Basketball Referee 3/12/25 Basketball Referee 3/17/25		
0252632	03/21/25	P	Athletic Field Specialists	0000023215	1,890.00
		<i>Line Description:</i>	Herbicide Applications		
0252633	03/21/25	P	BCS Consultants	0000029856	13,684.25
		<i>Line Description:</i>	SALES TAX (7.75%) Equipment, Cable, Connectors		
0252634	03/21/25	P	Bee Busters Inc	0000007572	440.00
		<i>Line Description:</i>	Bee Colony Abatement		

Bank: CITY
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Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> Bee Colony Abatement Bee Colony Abatement Bee Colony Abatement		
0252635	03/21/25	P	Brian Hillard Karate	000030959	3,057.60
			<i>Line Description:</i> Instructor Payments-Winter2025		
0252636	03/21/25	P	BrightView Landscape Services Inc	000026055	13,266.23
			<i>Line Description:</i> Irrigation Repair-Feb 2025 Back Flow Repair @Gisler Pk		
0252637	03/21/25	P	CAPF	000004755	2,625.50
			<i>Line Description:</i> Firefighter LTD-Mar 2025		
0252638	03/21/25	P	CBE	000015149	6.22
			<i>Line Description:</i> Copier Maint 2/20-3/19/25		
0252639	03/21/25	P	CHUBB	000031158	1,697.82
			<i>Line Description:</i> Long Term Care Ins-Feb 2025		
0252640	03/21/25	P	CLEA	000004754	3,616.00
			<i>Line Description:</i> Police Officers LTD-mar 202521		
0252641	03/21/25	P	Canon Financial Services Inc	0000023241	8,684.18
			<i>Line Description:</i> Copier Lease-Mar 2025 Copier Lease-Mar 2025 Copier Usage-Feb 2025 Copier Lease-Nov 2025 Copier Lease-Mar 2025 Copier Lease-Mar 2025 Copier Lease 3/20-4/19/25		

Bank: CITY
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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Copier Lease-Mar 2025		
0252642	03/21/25	P	Coalition of OC Community Clinics	0000031197	500.00
			<i>Line Description:</i> Refund Rec Dep 2008766.002		
0252643	03/21/25	P	Cron & Associates Transcription Inc	0000016871	207.00
			<i>Line Description:</i> English Transcription		
0252644	03/21/25	P	Crossroads Software Inc	0000022997	2,900.00
			<i>Line Description:</i> MAINTENANCE AND SUPPORT		
0252645	03/21/25	P	Cub Scout Pack 108	0000012808	500.00
			<i>Line Description:</i> Refund Rec Dep 2008769.002		
0252646	03/21/25	P	DLT Solutions LLC	0000007986	11,360.29
			<i>Line Description:</i> ANNUAL MAINTENANCE		
0252647	03/21/25	P	Daniels Tire Service	0000001922	1,446.18
			<i>Line Description:</i> Warehouse Stock		
0252648	03/21/25	P	Data Ticket Inc	0000010929	5,368.70
			<i>Line Description:</i> Prkng Citation Process-Jan2025		
0252649	03/21/25	P	David Etnire	0000030919	140.00
			<i>Line Description:</i> Basketball Referee 3/12/25		
0252650	03/21/25	P	David Gundlach	0000031191	111.50
			<i>Line Description:</i> Refund Citation CM030016302		

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Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0252651	03/21/25	P	David Salene <i>Line Description:</i> Refund Permit PADU-24-0121	0000031189	500.00
0252652	03/21/25	P	Derek DeCicco <i>Line Description:</i> Refund Permit BROF-24-0427	0000026822	160.00
0252653	03/21/25	P	Ecolab Pest Elimination <i>Line Description:</i> Pest Control Svc Parks Feb-Apr Pest Control Svc-Feb 2025	0000024420	2,049.96
0252654	03/21/25	P	Eduardo Iniestra <i>Line Description:</i> Music/DJ Service for Spring Ba	0000029307	500.00
0252655	03/21/25	P	Elysian Arts & Events, LLC <i>Line Description:</i> Instructor Payments-Winter2025	0000030538	2,256.15
0252656	03/21/25	P	Eric Mahjub <i>Line Description:</i> Refund Citation CM030016431	0000031194	111.50
0252657	03/21/25	P	FM Thomas Air Conditioning Inc <i>Line Description:</i> Replace Crankcase Heatr AC1 Maint Svc-Mar 2025	0000017151	6,131.38
0252658	03/21/25	P	Fabrizio Pauri <i>Line Description:</i> Refund Permit BBRA-24-0103	0000011182	150.00
0252659	03/21/25	P	First Choice Service <i>Line Description:</i> Coffee & Water Svc-2/6/25 Coffee & Water Svc-2/2/25 Coffee & Water Svc-2/6/25	0000023961	1,336.24

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 Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> Coffee & Water Svc-2/19/25		
0252660	03/21/25	P	Ford Fleet Care	0000026262	5,846.34
			<i>Line Description:</i> Parts-Feb 2025 Repairs-Feb 2025		
0252661	03/21/25	P	Fuel Pros Inc	0000026476	2,106.47
			<i>Line Description:</i> Corp Yard DO Inspectn-Mar 25 DO Inspection-FS #6 DO Inspection-FS #2		
0252662	03/21/25	P	Galls LLC	0000002297	9,409.37
			<i>Line Description:</i> Uniform-Torres Uniform-Stafford Uniform-Soto Uniform-South Uniform-Sapida Uniform-Durbin Uniform-Pierini Uniform-Aguliar Uniform-Pierini Uniform-Osborne Uniform-Le Uniform-Osborne Safety Vest-Shield Uniform-Leonardo Safety Vest-Fischbacher Uniform-Nunez Uniform-Paulin Uniform-Fischbacher Uniform-Robertson		
0252663	03/21/25	P	General Data Company	0000023334	531.45
			<i>Line Description:</i> Printer Repair-PD		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252664	03/21/25	P	Grainger	0000002393	5,384.21
			<i>Line Description:</i> Spring Return Hose Reel Hardware Hardware Hardware Hardware		
0252665	03/21/25	P	Hirsch Pipe & Supply Company Inc	0000026475	67.65
			<i>Line Description:</i> Plumbing Supplies Plumbing Supplies		
0252666	03/21/25	P	Hot off the Press OC	0000031187	624.00
			<i>Line Description:</i> Mesh Pocket Shorts		
0252667	03/21/25	P	Interwest Consulting Group Inc	0000021505	1,122.86
			<i>Line Description:</i> Bldg & Safety Plan-Dec 2024 Bldg & Safety Plan-Jan 2025 Bldg & Safety Plan-Dec 2024		
0252668	03/21/25	P	Jennifer Smith	0000031192	30.00
			<i>Line Description:</i> Refund Citation CM060029646		
0252669	03/21/25	P	Johnson Controls Fire Protection LP	0000026089	84.88
			<i>Line Description:</i> Shelter Kitchen Hood Insptn		
0252670	03/21/25	P	Jose Escobedo	0000031195	25.50
			<i>Line Description:</i> Refund Citation CM030016499		
0252671	03/21/25	P	Karina Caudillo	0000031193	64.00

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Refund Citation CM050031692		
0252672	03/21/25	P	Knorr Systems Inc	0000005036	544.03
			<i>Line Description:</i> DRC Pool Chemical		
0252673	03/21/25	P	Laser Technology Inc	0000014771	7,063.02
			<i>Line Description:</i> Truspeed LR lidar device - Sp		
0252674	03/21/25	P	Lewis Brisbois Bisgaard & Smith LLP	0000014723	166.78
			<i>Line Description:</i> Subpn Refund 001-00379330		
0252675	03/21/25	P	Los Angeles Times	0000003000	4,606.93
			<i>Line Description:</i> Classified Listing Jan-Feb25		
0252676	03/21/25	P	Margarita Garcia	0000018206	111.50
			<i>Line Description:</i> Refund Citation CM010031003		
0252677	03/21/25	P	MetLife Legal Plans Inc	0000014707	5,109.00
			<i>Line Description:</i> MetLife Legal Premium		
0252678	03/21/25	P	Mike Raahauges Shooting Enterprises	0000006853	125.00
			<i>Line Description:</i> Range Fees Feb 2025		
0252679	03/21/25	P	Monument Row	0000030907	6,056.25
			<i>Line Description:</i> 778 Shalimar Dr Relocation Svc		
0252680	03/21/25	P	Oracle America Inc	0000003419	2,793.01
			<i>Line Description:</i> MICROFOCUS VISUAL COBOL		

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Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0252681	03/21/25	P	Orange Coast College	0000003458	517.40
			<i>Line Description:</i> Instructor Payments-Winter2025		
0252682	03/21/25	P	Orange County Dept of Education	0000000442	500.00
			<i>Line Description:</i> Refund Rec Dep 2008768.002		
0252683	03/21/25	P	Pat Hill	0000002532	624.00
			<i>Line Description:</i> Instructor Payments-Winter2025		
0252684	03/21/25	P	Paulette Suiter	0000026820	1,153.75
			<i>Line Description:</i> Instructor Payments-Winter2025		
0252685	03/21/25	P	Pivot Solutions LLC	0000030415	12,592.05
			<i>Line Description:</i> 715-Paint and Body Repair 712-Paint and Body Repair		
0252686	03/21/25	P	Proactive Engineering Consultants Inc	0000028916	1,210.00
			<i>Line Description:</i> Westside Storm Drain Improv Westside Storm Drain Improv Consulting Westside Storm Drai Consulting Westside Storm Drai		
0252687	03/21/25	P	Quadient Inc	0000028798	4,166.34
			<i>Line Description:</i> Quadient Credit Line Feb 25		
0252688	03/21/25	P	RCS Investigations & Consulting LLC	0000025431	7,000.00
			<i>Line Description:</i> Background Investigation		
0252689	03/21/25	P	Red Wing Business Advantage Account	0000003772	206.46
			<i>Line Description:</i> Safety Shoes Imraan Sada		

Bank: CITY
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252690	03/21/25	P	Resilience OC	0000031115	100.00
			<i>Line Description:</i> Refund Rec Dep 2008767.002		
0252691	03/21/25	P	Robert L Dickson Jr	0000003671	400.00
			<i>Line Description:</i> Planning Comm Mtng-Jan 2025		
0252692	03/21/25	P	Ron Gorman	0000025863	546.00
			<i>Line Description:</i> Instructor Payments-Winter2025		
0252693	03/21/25	P	SiteOne Landscape Supply LLC	0000024133	50.31
			<i>Line Description:</i> Irrigation Parts for Parks		
0252694	03/21/25	P	Skate Coastal LLC	0000031186	585.00
			<i>Line Description:</i> Instructor Payments-Winter2025		
0252695	03/21/25	P	Skyhawks Sports Academy LLC	0000004040	772.20
			<i>Line Description:</i> Instructor Payments-Winter2025		
0252696	03/21/25	P	Southern California Edison Company	0000004088	4,831.86
			<i>Line Description:</i> Arlington Ped X 2/7-3/10/25 3175 Airway 2/7-3/10/25 3191 Red Hill 2/7-3/10/25 152 Baker 2/7-3/10/25 2612 Harbor 2/13-3/16/25 980 Arlington C 2/7-3/10/25 980 Arlington Ped 2/7-3/10/25 3190 Airport Lp 2/7-3/10/25 1071 Arlington Irr 2/7-3/10/25 2944 Bristol 2/13-3/16/25 1256 Adams 2/10-3/11/25		

Bank: CITY
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> 3190 Red Hill 2/7-3/10/25 350 Bristol Ped 2/7-3/10/25 199 Broadway 2/13-3/16/25 401 Broadway 2/13-3/16/25 Prez Park 2/11-3/12/25 410 Merrimac Ped 2/10-3/11/25 410 Merrimac Ped 2/10-3/11/25 360 Ogle 2/10-3/11/25 Signals 1/7-3/4/25 1050 Arlington Ped 2/7-3/10/25		
0252698	03/21/25	P	Southern California Gas Company	0000004092	938.14
			<i>Line Description:</i> 3175 Airway 2/10-3/12/25		
0252699	03/21/25	P	Staples Advantage	0000024532	6,499.35
			<i>Line Description:</i> Office Supplies-Building Safet Credit-IT Office Supplies Office Supplies-HR Office Supplies-Planning Office Supplies-Fire Office Supplies Maint Office Supplies Parks Office Supplies-Parks Office Supplies-Finance Office Supplies-City Manager Office Supplies-PD		
0252700	03/21/25	P	State of California Dept of Industrial	0000001540	350.00
			<i>Line Description:</i> CA DIR Inspection Fee CA DIR Inspection Fee		
0252701	03/21/25	P	State of California Dept of Justice	0000001534	441.00
			<i>Line Description:</i> Livescan/Fingerprinting Servic		

Bank: CITY
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252702	03/21/25	P	Sunset Detectives	0000026756	9,000.00
			<i>Line Description:</i> Pre-Employment Background		
0252703	03/21/25	P	T Tactical Solutions Inc	0000026642	6,249.39
			<i>Line Description:</i> Supplies for Property		
0252704	03/21/25	P	Tagrs, LLC	0000030474	1,140.00
			<i>Line Description:</i> WEB Based Graffiti Tracking &		
0252705	03/21/25	P	Terrell Thorogood	0000030424	140.00
			<i>Line Description:</i> Basketball Referee 3/17/25		
0252706	03/21/25	P	The Intersect Group, LLC	0000030170	2,553.28
			<i>Line Description:</i> Temp Dustin C Week End 2/21 Temp Alexis L Week End 2/21		
0252707	03/21/25	P	The Lincoln National Life Insurance Co	0000030039	14,352.09
			<i>Line Description:</i> Accidental Ins Mar 25 Critical Ill Mar 2025		
0252708	03/21/25	P	The Pin Center	0000019267	558.75
			<i>Line Description:</i> Keys to the City		
0252709	03/21/25	P	Thomas Francis	0000031196	104.00
			<i>Line Description:</i> Refund Business License TaxFee		
0252710	03/21/25	P	Thomas J Broxtermann PhD	0000031054	450.00
			<i>Line Description:</i> POST Training-Soto, Lemus		

Bank: CITY
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> POST Tmg-Andersen		
0252711	03/21/25	P	Time Warner Cable	0000011202	34.77
			<i>Line Description:</i> Cable Services-City Hall		
0252712	03/21/25	P	Titan Fire Protection, Inc	0000030488	1,650.00
			<i>Line Description:</i> 5 Year Sprinkler Repair @ Dona		
0252713	03/21/25	P	Tripepi Smith & Assoices Inc	0000029704	516.25
			<i>Line Description:</i> Communications Support for Bus		
0252714	03/21/25	P	Tumble-N-Kids Inc	0000030098	11,224.20
			<i>Line Description:</i> Instructor Payments-Winter2025		
0252715	03/21/25	P	US Bank	0000002228	5,240.40
			<i>Line Description:</i> Payroll 25-05		
0252716	03/21/25	P	US Postal Service	0000004376	10,000.00
			<i>Line Description:</i> Prepaid Item-Postage Meter		
0252717	03/21/25	P	Uline	0000010970	416.25
			<i>Line Description:</i> Supplies for Property		
0252718	03/21/25	P	UniFirst Holdings Inc	0000030616	71.40
			<i>Line Description:</i> CMBS Walk Off Mat 2/24/25		
0252719	03/21/25	P	United Site Services of California Inc	0000015552	3,583.63
			<i>Line Description:</i> Porta Potties Golf Course Porta Potties Golf Course		

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Bank: CITY
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Porta Potties Gold Course Portable Toilet Aug 24 Porta Potties Golf Course Portable Toilet Srvs Sep24		
0252720	03/21/25	P	Vulcan Materials Company	0000007403	1,358.01
			<i>Line Description:</i> Asphalt Potholes Sidewalk Ramp Asphalt Potholes Sidewalk Ramp		
0252721	03/21/25	P	WSP USA Environment & Infrastructure Inc	0000029873	931.44
			<i>Line Description:</i> NPDES Industrial/Commerical In		
0252722	03/21/25	P	Wex Bank	0000014258	1,316.82
			<i>Line Description:</i> Fuel 2/7-3/6/25		
0252723	03/21/25	P	Wilshire Las Firm	0000031190	275.00
			<i>Line Description:</i> Sbpn Dep Refund 001-00380507		
0252724	03/21/25	P	Wintech Solutions Inc	0000012563	4,200.00
			<i>Line Description:</i> Repair window tint @ City Mana		
0252725	03/21/25	P	Zumar Industries Inc	0000004622	932.04
			<i>Line Description:</i> Anchors for Sign Posts		
TOTAL					\$1,241,299.72

City of Costa Mesa Accounts Payable
CCM OVERFLOW CHECK LISTING

Bank: CITY

Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252697	03/21/25	O	Southern California Edison Company <i>Line Description: Overflow</i>	0000004088	0.00
<u>TOTAL</u>					<u>0.00</u>

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Bank: CITY
Cycle: ANNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252799	03/26/25	P	Ken Grody Ford	0000030478	50,696.37
<i>Line Description: Cab& Chassis Balance-Unit #600</i>					
TOTAL					\$50,696.37

232,799.25
19,668.65
252,303.34
60,184.38
50,696.37
1,801,138.03
843.96

\$ 2,417,633.98

Bank: CITY
Cycle: ANNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252726	03/31/25	P	Antonio Macias	0000021817	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252727	03/31/25	P	Barbara Tintle	0000016912	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252728	03/31/25	P	Bonnie Kubota	0000005792	726.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252729	03/31/25	P	Bradley Whiteaker	0000000341	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252730	03/31/25	P	Burton Santee	0000003920	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252731	03/31/25	P	Chano Camarillo	0000001558	503.78
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252732	03/31/25	P	Chris Holmes	0000002557	852.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252733	03/31/25	P	Chris Reed	0000003777	819.58
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252734	03/31/25	P	Dan Mudra	0000006272	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252735	03/31/25	P	David Alkema	0000000970	876.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: CITY
Cycle: ANNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252736	03/31/25	P	Deanna Reed	0000002777	726.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252737	03/31/25	P	Dennis Barton	0000001209	231.84
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252738	03/31/25	P	Diane J Moore	0000003221	376.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252739	03/31/25	P	Don Boynton	0000015805	452.32
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252740	03/31/25	P	Donna Fagot	0000013934	425.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252741	03/31/25	P	Eric Engle	0000002128	555.24
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252742	03/31/25	P	Fidel Gamboa	0000007696	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252743	03/31/25	P	Frank Rudisill	0000003871	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252744	03/31/25	P	Frederick Merrill	0000005365	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTERBank: CITY
Cycle: ANNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252745	03/31/25	P	Fredric Wagner	0000004444	988.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252746	03/31/25	P	Gary Golson	0000002370	534.34
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252747	03/31/25	P	Harold Arnold	0000001076	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252748	03/31/25	P	Harold Newbern	0000013391	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252749	03/31/25	P	Henry Santo	0000003921	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252750	03/31/25	P	James Boucher	0000021818	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252751	03/31/25	P	James Solliday	0000015717	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252752	03/31/25	P	John E Fitzpatrick	0000002234	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252753	03/31/25	P	John Pherrin	0000006031	801.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252754	03/31/25	P	Karin Robinson	0000008079	587.40
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: CITY
Cycle: ANNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252755	03/31/25	P	Karl J Verhoef	0000004410	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252756	03/31/25	P	Keith M Jones	0000002776	731.91
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252757	03/31/25	P	Kenneth Soltis	0000007968	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252758	03/31/25	P	Kevin Gleason	0000006350	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252759	03/31/25	P	Klaus Straschil	0000004169	651.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252760	03/31/25	P	Larry Arruda	0000001080	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252761	03/31/25	P	Larry M Hicks	0000002525	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252762	03/31/25	P	Lawrence Stice	0000015806	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252763	03/31/25	P	Lou Steiner	0000005965	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: CITY
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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252764	03/31/25	P	Marilyn Ellis-Hollobaugh	0000002108	651.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252765	03/31/25	P	Merton Switzer	0000004204	297.93
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252766	03/31/25	P	Michael Basso	0000021265	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252767	03/31/25	P	Michael Moran	0000018227	555.24
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252768	03/31/25	P	Michael Swanson	0000006237	988.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252769	03/31/25	P	Michael Treanor	0000006788	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252770	03/31/25	P	Michael V Ginther	0000002339	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252771	03/31/25	P	Michael W Carver	0000001599	786.06
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252772	03/31/25	P	Neil Leveratt	0000002948	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252773	03/31/25	P	Pamela S Greene	0000005256	536.57
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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Run Date Mar 24,2025

Run Time 10:45:15 AM

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252774	03/31/25	P	Patricia Novack <i>Line Description:</i> Qtrly Retiree Medical Payment	0000012034	951.00
0252775	03/31/25	P	Perry J Grant <i>Line Description:</i> Qtrly Retiree Medical Payment	0000008771	951.00
0252776	03/31/25	P	Peter Merritt <i>Line Description:</i> Qtrly Retiree Medical Payment	0000005114	988.68
0252777	03/31/25	P	Peter Tenace <i>Line Description:</i> Qtrly Retiree Medical Payment	0000007198	376.05
0252778	03/31/25	P	Robert B Phillips <i>Line Description:</i> Qtrly Retiree Medical Payment	0000005388	1,026.00
0252779	03/31/25	P	Robert Ciszek <i>Line Description:</i> Qtrly Retiree Medical Payment	0000001670	1,026.00
0252780	03/31/25	P	Robert Fate <i>Line Description:</i> Qtrly Retiree Medical Payment	0000002183	1,026.00
0252781	03/31/25	P	Robert L Taylor <i>Line Description:</i> Qtrly Retiree Medical Payment	0000006299	1,026.00
0252782	03/31/25	P	Roger Neth <i>Line Description:</i> Qtrly Retiree Medical Payment	0000003312	1,026.00

Bank: CITY

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252783	03/31/25	P	Ronald A Smith	0000004053	852.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252784	03/31/25	P	Rulon Hatch	0000006012	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252785	03/31/25	P	Sam Nguyen	0000021573	520.97
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252786	03/31/25	P	Scott Broussard	0000001420	925.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252787	03/31/25	P	Sheila Maurice	0000003091	376.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252788	03/31/25	P	Stanley Borek	0000001347	475.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252789	03/31/25	P	Steven Spielberg	0000004127	726.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252790	03/31/25	P	Teresa Peterson Goerke	0000016963	555.24
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252791	03/31/25	P	Thomas Banks	0000021751	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
0252792	03/31/25	P	Thomas MacDuff	0000006064	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252793	03/31/25	P	Thomas Neth <i>Line Description: Qtrly Retiree Medical Payment</i>	0000007978	1,026.00
0252794	03/31/25	P	Thomas Stewart <i>Line Description: Qtrly Retiree Medical Payment</i>	0000006560	555.24
0252795	03/31/25	P	Ursula Basich <i>Line Description: Qtrly Retiree Medical Payment</i>	0000022488	775.95
0252796	03/31/25	P	Ve Tran <i>Line Description: Qtrly Retiree Medical Payment</i>	0000004296	1,026.00
0252797	03/31/25	P	Virginia Anderson <i>Line Description: Qtrly Retiree Medical Payment</i>	0000008307	313.50
0252798	03/31/25	P	William Todd <i>Line Description: Qtrly Retiree Medical Payment</i>	0000004269	276.00
TOTAL					<u><u>\$60,184.38</u></u>

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252800	03/28/25	P	Executive Facilities Services Inc	0000029510	52,807.14
			<i>Line Description:</i> Janitorial Services - PD Janitorial Services - BCC Janitorial Services - DRC Janitorial Services - WSS Janitorial Services - NHCC Janitorial Services - FS1-6 Janitorial Services - Fairview Janitorial Services - City Hal Janitorial Services - Corp Yar Janitorial Services - PD Commu Janitorial Services - Senior C Janitorial Services - All Othe Janitorial Services - Bridge S		
0252801	03/28/25	P	FALCK MOBILE HEALTH CORP.	0000019807	393,242.16
			<i>Line Description:</i> Ambulance Svs 1/1-1/15/25 Ambulance Svc 2/16-2/28/25 Ambulance Svc 2/1-2/15/25 Ambulance Svc 1/16-1/31/25		
0252802	03/28/25	P	GovOS Inc	0000029535	24,854.50
			<i>Line Description:</i> Online Automation Platform		
0252803	03/28/25	P	Group Delta Consultants, Inc	0000031128	35,872.63
			<i>Line Description:</i> Consulting Svcs		
0252804	03/28/25	P	Hinderliter De Llamas & Associates	0000002537	29,139.25
			<i>Line Description:</i> Consulting Cannabis Mngmnt Dec Cannabis Mgnt-Jan 2025 Cannabis Mgnt-Jan 2025 Recovered Sales Tax Fee Sales Tax Audit Jan-Mar 2025		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252805	03/28/25	P	Kabbara Engineering	000002795	17,500.00
			<i>Line Description:</i> On-Call Engineering Staff Supp		
0252806	03/28/25	P	Onyx Paving Company Inc	0000031101	645,100.42
			<i>Line Description:</i> Citywide Parkway Maint St Rhb Retention Proj #24-03		
0252807	03/28/25	P	Pinnacle Petroleum, Inc	0000029315	22,368.90
			<i>Line Description:</i> Unleaded Fuel PD Tank#7		
0252808	03/28/25	P	Priceless Pet Rescue	0000026000	40,000.00
			<i>Line Description:</i> Animal Shelter March 2025		
0252809	03/28/25	P	The Home Depot Credit Services	0000002560	19,820.95
			<i>Line Description:</i> Hardware Supplies Tools Equip Maint Tools Street Maint Auto Parts/Supplies Tools Signs/Markings Equip Maint Warehouse Tools Response/Control Expenditures Equip Maint Health Items Street Maint General Supplies Bldg Maint Hardware Supplies Bldg Maint Hardware Supplies Park Maint Plumbing Supplies Bldg Maint General Supplies Street Maint General Supplies Graffiti Abat General Supplies Signs/Marking Maint Equipment Graffiti Abate Tools Bldg Maint		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252810	03/28/25	P	Tovey Shultz Construction Inc	0000025581	232,316.37
			<i>Line Description:</i> Lions Park Project Retention Pro #17-03		
0252811	03/28/25	P	WLC Architects Inc	0000023955	36,137.50
			<i>Line Description:</i> Consultants Fire Sta#4 Trainin Consultants-Fire Sta#4 Consultants Fire Sta#4 Consultants-Fire Sta#4 Consultants-Fire Sta#4 FS#2 Recon Arch&Eng. Design Sr FS#1 HVAC Improvement		
0252812	03/28/25	P	AP Triton LLC	0000023546	1,419.92
			<i>Line Description:</i> ECC Dispatch Assessment		
0252813	03/28/25	P	ARC	0000022726	723.81
			<i>Line Description:</i> Snoopy House Photo Frame		
0252814	03/28/25	P	AT & T	0000001107	1,768.98
			<i>Line Description:</i> Local Usage 2310 Placentia Irrigation Fire Sta#1 Fire Alarm System Balearic Center Fax Sr Ctr Fire Alarm Senior Center Elevator Lions Park		
0252815	03/28/25	P	AT & T	0000001107	166.15
			<i>Line Description:</i> 911 Cama Trunks 3/14-4/13/25		
0252816	03/28/25	P	AT & T	0000001107	117.70

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			<i>Line Description:</i> Internet-Fleet Svs		
0252817	03/28/25	P	Ai Ley Tan	0000029642	1,000.00
			<i>Line Description:</i> Health & Wellness		
0252818	03/28/25	P	Air Exchange Inc	0000024177	2,449.33
			<i>Line Description:</i> Plymovent Repair Plymovent Repair Plymovent Repair		
0252819	03/28/25	P	Alans Lawnmower & Garden Center Inc	0000019220	799.58
			<i>Line Description:</i> Honda Generator Repair Chainsaw Repair Chainsaw		
0252820	03/28/25	P	Amtech Elevator Services	0000013616	1,440.00
			<i>Line Description:</i> Mesa Verde Library-Elevator Sr		
0252821	03/28/25	P	Angel Auto Spa LLC	0000027465	1,464.76
			<i>Line Description:</i> City Car Wash-Feb 2025		
0252822	03/28/25	P	Angely Vallarta	0000029193	400.00
			<i>Line Description:</i> Planning Comm Mtng-Feb 2025		
0252823	03/28/25	P	Anish Bhaumik	0000031017	140.00
			<i>Line Description:</i> Basketball Referee-3/24/25		
0252824	03/28/25	P	Anomaly Squared	0000030491	964.56
			<i>Line Description:</i> Call Activity-Feb 2025		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252825	03/28/25	P	Architerra Design Group <i>Line Description: Design Svcs-Ketchum-Libolt Park</i>	0000030581	3,925.00
0252826	03/28/25	P	Beach Housing Partners LP <i>Line Description: Rental Assistance-Daniel Noel</i>	0000031198	682.00
0252827	03/28/25	P	Blue Cosmo <i>Line Description: Satellite Phone Svcs-Mar 2025</i>	0000026920	684.92
0252828	03/28/25	P	Bureau Veritas North America Inc <i>Line Description: Fire Review</i>	0000016616	682.08
0252829	03/28/25	P	CA Dept of Tax & Fee Administration <i>Line Description: UST Tax and Fee</i>	0000025959	1,506.40
0252830	03/28/25	P	CBE <i>Line Description: Copier Maint 2/5-3/4/25</i>	0000015149	425.22
0252831	03/28/25	P	CPS HR Consulting <i>Line Description: Executive Recruitment</i>	0000001791	4,000.00
0252832	03/28/25	P	CSG Consultants Inc <i>Line Description: Bldg Plan Review-Feb 2025</i>	0000001887	3,969.79
0252833	03/28/25	P	California Forensic Phlebotomy Inc <i>Line Description: Blood Drawn Svc-Feb 2025</i>	0000001500	6,474.00
0252834	03/28/25	P	Cameron Brown <i>Line Description: Refund Permit EENC-24-0587</i>	0000031201	5,000.00

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252835	03/28/25	P	City of Huntington Beach <i>Line Description: Booking Fee-Jan 2025</i>	0000002599	600.00
0252836	03/28/25	P	Citygate Associates <i>Line Description: Conduct Standards of Coverage</i>	0000012070	2,613.59
0252837	03/28/25	P	Cogstone Resource Management <i>Line Description: Fairview Pk Monitoring</i>	0000030406	1,082.50
0252838	03/28/25	P	County of Orange <i>Line Description: Teletype Svc-Feb 2025</i>	0000003486	1,129.32
0252839	03/28/25	P	Daniels Tire Service <i>Line Description: Warehouse Stock</i>	0000001922	2,261.70
0252840	03/28/25	P	David Martinez <i>Line Description: Planning Comm Mtng-Feb 2025</i>	0000014476	400.00
0252841	03/28/25	P	Demetrius Mayhand <i>Line Description: Basketball Referee-3/24/25</i>	0000030111	140.00
0252842	03/28/25	P	Endoto Corp <i>Line Description: 30 White K71 posts w/yellow ta</i>	0000029465	5,483.00
0252843	03/28/25	P	Entenmann Rovin Company <i>Line Description: Retirement Badge Name Bars Badges</i>	0000002130	1,024.34

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252844	03/28/25	P	Everett Dorey LLP <i>Line Description:</i> Legal Svc-Ohio House Legal-Insight Psych/Addition	0000026882	1,908.00
0252845	03/28/25	P	FleetPride Heavy Duty Parts & Service <i>Line Description:</i> Cartridge Valve	0000030911	377.10
0252846	03/28/25	P	Forensic Nurse Specialists Inc <i>Line Description:</i> Victim Physicals	0000014039	3,000.00
0252847	03/28/25	P	Fuel Pros Inc <i>Line Description:</i> CY Annual Monitoring Cert Annual Monitoring Cert FS#2 Annual Monitoring Cert FS#6	0000026476	2,440.40
0252848	03/28/25	P	Galls LLC <i>Line Description:</i> Uniform-Aguilar Uniform-Le Safety Vest-Le Uniform-Nguyen Uniform-McMahon Uniform-Hembree Uniform-Guth Safety Vest-Morgan Safety Vest-Garcia Uniform-Selinske	0000002297	4,246.98
0252849	03/28/25	P	Glenn Lukos & Associates Inc <i>Line Description:</i> Vernal Pool Rstrtn 1/4-2/14/25	0000011626	9,869.80
0252850	03/28/25	P	Grainger	0000002393	852.91

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> Hardware Hardwaare Clearance Markers Clearance Markers		
0252851	03/28/25	P	Heritage Portraits & Albums Inc	0000030031	9,500.00
			<i>Line Description:</i> Add'l 7 Book Blocks for PD Yea		
0252852	03/28/25	P	Hoag Executive Health	0000030617	6,065.00
			<i>Line Description:</i> Wellness Exam-Feb 2025		
0252853	03/28/25	P	JFK Transportation Co., Inc.	0000030141	625.75
			<i>Line Description:</i> Transportation Svc-2/25/25		
0252854	03/28/25	P	Jeffrey Harlan	0000020142	400.00
			<i>Line Description:</i> Planning Comm Mtng-Feb 2025		
0252855	03/28/25	P	Joe Mar Polygraph & Investigation	0000027462	500.00
			<i>Line Description:</i> Pre-Employment Polygraph		
0252856	03/28/25	P	Jonathan Zich	0000026312	400.00
			<i>Line Description:</i> Planning Comm Mtng-Feb 2025		
0252857	03/28/25	P	Jose Rojas	0000029411	400.00
			<i>Line Description:</i> Planning Comm Mtng-Feb 2025		
0252858	03/28/25	P	Karen Klepack	0000030322	400.00
			<i>Line Description:</i> Planning Comm Mtng-Feb 2025		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252859	03/28/25	P	Knorr Systems Inc	0000005036	959.10
		<i>Line Description:</i>	DRC Pool Chemical Hazmat Credit Carbon Dioxide Refill		
0252860	03/28/25	P	LN Curtis & Sons	0000002983	10,863.42
		<i>Line Description:</i>	Fire Attire Fire Attire		
0252861	03/28/25	P	Landscape Structures Inc	0000024524	12,756.77
		<i>Line Description:</i>	Playground Equipment & Parts o Playground Equipment & Parts		
0252862	03/28/25	P	Lehr Auto	0000014732	2,443.75
		<i>Line Description:</i>	Vehicle Ballistic Panel Upfit-		
0252863	03/28/25	P	LineGear Fire & Rescue Equipment	0000026007	3,190.50
		<i>Line Description:</i>	FIRE EQUIPMENT		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> FIRE EQUIPMENT FIRE EQUIPMENT FIRE EQUIPMENT FIRE EQUIPMENT FIRE EQUIPMENT		
0252864	03/28/25	P	Los Angeles Times	000003000	872.12
			<i>Line Description:</i> Norma Hertz Community Center		
0252865	03/28/25	P	Lyons Security Service Inc	0000027168	14,452.50
			<i>Line Description:</i> Security Srvs Wilson Jan 25 Security Srvs Whittier Jan 25 Security Srvs Rea Jan 2025 Security Srvs Whittier Feb 25 Security Srvs Wilson Feb 25 Security Srvs Rea Feb 2025		
0252866	03/28/25	P	Melad & Associates	000005068	3,795.61
			<i>Line Description:</i> Consulting Plan Check		
0252867	03/28/25	P	National Safety Compliance Inc	0000020714	179.00
			<i>Line Description:</i> DPT Radom Drug Testing		
0252868	03/28/25	P	Norman A Traub Associates Inc	0000013815	10,713.02
			<i>Line Description:</i> Workplace Investigation Workplace Investigation Workplace Investigation		
0252869	03/28/25	P	Orchard View Senior LP	0000031199	480.00
			<i>Line Description:</i> Rental Assistance-Helene Kuhn		
0252870	03/28/25	P	Pivot Solutions LLC	0000030415	5,635.76

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> 719-PAint and Body Repair		
0252871	03/28/25	P	Post Alarm Systems Inc	0000026907	124.29
			<i>Line Description:</i> CMBS Srvs Apr 25		
0252872	03/28/25	P	Priority Landscape Services LLC	0000026592	7,239.00
			<i>Line Description:</i> Citywide Young Tree Care Srvs FP Landscape Maint Feb 25		
0252873	03/28/25	P	Prudential Overall Supply	0000025480	1,114.43
			<i>Line Description:</i> Facilities Uniforms-Feb 2025 Fleet Uniforms-Feb 2025 Parks Uniforms-Feb 2025 Fleet Towel Svc-Feb 2025 StreetsUniforms-Feb 2025 PD Towel Svc-Feb 2025		
0252874	03/28/25	P	Rafael Rodriguez	0000031018	140.00
			<i>Line Description:</i> Basketball Referee-3/19/25		
0252875	03/28/25	P	Renewell Fleet Services LLC	0000031060	8,086.85
			<i>Line Description:</i> PLATE NUMBER PLATE HOLDER SHIPPING SALES TAX (7.75%)		
0252876	03/28/25	P	Resource Building Materials	0000024350	439.62
			<i>Line Description:</i> Sand		
0252877	03/28/25	P	Robert L Dickson Jr	0000003671	400.00
			<i>Line Description:</i> Planning Comm Mtng-Feb 2025		

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<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252878	03/28/25	P	STV Construction Inc <i>Line Description:</i> Lions Parks Project	0000024848	5,373.00
0252879	03/28/25	P	Scott Fazekas & Associates Inc <i>Line Description:</i> Plan Check Svcs Plan Check Svcs	0000003961	10,577.55
0252880	03/28/25	P	Southern California Edison Company <i>Line Description:</i> 2783 Bristol 2/14-3/17/25 1071 Bristol 2/18-3/18/25 2917-3171 Red Hill 2/18-3/18/2 1040 Paularino 2/14-3/17/25 Medians 2/4-3/12/25	0000004088	798.84
0252881	03/28/25	P	Southern California Shredding Inc <i>Line Description:</i> On-Site Shredding Services	0000025605	200.00
0252882	03/28/25	P	Sparkletts <i>Line Description:</i> Water Delivers Svcs - Dev. Svc Water Delivery Svcs - City Man Water Delivery Svcs - Public W Water Delivery Svcs - Parks Water Delivery Svcs - Finance	0000015725	901.58
0252883	03/28/25	P	State of California Dept of Justice <i>Line Description:</i> Livescan/Fingerprinting Servic	0000001534	960.00
0252884	03/28/25	P	Switzer Assoc Leadership Solutions <i>Line Description:</i> Consulting Executive Coaching	0000029731	950.00

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0252885	03/28/25	P	Terrell Thorogood	0000030424	140.00
			<i>Line Description:</i> Basketball Referee-3/19/25		
0252886	03/28/25	P	The Code Group Inc	0000025073	10,190.40
			<i>Line Description:</i> Consulting Plan Check Svcs Consulting Staffing Svcs Professional Consulting Svcs		
0252887	03/28/25	P	The Intersect Group, LLC	0000030170	2,553.28
			<i>Line Description:</i> Temp Alexis L Week End 2/27 Temp Dustin C Week End 2/27		
0252888	03/28/25	P	The Saylor Group Corp	0000030033	4,608.00
			<i>Line Description:</i> Trash&Debris Removal Feb25		
0252889	03/28/25	P	The Solis Group	0000030649	1,608.00
			<i>Line Description:</i> Community Workforce Agreemnt		
0252890	03/28/25	P	Townsend Public Affairs Inc	0000021510	6,500.00
			<i>Line Description:</i> Grant & Consulting Svc-Mar 25		
0252891	03/28/25	P	Transtech Engineers Inc	0000026910	4,587.70
			<i>Line Description:</i> On-Call Staff Support On-Call Staff Report		
0252892	03/28/25	P	Tripepi Smith & Asscoices Inc	0000029704	1,147.50
			<i>Line Description:</i> Communications Support for Bus		
0252893	03/28/25	P	USI Inc	0000005890	722.46
			<i>Line Description:</i> LAMINATING MATERIALS		

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Bank: CITY
 Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252894	03/28/25	P	UniFirst Holdings Inc <i>Line Description:</i> CLEANING SERVICE	0000030616	71.40
0252895	03/28/25	P	United Rentals (North America), Inc <i>Line Description:</i> Snoopy House	0000010121	1,244.72
0252896	03/28/25	P	United Site Services of California Inc <i>Line Description:</i> Portable Toilet Srvs Jan 2025 Portable Toilet Srvs Dec 24 Portable Toilet Srvs Nov 2024 Portable Toilet Srvs Oct 2024	0000015552	660.00
0252897	03/28/25	P	Verizon Wireless <i>Line Description:</i> WIRELESS PHONE 1/18-2/17/25 WIRELESS PHONE 1/18-2/17	0000008717	2,241.32
0252898	03/28/25	P	Waxie Sanitary Supply <i>Line Description:</i> Sanitary Supply	0000004480	12,878.94
0252899	03/28/25	P	Zumar Industries Inc <i>Line Description:</i> Various Metal Blanks for St Si	0000004622	3,253.19
TOTAL					\$1,801,138.03

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Bank: CITY
 Cycle: APAY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0252900	03/28/25	P	CalPERS Long-Term Care Program	0000006287	93.96
			<i>Line Description:</i> Payroll 25-07		
0252901	03/28/25	P	Pamela Lilly	0000025324	750.00
			<i>Line Description:</i> Payroll 25-07		
TOTAL					\$843.96

Bank: DDP1

Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019493	03/31/25	P	Albert Spencer	0000004120	1,030.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019494	03/31/25	P	Allan L Roeder	0000003720	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019495	03/31/25	P	Allen D Huggins	0000002589	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019496	03/31/25	P	Andres Sepulveda	0000003988	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019497	03/31/25	P	Andrew Chalkley	0000025404	726.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019498	03/31/25	P	Ann Shultz	0000006607	976.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019499	03/31/25	P	Anna Rodriguez	0000026586	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019500	03/31/25	P	Arthur V Beames Jr	0000017738	109.27
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019501	03/31/25	P	Baltazar Mejia	0000023439	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019502	03/31/25	P	Betty Garcia	0000024432	424.24
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019503	03/31/25	P	Bobby Y Masuzumi	0000003081	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019504	03/31/25	P	Brad Edwards	0000022130	766.77
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019505	03/31/25	P	Brent McKinley	0000007051	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019506	03/31/25	P	Brian W Roberts	0000006274	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019507	03/31/25	P	Bruce Hartley	0000011119	555.24
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019508	03/31/25	P	Bruce McGregor	0000011206	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019509	03/31/25	P	Bruce R Ballinger	0000001167	651.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019510	03/31/25	P	Bruce Radomski	0000003742	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019511	03/31/25	P	Bruce W Covey	0000013041	976.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019512	03/31/25	P	Bryan Glass	0000002342	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019513	03/31/25	P	Cameron Phillips	0000005875	876.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019514	03/31/25	P	Carl McConnell	0000013933	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019515	03/31/25	P	Charles A Bassett	0000011742	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019516	03/31/25	P	Charles F Carr	0000006236	838.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019517	03/31/25	P	Charles J Oliver Jr	0000009684	526.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019518	03/31/25	P	Charlotte Bluell	0000008644	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019519	03/31/25	P	Cherie M Pittington	0000003641	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019520	03/31/25	P	Cheryl R Helwig	0000006915	625.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019521	03/31/25	P	Chris Goldsworthy	0000029067	500.37
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019522	03/31/25	P	Christina Powell OBrien	0000016961	576.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019523	03/31/25	P	Christopher B Bates	0000001213	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019524	03/31/25	P	Christopher G Walk	0000004450	1,071.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019525	03/31/25	P	Christopher J Boyd	0000001363	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019526	03/31/25	P	Christopher K Brimhall	0000001402	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019527	03/31/25	P	Christopher Kudelka	0000005822	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019528	03/31/25	P	Clay G Epperson	0000002141	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019529	03/31/25	P	Clint Dieball	0000004717	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019530	03/31/25	P	Corrie Viera	0000019128	852.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019531	03/31/25	P	Curt D Yoder	0000004601	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019532	03/31/25	P	D Dennis Johnson	0000011317	826.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019533	03/31/25	P	Dale H Ashley	0000010564	876.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019534	03/31/25	P	Dale R Birney	0000001277	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019535	03/31/25	P	Dana Potts	0000008186	826.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019536	03/31/25	P	Dane Bora	0000001344	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019537	03/31/25	P	Danny Hogue	0000006802	801.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019538	03/31/25	P	Darlene Bell	0000005602	276.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019539	03/31/25	P	Darrel Raney	0000005800	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019540	03/31/25	P	David A Dye	0000002065	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019541	03/31/25	P	David C Goerke	0000009386	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019542	03/31/25	P	David Hollister	0000021620	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019543	03/31/25	P	David K Makiyama	0000003041	976.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019544	03/31/25	P	David Maurer	0000007564	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019545	03/31/25	P	David S Andersen	0000001040	876.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019546	03/31/25	P	David Sorge	0000004068	793.70
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019547	03/31/25	P	David Tait	0000022487	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019548	03/31/25	P	Dawna Myers	0000003273	925.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019549	03/31/25	P	Deborah Zimmerman	0000023438	826.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019550	03/31/25	P	Debra Yasui	0000007276	876.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019551	03/31/25	P	Dee Dee H Nelson	0000006575	243.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019552	03/31/25	P	Dennis B Sanders	0000003910	323.66
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019553	03/31/25	P	Diane Butler	0000008078	501.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019554	03/31/25	P	Diane M Jarrett	0000007645	726.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019555	03/31/25	P	Don Holford	0000006025	587.40
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019556	03/31/25	P	Donald B Brown	0000004900	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019557	03/31/25	P	Doneen J Westenhaver	0000009746	631.58
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019558	03/31/25	P	Donna J Theriault	0000005411	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019559	03/31/25	P	Doug Johnson	0000005743	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019560	03/31/25	P	Doug Lovell <i>Line Description: Qtrly Retiree Medical Payment</i>	0000018477	704.04
019561	03/31/25	P	Doug Prochnow <i>Line Description: Qtrly Retiree Medical Payment</i>	0000012127	1,026.00
019562	03/31/25	P	Douglas Wilson <i>Line Description: Qtrly Retiree Medical Payment</i>	0000006759	551.16
019563	03/31/25	P	Edward Petros <i>Line Description: Qtrly Retiree Medical Payment</i>	0000003615	925.95
019564	03/31/25	P	Edward W Lewis <i>Line Description: Qtrly Retiree Medical Payment</i>	0000002956	651.00
019565	03/31/25	P	Ellen M Fenwick <i>Line Description: Qtrly Retiree Medical Payment</i>	0000023268	1,026.00
019566	03/31/25	P	Eric Johnson <i>Line Description: Qtrly Retiree Medical Payment</i>	0000002765	1,026.00
019567	03/31/25	P	Eric McVey <i>Line Description: Qtrly Retiree Medical Payment</i>	0000007918	876.00
019568	03/31/25	P	Ernesto A Munoz <i>Line Description: Qtrly Retiree Medical Payment</i>	0000003261	691.57

Bank: DDP1
Cycle: ADDEP1

Run Date Mar 24, 2025

Run Time 10:13:07 AM

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019569	03/31/25	P	Frank Barraza	0000026939	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019570	03/31/25	P	Frank Fantino	0000005635	988.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019571	03/31/25	P	Frederick T Seguin	0000003981	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019572	03/31/25	P	Gaetano Russo	0000019793	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019573	03/31/25	P	Gary Mc Erlain	0000017407	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019574	03/31/25	P	Gary Wong	0000012009	448.64
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019575	03/31/25	P	Gene Barbee	0000001188	713.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019576	03/31/25	P	Georgia A Ethier	0000002154	870.45
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019577	03/31/25	P	Gerald S Vasquez	0000006833	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019578	03/31/25	P	Gerald W Stucky	0000004172	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019579	03/31/25	P	Gerard J Stukkie	0000004174	988.68
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019580	03/31/25	P	Gina Clark	0000021699	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019581	03/31/25	P	Gregg A Steward	0000004159	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019582	03/31/25	P	Gregory Beutz	0000001261	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019583	03/31/25	P	Gregory J Edwards	0000001384	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019584	03/31/25	P	Gregory Knackert	0000017588	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019585	03/31/25	P	Gregory LaFave	0000014549	526.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019586	03/31/25	P	Gregory P Scott	0000003963	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019587	03/31/25	P	H Michael Griffin	0000006936	322.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019588	03/31/25	P	Harlan Pauley	0000003569	838.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019589	03/31/25	P	Helen Nenadal	0000022319	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019590	03/31/25	P	Helene Rosenbaum	0000003861	276.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019591	03/31/25	P	Herbert C Ohde Jr	0000003399	555.24
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019592	03/31/25	P	Holly L Carver	0000001597	750.93
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019593	03/31/25	P	Jack D Schuitt	0000003952	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019594	03/31/25	P	Jack Koch	0000002859	651.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019595	03/31/25	P	Jack L Archer	0000001062	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019596	03/31/25	P	James C Wysong	0000004594	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019597	03/31/25	P	James D Watson	0000004476	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019598	03/31/25	P	James E Higgins Jr	0000007687	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019599	03/31/25	P	James M Ellis	0000002107	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019600	03/31/25	P	James M Gottenbos	0000002385	425.04
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019601	03/31/25	P	James Morrison	0000010566	555.24
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019602	03/31/25	P	James N Dibble	0000005626	951.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019603	03/31/25	P	James Parnell	0000003558	651.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019604	03/31/25	P	James R Wilke Jr	0000004555	501.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019605	03/31/25	P	James T Warnack	0000004465	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019606	03/31/25	P	Jana L Cacho	0000010556	536.16
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019607	03/31/25	P	Jane Duenweg	0000021556	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019608	03/31/25	P	Jeanette Chervony	0000018986	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019609	03/31/25	P	Jeanette Zangger	0000006655	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019610	03/31/25	P	Jeff B Janzen	0000002735	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019611	03/31/25	P	Jeffery E Skee	0000005410	951.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019612	03/31/25	P	Jeffrey Horn	0000009003	676.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019613	03/31/25	P	Jeffrey J McCann	0000003101	976.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019614	03/31/25	P	Jeffrey T Peters	0000003608	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019615	03/31/25	P	Jerauld D Holloway	0000002556	651.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019616	03/31/25	P	John Bull	0000003233	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019617	03/31/25	P	John F Downey	0000009004	852.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019618	03/31/25	P	John K Susman	0000006349	555.24
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019619	03/31/25	P	John L Skinner	0000004038	651.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019620	03/31/25	P	John S Michalec	0000019250	988.68
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019621	03/31/25	P	Jon B Whitcomb	0000005651	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019622	03/31/25	P	Jon Doezie	0000009385	826.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019623	03/31/25	P	Jose Tovar	0000004283	651.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019624	03/31/25	P	Juan Santos	0000013436	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019625	03/31/25	P	Judith G Covey	0000009690	688.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019626	03/31/25	P	Judy Vickers <i>Line Description: Qtrly Retiree Medical Payment</i>	0000007219	500.37
019627	03/31/25	P	Karen L Adams <i>Line Description: Qtrly Retiree Medical Payment</i>	0000000899	426.00
019628	03/31/25	P	Karen S Goettsch <i>Line Description: Qtrly Retiree Medical Payment</i>	0000013935	976.05
019629	03/31/25	P	Kathleen Ulrich <i>Line Description: Qtrly Retiree Medical Payment</i>	0000025407	576.00
019630	03/31/25	P	Kayoko Hayman <i>Line Description: Qtrly Retiree Medical Payment</i>	0000005785	669.11
019631	03/31/25	P	Keith Davis <i>Line Description: Qtrly Retiree Medical Payment</i>	0000008187	1,026.00
019632	03/31/25	P	Kelly Vucinic <i>Line Description: Qtrly Retiree Medical Payment</i>	0000010967	555.24
019633	03/31/25	P	Kevin Condon <i>Line Description: Qtrly Retiree Medical Payment</i>	0000007561	1,026.00
019634	03/31/25	P	Kevin Diamond <i>Line Description: Qtrly Retiree Medical Payment</i>	0000001989	1,026.00
019635	03/31/25	P	Kevin T Meng <i>Line Description: Qtrly Retiree Medical Payment</i>	0000003133	1,026.00

Bank: DDP1
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019636	03/31/25	P	Kurt Lystne	0000008712	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019637	03/31/25	P	Lance Nakamoto	0000003280	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019638	03/31/25	P	Larry Bell	0000007802	375.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019639	03/31/25	P	Larry Dreiman	0000018972	726.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019640	03/31/25	P	Laura Ginther	0000023134	726.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019641	03/31/25	P	Lawrence N Hennen	0000002506	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019642	03/31/25	P	Lawrence P Torres	0000004278	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019643	03/31/25	P	Leonard Goodsir	0000002378	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019644	03/31/25	P	Lily Martinez	0000003071	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019645	03/31/25	P	Linda A Matthews	0000003089	463.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019646	03/31/25	P	Linda F Divino	0000009007	421.56
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019647	03/31/25	P	Loren P Wyrick	0000004593	852.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019648	03/31/25	P	Madeline A Miller	0000003179	826.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019649	03/31/25	P	Maher Nawar	0000004714	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019650	03/31/25	P	Mamo D Arruda	0000001081	426.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019651	03/31/25	P	Marc Yuhasz	0000004609	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019652	03/31/25	P	Marguerite De La Torre	0000004997	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019653	03/31/25	P	Marie Thompson	0000000038	322.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019654	03/31/25	P	Marilyn Golden	0000017028	526.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019655	03/31/25	P	Marilyn Guimond <i>Line Description: Qtrly Retiree Medical Payment</i>	0000015161	498.91
019656	03/31/25	P	Marilyn K Sutton <i>Line Description: Qtrly Retiree Medical Payment</i>	0000004201	726.00
019657	03/31/25	P	Martin P Carver <i>Line Description: Qtrly Retiree Medical Payment</i>	0000001598	1,026.00
019658	03/31/25	P	Marty Huguenin <i>Line Description: Qtrly Retiree Medical Payment</i>	0000002591	1,026.00
019659	03/31/25	P	Mary R Delaney <i>Line Description: Qtrly Retiree Medical Payment</i>	0000015807	526.05
019660	03/31/25	P	Matthew J Collett <i>Line Description: Qtrly Retiree Medical Payment</i>	0000001720	951.00
019661	03/31/25	P	Mel Lee <i>Line Description: Qtrly Retiree Medical Payment</i>	0000010320	826.05
019662	03/31/25	P	Meloni Smith McMinimy <i>Line Description: Qtrly Retiree Medical Payment</i>	0000006847	1,026.00
019663	03/31/25	P	Michael A Cacho <i>Line Description: Qtrly Retiree Medical Payment</i>	0000001471	536.16

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019664	03/31/25	P	Michael A Cohen	000006586	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019665	03/31/25	P	Michael A Guevara	000005099	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019666	03/31/25	P	Michael D Manson	000005311	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019667	03/31/25	P	Michael R Balsis	000009424	526.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019668	03/31/25	P	Michael S Fantozzi	000004715	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019669	03/31/25	P	Michael S Hastert	000006107	852.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019670	03/31/25	P	Michael T Dyer	000002067	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019671	03/31/25	P	Mitchell B Johnson	000002770	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019672	03/31/25	P	Monique Beckner	000008066	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019673	03/31/25	P	Morris House	000002578	876.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019674	03/31/25	P	Muriel Ullman	000001244	475.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019675	03/31/25	P	Nancy M Croft	0000016184	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019676	03/31/25	P	Norman K Schurb	0000003957	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019677	03/31/25	P	Olivia Ramirez	0000003750	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019678	03/31/25	P	Patricia J Steele	0000014443	625.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019679	03/31/25	P	Patrick Wessel	0000009042	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019680	03/31/25	P	Patty R Brown	0000001423	651.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019681	03/31/25	P	Paul Beckman	0000005998	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019682	03/31/25	P	Paul Dondero	0000002023	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019683	03/31/25	P	Paul Moody	0000008766	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019684	03/31/25	P	Paul V Starn	0000010841	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019685	03/31/25	P	Perry L Valantine	0000004384	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019686	03/31/25	P	Peter Czenze	0000013313	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019687	03/31/25	P	Peter Naghavi	0000007860	876.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019688	03/31/25	P	Phil Dickens	0000005801	838.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019689	03/31/25	P	Philip Hartman	0000002474	555.24
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019690	03/31/25	P	Philip T Worsman	0000004585	913.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019691	03/31/25	P	Phillip R Schmuck	0000003947	530.13
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019692	03/31/25	P	Phyllis Schiel	0000023427	631.58
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019693	03/31/25	P	Randall J Croll <i>Line Description:</i> Qtrly Retiree Medical Payment	0000013426	1,026.00
019694	03/31/25	P	Raul Perez <i>Line Description:</i> Qtrly Retiree Medical Payment	0000012128	675.89
019695	03/31/25	P	Raymond T Pawloski <i>Line Description:</i> Qtrly Retiree Medical Payment	0000003572	720.08
019696	03/31/25	P	Rene Carrera <i>Line Description:</i> Qtrly Retiree Medical Payment	0000029400	1,026.00
019697	03/31/25	P	Renee K Farden <i>Line Description:</i> Qtrly Retiree Medical Payment	0000016962	726.00
019698	03/31/25	P	Richard Allum <i>Line Description:</i> Qtrly Retiree Medical Payment	0000000987	1,026.00
019699	03/31/25	P	Richard Boucher <i>Line Description:</i> Qtrly Retiree Medical Payment	0000014716	555.24
019700	03/31/25	P	Richard J Johnson <i>Line Description:</i> Qtrly Retiree Medical Payment	0000005620	988.50
019701	03/31/25	P	Richard Simons <i>Line Description:</i> Qtrly Retiree Medical Payment	0000022287	1,026.00

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019702	03/31/25	P	Robert Bork	000001350	976.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019703	03/31/25	P	Robert Hanson	0000014289	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019704	03/31/25	P	Robert J Durham	0000006151	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019705	03/31/25	P	Robert J Pesce	0000003604	852.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019706	03/31/25	P	Robert Pignone	0000003634	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019707	03/31/25	P	Robert Sharpnack	0000004004	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019708	03/31/25	P	Robert Van Sickle	0000004394	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019709	03/31/25	P	Robert W Reynolds	0000003801	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019710	03/31/25	P	Robert W Stinman	0000018058	988.68
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019711	03/31/25	P	Robindale Shepherd	0000009851	852.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019712	03/31/25	P	Ronald Cloe	0000001693	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019713	03/31/25	P	Ronald J Chamberlin	0000014890	526.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019714	03/31/25	P	Ronald P Stone	0000004167	775.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019715	03/31/25	P	Ronald Penley	0000024437	555.24
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019716	03/31/25	P	Rosemary Dodson	0000012364	676.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019717	03/31/25	P	Rosemary Vidales	0000004418	375.12
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019718	03/31/25	P	Ross E McKelvey	0000009897	951.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019719	03/31/25	P	Russell C Parker	0000007435	852.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019720	03/31/25	P	Russell J Yankie	0000015036	750.93
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019721	03/31/25	P	Sandi Lishka	0000015808	775.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019722	03/31/25	P	Sandra B Benson	0000006459	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019723	03/31/25	P	Scott A May	0000003092	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019724	03/31/25	P	Shawn Brosamer	0000001416	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019725	03/31/25	P	Shawn Leffingwell	0000006331	976.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019726	03/31/25	P	Stephanie Moore	0000008356	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019727	03/31/25	P	Stephen G Calles	0000009071	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019728	03/31/25	P	Stephen R Tiedeman	0000004258	921.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019729	03/31/25	P	Stephen Ridgway	0000003815	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019730	03/31/25	P	Steven Feather	0000002187	720.08
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019731	03/31/25	P	Steven Labbitt	0000002887	951.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019732	03/31/25	P	Stewart C Godshall	0000002355	826.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019733	03/31/25	P	Sue Hupp	0000001879	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019734	03/31/25	P	Susan Baldwin	0000010199	376.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019735	03/31/25	P	Susan L Larimore	0000002911	526.05
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019736	03/31/25	P	Thanh P Bui	0000005710	852.75
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019737	03/31/25	P	Thomas C Wood	0000004757	625.95
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019738	03/31/25	P	Thomas J Lazar	0000002925	951.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019739	03/31/25	P	Thomas R Caldwell	0000012035	988.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1

Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
019740	03/31/25	P	Timothy Schennum	0000003943	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019741	03/31/25	P	Timothy Starn	0000005549	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019742	03/31/25	P	Timothy Sweet	0000015387	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019743	03/31/25	P	Tom A Curtis	0000001898	555.24
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019744	03/31/25	P	Tom G Winter	0000005460	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019745	03/31/25	P	Trudy E Nuzum	0000003379	613.50
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019746	03/31/25	P	Vernon D Hupp	0000002604	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019747	03/31/25	P	Victor Hernandez	0000015946	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019748	03/31/25	P	Walter M Dill	0000007117	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019749	03/31/25	P	Walter S Silver Jr	0000004026	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019750	03/31/25	P	Wanda Ayers <i>Line Description: Qtrly Retiree Medical Payment</i>	0000011741	375.75
019751	03/31/25	P	Wayne Martin <i>Line Description: Qtrly Retiree Medical Payment</i>	0000005885	803.23
019752	03/31/25	P	Wayne Riedmann <i>Line Description: Qtrly Retiree Medical Payment</i>	0000006022	838.50
019753	03/31/25	P	Wendell L Maberry <i>Line Description: Qtrly Retiree Medical Payment</i>	0000003031	1,026.00
019754	03/31/25	P	Willa Bouwens Killeen <i>Line Description: Qtrly Retiree Medical Payment</i>	0000014940	1,026.00
019755	03/31/25	P	William A Folsom <i>Line Description: Qtrly Retiree Medical Payment</i>	0000021819	853.50
019756	03/31/25	P	William B Ellwood <i>Line Description: Qtrly Retiree Medical Payment</i>	0000006789	651.00
019757	03/31/25	P	William F McLean <i>Line Description: Qtrly Retiree Medical Payment</i>	0000013455	1,026.00
019758	03/31/25	P	William H Bechtel <i>Line Description: Qtrly Retiree Medical Payment</i>	0000001224	951.00

Bank: DDP1
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019759	03/31/25	P	William J Morris	0000003236	543.22
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019760	03/31/25	P	William L Adams	0000009869	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019761	03/31/25	P	William M Moss	0000003241	988.68
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019762	03/31/25	P	William P Redmond	0000003775	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019763	03/31/25	P	William Verderber	0000005625	808.57
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
019764	03/31/25	P	Zachary Hoferitza	0000002548	1,026.00
			<i>Line Description:</i> Qtrly Retiree Medical Payment		
TOTAL					\$232,799.25

Bank: DDP1

Cycle: AEOM

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
019765	03/31/25	P	Alan F Kent	0000006393	2,174.79
			<i>Line Description:</i> 1% Supplemental Pay April 25		
019766	03/31/25	P	Beckee Cost	0000016309	946.08
			<i>Line Description:</i> 1% Supplemental Pay April 25		
019767	03/31/25	P	Chris Morris	0000007439	2,500.00
			<i>Line Description:</i> Monthly LTD Payment April 25		
019768	03/31/25	P	Danny Hogue	0000006802	1,137.03
			<i>Line Description:</i> 1% Supplemental Pay April 25		
019769	03/31/25	P	Darlene Bell	0000005602	580.54
			<i>Line Description:</i> 1% Supplemental Pay April 25		
019770	03/31/25	P	David A Dye	0000002065	260.90
			<i>Line Description:</i> 1% Supplemental Pay April 25		
019771	03/31/25	P	Edward Dryzmala	0000006686	1,377.28
			<i>Line Description:</i> 1% Supplemental Pay April 25		
019772	03/31/25	P	Gale Tuso	0000017460	233.08
			<i>Line Description:</i> 1% Supplemental Pay April 25		
019773	03/31/25	P	Harlan Pauley	0000003569	232.12
			<i>Line Description:</i> 1% Supplemental Pay April 25		
019774	03/31/25	P	James M Miller	0000007440	2,500.00
			<i>Line Description:</i> Monthly LTD Payment April 25		

Bank: DDP1

Cycle: AEOM

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019775	03/31/25	P	Kathleen Zuorski <i>Line Description: 1% Supplemental Pay April 25</i>	0000025225	504.52
019776	03/31/25	P	Linda Boylan <i>Line Description: 1% Supplemental Pay April 25</i>	0000023340	57.98
019777	03/31/25	P	Matthew J Collett <i>Line Description: 1% Supplemental Pay April 25</i>	0000001720	856.58
019778	03/31/25	P	Paul A Cappuccilli <i>Line Description: 1% Supplemental Pay April 25</i>	0000007705	1,214.50
019779	03/31/25	P	Phil Dickens <i>Line Description: 1% Supplemental Pay April 25</i>	0000005801	511.76
019780	03/31/25	P	Richard J Johnson <i>Line Description: 1% Supplemental Pay April 25</i>	0000005620	1,255.66
019781	03/31/25	P	Thomas J Lazar <i>Line Description: 1% Supplemental Pay April 25</i>	0000002925	1,703.25
019782	03/31/25	P	William H Bechtel <i>Line Description: 1% Supplemental Pay April 25</i>	0000001224	1,622.58
TOTAL					\$19,668.65

Bank: DDP1

Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
019783	03/28/25	P	Alexander Hagiperos	0000031179	529.00
			<i>Line Description:</i> EVOC Conf		
019784	03/28/25	P	Amanda Kim	0000030668	461.54
			<i>Line Description:</i> Payroll 25-07		
019785	03/28/25	P	Austin Brown	0000029557	473.00
			<i>Line Description:</i> Narcotics Investigation		
019786	03/28/25	P	Briana Villanueva	0000031180	529.00
			<i>Line Description:</i> EVOC		
019787	03/28/25	P	Complex Appellate Litigation Group LLP	0000030056	66,987.45
			<i>Line Description:</i> Legal-Ohio House		
019788	03/28/25	P	Costa Mesa Employees Association	0000006284	4,554.71
			<i>Line Description:</i> Payroll 25-07		
019789	03/28/25	P	Costa Mesa Executive Club	0000006286	360.00
			<i>Line Description:</i> Payroll 25-07		
019790	03/28/25	P	Costa Mesa Firefighters Association	0000001812	8,887.50
			<i>Line Description:</i> Payroll 25-07		
019791	03/28/25	P	Costa Mesa Police Association	0000001819	6,780.00
			<i>Line Description:</i> Payroll 25-07		
019792	03/28/25	P	Costa Mesa Police Management Assn	0000005082	315.00
			<i>Line Description:</i> Payroll 25-07		

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Bank: DDP1
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019793	03/28/25	P	Daniel Rubio Robles	0000030794	529.00
			<i>Line Description:</i> EVOC		
019794	03/28/25	P	Derek Hembree	0000021319	29.96
			<i>Line Description:</i> CALNEA Conf		
019795	03/28/25	P	Dixon Resources Unlimited	0000027441	28.75
			<i>Line Description:</i> Residential Permit Parking On-		
019796	03/28/25	P	Enterprise Rent A Car	0000002131	6,745.89
			<i>Line Description:</i> Undercover Car Rental Undercover Car Rental Undercover Car Rental Undercover Car Rental		
019797	03/28/25	P	Eric Fricke	0000021262	24.00
			<i>Line Description:</i> ICS 300		
019798	03/28/25	P	Francisco Gutierrez	0000031181	529.00
			<i>Line Description:</i> EVOC		
019799	03/28/25	P	George Maridakis	0000018528	40.00
			<i>Line Description:</i> ICS 300 ICS 400		
019800	03/28/25	P	Isidro Gallardo	0000023332	269.96
			<i>Line Description:</i> Bulletproof Reporting Writing Adv Search Seizure/TrafficStop		

Bank: DDP1
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
019801	03/28/25	P	Israel Anaya Morales	0000031182	529.00
			<i>Line Description:</i> EVOC		
019802	03/28/25	P	Jones Mayer	0000014653	152,741.51
			<i>Line Description:</i> 128176-Finance 128179-Housing 128189-Olive 3 128203-Schaefer 128205-West End 128177-Fire Dept 128167-City Clerk 128184-Litigation 128157-227 Mesa Dr 128197-Police Dept 128155-1963 Wallace 128169-City Manager 128170-Coats, Damon 128183-Leik, Judith 128198-Public Works 128199-Querry, Jake 128166-City Attorney 128185-Milton, Lorie 128186-Mood, Ivin #3 128156-2162 Maple St. 128161-544 Bernard St 128164-Animal Control 128165-Becker, Noreen 128168-City Clerk PRR 128172-Council 128191-Opioid 128154 128174-DBO Invest. CM 128193-Parks & Community Svcs 128173-D'Alessio Investment 128204-Veramancini, Juan D 128178-Hernandez, Joe 128187-Munoz, Armando		

Bank: DDP1
 Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> 128188-Ohio House LLC 128190-Olive, Nicolas 128192-Oshiro, Maxine 128201-Rivera, Nathan 128202-Salehpour, Ali 127758-Moyer, Danielle 128180-Human Resources 128200-Risk Management 128159-374 Woodland Ave 128162-599 W. Wilson St 128163-Alexander, James 128171-Code Enforcement 128182-Jamboree Housing 128194-Percival, Zoe M. 128152-1095 Sea Bluff Dr 128153-113 Clearbrook Ln 128158-2280 Newport Blvd 128175-Development Serv. 128181-Insight Psychology 128195-Phillips, Danielle 128160-440 Fair Dr/1179 NP 128196-Planning Commission		
019803	03/28/25	P	Mikelle Daily	0000029937	101.95
			<i>Line Description:</i> Fair Housing Wkshp		
019804	03/28/25	P	Monte Peters	0000022201	384.12
			<i>Line Description:</i> Sherman Block SLI #1 Sherman Block SLI #2		
019805	03/28/25	P	Nicholas Harbert	0000030655	473.00
			<i>Line Description:</i> ICI Burglary-SD		
TOTAL					\$252,303.34



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-255

Meeting Date: 4/15/2025

TITLE:

MINUTES

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

RECOMMENDATION:

City Council approve the minutes of the regular meeting of April 1, 2025.



**REGULAR CITY COUNCIL AND HOUSING AUTHORITY
APRIL 1, 2025 - 6:00 P.M. - 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 (Arrived 4:05 p.m.), Council Member Pettis, Council Member Reynolds (Arrived 4:01 p.m.), Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

1. **CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to California Government Code Section 54957.6, (a)
Agency Designated Representative: Lori Ann Farrell Harrison, City Manager
Name of Employee Organization: Costa Mesa City Employees Association (CMCEA).
2. **CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to California Government Code Section 54957.6, (a)
Agency Designated Representative: Lori Ann Farrell Harrison, City Manager
Name of Employee Organization: Costa Mesa Police Management Association (CMPMA).
3. **CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to California Government Code Section 54957.6, (a)
Agency Designated Representative: Lori Ann Farrell Harrison, City Manager
Name of Employee Organization: Costa Mesa Police Association (CMPA).
4. Public Employment, Workers' Compensation Claim
Pursuant to California Government Code Section 54956.9 (b)(1)
WCAB NO. ADJ17537318, ADJ17537816
5. Public Employment, Workers' Compensation Claim
Pursuant to California Government Code Section 54956.9 (b)(1)
WCAB NO. ADJ18957837

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

Closed Session adjourned at 5:08 p.m.

CALL TO ORDER - The Regular City Council and Housing Authority meeting was called to order by Mayor Stephens at 6:00 p.m.

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

MOMENT OF SOLEMN EXPRESSION – Led by Pastor Phil Eyskens, Lighthouse Church.

ROLL CALL

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

Absent: None.

CITY ATTORNEY CLOSED SESSION REPORT

PRESENTATIONS:

Arts Commission Chair Alisa Ochoa and Vice Chair Fisher Derderian introduced Costa Mesa Poet Laureate Danielle Hanson who spoke on art and read a poem.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Flo Martin, Costa Mesa, praised first responders.

Speaker, spoke in support of a Trap Neuter Return program or a low cost spay and neuter program.

Speaker, spoke in support of spending the cannabis tax on the Arts and spoke against spending the money on salaries.

Jake Johnston, Costa Mesa, spoke against sober living facilities and mental health facilities in residential zones.

Cory Johnston, Costa Mesa, spoke against sober living facilities and mental health facilities in residential zones.

Priscilla Rocco spoke on the preservation of Fairview Park and against Harbor Soaring Society flying at the park.

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

Speaker, spoke on a person arrested on October 29, 2023, and requested a contact for inquiries on the case.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Gameros thanked Police Chief Lawrence for his service to the City and thanked the Constituent Services team.

Council Member Marr spoke on attending the Radiant Health Center Gala, recognized Transgender Day of Visibility, and spoke on representing all constituents.

Council Member Reynolds spoke on the new Poet Laureate and exploring poetry in public spaces, spoke on the Arts Commission and funding grants and requested to fully fund the Songs in the Canyon grant, requested staff to review block party and special event permit processes, spoke on the City Nature Challenge, and requested clarification on the status of the Trap Neuter Return issue.

Council Member Pettis recognized small businesses in the City and spoke on attending the Harper BBQ soft opening on Cabrillo Street, spoke on the 311 Application and reporting uneven pavement, spoke on addressing homeless issues at Pinkley Park and requested increased patrols in the area.

Council Member Buley thanked Police Chief Lawrence for his service, thanked the Police Department for his ride along, thanked staff for the community meet and greet on the resurfacing of asphalt at Balearic Park, spoke on attending Senator Choi's Women of Distinction event honoring Dr. Elvira Cravagan and Dr. Eunice Kang, spoke on the undergrounding of utility cables, spoke on meeting with members from the Finance and Pension Advisory Committee, spoke on staff responsiveness when he assisted a neighbor, spoke on attending the emergency preparedness meeting, and praised the services of Charlie Street, a non-profit organization that assists those with alcohol dependency.

Mayor Pro Tem Chavez thanked Police Chief Lawrence for his service, welcomed the Velasquez family who moved into a Habitat for Humanity Home, attended the Mesa Water Reliability Facility (MWRP) unveiling, requested the Trap Neuter Return program be brought back for discussion, and spoke on utilizing the Costa Mesa 311 Application.

Mayor Stephens spoke on attending the Women of the Year event with Assemblywoman Cottie Petrie Norris that honored Megan Clem and Katie Brundige and the RAD Camp Program, spoke on attending the Radiant Health Center event, stated that the Trap Neuter Return Program is in the pipeline and will be brought back for the Council to consider, requested staff to look into the complaints regarding sober living homes on Waxwing Circle and Hummingbird Drive, spoke on the cannabis tax being used for arts and the first time homebuyers program, spoke on attending the Harbor Mesa Lions Club fashion show, spoke on attending an Eagle Scout presentation, and thanked Police Chief Lawrence for his service.

REPORT – CITY MANAGER – Ms. Farrell Harrison thanked Chief Lawrence for his service, spoke on the Emergency Preparedness public meeting, the Springfest event on April 19th, stated an update on the residential permit parking program will be forthcoming, thanked Council Members Marr and Reynolds for being panelists at the Women in History luncheon, spoke on the Trap Neuter Return Program coming back to Council, spoke on the Arts funding and it is part of the budget discussions and that the cannabis revenue is going into the fund, and will follow up on the sober living complaints.

REPORT – CITY ATTORNEY – Ms. Hall Barlow responded to the speaker regarding the police incident and gave her phone number for the caller to reach out to her and acknowledged Ms. Tai and Ms. Gallardo-Daly for their work on the Jamboree Housing contract.

CONSENT CALENDAR

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Reynolds

MOTION: Approve the Consent Calendar except for item nos. 5 and 10.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

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: Gabriel Rolando Fierro.

3. ADOPTION OF WARRANT RESOLUTION

ACTION:

City Council approved Warrant Resolution No. 2731.

4. MINUTES

ACTION:

City Council approved the minutes of the Study Session of March 11, 2025 and the regular meeting of March 18, 2025.

6. APPROVE INCREASE IN PURCHASING AUTHORITY WITH PIVOT SOLUTIONS

ACTION:

1. City Council approved and authorized the City Manager to execute change orders with Pivot Solutions LLC, dba: Maaco Store that would authorize an increase in purchase authority to \$200,000 for vehicle paint and body repair services for the remainder of the current fiscal year and annually thereafter.

2. Approved an appropriation of \$100,000 in the Equipment Replacement Fund (Fund 601) fund balance for additional paint and body repair services.

7. ACCEPTANCE OF THE POLICE DEPARTMENT RANGE REMODEL AND UPGRADES PROJECT, CITY PROJECT NO. 22-03

ACTION:

1. City Council accepted the work performed by Kazoni Construction, Inc., 20371 Irvine Ave. Ste. 120, Newport Beach, CA 92660, for the Police Department Range Remodel and Upgrades Project, City Project No. 22-03, and authorized the City Clerk to file the Notice of Completion.
2. Authorized the City Manager to release the retention monies thirty-five (35) days after the Notice of Completion filing date, release the Labor and Material Bond seven (7) months after the filing date, and release the Faithful Performance Bond at the conclusion of the one (1) year warranty period.

8. SECOND AMENDMENT TO THE CITYWIDE TRAFFIC SIGNAL MAINTENANCE CONTRACT

ACTION:

1. City Council approved the Second Amendment to the Maintenance Services Agreement (MSA) with Yunex, LLC to provide maintenance of the City's traffic signals, increasing the annual compensation limit by \$200,000, for an annual not to exceed amount of \$700,000.
2. Authorized the City Manager and the City Clerk to execute the agreement and future amendments to the agreement.

9. AUTHORIZE PURCHASE ORDER WITH LN CURTIS AND SONS FOR SMALL DOLLAR COMMODITY PURCHASES THAT CUMULATIVELY EXCEED \$100,000 FOR PURCHASE OF PERSONAL PROTECTIVE EQUIPMENT AND FIREFIGHTER EQUIPMENT

ACTION:

City Council authorized the City Manager to execute a purchase order with LN Curtis and Sons within the department's FY 2024-25 approved operating budget for various small dollar commodity purchases not to exceed \$125,000.

ITEMS PULLED FROM THE CONSENT CALENDAR

5. DESIGNATION OF CITY NEGOTIATORS FOR THE COSTA MESA POLICE MANAGEMENT ASSOCIATION (CMPMA), THE COSTA MESA POLICE ASSOCIATION (CMPA) AND THE COSTA MESA CITY EMPLOYEES' ASSOCIATION (CMCEA) LABOR NEGOTIATIONS PROCESSES AND AUTHORIZATION TO PROCEED WITH THE FINANCIAL ANALYSIS OF THE CURRENT MEMORANDUMS OF UNDERSTANDING (MOU) PER THE TRANSPARENCY IN LABOR NEGOTIATIONS COUNCIL POLICY

Public Comments: None.

MOVED/SECOND: Mayor Pro Tem Chavez/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 Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

1. City Council designated City Manager Lori Ann Farrell Harrison as the City's Principal Negotiator, Assistant City Manager Cecilia Gallardo Daly, Deputy City Manager Alma Reyes, Human Resources Manager Kasama Lee and Finance Director Carol Molina as the City's representatives in negotiations with the CMPMA, CMPA and CMCEA.
2. Authorized staff to have the independent fiscal analysis of the current CMPMA, CMPA and CMCEA MOUs completed per the requirements of the Transparency in Labor Negotiations Council Policy.

10. CONTRACT AMENDMENT TO INCREASE FUNDING FOR THE FAMILIES FORWARD TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM BY \$50,000 FOR THE CURRENT FISCAL YEAR (FY) 2024-2025 AND INCLUDE UP TO 3 ADDITIONAL YEARLY RENEWALS FOR UP TO \$200,000 EACH YEAR, IF FUNDING IS AVAILABLE

Public Comments:

Rosalinda Bermudez, representing Families Forward, stated that most referrals come from City staff, and that last year there was a waiting list, and spoke on the program.

MOVED/SECOND: Council Member Marr/Council Member Reynolds

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

1. City Council authorized the City Manager (or designee) and the City Clerk to execute an amendment to award additional HOME funding in the amount of \$50,000 to Families Forward for the City's Tenant Based Rental Assistance Program (TBRA) for FY 2024-2025 and include up to 3 additional yearly renewals for up to \$200,000 each year, if funding is available.
2. Approved an appropriation of \$175,000 to recognize the unspent allocation from prior years within the HOME Fund (Fund 205) that has been added to the FY 2024-2025 Annual Action Plan as a minor amendment to increase funding to the HOME TBRA program and Single-Family Housing Rehabilitation program.

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

PUBLIC HEARINGS: NONE.

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

OLD BUSINESS:

1. **ADOPT AN ORDINANCE TO AMEND TITLE 13 OF THE COSTA MESA MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS TO CONFORM TO RECENT REVISIONS TO STATE LAW (CODE AMENDMENT PCTY-24-0002)**

Presentation by Mr. Yeager, Senior Planner.

Public Comments: None.

MOVED/SECOND: Mayor Pro Tem Chavez/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 Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

City Council adopted Ordinance No. 2025-02 approving Code Amendment PCTY-24-0002, amending Title 13 of the Costa Mesa Municipal Code (CMMC) pertaining to Accessory Dwelling Units (ADUs) to conform to recent revisions to State law.

NEW BUSINESS:

1. PROFESSIONAL CONSTRUCTION MANAGEMENT SERVICES FOR THE RECONSTRUCTION OF FIRE STATION NO. 2

Presentation by Mr. Rahimian, Senior Engineer.

Public Comments:

Speaker, spoke on the level of efforts for the project in relation to the cost of the agreement.

MOVED/SECOND: Mayor Stephens/Council Member Gamos

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gamos, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

1. City Council awarded Professional Services Agreement (PSA) to Accenture Infrastructure and Capital Projects LLC, 300 Spectrum Center Drive, Suite 1400, Irvine, California, in an amount not to exceed \$1,774,775 for construction management services for the reconstruction of Fire Station No. 2, with an initial allocation of \$225,000 and the remaining allocation following successful issuance of bond for Fire Station No. 2 Reconstruction Project.
2. Authorized a ten percent (10%) contingency in the amount of \$177,477 for unforeseen costs related to the project.
3. Authorized the City Manager and the City Clerk to execute the PSA and any future amendments to the agreement.

2. APPOINTMENTS TO VARIOUS CITY COMMITTEES

Presentation by Ms. Green, City Clerk.

Public Comments: None.

ACTION:

City Council made appointments as follows:

MOVED/SECOND: Mayor Pro Tem Chavez/Mayor Stephens

MOTION: Re-open the recruitment process for one week and to make his appointment on April 15th.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

Mayor Pro Tem Chavez directed staff to re-open the recruitment process for one week and to make his appointment on April 15th.

MOVED/SECOND: Council Member Reynolds/Council Member Gameros

MOTION: Appoint Stephen Smith and Tammy McGregor to the Animal Services Committee.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

City Council made the following two (2) appointments to the Animal Services Committee with a term expiration of April 2027. Council Member Reynolds appointed Stephen Smith and Council Member Marr appointed Tammy McGregor.

MOVED/SECOND: Council Member Reynolds/Council Member Marr

MOTION: Appoint Tiia Alcazar, Trace Yulie, and Joselyn Perez to the Active Transportation Committee.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

City Council made three (3) member appointments to the Active Transportation Committee with a term expiration of April 2027. Mayor Pro Tem Chavez appointed Joselyn Perez, Council Member Reynolds appointed Tiia Alcazar, and Council Member Marr appointed Trace Yulie.

MOVED/SECOND: Council Member Reynolds/Mayor Stephens

MOTION: Appoint Jay Humphrey, Jose Toscano, Edwin (Bo) Glover, and Terri Fuqua to the Fairview Park Steering Committee.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

1. City Council made three (3) member appointments to the Fairview Park Steering Committee with a term expiration of April 2029. Council Member Buley appointed Jay Humphrey, Council Member Reynolds appointed Edwin (Bo) Glover, and Council Member Pettis appointed Jose Toscano.
2. City Council made one (1) member appointment to the Fairview Park Steering Committee with a term expiration of April 2027. Mayor Stephens appointed Terri Fuqua.

MOVED/SECOND: Council Member Buley/Mayor Stephens

MOTION: Appoint Daniel Morgan to the Finance and Pension Advisory Committee.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

City Council made one (1) member appointment to the Finance and Pension Advisory Committee with a term expiration of April 2028. Council Member Buley appointed Daniel Morgan.

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Marr

MOTION: Appoint Becks Heyhoe-Khalil, Valerie Hass, Andrea Schmidt, and Alma Fausto to the Housing and Public Service Grants Committee.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

1. City Council made three (3) member appointments to the Housing and Public Service Grants Committee with a term expiration of April 2027. Mayor Pro Tem Chavez appointed Andrea Schmidt, Council Member Reynolds appointed Alma Fausto, and Council Member Marr appointed Becks Heyhoe-Khalil.
2. City Council made one (1) member appointment to the Housing and Public Service Grants Committee with a term expiration of April 1, 2026. Council Member Buley appointed Valerie Hass.

MOVED/SECOND: Council Member Reynolds/Mayor Stephens

MOTION: Appoint Nicholas Lapating, Stephen Brahs, Eric Vu, and George Sakioka to the Traffic Impact Fee Ad Hoc Committee.

SUBSTITUTE MOTION/SECOND: Council Member Buley/Council Member Pettis

SUBSTITUTE MOTION: Appoint Nicholas Lapating, Stephen Brahs, George Sakioka, and Jim Fitzpatrick to the Traffic Impact Fee Ad Hoc Committee.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Pettis, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: Council Member Marr and Council Member Reynolds.

Absent: None.

Abstain: None.

Motion carried: 5-2

1. City Council made four (4) member appointments to the Traffic Impact Fee Ad Hoc Committee with a term expiration of April 2029. George Sakioka as the Major Developers' Representative, Stephen Brahs as the Small Developers' Representative, and Nicholas Lapating and Jim Fitzpatrick as the At-large Representatives.

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

ADJOURNMENT – Mayor Stephens adjourned the meeting at 8:22 p.m.

Minutes adopted on this 15th day of April, 2025.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk

DRAFT



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-220

Meeting Date: 4/15/2025

TITLE:

2024 2015-2035 GENERAL PLAN ANNUAL PROGRESS REPORT (APR)

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

**PRESENTED BY: PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER,
AND CAITLYN CURLEY, ASSISTANT PLANNER**

**CONTACT INFORMATION: PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER,
714-754-5611**

RECOMMENDATION:

Staff recommends the City Council approve the 2024 Annual Progress Report for the 2015-2035 Costa Mesa General Plan for submittal to the State Office of Land Use and Climate Innovation (LUCI) [formerly known as the Office of Planning and Research (OPR)], and State Department of Housing and Community Development (HCD).



Agenda Report

Item #: 25-220

Meeting Date: 4/15/2025

TITLE: 2024 2015-2035 GENERAL PLAN ANNUAL PROGRESS REPORT (APR)

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER, AND CAITLYN CURLEY, ASSISTANT PLANNER

CONTACT INFORMATION: PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER, 714-754-5611

RECOMMENDATION:

Staff recommends the City Council approve the 2024 Annual Progress Report for the 2015-2035 Costa Mesa General Plan for submittal to the State Office of Land Use and Climate Innovation (LUCI) [formerly known as the Office of Planning and Research (OPR)], and State Department of Housing and Community Development (HCD).

BACKGROUND:

The Costa Mesa General Plan sets forth the vision, goals, objectives, and policies for the City. General Plan implementation ensures that development decisions and improvements to public and private infrastructure are consistent with the community's goals and visions. State Land Use and Zoning Law, Government Code Section 65000, et. seq., requires jurisdictions to submit a General Plan Annual Progress Report to the State agencies identified above. The State uses the General Plan APR to identify statewide trends in land use decisions to assess how local planning and development activities align with statewide planning goals and policies. Specifically, the General Plan APR provides an overview of the actions taken by the City during the 2024 calendar year to implement the City's General Plan programs and policies. All jurisdictions are required to provide the State with separate General Plan and Housing Element Annual Progress Reports. The 2024 6th Cycle Housing Element Annual Progress Report HCD was approved by City Council on March 18, 2025, and is available online at: <https://www.costamesaca.gov/home/showdocument?id=59930>.

ANALYSIS:

General Plan Annual Progress Report

The General Plan Annual Progress Report (APR) highlights the City's progress in implementing the goals and policies outlined in the General Plan. This annual assessment provides an opportunity to evaluate, adjust, and refine policies and implementation strategies to ensure continued alignment with the City's long-term vision. It summarizes key actions taken during the 12-month reporting period and demonstrates how land use decisions and City initiatives support the General Plan's adopted goals, policies, and implementation measures.

In the previous versions of the City's General Plan Annual Progress Reports, all City programs and actions were noted for each General Plan policy. On January 30, 2025, LUCI published guidance on a format to streamline the process. The focus of the APR is now on Major Planning/City Activities that implement the General Plan and a Summary of Housing Element Implementation.

While the APR is not intended to be an exhaustive record of all City initiatives and the technical guidance released this year emphasizes a streamlined approach to the report, the 2024 APR showcases several significant accomplishments. Highlighted accomplishments include the approval of land use projects consistent with General Plan policies, continued investment in public safety, emergency services, and community programs, and ongoing infrastructure improvements that promote active transportation and pedestrian mobility. The City has also reaffirmed its commitment to environmental stewardship and community well-being by prioritizing the preservation of open space and expanding access to high-quality recreational opportunities. Additionally, measurable progress has been made toward achieving the goals outlined in the Housing Element.

Land use projects and City activities are tracked through City Council and Planning Commission agendas, and those directly related to the General Plan are included in the APR. The Planning Division collaborates with other City departments to compile the report, which includes links to relevant staff reports and a map of completed Active Transportation Improvement Projects.

General Plan Consistency with the State's 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. For the seven required elements, the City's General Plan provides goals and policies that address these categories consistent with the State law. The seven required elements include:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space and Recreation
- Noise
- Safety

The three optional elements address additional topics that are of particular local significance and include:

- Growth Management
- Community Design
- Historic and Cultural Resources

The General Plan goals and policies for these elements are consistent with state law and follow State General Plan Guidelines.

In the future, to implement the 6th Cycle Housing Element and, specifically, to accommodate the City's Regional Housing Needs Assessment allocation, the General Plan will be updated to ensure that the City's General Plan will remain internally consistent and remain an effective guiding document for orderly growth. Additionally, the City is reviewing other General Plan Elements to integrate

environmental justice policies in accordance with the Planning for Healthy Communities Act (SB 1000). This law mandates the development of General Plan policies that address the needs of lower-income areas disproportionately affected by pollution and other environmental hazards that contribute to negative health outcomes. As part of this effort, the City will identify existing policies that support environmental justice.

As shown through various City actions and approved projects that are summarized in 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. Examples of the City's actions for each General Plan Element are highlighted below.

1. Land Use Element

- a. The City approved amendments to the Costa Mesa Municipal Code (CMMC) to update Cannabis Regulations (Ordinances No. 2024-03 and 2024-04) on May 7, 2024. This project implements the Land Use Element Goal LU-6: *"Economically Viable and Productive Land Uses that Increase the City's Tax Base."*
- b. The City approved amendments to the CMMC to streamline Outdoor Dining Areas development (Ordinance No. 2024-01) on January 16, 2024. This project supports the Land Use Element Goals LU-1: *"A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs"* and LU-6: *"Economically Viable and Productive Land Uses that Increase the City's Tax Base"*. It also implements the Community Design Element Goal CD-1: *"Vehicular and Pedestrian Corridors."*
- c. The City continued its Business Improvement Area (BIA) Program to support the hotel and motel industry in promoting tourism. This program implements the Land Use Element Goal LU-6: *"Economically Viable and Productive Land Uses that Increase the City's Tax Base."*

2. Circulation Element

The following City activities achieve various goals of the Circulation Element, most notably Goal C-1: *"Implement 'Complete Streets' Policies on Roadways in Costa Mesa"*, Goal C-3: *"Enhance Regional Mobility and Coordination"*, and Goal C-5: *"Ensure Coordination between the Land Use and Circulation Systems"*.

- a. The City approved the Pedestrian Master Plan (PMP) and an amendment to the General Plan Circulation Element (PGPA-23-0001) on May 7, 2024. This update aligns Circulation Element policies with the PMP, ensuring its goals are integrated into future public and private projects.
- b. The City completed several pedestrian and bikeway improvements as part of the Active Transportation Plan (ATP) implementation, including:

- 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 from the City boundary to Royal Palms Drive;
- Installation of Class III Bike Route on Fullerton Avenue between 18th Street and 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 and 17th Street;
- Installation of a Class II Bike Lane on Santa Ana Avenue between 21st Street and 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, and on 19th Street between Wallace Avenue and Federal Avenue.

3. Growth Management Element

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

4. Housing Element

- a. The City approved its 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. This City action 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”*, and 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.”*
- b. The 2024 Housing Element APR is attached to the General Plan Annual Progress Report as Attachment 1. It provides a summary of the housing development activities that occurred in 2024, including how many building permits were issued that will count towards the City meeting its Regional Housing Needs Assessment (RHNA) goals.

In 2024, the City completed construction of 284 housing units including 209 multifamily units at the Lux Apartments on 2277 Harbor Blvd. The City issued 123 residential building permits and entitled four housing projects adding a net total of ten units. Additionally, it received eight planning applications for projects with two or more units, totaling 272 net new units.

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). 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 Newport 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

Throughout the 2021-2029 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 City’s RHNA obligation when a building permit is pulled. As of December 31, 2024, the City is processing ten housing development projects that includes two or more units that will provide a net increase of 1,368 units, if approved. Furthermore, as of February 28, 2025, there are an additional 1,238 entitled housing units expected to complete construction within the 6th Cycle Housing Element period.

5. Conservation Element

The following City activities help achieve the Conservation Element Goals CON-4: “*Improved Air Quality*” and Goal CON-3: “*Improved Water Supply and Quality.*”

- a. The City accepted the CalRecycle Senate Bill (SB) 1383 Grant award that will fund activities to implement SB 1383. 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 recovery, enforcement and inspection, procurement, and recordkeeping.
- b. The City participated in the Clean Mobility Options (CMO) Pilot Program and the Orange County Transportation Authority (OCTA) Project Grant for Community-Based Transit. The CMO Voucher Pilot Program is a statewide initiative providing funding for zero-emission carsharing, carpooling, vanpooling, innovative transit, and on-demand ride services in underserved communities. With grant funds, the City launched Let's Go Costa Mesa in November 2024.

6. Noise Element

The City continuously implements the Noise Element Goals by evaluating the existing and anticipated noise environment for all projects. Each project is assessed for compatibility with adopted noise and land use criteria, as well as interior and exterior noise standards, including Title 24 requirements for new residential developments. Staff identifies potential noise mitigation measures during project evaluations and follows appropriate environmental review processes when needed. For example, acoustical studies lead to the incorporation of sound attenuation measures in both interior and exterior spaces. Additionally, mixed-use developments must 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. The Community Improvement Division investigates and addresses all noise-related concerns submitted for review.

7. Safety Element

The following City activities help achieve the Safety Element Goal S-1: "*Risk Management of Natural and Human-Caused Disasters*" by supporting emergency services and programs to ensure that the City can respond and reduce threats to life and property.

- a. Fire Station No. 4 Training Tower and Site Improvement Project
- b. Conceptual Design of Fire Station No. 2 Reconstruction Project
- c. Animal Care Shelter Services – Priceless Pets Rescue
- d. 2023 Operation Stonegarden Funds to be used to Deter Narcotics Trafficking
- e. Extend Term of PSA with Falck Mobile Health Corporation for Ambulance Services
- f. Annual Fire Inspection pursuant to SB 1205: inspect public and private schools, hotels, motels, lodging housings, and apartment buildings
- g. Acceptance and Allocation of the 2024-2025 Office of Traffic Safety Grant for the Selective Traffic Enforcement Program
- h. Subrecipient Agreement for the 2023 Urban Area Security Initiative Grant

8. Community Design Element

The City consistently 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 projects are reviewed and designed to align with urban plans, General Plan policies, and zoning standards, while ensuring compatibility with surrounding neighborhoods. Residential developments are evaluated to meet the City’s Residential Design Guidelines, promoting design excellence in new housing projects. Where applicable, developments must also comply with the City’s landscaping standards 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, reflect the City’s ongoing commitment to improving its vehicular and pedestrian pathways.

9. Open Space and Recreation Element

The following City activities help achieve the Open Space and Recreational Element Goals OSR-1: *“Balanced and Accessible System of Parks and Open Spaces”*, R-2A: *“Community Services Programs Meeting Community Needs”*, and OSR -3: *“Conserved Open Space”*.

- a. The City approved the Shalamar Park design improvement and purchase of 778 Shalimar Drive to support the expansion.
- b. The City approved the Ketchum-Libolt Park design improvements.
- c. The City adopted plans to install new lighting facilities include Jack Hammett Sports Complex, TeWinkle Athletic Complex, Costa Mesa Tennis Center, and Bark Park.
- d. The City completed improvements to the sports 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.

10. Historical and Cultural Resources Element

The City approved the “Leroy Anderson House” located at 208 Magnolia Street to be added to the Local Historic Register on June 18, 2024. This project implements the Historical and Cultural Resources Element Goal HCR-1: *“Historical, Archeological, and Paleontological Resources Preservation.”*

ALTERNATIVES:

The APRs summarize the City's efforts undertaken in 2024 to implement the General Plan. The APRs are required to be submitted annually to the State agencies and serves as an informational document. Therefore, there are no presented alternatives for City Council consideration.

FISCAL REVIEW:

There are no fiscal impacts to the City’s Budget for the approval of the recommended actions.

LEGAL REVIEW:

The City Attorney's Office has reviewed this Agenda Report and the attached 2024 General Plan APR and approves them both as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council goals:

1. Strengthen the Public's Safety and Improve the Quality of Life.
2. Diversify, stabilize, and increase housing to reflect community needs.
3. Advance environmental sustainability and climate resiliency.

CONCLUSION:

As required by the Government Code, the 2024 General Plan APR is required to be prepared and submitted to the State annually and provides a status on the City's General Plan implementation. Following City Council approval, the 2024 General Plan APR will be submitted to the State Office of Land Use and Climate Innovation (LUCI) and State Department of Housing and Community Development (HCD).

2024 ANNUAL REPORT



Lux Costa Mesa Apartments



Ketchum-Libolt Park (Conceptual Improvement)



One Metro West

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

Background Page 2

Analysis Page 3

Conclusion Page 36

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

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

[Updated: March 31, 2025]

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.

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,

[Updated: March 31, 2025]

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:

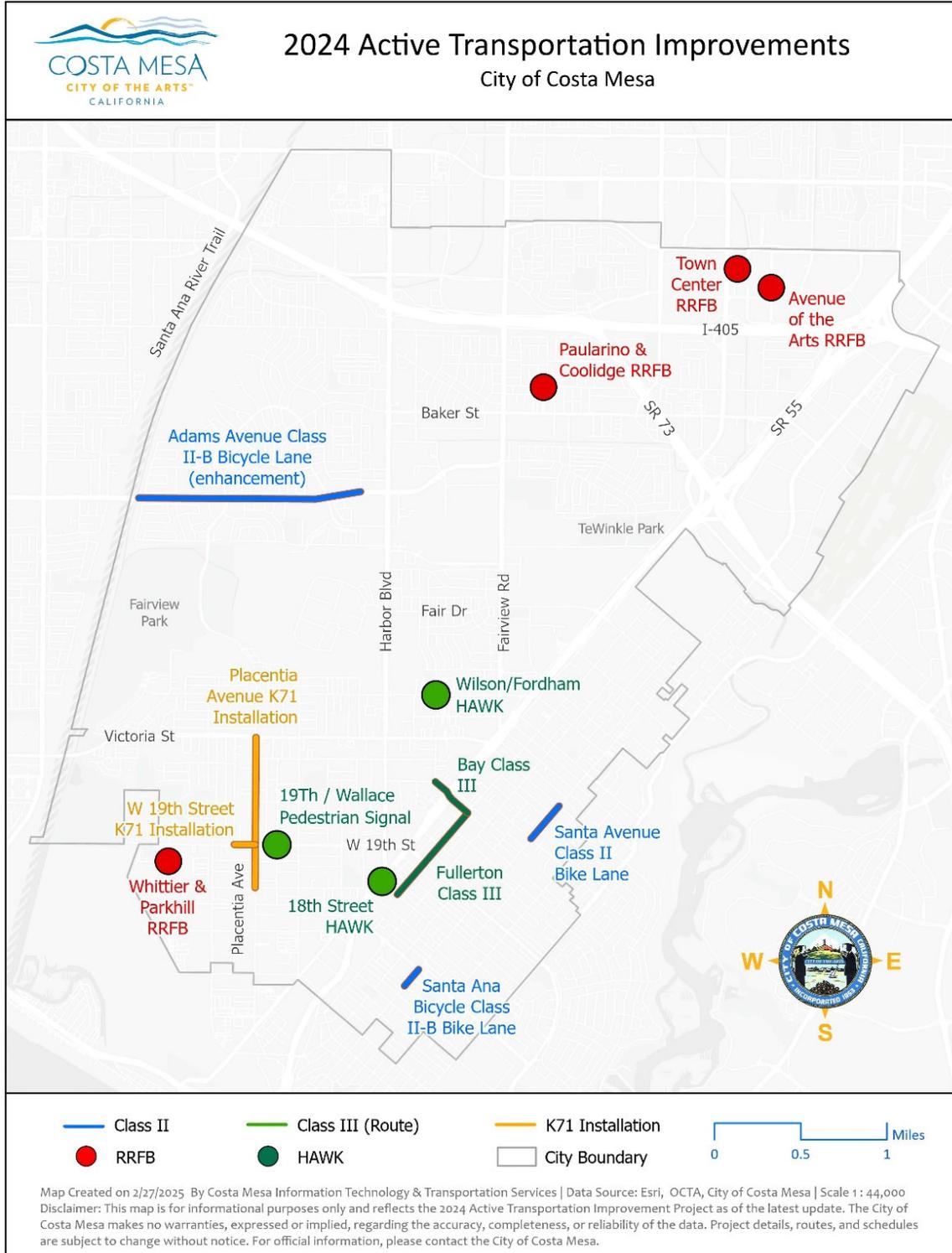
<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6781284&GUID=2EC21324-3DA5-432A-9152-69CCA5030DD8>

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&GUID=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&GUID=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&GUID=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&GUID=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&GUID=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&GUID=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&GUID=7C1F1807-31F0-4124-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.

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.

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 Developmental 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 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. 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>



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-228

Meeting Date: 4/15/2025

TITLE:

APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE A CONDITIONAL USE PERMIT (CUP) PCUP-24-0011 TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 1912 HARBOR BOULEVARD ("GREEN MART"), IN THE LOCAL BUSINESS DISTRICT (C1)

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

PRESENTED BY: SCOTT DRAPKIN, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES

CONTACT INFORMATION: MICHELLE HALLIGAN, SENIOR PLANNER, (714) 754-5608

RECOMMENDATION:

Staff recommends the City Council:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities.
2. Uphold the Planning Commission's decision to approve Conditional Use Permit PCUP-24-0011 based on findings of fact and subject to the conditions of approval as contained in the Resolution.



Agenda Report

Item #: 25-228

Meeting Date: 4/15/2025

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PRESENTED BY: SCOTT DRAPKIN, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES

CONTACT INFORMATION: MICHELLE HALLIGAN, SENIOR PLANNER, (714) 754-5608

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Staff recommends the City Council:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities.
2. Uphold the Planning Commission's decision to approve Conditional Use Permit PCUP-24-0011 based on findings of fact and subject to the conditions of approval as contained in the Resolution.

APPLICANT/APELLANT:

The applicant is Keith Sheinberg on behalf of RDK Group Holdings, LLC and the property owner, Dave Ruffell.

The appeal was filed by Carney Mehr, ALC.

BACKGROUND:

On February 24, 2025, the Planning Commission approved a CUP for a new cannabis storefront at 1912 Harbor Boulevard (PCUP-24-0011). Prior to being scheduled for Planning Commission review, the project was reviewed for consistency with the City's applicable separation requirements for cannabis storefront operations, a background check of the applicant team was completed, and the applicant's proposed business and security plan was reviewed by the City's cannabis consultant. The applicant successfully passed these evaluations and staff issued a "CBP Notice to Proceed," which allowed the applicant to proceed for CUP review.

The CUP was approved by the Planning Commission subject to findings and conditions of approval. A comprehensive staff report was provided to the Planning Commission, which is provided as Attachment 5 to this report.

The subject property is an approximate 6,500-square-foot site that has street frontage on Harbor Boulevard. The site was previously occupied by a BBQ retail establishment. A 20-foot-wide alley with access from Harbor Boulevard and West 19th Street also provides access to the rear of the subject property (including access to several parking spaces in a shared parking lot). The subject property shares parking facilities and access with several other adjacent properties located to the north and south.

Image 1 – Existing Shopping Center Street Photo



The site is zoned C1 (Local Business District) and is surrounded by C1 properties to the north and south. There is a property zoned PDC (Planned Development Commercial) and a property zoned C2 (General Commercial) located to the east, and properties located to the west across Harbor Boulevard are zoned C2 (General Commercial). The site has a General Plan Land Use Designation of Commercial Residential. The subject property is located along one of the City’s primary commercial corridors, which includes a variety of uses, including, but not limited to, retail stores, restaurants, offices, medical offices, car dealerships, residences, and a cannabis storefront.

ANALYSIS:

The application includes a request for approval to allow a 2,400-square-foot retail cannabis storefront with delivery in an existing commercial building. The project has been determined by staff to be consistent with the City’s applicable separation requirements for cannabis storefront operations, a background check of the applicant team was completed, and the applicant’s proposed business and security plan was reviewed and determined adequate by the City’s cannabis consultant.

Conditional Use Permit and Cannabis Operations

Pursuant to the Costa Mesa Municipal Code (CMMC), a CUP is required for the establishment of cannabis retail storefronts in a commercial zone. To approve a CUP, the final review body must find that the evidence presented in the administrative record substantially meets the CUP findings, as follows:

- 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;
- Granting the 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; and
- Granting the 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.

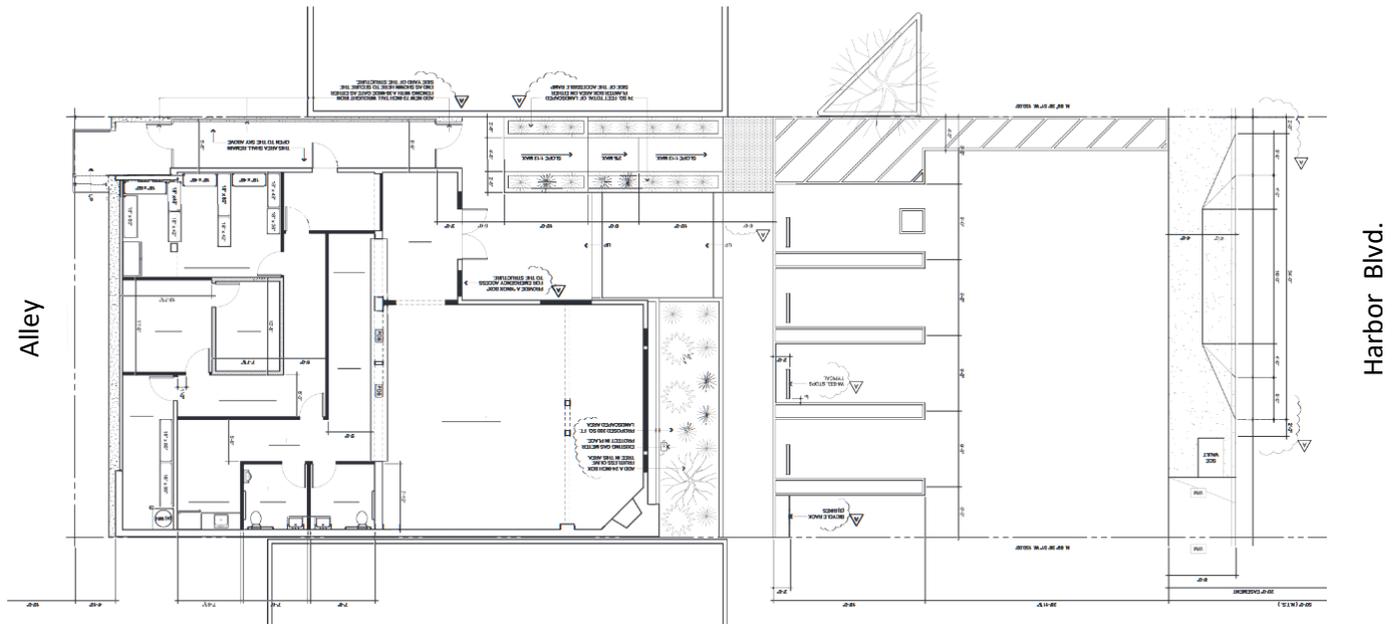
The subject site is located within a commercial zone (C1 – Local Business District) where commercial development is allowed to include retail uses. As defined in the CMMC, “This district is intended to meet the local business needs of the community by providing a wide range of goods and services in a variety of locations throughout the City”. Pursuant to the CMMC, cannabis retail storefronts are subject to extensive regulations which are adopted to prevent land use inconsistencies with adjacent properties. In addition, proposed uses subject to CUPs generally include site-specific conditions of approval to ensure the required findings can be met. Similar to all of the City’s previously approved cannabis operations, this proposal is subject to conditions of approval specifically including, but not limited to, the following:

- The hours of operations are limited to 7:00 AM to 10:00 PM Monday through Sunday;
- Cannabis inventory shall be secured using a lockable storage system during non-business hours;
- At least one licensed security guard shall be on premises during business hours;
- The prohibition of consumption of cannabis or cannabis products in public areas; cannabis consumption is limited to non-public areas, such as within a private residence. State law further prohibits cannabis consumption and open container possession within 1,000 feet of sensitive uses and while riding in or driving a vehicle;
- There must be continuous video monitoring and recording of the interior and exterior of the premises;
- No one under the age of 21 is allowed to enter the premises. If the business holds a retail medical cannabis license issued by the State, persons over the age of 18 may be allowed with the proper medical approval;
- Prior to employment, all prospective employees must successfully pass a background check conducted by the City, and the employee must obtain a City issued identification badge;
- Cannabis products shall not be visible from the exterior of the building;
- Cannabis goods to be sold at this establishment (either storefront or delivery) must be obtained by a licensed cannabis distributor and have passed laboratory testing;
- Cannabis product packaging must be labeled with required test results and batch number;
- Packaging containing cannabis goods shall be tamper-resistant;
- Cannabis deliveries must be made in-person by an employee of the licensed retailer. An independent contractor or third-party courier service is not allowed;
- The applicant shall maintain proof of vehicle insurance for any and all vehicles being used to deliver cannabis goods;
- The business shall maintain a list of all deliveries, including the address delivered to, the amount and type of product delivered, and any other information required by the State;
- Delivery vehicles shall be installed with a dedicated global positioning system (GPS) device for identifying the location of the vehicle; and
- Signs, decals or any other form of advertisement on the delivery vehicles are prohibited.

Interior and Exterior Improvements

In conjunction with the proposed new use, the applicant proposes tenant upgrades to both the building’s interior and exterior. The interior improvements include demolishing existing demising walls, construction of new walls, constructing a second restroom, adding commercial showroom finishes, and installation of an odor control system.

Image 2 – Proposed Project Site/Floor Plan



The exterior improvements include an update to the existing commercial building in conformance with the Building Code, and an overall change in the design of the building façade (see the below Image 2 for existing building pictures and the proposed project exterior building rendering).

Image 3 – Existing and Proposed Project

Existing



Proposed



Parking

Pursuant to the CMMC Section 13-6, when there is a mixture of uses within a single development that share the same parking facilities, the total requirement for parking is determined by the Costa Mesa shared parking analysis procedures which is adopted by City Council Resolution. In 2016, the shared parking for the site and adjacent properties was considered by the Planning Commission and determined to meet the parking requirements pursuant to the City’s parking provisions. Further, CMMC Section 13-204 permits that when a use is changed that requires the same amount of parking as the previous use, no additional parking is required. The previous and proposed use at 1912 Harbor Boulevard are both retail uses and subject to the same parking ratio requirement (four spaces per 1,000 square feet of gross floor area), and therefore the project complies with the City’s parking standards.

In addition, Assembly Bill 2097 (AB 2097) was signed into law by Governor Newsom and became effective on January 1, 2023. The primary objective of this legislation is to limit local governments from imposing minimum parking regulations on commercial and residential projects that are located within 0.5 miles of a major transit stop. Staff reviewed the nearby public transit facilities and determined that the subject property is located within 0.5 miles of a major transit stop (near the intersection of Harbor Boulevard and W. 19th Street). Therefore, pursuant to AB 2097 the City of Costa Mesa cannot impose a minimum parking requirement on this land use entitlement.

Lastly, the applicant is proposing to install a bike rack to encourage multimodal transportation. As conditioned, vendor and delivery vehicles would schedule or coordinate arrivals (phone, text, etc.) to ensure adequate parking is available on the subject property, and if parking shortages or other parking-related problems occur that are related to the proposed cannabis storefront, the business owner or operator will be required to monitor the parking lot and institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services.

Odor Attenuation

All cannabis products would arrive in State compliant packaging that is odor-resistant sealed and remain unopened while on the premises. Pursuant to the CMMC, “odor control devices and techniques shall be incorporated in all cannabis businesses to ensure that odors from cannabis are not detectable off site”. Further, as conditioned, if cannabis odor is detected outside of the building or off-site, the business owner/operator will be required to institute further operational measures necessary to eliminate off-site odors in a manner deemed appropriate by the Director of Economic and Development Services or their designee.

Customer and Employee Access

Customer access would be limited to the lobby and retail area. Customer circulation into the proposed establishment includes entering the licensed premise through the door fronting Harbor Boulevard into the lobby. An employee would verify the customer’s identity and age before allowing the customer to shop in the retail sales area. After a customer’s identity and age is verified and their transaction is completed, they must exit the retail sales area through an exit directly from the lobby. As further conditioned, staff and a security guard would monitor the area to ensure that customers are following regulations. All other areas of the premises would be accessible only to employees with the proper security credentials. Employees would enter through the customer entrance or two access-controlled entrances that lead directly into the back-of-house area. Employees would be able to exit through the access-controlled doors or through the main entrance/exit.

Planning Commission Review and Public Comment

The application was heard by the Planning Commission on February 24, 2025. After receiving staff’s presentation and recommendation for approval, the Planning Commission asked staff questions and then opened the public hearing. The applicant provided a presentation and the Planning Commission subsequently asked questions of the applicant. The Planning Commission then heard and considered public comments before closing the public hearing. The Planning Commission approved the application on a 3-2 vote, with Commissioners Andrade and Rojas voting no. (For specific details of the Planning Commission discussion and motion for approval, please see the attached draft minutes, provided as attachment 7.) The final Resolution reflecting the February 24, 2025, Planning Commission action is provided as Attachment 4 to this report. The written public comments are provided as Attachment 6. The Planning Commission staff report, attachments, and meeting video are also provided at the below links:

- Planning Commission Staff Report and Attachments:
<https://costamesa.legistar.com/LegislationDetail.aspx?ID=7144851&GUID=43828B4D-C883-4612-8918-F6E315B00E8B>
- Planning Commission Meeting Video:
https://costamesa.granicus.com/player/clip/4216?view_id=14&redirect=true

Seven public comment letters opposing the proposed use were submitted to the City prior to noon on the day of the Planning Commission meeting. During the public hearing, two members of the public spoke in support, and three members of the public spoke in opposition to the application.

Appeal of the Planning Commission's Approval

On March 3, 2025, an appeal of the Planning Commission's approval of the permit was timely filed by VMA Harbor Place Holding Company, represented by Carney Mehr, ALC. VMA Harbor Place Holding Company is the owner of Harbor Place, a multi-tenant commercial center located immediately south of the subject site. In summary, the application for appeal noted the following general reasons for the appeal:

- The plans provided insufficient detail;
- Architectural incompatibility with adjacent buildings;
- Potential parking impacts to the adjacent property;
- Parking lot circulation conflicts;
- Operational issues related to vehicle loading/unloading, odor control, safety, and loitering;
- Burden of business enforcement on adjacent properties; and
- Character of applicant and absentee landlord.

The appeal application is included as Attachment 2 to this report.

The applicant has provided supplemental information for the City Council consideration, which is included as Attachment 3.

City Council "De Novo" Hearing

Pursuant to CMMC Chapter 9, Appeal and Review Procedures, the City Council shall conduct a new or "de novo" review of the matter which is to be considered at the first regular meeting following receipt of the appeal that also provides sufficient time for required public noticing. In the case of this appeal, the first regular meeting would have been the April 1, 2025, City Council meeting. However, the appellant indicated their first available date was for the April 15, 2025 meeting, and the applicant agreed on this meeting date.

The City Council may exercise its independent judgment and discretion in making a decision, and the appeal hearing is not limited to the grounds stated for the review or the evidence that was previously presented to the Planning Commission. The City Council's decision on the matter is the final decision.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing or prior use. This project site contains an existing commercial building that has been used historically for commercial/retail operations. The application does not propose an increase in commercial floor area or otherwise expand the prior use of the site as commercial. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would

not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

ALTERNATIVES:

The City Council can consider the following decision alternatives:

1. Deny the appeal and uphold the Planning Commission's decision. The City Council may adopt the attached Resolution upholding the Planning Commission's decision approving the CUP; or
2. Deny the appeal and uphold the Planning Commission's decision to approve a CUP, but require modifications to the conditions of approval. The City Council may uphold the Planning Commission's decision and approve the request with specific changes that are necessary to address City Council concerns; or
3. Continue the item. The City Council may continue the item to a future meeting to allow for modifications or additional analysis; or
4. Grant the appeal and reverse the decision of the Planning Commission. If the City Council believes that there are insufficient facts to support the findings for approval, the City Council may deny approval of a CUP and direct staff to prepare a Resolution for denial reflecting the City Council's findings for denial.

FISCAL REVIEW:

Approval of this item will allow the business to operate as a retail cannabis storefront in the City of Costa Mesa. The business is subject to Cannabis tax of seven percent (7%) based on gross tax receipts, as defined in the Costa Mesa Municipal Code, Title 9, Section 9-29.5(e). Revenue generated from Measure Q retail is part of General Fund Revenue and provides financing for two restricted Special Revenue Funds: The Arts and Culture Master Plan Fund (Fund 130) and the First Time Homebuyers Fund (Fund 140).

LEGAL REVIEW:

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

PUBLIC NOTICE:

Pursuant to Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site on Wednesday, April 2, 2025. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on Friday, April 4, 2025.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on Friday, April 4, 2025.

Two public comments regarding this application were received in advance of publishing the agenda, provided as Attachment 8. Any public comments received after the publishing of the agenda for the April 15, 2025 City Council meeting may be viewed at this link: [CITY OF COSTA MESA - Calendar \(legistar.com\)](https://legistar.com)

CITY COUNCIL GOALS AND PRIORITIES:

One of the goals approved by the City Council is to “achieve long-term fiscal stability”. Retail cannabis uses are subject to a unique local tax that does not apply to other retail businesses in Costa Mesa. Retail cannabis uses generate increased tax revenues due to a seven-percent local tax on gross receipts. Therefore, the operation of the proposed retail cannabis storefront with delivery would assist in achieving this City Council goal.

CONCLUSION:

The proposed use is a retail cannabis storefront with delivery at an existing commercial property that is located on one of the City’s primary commercial corridors. Staff and the City’s cannabis consultant completed the Pre-application Determination, Business Plan and Security Plan evaluations, owner background checks, and thoroughly reviewed the CUP materials. After careful review, staff determined that the application was consistent with the required CUP findings and the applicable provisions of the Costa Mesa Municipal Code and recommended that the Planning Commission conditionally approve the application. On February 24, 2025, the Planning Commission reviewed the application, heard public testimony and approved the application subject to numerous conditions of approval and made the required CUP findings. Staff recommends that the City Council deny the requested appeal, uphold the Planning Commission’s decision and adopt a Resolution to approve PCUP-24-0011. Staff has attached a draft City Council Resolution for approval based on the Planning Commission’s approval on February 24, 2025.

RESOLUTION NO. 2025-xx**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, UPHOLDING THE PLANNING COMMISSION APPROVAL OF A CONDITIONAL USE PERMIT FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY IN THE C1 ZONE AT 1912 HARBOR BOULEVARD (“GREEN MART”)**

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

WHEREAS, in November 2020, the Costa Mesa voters approved Measure Q; which allows for storefront and non-storefront retail cannabis uses in commercially zoned properties meeting specific location requirements, and non-storefront retail cannabis uses in Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties;

WHEREAS, on June 15, 2021, and May 7, 2024, the City Council adopted Ordinance Nos. 21-08, 21-09, 24-03 and 24-04 to amend Titles 9 and 13 of the Costa Mesa Municipal Code (CMMC) for cannabis storefront and non-storefront uses;

WHEREAS, Planning Application PCUP-24-0011 was filed by Keith Sheinberg representing RDK Holdings, LLC, and the property owner, Dave Ruffel, requesting approval of the following:

A Conditional Use Permit to operate a cannabis retail storefront retail and delivery business within a 2,400-square-foot, one-story commercial building located at 1912 Harbor Boulevard. The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite and through delivery, subject to conditions of approval and other City and State requirements;

WHEREAS, a duly noticed public hearing regarding PCUP24-0011 was held by the Planning Commission on February 24, 2025 with all persons having the opportunity to speak for and against the proposal;

Whereas, after hearing public testimony the Planning Commission conditionally approved the application by a 3 to 2 vote.

WHEREAS, the project was appealed by VMA Harbor Place Holding Company on March 3, 2025;

WHEREAS, a duly noticed public hearing was held by the City Council on April 15, 2025 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per California Code of Regulations Section 15301 (Class 1), for new the permitting and/or minor alteration of Existing Facilities;

WHEREAS, the CEQA categorical exemption 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 based on the evidence in the record and the findings contained in Exhibit A, the City Council hereby upholds the Planning Commission's February 24, 2025 decision and approves Conditional Use Permit (PCUP-24-0011) with respect to the property described above.

BE IT 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.

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 upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance with all applicable State and local laws. Any approval granted by this resolution shall be subject to review, modification, or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

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 15th day of **April, 2025**.

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

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

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2025-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 15th day of April 2025, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 15th day of April, 2025.

Brenda Green, City Clerk

EXHIBIT A

FINDINGS

A.	<p>The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) Conditional Use Permit findings because:</p> <p>Finding: <i>“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”.</i></p> <p>Facts in Support of Findings: The subject site is located within a commercial zone (C1, Local Business District) where commercial development is specifically allowed to include retail uses. In addition, the property is located on one of the City’s primary commercial corridors that is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are permitted uses in the C1 zone and are subject to extensive regulation as described in this report.</p> <p>All retail sales would take place under the roof, no outdoor storage or sales are proposed nor would be allowed, and operations would be conditioned to be compliant with applicable local and State laws, as well as to minimize potential impacts on neighboring properties. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to uses in the vicinity such as restaurants, retail stores, offices, medical offices, car dealerships, and residences.</p> <p>Lastly, the proposed use would not be materially detrimental to adjacent uses because the project would include features to ensure compatibility such as following a photometric plan so security lighting is shielded from adjacent properties, having a security guard onsite during hours of operation, and implementing odor control measures. As proposed and conditioned, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.</p> <p>Finding: <i>“Granting the 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”.</i></p> <p>Facts in Support of Findings: The proposed cannabis retail storefront use would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City’s cannabis consultant, HdL. Measures designed to maintain safety at the site include, but are not limited to, at least one security guard that would be onsite during the hours of operation and security devices shall be installed before operation.</p>
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	<p>Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering all exterior entrances, exits, and all interior limited access spaces. In addition, the business employees, including part-time staff, must pass a live scan background check and obtain an identification badge from the City that indicates they have passed certain employee requirements. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.</p> <p>Finding: <i>“Granting the 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”.</i></p> <p>Facts in Support of Findings: The property has a General Plan land use designation of “Commercial Residential”. The intent of this land use designation is to allow a mix of commercial and residential uses. As stated in the General Plan Land Use Element, the City’s commercial designations “accommodate a full range of commercial activity present and desired in Costa Mesa.” The proposed storefront is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City’s tax base; and promoting the incubation of specialized businesses. The City’s General Plan sets forth long-term policies that guide future development, whereas the Zoning Ordinance implements general plan policies through detailed development regulations, such as specific use types and building standards. Therefore, in determining General Plan compliance for the proposed cannabis retail storefront use, a comparison of the proposed use with the use, density and intensity allowed by the applicable zoning district is required. In this case, the applicable zoning district is “Local Business District” (C1). A variety of commercial uses are allowed in the C1 zone, including a retail cannabis storefront, subject to a CUP. No additional square footage is proposed; therefore, the proposed use would not increase the floor area ratio (building intensity) or increase the number of residential units onsite (density).</p>
B.	<p>The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Section 15301 (Class 1, Existing Facilities), for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing or prior use. This project site contains an existing commercial building that has been used historically for commercial activities. The application does not propose an increase in commercial floor area or otherwise expand the prior commercial use.</p>

	<p>The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.</p>
C.	<p>The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.</p>

EXHIBIT B

CONDITIONS OF APPROVAL (PCUP-24-0011)

General

- Plng.
1. The use of this property as a cannabis storefront business shall comply with the approved plans and terms described in the resolution, these conditions of approval, and applicable sections of the Costa Mesa Municipal Code (CMMC). The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 2. Approval of the planning/zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless the applicant establishes the use by one of the following actions: 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, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). 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.
 3. No person may engage in any cannabis business or in any cannabis activity within the City including delivery or sale of cannabis or a cannabis product unless the person:
 - a. Has a valid Cannabis Business Permit from the City;
 - b. Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division inspection deposits;
 - c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
 - d. Has obtained a City business license pursuant to Chapter I of the Municipal Code;
 - e. Is in compliance with all requirements of the Community Improvement Division regarding the property;
 - f. Has obtained any and all licenses required by State law and/or regulations; and

- g. Has satisfied all CUP conditions of approval.
4. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the Conditional Use Permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
 5. No cultivation of cannabis is allowed anywhere on the premises.
 6. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
 7. Except for operations allowed by this Conditional Use Permit and under an active Cannabis Business Permit and State Type 10 license, no permit holder or any of its employees shall sell, distribute, furnish, and/or otherwise provide any cannabis or cannabis product to any person, firm, corporation, group or any other entity, unless that person or entity is a lawful, bona fide customer, or it possesses all currently valid permits and/or licenses required by both the State of California and applicable local governmental entity to lawfully receive such cannabis and to engage in a "cannabis activity" as defined by Costa Mesa Municipal Code sec. 9-485. The permit holder shall verify that the recipient, regardless of where it is located, of any cannabis or cannabis product sold, distributed, furnished, and/or otherwise provided by or on behalf of the permit holder, possesses all required permits and/or licenses therefor.
 8. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally defend, with the attorneys of City's choosing, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the indemnitors' joint and several obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
 9. If any section, division, sentence, clause, phrase or portion of this approval is 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.

10. The use shall operate in accordance with the approved Security Plan. Any changes to the Security Plan must be submitted to the Planning Division with a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.
11. A parking and security management plan, including techniques described in Operational Condition of Approval No. 7, must be approved by the Director of Economic and Development Services or designee prior to any grand opening or other high-volume event on the subject property.
- Bldg. 12. Development shall comply with the requirements of the following adopted codes: 2022 California Residential Code, 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Green Building Standards Code and 2022 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2022 California Building Code.
- CBP 13. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. The Cannabis Business Permit application number associated with this address is MQ-22-0003. Upon issuance, the Cannabis Business Permit will be valid for a two-year period and must be renewed with the City prior to its expiration date, including the payment of permit renewal fees. No more than one Cannabis Business Permit may be issued to this property.
14. The use shall operate in accordance with the approved Business Plan. Any changes to the Business Plan must be submitted to the Planning Division with a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.
15. A Cannabis Business Permit may be revoked upon a hearing by the Director of Economic and Development Services or designee pursuant to Section 9-120 of the CMMC for failing to comply with the terms of the permit, the applicable provisions of the CMMC, State law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Cannabis Business Permit shall trigger the City's proceedings to revoke the Conditional Use Permit and its amendments. The Conditional Use Permit granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PCUP-24-0011 until a valid new Cannabis Business Permit is received from the City of Costa Mesa.
16. A change in ownership affecting an interest of 51 or more percent, or an

incremental change in ownership that will result in a change of 51 or more percent over a three-year period, shall require submittal and approval of a new Cannabis Business Permit. A change in ownership that affects an interest of less than 51 percent shall require approval of a minor modification to the Cannabis Business Permit.

- State
17. The business must obtain any and all licenses required by State law and/or regulation prior to engaging in any cannabis activity at the property.
 18. The applicant shall obtain State License Type 10 prior to operating. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
 19. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a cannabis business, such revocation or termination shall also revoke or terminate the ability of a cannabis business to operate within the City. This Conditional Use Permit will expire and be of no further force and effect if any State issued license remains suspended for a period exceeding six (6) months. Documentation of three violations during routine inspections or investigations of complaints shall result in the Community Improvement Division scheduling a hearing before the Director of Development Services to consider revocation of the Cannabis Business Permit.
 20. Third parties are prohibited from providing delivery services for non-storefront retail.
 21. Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business, except as otherwise specifically provided for by state law and CMMC Section 9-495(h)(6). It shall be unlawful and a violation of this CUP for the owner/operator to employ any person who is not at least twenty-one (21) years of age.
- PD
22. Every manager, supervisor, employee or volunteer of the cannabis business must submit fingerprints and other information specified on the Cannabis Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved. No cannabis business or owner thereof may employ any person who has been convicted of a felony within the past 7 years, unless that felony has been dismissed, withdrawn, expunged or set aside pursuant to Penal Code sections 1203.4, 1000 or 1385, or who is currently on probation or parole for the sale, distribution, possession or manufacture of a controlled substance.

- CID 23. Should any employee, volunteer or other person who possesses an identification badge be terminated or cease their employment with the business, the applicant shall return such identification badge to the City of Costa Mesa Community Improvement Division within 24 hours, not including weekends and holidays.
24. The property owner and applicant shall use “Crime Prevention Through Environmental Design” techniques to reduce opportunities for crime, loitering and encampments on the property as deemed appropriate by the Community Improvement Manager and Director of Economic and Development Services.
- Finance 25. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under State and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the cannabis business’ books and records for the purpose of verifying compliance with the CMMC and this CUP, including but not limited to a verification of the amount of taxes required to be paid during any period.
26. The following records and recordkeeping shall be maintained/conducted:
- a. The owner/operator of this cannabis business shall maintain accurate books and records, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, the owner/operator shall file a sworn statement detailing the number of sales by the cannabis business during the previous twelve month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid.
 - b. The owner/operator shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this condition shall be provided to the City Manager upon a reasonable request.
 - c. The owner/operator shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the retail sale process. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA), the owner/operator shall allow City officials to have access to the business’s books, records, accounts, together with any other data or documents relevant to its permitted cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the

City's request, unless otherwise stipulated by the City.

- d. The owner/operator shall have in place a point-of-sale tracking system to track and report on all aspects of the cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, and gross sales (by weight and by sale). The owner/operator shall ensure that such information is compatible with the City's record-keeping systems. The system must have the capability to produce historical transactional data for review by the City Manager or designees.
- Insp.
- 27. The City Manager or designees may enter this business at any time during the hours of operation without notice, and inspect the location of this business as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law. If the any areas are deemed by the City Manager or designee to be not accessible during an inspection, not providing such access is cause for the City to begin a cannabis business permit (CBP) and/or conditional use permit (CUP) and/or business license revocation process as prescribed by the applicable Municipal Code revocation procedures.
 - 28. Inspections of this cannabis business by the City will be conducted, at a minimum, on a quarterly basis. The applicant will pay for the inspections according to the adopted Fee Schedule.
 - 29. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the approved operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.
 - 30. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.
 - 31. Pursuant to Title 9, Chapter VI, it is unlawful for any person having responsibility for the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law.
 - 32. Prior to the installation of any exterior mural at the subject property, the applicant shall provide draft mural plans to the City. Once directed by staff to proceed, the applicant would apply for a Mural Permit through the Totally Electronic Self Service Application (TESSA), to be considered by the Arts Commission. If the application is approved by the Arts Commission, prior to installation, the Planning Commission shall have the

opportunity to consider if the mural is consistent with local and State cannabis provisions, and the project conditions of approval. The Planning Commission review shall be agendaized for a regular meeting of the Planning Commission but shall not require a noticed public hearing.

Prior to Issuance of Building Permits

1. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.
2. The conditions of approval and ordinance or code provisions of PCUP-24-0011 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Prior to the Building Division issuing a demolition permit, the applicant shall contact the South Coast Air Quality Management District (AQMD) located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or visit its website:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.
4. Odor control devices and techniques shall be incorporated to ensure that odors from cannabis are not detected outside the property, anywhere on adjacent property or public right-of-way. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system. Air in the areas where cannabis is stored shall be classified as Class 3 air (air posed a significant sensory-irritation intensity, or offensive odor). Class 3 air is permitted to be recirculated within the space of origin but shall not be recirculated or transferred to other spaces. [CMMC 2021-09(g)8, CMC 403.9, 403.9.3, 311.3, ASHRAE 62.1:5.16, 62.1:5.16.1, 62.1:5.16.3.3].
- PC 5. Plan check submittal shall include, but not be limited to:
 - Landscaping plans including at least one 24-inch box tree (non-palm) other living plants such as living ground cover, with an emphasis on drought-tolerant plants.
 - A permanent bike rack that is publicly accessible and located in a bike parking area designed to prohibit automobiles from utilizing the space.
 - A drive approach that is consistent with the City's Public Works Standard 514.
 - Removing the unpermitted enclosure and secure the space with fencing (wrought iron or a similar material for visibility and

- security).
- Odor control device specifications and locations.
 - Security camera installation locations.
 - A lighting plan showing all proposed exterior lighting fixtures and specifications, including security lighting.
 - A photometric study. Lighting levels on the property including the parking lot shall be adequate for safety and security purposes (generally, at least 1.0 foot candle), lighting design and layout shall minimize light spill at the property line and glare shields may be required to prevent light spill.
6. No signage shall be installed until the owner/operator or its designated contractor has obtained permits required from the City. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.
 7. Each entrance to a cannabis retail business shall be visibly posted with one clear and legible notice up to twelve (12) inches by eighteen (18) inches in size, indicating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited. The word “cannabis” is allowed to be used up to two times on each of these specific notices. Letter height in the notice shall be limited to up to two (2) inches in size. All notice lettering shall be the same font and color.
 8. The plans and business operator shall comply with the requirements of the applicable California Fire Code, including any referenced standards as amended by the City of Costa Mesa.
 9. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan to comply with A.D.A. Location and dimensions are subject to the approval of the Transportation Services Manager.
 10. The applicant shall submit a Traffic Impact Fee to the Transportation Division prior to issuance of building permits. The fee is required in an amount determined by the Transportation Division pursuant to the prevailing schedule of charges adopted by the City Council. The fee is calculated with consideration of standardized trip generation ratios for proposed uses and includes credits for existing uses. The estimated Traffic Impact Fee for this application is \$28,670.00. The fee will be calculated at the time of issuance of building permits and based upon the prevailing schedule of charges in effect at that time.
 11. Construction documents shall include a temporary fencing and temporary security lighting exhibit to ensure the site is secured during construction

and to discourage crime, vandalism, and illegal encampments.

Prior to Issuance of a Certificate of Use/Occupancy

1. The operator, contractors, and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final occupancy and utility releases will not be granted until all such licenses have been obtained.

Prior to Issuance of Cannabis Business Permit

1. The applicant shall contact the Planning Division for a facility inspection and provide a matrix of conditions of approval explaining how each was met prior to issuance of a Cannabis Business Permit.
2. The applicant shall pay the Planning Commission public notice fee (\$1 per notice post card) and the newspaper ad publishing cost.
3. The final Security Plan shall be consistent with the approved building plans.
4. Each entrance to the business shall be visibly posted with a clear and legible notice stating the following:
 - a. That smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited;
 - b. That no person under the age of twenty-one (21) years of age is permitted to enter upon the premises of the cannabis business unless the business holds a retail medical cannabis license (M-license) issued by the state;
 - c. That loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises is prohibited; and
 - d. The premise is a licensed cannabis operation approved by the City of Costa Mesa. The City may also issue a window/door sticker, which shall be visibly posted.
5. The owner/operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance and comprehensive automotive liability insurance protecting the permittee in an amount of not less than two million dollars (\$2,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than two million dollars (\$2,000,000.00) aggregate for each personal injury liability, products-completed operations and each accident, issued by an insurance provider admitted and authorized to do business in California and shall be rated at least A-:viii in A.M. Best & Company's Insurance Guide. Such policies of insurance shall be endorsed to name the City of Costa Mesa as an additional insured. Proof of said insurance must be provided to the Planning Division before the business commences operations. Any changes to the insurance policy

must be submitted to the Planning Division within 10 days of the date the change is effective.

6. The applicant shall submit an executed Retail Cannabis Business Permit Defense and Indemnity Agreement on a form to be provided by the City.
7. The applicant shall post signs within the parking lot directing the use of consideration such as no loud voices, loud music, revving car engines, etc. The language of the parking lot signs shall be reviewed and approved by the Planning Division prior to installation.

Operational Conditions

1. No product deliveries to the facility shall occur after 10:00 PM and before 7:00 AM.
2. Onsite sales hours of operations are limited to 7:00 AM to 10:00 PM Monday through Sunday.
3. The applicant shall submit an updated delivery vehicle list each quarter with the quarterly update to the employee roster which is required pursuant to the CBP. The number of delivery vehicles parked onsite shall not exceed the number of available onsite surplus parking spaces. Delivery vehicles shall not be parked on City streets.
4. At least one security guard will be onsite during business operation, unless directed by the Chief of Police or designee to maintain a security guard twenty-four (24) hours per day;
5. The operator shall maintain free of litter all areas of the property under which applicant has control.
6. The use shall be conducted, at all times, in a manner that will allow the quiet and safe enjoyment of the surrounding neighborhood. The operator shall institute appropriate security and operational measures as necessary to comply with this requirement.
7. If parking shortages or other parking-related problems develop based on the operations approved under this application, the business owner or operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services or designee. Temporary or permanent parking management strategies include, but are not limited to, reducing operating hours of the business, hiring an additional employee trained in traffic control to monitor parking

lot use and assist with customer parking lot circulation, and offering discounts for online and phone orders.

8. While working, employees shall not park on residential streets unless doing so temporarily to make a cannabis delivery.
9. All employees must wear an identification badge while on the premises of the business, in a format prescribed by the City Manager or designee. When on the premises, badges must be clearly visible and worn on outermost clothing and above the waist in a visible location.
10. The operator shall ensure that all vehicles are properly maintained, all delivery drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of each shift.
11. The operator shall ensure that deliveries are grouped to minimize total vehicle trips.
12. During each delivery stop, the delivery vehicle shall be parked in a safe manner (i.e., not impeding traffic circulation), the engine shall be turned off and the vehicle shall be locked.
13. Delivery/vendor vehicle loading and unloading shall only take place within direct unobstructed view of surveillance cameras, located in close proximity to the limited access entry door, as shown on an exhibit approved by the Director of Economic and Development Services or designee. No loading and unloading of cannabis products into or from the vehicles shall take place behind the building, in the alley, or outside of camera view. The security guard shall monitor all on-site loading and unloading of vehicles. Video surveillance cameras shall be installed on the exterior of the building with direct views of the vendor entry door and the entire parking lot. Any modifications or additional vehicle loading and unloading areas shall be submitted to the Director of Economic and Development Services or designee for approval.
14. Delivery/vendor vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways, and alleys.
15. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
16. No outdoor storage or display of cannabis or cannabis products is permitted at any time.
17. Cannabis shall not be consumed on the property at any time, in any form.
18. The owner/operator shall prohibit loitering on and within fifty (50) feet of the property.
19. No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of the property, or on any of the vehicles owned or used as part of the cannabis business.
20. The owner or operator shall maintain air quality/odor control devices by

- replacing filters on a regular basis, as specified in the manufacturer specifications.
21. If cannabis odor is detected outside the building, the business owner or operator shall institute corrective measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services.
 22. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste. No cannabis products shall be disposed in the exterior trash enclosure. If any damaged or expired cannabis products must be disposed, the owner or operator shall return the damaged or expired cannabis products to the original licensed distributor or vendor and follow all applicable State and City regulations.
 23. Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information: (1) Date and time of transaction; (2) Name and employee number/identification of the employee who processed the sale; (3) List of all cannabis goods purchased including quantity; and (4) Total transaction amount paid.
 24. All cannabis products shall be secured in a locked container during transportation between the facility and delivery and vendor vehicles. Prior to a vendor's arrival, vendors are required to give notice to facility personnel. Upon arrival, authorized facility personnel shall escort the vendor to the facility.
 25. A staff person shall be required to periodically monitor the exterior including the parking lot, especially during the evening, to ensure customers and vendors are using consideration when entering or leaving the business.
 26. Employees, customers, vendors, etc. are prohibited from parking, loading vehicles, or unloading vehicles in the alley.



City of Costa Mesa

RECEIVED
CITY CLERK

25 MAR -3 PM 12: 17

CITY OF COSTA MESA
BY: BG

Appeal of Planning Commission Decision:
\$1,220.00 (Tier 1)¹
\$3,825.00 (Tier 2)²

Appeal of Non-Planning Commission Decision:
\$690.00 (Tier 1)¹
\$3,825.00 (Tier 2)²

APPLICATION FOR APPEAL OR REVIEW

Applicant Name* Appellant: VMA Harbor Place Holding Company, represented by Carney Mehr, ALC
Address 1902-A, 1902-B, 1904, 1906 Harbor Boulevard, and 440-446 West 19th Street, Costa Mesa
Phone 949-629-4676

REQUEST FOR: APPEAL REVIEW**

Decision of which appeal or review is requested: (give application number, if applicable, and the date of the decision, if known.)

February 24, 2025 Planning Commission Approval of PCUP-24-0011

Decision by: Planning Commission

Reasons for requesting appeal or review:

Please see attached letter for basis for appeal.

Date: March 3, 2025

Signature: [Handwritten Signature]

*If you are serving as the agent for another person, please identify the person you represent and provide proof of authorization.
**Review may be requested only by the City Council or City Council Member.

For office use only – do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:
If appeal or review is for a person or body other than City Council/Planning Commission, date of hearing of appeal or review

Updated April 2020

¹ Includes owners and/or occupants of a property located within 500 feet of project site (excluding owners and/or occupants of the project site).

² Includes the project applicant, owners and/or occupants of the project site, and owners and/or occupants of a property located greater than 500 feet from the project site.



CARNEY MEHR LAW

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23 Corporate Plaza Drive, Suite 150
Newport Beach, CA
(949) 629-4676
klcm@carneymehr.com

March 3, 2025

City of San Costa Mesa
City Council
Attn: Honorable Mayor John Stephens
77 Fair Driver
Costa Mesa, California 92626
Via Costa Mesa Planning Division
(email address)

Sent via email

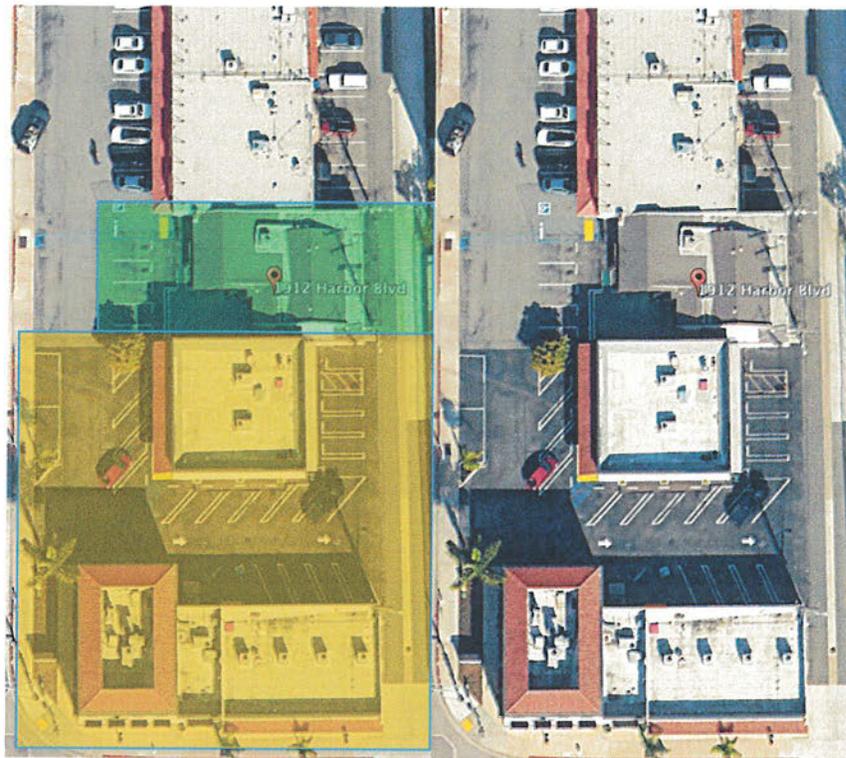
Re: Appeal of Planning Commission February 24, 2025 Approval of PCUP-24-0011
Address: 1912 Harbor Boulevard
Application No.: PCUP-24-0011

To the Honorable Mayor and Members of the City Council:

This firm represents VMA Harbor Place Holding Company, the owner of the real property located at 1902-A, 1902-B, 1904, 1906 Harbor Boulevard, and 440-446 West 19th Street in the City of Costa Mesa, commonly called Harbor Place ("Harbor Place"), with regard to the Appeal of the Planning Commission's February 24, 2025 Approval of the Application for CUP identified above. Please note, at the appeal deadline today, seven days after the Planning Commission hearing, neither the City staff's nor the Applicant's PowerPoint presentations from the hearing were available, despite requests for them. Therefore, we anticipate submitting supplemental comments once these are provided.

Harbor Place is immediately adjacent to the proposed "Green Mart" retail cannabis storefront and delivery service use at 1912 Harbor Boulevard (the "Green Mart"). Harbor Place is shown shaded in orange on the first aerial image below and Green Mart, as

proposed, is shown shaded in green. The second image is identical to the first but without the shading.



The purpose of this correspondence is to appeal the Planning Commission's February 24, 2025, approval of PCUP 2024-0011 which permits a retail and delivery cannabis use at 1912 Harbor Boulevard. For the reasons listed herein, our client and its tenants' submitted comments to the Planning Commission and continue to strongly oppose the approval of Conditional Use Permit PCUP-24-0011.

Harbor Place incorporates several longstanding, family-friendly restaurants and specialty food shops such as Il Dolce and Cinderella Cakes, as well as Phra Nakhon Thai, BobaPop, and a nutritional center. While we recognize that the City of Costa Mesa allows for dispensaries to locate within commercial zoning, the conditions currently proposed do not protect existing businesses or properties and instead defer mitigation of recognized negative impacts. As discussed further herein, the conditions of approval are not sufficient to negate the propensity for this use to create safety issues. While we urge the City Council to deny this application, should the Council intend to allow the use, we request the City Council consider and address the following outstanding issues:

Lack of Basic Plan Information and Resulting Deferred Mitigation

The Costa Mesa Planning Commission approved the cannabis project with a vote of three to two while expressing significant reservations about the project's potential

parking and circulation impacts, lack of plan clarity, and certain outstanding operational characteristics, including design failures, delivery questions, and the uncertainty as to the ultimate location of a bicycle rack. The Planning Commission indicated that not much could be done to address these impacts due to state and local regulation limits. However, according to Zoning Code Section 9-494 (Conditional Use Permit Required) a CUP is required to conduct a cannabis business, and Section 13-29(f) (Planning Application Review Process, Conditions) indicates that the City, via the Planning Commission, can “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. Essentially, the CUP is the permitting tool within the larger application process to address these operational and design deficiencies.

The Planning Commission is tasked with the obligation to deny, approve with conditions, or continue the CUP application to ensure neighborhood compatibility and effective circulation and parking that will mitigate the detrimental impacts to the health, safety, and welfare of the public and surrounding properties. Despite this, the Planning Commission approved Green Mart’s application, even though the application left outstanding design and operational problems on the table and deferred them to the plan check phase or worse, to an uncertain future date when the problems actually arise.

For example, General Condition No. 1 (Planning Condition) of the approved resolution, requires the applicant to "...comply with the approved plans...". Yet, the presentation to the Planning Commission by City staff made clear the plans are not yet final or ready to be approved. Neither Planning staff nor the applicant nor his architect were able to explain how employees access the employee only portion of the business or even how employees transition from customer side of the retail counter to the employee side. How is it possible to comply with Condition No.1 with incomplete plans?

These plans do not provide adequate and basic plan information to conduct a proper Planning Commission assessment or to be able to utilize them in the development of construction-level drawings. The plans do not have a legend to show basic information such as a door swing detail (for access from the counter area to the customer area), walls that are to be demolished, or new walls to be erected (to determine the extent of the building improvements and the building’s legal non-conforming standing). Moreover, the plans do not show a lounge area or shelving plan to justify the purpose and need for the chimney, which is not yet required to be made inoperable and creates a potential odor emission problem. Additionally, the bicycle area was generally shown on the site plan, but a specific location was not identified, and improvements to mitigate circulation and parking conflicts between vehicle parking and bicyclists was not shown. Perhaps the most concerning evidence of this was staff admissions that plans were “not fully flushed out”, and that these plan details would be addressed at the plan check phase – well after the conditions were approved by the Planning Commission.

In another example, the elevations approved by the Planning Commission cannot be realized as illustrated. The elevations indicate that parapets will surround the existing sloped roof. How can stormwater drain from the sloped roofs, especially when blocked by the parapets? It is not possible to determine whether the applicant is proposing, if anything, new flat roofs (which are not illustrated), holes within the parapets (which are not illustrated), or roof crickets with rain gutters that run down the exterior walls to appropriately drain the water. Again, basic plan information is needed to determine if the elevation can actually be built as illustrated and, more importantly, to conduct a proper compatibility determination as required by the CUP process. Please note that HDL Companies, the City's consultant for cannabis projects, is charged with plan review in accordance with the provisions of CCR Section 55006 "process diagram," which is largely focused on storage and access points. Staff indicated at this presentation that HDL is not responsible for the City's plan review for all other concerns and purposes.

Additionally, adequate operational information was not provided to the Planning Commission to address the actual operational impacts, which include, but are not limited to, blocked access to the rear parking spaces, designated loading areas, and the "convenience store" operating concept. While there are no parking spaces immediately behind the proposed project, the project shares parking with the shopping center to its immediate north, which includes several parking spaces in the alley.

At the meeting Keith Scheinberg, Founder, testified that this storefront will be "different" than the typical cannabis storefront. He indicated that the Green Mart storefront will be fast-paced and designed for quick "in and out" service. He indicated that the development will not have "a back store feel" and will provide more product in the customer area not offered in any store for an "ease of convenience process." Mr. Scheinberg also illustrated examples of the customer service area that consists of refrigerators along the perimeter of the store with shelving racks located within the middle of the customer area. The customer area appeared to be similar to a convenience store; hence, the "convenience store" operation concept. He also testified that two of three non-ADA parking spaces directly in front of the store would be designated for deliveries and vendor deliveries/unloading. The fourth space is reserved for ADA use, leaving one space directly in front of Green Mart for customer parking.

The convenience store concept was not discussed or assessed in the staff report. Since this concept would appear to cater directly to customer visits and less to deliveries, an assessment is needed to identify potential parking and circulation impacts, and related mitigation to address these impacts. For example, the staff report did not identify nor prohibit parking within the Harbor Place parking lot which is immediately adjacent, shares ingress and egress, and but is also entirely separate from the parking spaces available to Green Mart. The staff report indicates that if "parking shortages or other parking-related problems occur that are related to the proposed cannabis storefront, the business owner or operator will be required to monitor the parking lot and institute appropriate operational measures necessary to minimize or eliminate the problem." Staff

has not analyzed the convenience store operation concept and similarly has not defined a “parking shortage” or thresholds for defining “parking-related problems.” Furthermore, staff is allowing the *operator* to determine when its own operations become a problem. The City cannot actually expect the operator and/or its employees to monitor itself and come up with appropriate “parking demand management techniques.” This is a deviation from the purpose of a Conditional Use Permit.

In reality, the surrounding property owners and their tenants will now be obligated to monitor the site and report issues to the City’s Code Enforcement. This poses its own concerns as there are no regulations in the City’s cannabis-related codes to address a complaint-based revocation process for cannabis storefronts. There is no certainty as to when, if ever, a cannabis CUP would be revoked as all mitigation efforts are deferred until after problems arise. Quite simply, the plan is inadequate to properly assess the magnitude of development improvements and to identify impacts from the development.

Increased Traffic and Parking Concerns:

As raised to the Planning Commission, a retail storefront and delivery cannabis business is likely to attract a significant number of customers, leading to increased vehicular and pedestrian traffic. The parking is already extremely limited on both Harbor Place and Green Mart properties. This surge may exacerbate existing parking shortages and contribute to congestion, adversely affecting both residents and local businesses.

- Shared ingress and egress: Harbor Place and Green Mart (and the adjoining center) share ingress and egress to their respective parking lots. This should be identified and addressed within the conditions to protect access.
- Loading area: The loading area is not illustrated on the plans. The conditions indicate deliveries are only allowed during operating hours, and with "pre-committed" scheduled deliveries. How will this be enforced/monitored? Does the City intend to monitor this? Does the City utilize an enforcement entity for this purpose? Alternatively, is the Applicant intended to self-monitor? And, is there any limitation on the size of delivery trucks or the hours deliveries are permitted?
- Deliveries: Similarly, the delivery area is not illustrated on the plans. The conditions indicate deliveries are only allowed during operating hours, and with "pre-committed" scheduled deliveries. How will this be enforced/monitored? Does the City intend to monitor this? Does the City utilize an enforcement entity for this purpose? Alternatively, is the Applicant intended to self-monitor? And, is there any limitation on the size of delivery trucks or the hours deliveries are permitted?

- ADA site access and parking: The conditions require ADA access to the center and an ADA parking space is provided in front of the storefront. Parking in an ADA space without proper permits is illegal, but there should be a provision for the business to monitor it against deliveries or other unpermitted uses to ensure accessibility.
- Rear parking: The proposal prohibits the use of the rear "alley" parking, despite the availability of striped parking in the alley to the immediate north of the proposed use. Eliminating this shared parking area may result in further parking impacts to the surrounding businesses.
- Circulation and Parking: The staff report indicates that the shared parking is between 1912 through 1942 Harbor Blvd.; while Harbor Place is not considered for this purpose, it is highly likely that consumers will utilize Harbor Place parking to access Green Mart. What is the recourse for Harbor Place?

Incompatibility with Surrounding Uses and Potential for Nuisance and Safety Issues:

There is currently a dispensary immediately across Harbor Boulevard from the proposed location. The introduction of another cannabis retail operation in this area is inconsistent with the existing character of Harbor Place. Harbor Place comprises family-oriented businesses which are in turn adjacent to residential properties, and the presence of a cannabis storefront could alter the community's atmosphere and deter patrons from neighboring establishments.

- Modern design: The applicant proposes a modern white stucco covered box with a black fabric awning over the storefront door. However, all surrounding projects, both Harbor Place and the existing shopping center to the north of the proposed use, incorporate a tile eyebrow canopy with a flat parapet. How is the proposed modern design compatible with the existing shopping center(s)? The project should be revised accordingly to incorporate these elements to be aesthetically compatible with the existing, surrounding uses.
- Tenant improvements: The proposed improvements are minimal and basic improvements. According to the floor plan schematic, the Applicant intends to maintain an existing fireplace and chimney. Allowing this to remain suggests a use is anticipated beyond that proposed. A retail and delivery cannabis use should be required to remove this feature. Additionally, if the project is conditioned to eliminate rear access, then the existing rear staircase and rear access points should be addressed. Staff and the Commission should further consider specifying a wrought iron fence that is consistent with the final architectural style required.

- Landscaping: The landscape plan should be reviewed and approved by the Police Department to make certain that it does not encourage encampments and/or create the propensity for other safety concerns.
- Odor Attenuation: The City's staff report requires that all cannabis products will be sealed, and that odor control devices and other techniques will also be used to prevent odor attenuation. And, that if odor is detected further measures will be required. How will this be monitored and enforced? The Director is listed, but does the City have proactive enforcement or is enforcement entirely reactive and complaint driven?
- Safety: The operation of a cannabis dispensary may lead to increased loitering and other public safety concerns. Such activities will compromise the sense of security for residents and business owners in the area.

Character of Applicant and Absentee Landlord

Letters and public comments presented to the Planning Commission demonstrated the applicant, Keith Scheinberg's poor character and history of flagrant disrespect for municipal regulations. The administrative record shows Mr. Scheinberg previously operated a Chronic Cantina in Upland, California. In 2009, approximately one year after opening, the City of Upland revoked the CUP for Mr. Scheinberg's bar and restaurant on the grounds that the use for which approval was granted is not in compliance with the conditions set forth in approving it. Specifically, the CUP itself provided that it may be revoked "if the permittee has violated any rule, regulation or condition of approval or if the operation permitted under the conditional use permit is operated in a manner contrary to the peace, safety and general welfare of the public or which results in undesirable activities creating an increased demand for public services[.]"

Mr. Scheinberg and his associates filed a writ to challenge the revocation. The court affirmed the City of Upland's decision to revoke the Conditional Use Permit (CUP) for Chronic Cantina, a restaurant and bar owned by the plaintiffs. The revocation was based on excessive police calls, overcrowding, and violations of CUP conditions.

In 2021, Mr. Scheinberg entered into a residential lease agreement with the understanding that the residence leased would serve as his temporary home while his house in Costa Mesa underwent remodeling. Within the first few weeks of his residency, the landlord began receiving noise complaints from neighbors regarding disruptive behavior at the property. Mr. Scheinberg explained that he was simply hosting friends. However, as the complaints persisted, the landlord conducted several property inspections. The investigation revealed that Mr. Scheinberg had, in fact, transformed the property into a nightclub on weekends and adult film studio during the weekdays.

Further evidence showed that Mr. Scheinberg was not residing at the property

himself but had granted unrestricted access to others. Mr. Scheinberg denied that the property was being used as a nightclub and adult film studio. This evidence was submitted to the City of Newport Beach, which initiated its own investigation. As a result, Mr. Scheinberg was cited for violations related to running an adult business and breaching home occupation regulations. He attempted to appeal these citations, but the appeals were unsuccessful.

Even after the citations were upheld, it was discovered that Mr. Scheinberg continued to use the property for the same activities. Additionally, during this period, Mr. Scheinberg received a violation notice from the Newport Beach Fire Department for the illegal handling and use of pyrotechnic devices indoors.

Additionally, a review of Mr. Scheinberg's social media posts reveals that he is continuing his pattern of operating businesses without required permits or licensing. Mr. Scheinberg's former landlord submitted information to the Planning Commission that Mr. Scheinberg has continued to use his home on ████████ ████████ in Costa Mesa as an adult film studio. This information has been submitted to the City's Code Enforcement for further investigation and enforcement. Overall, Mr. Scheinberg's pattern of behavior should be a major concern to the City Council due to his demonstrated disregard for public health, safety, and general welfare of the surrounding community.

Finally, public comments made at the Planning Commission hearing demonstrated the landlord for the proposed project is an uninvolved owner and has not properly maintained the property proposed for Green Mart. All landlords are legally obligated to follow conditions of a CUP and this landlord has demonstrated a lack of maintenance, repair, and general care for his property over many years. It is a magnet for homeless and vagrant activity. Further, the Applicant, Mr. Scheinberg, has held a lease for the property proposed for the cannabis retail and delivery use for at least the last four years. He testified about the ongoing "nightmare" with encampments and trespassing that has continued throughout his ownership. The property has deferred maintenance and is unkept. This demonstrates a lack of attention to the property and a lack of investment. Why hasn't the Applicant made a greater effort to maintain and secure the property? It looks abandoned and it has become an attractive nuisance. Why hasn't the City taken a greater enforcement effort? Is this an example of the future condition allowed for the property?

Summary of Concerns

As presented, the application and the conditions do not give full consideration to the impacts of the use or enforcement of violations. The plan is inadequate to properly assess the magnitude of development improvements and to identify impacts from the development. The convenience store concept is not fully analyzed and may result in parking and circulation impacts. And the proposed development is not consistent with the Costa Mesa General Plan Land Use Element. The Commercial-Residential land use designation is intended to allow "a complementary mix of commercial and residential

zoning...It is anticipated that individual parcels will be developed as either a commercial or residential use..." Due to the distance proximity requirements of a cannabis storefront, approval of this use will prevent the neighboring properties from developing residential developments.

Instead, the conditions proposed appear to defer mitigation to a later time when issues are presented, instead of proactively attempting to prevent these concerns. This puts significant onus on the surrounding owners and tenants to monitor the use and report concerns. At minimum, we request the Commission consider an additional condition that will trigger the review and revocation of the CUP if three or more valid/verified complaints are received; and, consider an annual review that incorporates feedback from the surrounding community (from opening date) to review adherence to the CUP.

Again, in light of these concerns, we respectfully request the City Council deny the Conditional Use Permit PCUP-24-0011 for "Green Mart" at 1912 Harbor Boulevard. However, in the event the Council is inclined to allow the project to go forward, we request additional consideration is given to the issues presented above and further conditions put in place to proactively address these concerns. This action by the Council should send the application back to the Planning Commission with the direction to flush out the operational and design deficiencies. Preserving the integrity and safety of the community should remain a priority in evaluating such proposals.

Thank you for considering our position on this matter.

Best regards,



Kendra Carney Mehr
Principal Attorney

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12362 BEACH BLVD., SUITE 15
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wasslaw@sbcglobal.net

March 18, 2025

Response to Appeal of Conditional Use Permit (PCUP-24-0011) – Green Mart

City of Costa Mesa

Attn: Honorable Mayor John Stephens & City Council Members
77 Fair Drive
Costa Mesa, CA 92626

Subject: Response to Appeal of Conditional Use Permit (PCUP-24-0011) – Green Mart

Dear Honorable Mayor Stephens and Members of the City Council,

I am writing to respectfully respond to the appeal filed against the February 24, 2025, **Planning Commission approval of Conditional Use Permit (PCUP-24-0011) for Green Mart at 1912 Harbor Boulevard.**

As you are aware, the City of Costa Mesa has followed all proper procedures in reviewing and approving this CUP. The Planning Commission conducted a thorough and transparent review process, holding the required public hearing where community members, including the appellant, had the opportunity to raise concerns. After carefully considering the city staff report, the Planning Commission determined that the staff's recommendation for approval met all applicable zoning and operational requirements.

Furthermore, the applicant has fully complied with all Planning Department requirements throughout this process, addressing all necessary conditions and working within the framework of the City's regulations. The application was properly vetted, and the CUP was granted in accordance with the established municipal code and land use policies.

The appeal does not introduce any new substantive facts that were not already discussed and carefully evaluated by the Planning Staff and voted on by the Planning Commission. Concerns such as parking, circulation, and neighborhood compatibility were extensively reviewed, and the conditions of approval ensure that the project will operate responsibly and in harmony with surrounding businesses.

Additionally, the false and misleading character attacks included in the appeal are completely ridiculous and have already been addressed by the Planning Commission. These personal attacks do not belong in a legitimate land use appeal and should not be considered in the evaluation of this CUP. The applicant is a licensed member of the CA bar and has successfully passed the required Live Scan by the California Department of Justice and Federal Bureau of Investigation. The focus should remain on the merits of the application and the thorough review process already conducted.

We appreciate the City's commitment to a fair and consistent permitting process, and we respectfully urge the Council to **uphold the Planning Commission's decision** based on the comprehensive record already established. A consistent and predictable application of land use regulations benefits the business community and ensures confidence in the City's decision-making process.

Thank you for your time and consideration. Please do not hesitate to reach out if additional information is needed.

Respectfully submitted,



Craig S. Wasserman, Esq.

cc: Keith M. Scheinberg, Esq.

RESOLUTION NO. PC-2025-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PCUP-24-0011 FOR CONDITIONAL USE PERMIT FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY (GREEN MART) IN THE C1 ZONE AT 1912 HARBOR BOULEVARD

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, in November 2020, the Costa Mesa voters approved Measure Q; which allows for storefront and non-storefront retail cannabis uses in commercially zoned properties meeting specific location requirements, and non-storefront retail cannabis uses in Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties;

WHEREAS, on June 15, 2021, the City Council adopted Ordinance Nos. 21-08 and No. 21-09 to amend Titles 9 and 13 of the Costa Mesa Municipal Code (CMMC) to establish regulations for cannabis storefront and non-storefront uses;

WHEREAS, Planning Application PCUP-24-0011 was filed by Keith Sheinberg representing RDK Holdings, LLC, and the property owner, Dave Ruffel, requesting approval of the following:

A Conditional Use Permit to operate a cannabis retail storefront retail and delivery business within a 2,400-square-foot, one-story commercial building located at 1912 Harbor Boulevard. The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite and through delivery, subject to conditions of approval and other City and State requirements;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 24, 2025 with all persons having the opportunity to speak for and against the proposal;

WHEREAS pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of CEQA per Section 15301 (Class 1), for Existing Facilities, as described specifically in the staff report;

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PCUP-24-0011 with respect to the property described above.

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 for Planning Application PCUP-24-0011 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable State, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

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 24th day of February, 2025.



Jeffrey Harlan, Chair
Costa Mesa Planning Commission

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

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2025-05 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on February 24, 2024 by the following votes:

AYES: Zich, Klepack, Martinez

NOES: Andrade, Rojas

ABSENT: Dickson

ABSTAIN: Harlan



Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2025-05

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) Conditional Use Permit findings:

Finding: 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.

Facts in Support of Findings: The subject site is located within a commercial zone (C1, Local Business District) where commercial development is specifically allowed to include retail uses. In addition, the property is located on one of the City's primary commercial corridors that is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are permitted uses in the C1 zone and are subject to extensive regulation as described in this report.

All retail sales would take place under the roof, no outdoor storage or sales are proposed nor would be allowed, and operations would be conditioned to be compliant with applicable local and State laws, as well as to minimize potential impacts on neighboring properties. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to uses in the vicinity such as restaurants, retail stores, offices, medical offices, car dealerships, and residences.

Lastly, the proposed use would not be materially detrimental to adjacent uses because the project would include features to ensure compatibility such as following a photometric plan so security lighting is shielded from adjacent properties, having a security guard onsite during hours of operation, and implementing odor control measures. As proposed and conditioned, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

Finding: Granting the 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.

Facts in Support of Finding: The proposed cannabis retail storefront use would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City's cannabis consultant, HdL. Measures designed to maintain safety at the site include, but are not limited to, at least one security guard that would be onsite during the hours of operation and security devices shall be installed before operation. Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering all exterior entrances, exits, and all interior limited access spaces. In addition, the business employees, including part-time staff, must pass a live scan background check and obtain an identification badge from the City that indicates they have passed certain employee requirements. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood..

Finding: Granting the 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.

Facts in Support of Finding: The property has a General Plan land use designation of "Commercial Residential". The intent of this land use designation is to allow a mix of commercial and residential uses. As stated in the General Plan Land Use Element, the City's commercial designations "accommodate a full range of commercial activity present and desired in Costa Mesa." The proposed storefront is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City's tax base; and promoting the incubation of specialized businesses. The City's General Plan sets forth long-term policies that guide future development, whereas the Zoning Ordinance implements general plan policies through detailed development regulations, such as specific use types and building standards. Therefore, in determining General Plan compliance for the proposed cannabis retail storefront use, a comparison of the proposed use with the use, density and intensity allowed by the applicable zoning district is required. In this case, the applicable zoning district is "Local Business District" (C1). A variety of commercial uses are allowed in the C1 zone, including a retail cannabis storefront, subject to a CUP. No additional square footage is proposed; therefore, the proposed use would not increase the floor area ratio (building intensity) or increase the number of residential units onsite (density).

The subject site is located within the boundaries of the 19 West Urban Plan. The Urban Plan establishes an overlay that allows commercial and residential mixed-use development on properties with a minimum size of one-acre through a Master Plan, where such development is not permitted by the underlying zoning. The proposed project is not a mixed-use development and therefore is not utilizing any provisions of the 19 West Specific Plan.

- B. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing or prior use. This project site contains an existing commercial building that has been used historically for commercial activities. The application does not propose an increase in commercial floor area or otherwise expand the prior commercial use. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.
- C. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

General

- Plng.
1. The use of this property as a cannabis storefront business shall comply with the approved plans and terms described in the resolution, these conditions of approval, and applicable sections of the Costa Mesa Municipal Code (CMMC). The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 2. Approval of the planning/zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless the applicant establishes the use by one of the following actions: 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, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). 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.
 3. No person may engage in any cannabis business or in any cannabis activity within the City including delivery or sale of cannabis or a cannabis product unless the person:
 - a. Has a valid Cannabis Business Permit from the City;
 - b. Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division inspection deposits;
 - c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
 - d. Has obtained a City business license pursuant to Chapter I of the Municipal Code;

- e. Is in compliance with all requirements of the Community Improvement Division regarding the property;
 - f. Has obtained any and all licenses required by State law and/or regulations; and
 - g. Has satisfied all CUP conditions of approval.
4. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the Conditional Use Permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
 5. No cultivation of cannabis is allowed anywhere on the premises.
 6. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
 7. Except for operations allowed by this Conditional Use Permit and under an active Cannabis Business Permit and State Type 10 license, no permit holder or any of its employees shall sell, distribute, furnish, and/or otherwise provide any cannabis or cannabis product to any person, firm, corporation, group or any other entity, unless that person or entity is a lawful, bona fide customer, or it possesses all currently valid permits and/or licenses required by both the State of California and applicable local governmental entity to lawfully receive such cannabis and to engage in a "cannabis activity" as defined by Costa Mesa Municipal Code sec. 9-485. The permit holder shall verify that the recipient, regardless of where it is located, of any cannabis or cannabis product sold, distributed, furnished, and/or otherwise provided by or on behalf of the permit holder, possesses all required permits and/or licenses therefor.
 8. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally defend, with the attorneys of City's choosing, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such

proceeding. This indemnity provision shall include the indemnitors' joint and several obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.

9. If any section, division, sentence, clause, phrase or portion of this approval is 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.
10. The use shall operate in accordance with the approved Security Plan. Any changes to the Security Plan must be submitted to the Planning Division with a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.
11. A parking and security management plan, including techniques described in Operational Condition of Approval No. 7, must be approved by the Director of Economic and Development Services or designee prior to any grand opening or other high-volume event on the subject property.
- Bldg. 12. Development shall comply with the requirements of the following adopted codes: 2022 California Residential Code, 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Green Building Standards Code and 2022 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2022 California Building Code.
- CBP 13. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. The Cannabis Business Permit application number associated with this address is MQ-22-0003. Upon issuance, the Cannabis Business Permit will be valid for a two-year period and must be renewed with the City prior to its expiration date, including the payment of permit renewal fees. No more than one Cannabis Business Permit may be issued to this property.
14. The use shall operate in accordance with the approved Business Plan. Any changes to the Business Plan must be submitted to the Planning Division with a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.

15. A Cannabis Business Permit may be revoked upon a hearing by the Director of Economic and Development Services or designee pursuant to Section 9-120 of the CMMC for failing to comply with the terms of the permit, the applicable provisions of the CMMC, State law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Cannabis Business Permit shall trigger the City's proceedings to revoke the Conditional Use Permit and its amendments. The Conditional Use Permit granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PCUP-24-0010 until a valid new Cannabis Business Permit is received from the City of Costa Mesa.
16. A change in ownership affecting an interest of 51 or more percent, or an incremental change in ownership that will result in a change of 51 or more percent over a three-year period, shall require submittal and approval of a new Cannabis Business Permit. A change in ownership that affects an interest of less than 51 percent shall require approval of a minor modification to the Cannabis Business Permit.
- State 17. The business must obtain any and all licenses required by State law and/or regulation prior to engaging in any cannabis activity at the property.
18. The applicant shall obtain State License Type 10 prior to operating. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
19. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a cannabis business, such revocation or termination shall also revoke or terminate the ability of a cannabis business to operate within the City. This Conditional Use Permit will expire and be of no further force and effect if any State issued license remains suspended for a period exceeding six (6) months. Documentation of three violations during routine inspections or investigations of complaints shall result in the Community Improvement Division scheduling a hearing before the Director of Development Services to consider revocation of the Cannabis Business Permit.
20. Third parties are prohibited from providing delivery services for non-storefront retail.
21. Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business, except as otherwise specifically provided

for by state law and CMMC Section 9-495(h)(6). It shall be unlawful and a violation of this CUP for the owner/operator to employ any person who is not at least twenty-one (21) years of age.

- PD 22. Every manager, supervisor, employee or volunteer of the cannabis business must submit fingerprints and other information specified on the Cannabis Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved. No cannabis business or owner thereof may employ any person who has been convicted of a felony within the past 7 years, unless that felony has been dismissed, withdrawn, expunged or set aside pursuant to Penal Code sections 1203.4, 1000 or 1385, or who is currently on probation or parole for the sale, distribution, possession or manufacture of a controlled substance.
- CID 23. Should any employee, volunteer or other person who possesses an identification badge be terminated or cease their employment with the business, the applicant shall return such identification badge to the City of Costa Mesa Community Improvement Division within 24 hours, not including weekends and holidays.
24. The property owner and applicant shall use "Crime Prevention Through Environmental Design" techniques to reduce opportunities for crime, loitering and encampments on the property as deemed appropriate by the Community Improvement Manager and Director of Economic and Development Services.
- Finance 25. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under State and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the cannabis business' books and records for the purpose of verifying compliance with the CMMC and this CUP, including but not limited to a verification of the amount of taxes required to be paid during any period.
26. The following records and recordkeeping shall be maintained/conducted:
- a. The owner/operator of this cannabis business shall maintain accurate books and records, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, the owner/operator shall file a sworn statement detailing the number of sales by the cannabis business during the previous twelve month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid.

- b. The owner/operator shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this condition shall be provided to the City Manager upon a reasonable request.
 - c. The owner/operator shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the retail sale process. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA), the owner/operator shall allow City officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City's request, unless otherwise stipulated by the City.
 - d. The owner/operator shall have in place a point-of-sale tracking system to track and report on all aspects of the cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, and gross sales (by weight and by sale). The owner/operator shall ensure that such information is compatible with the City's record-keeping systems. The system must have the capability to produce historical transactional data for review by the City Manager or designees.
- Insp. 27. The City Manager or designees may enter this business at any time during the hours of operation without notice, and inspect the location of this business as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law. If the any areas are deemed by the City Manager or designee to be not accessible during an inspection, not providing such access is cause for the City to begin a cannabis business permit (CBP) and/or conditional use permit (CUP) and/or business license revocation process as prescribed by the applicable Municipal Code revocation procedures.
28. Inspections of this cannabis business by the City will be conducted, at a minimum, on a quarterly basis. The applicant will pay for the inspections according to the adopted Fee Schedule.
29. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the

- approved operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.
30. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.
 31. Pursuant to Title 9, Chapter VI, it is unlawful for any person having responsibility for the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law.
 32. Prior to the installation of any exterior mural at the subject property, the applicant shall provide draft mural plans to the City. Once directed by staff to proceed, the applicant would apply for a Mural Permit through the Totally Electronic Self Service Application (TESSA), to be considered by the Arts Commission. If the application is approved by the Arts Commission, prior to installation, the Planning Commission shall have the opportunity to consider if the mural is consistent with local and State cannabis provisions, and the project conditions of approval. The Planning Commission review shall be agendaized for a regular meeting of the Planning Commission but shall not require a noticed public hearing.

Prior to Issuance of Building Permits

1. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.
2. The conditions of approval and ordinance or code provisions of PCUP-24-0011 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Prior to the Building Division issuing a demolition permit, the applicant shall contact the South Coast Air Quality Management District (AQMD) located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or visit its website:
<http://www.costamesaca.gov/modules/showdocument.aspx?docume>

[ntid=23381](#). The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.

4. Odor control devices and techniques shall be incorporated to ensure that odors from cannabis are not detected outside the property, anywhere on adjacent property or public right-of-way. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system. Air in the areas where cannabis is stored shall be classified as Class 3 air (air posed a significant sensory-irritation intensity, or offensive odor). Class 3 air is permitted to be recirculated within the space of origin but shall not be recirculated or transferred to other spaces. [CMMC 2021-09(g)8, CMC 403.9, 403.9.3, 311.3, ASHRAE 62.1:5.16, 62.1:5.16.1, 62.1:5.16.3.3].
- PC 5. Plan check submittal shall include, but not be limited to:
 - Landscaping plans including at least one 24-inch box tree (non-palm) other living plants such as living ground cover, with an emphasis on drought-tolerant plants.
 - A permanent bike rack that is publicly accessible and located in a bike parking area designed to prohibit automobiles from utilizing the space.
 - A drive approach that is consistent with the City's Public Works Standard 514.
 - Removing the unpermitted enclosure and secure the space with fencing (wrought iron or a similar material for visibility and security).
 - Odor control device specifications and locations.
 - Security camera installation locations.
 - A lighting plan showing all proposed exterior lighting fixtures and specifications, including security lighting.
 - A photometric study. Lighting levels on the property including the parking lot shall be adequate for safety and security purposes (generally, at least 1.0 foot candle), lighting design and layout shall minimize light spill at the property line and glare shields may be required to prevent light spill.
6. No signage shall be installed until the owner/operator or its designated contractor has obtained permits required from the City. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.
7. Each entrance to a cannabis retail business shall be visibly posted with one clear and legible notice up to twelve (12) inches by eighteen (18) inches in size, indicating that smoking, ingesting, or otherwise

consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited. The word "cannabis" is allowed to be used up to two times on each of these specific notices. Letter height in the notice shall be limited to up to two (2) inches in size. All notice lettering shall be the same font and color.

8. The plans and business operator shall comply with the requirements of the applicable California Fire Code, including any referenced standards as amended by the City of Costa Mesa.
9. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan to comply with A.D.A. Location and dimensions are subject to the approval of the Transportation Services Manager.
10. The applicant shall submit a Traffic Impact Fee to the Transportation Division prior to issuance of building permits. The fee is required in an amount determined by the Transportation Division pursuant to the prevailing schedule of charges adopted by the City Council. The fee is calculated with consideration of standardized trip generation ratios for proposed uses and includes credits for existing uses. The estimated Traffic Impact Fee for this application is \$28,670.00. The fee will be calculated at the time of issuance of building permits and based upon the prevailing schedule of charges in effect at that time.
11. Construction documents shall include a temporary fencing and temporary security lighting exhibit to ensure the site is secured during construction and to discourage crime, vandalism, and illegal encampments.

Prior to Issuance of a Certificate of Use/Occupancy

1. The operator, contractors, and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final occupancy and utility releases will not be granted until all such licenses have been obtained.

Prior to Issuance of Cannabis Business Permit

1. The applicant shall contact the Planning Division for a facility inspection and provide a matrix of conditions of approval explaining how each was met prior to issuance of a Cannabis Business Permit.
2. The applicant shall pay the Planning Commission public notice fee (\$1 per notice post card) and the newspaper ad publishing cost.
3. The final Security Plan shall be consistent with the approved building plans.

4. Each entrance to the business shall be visibly posted with a clear and legible notice stating the following:
 - a. That smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited;
 - b. That no person under the age of twenty-one (21) years of age is permitted to enter upon the premises of the cannabis business unless the business holds a retail medical cannabis license (M-license) issued by the state;
 - c. That loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises is prohibited; and
 - d. The premise is a licensed cannabis operation approved by the City of Costa Mesa. The City may also issue a window/door sticker, which shall be visibly posted.
5. The owner/operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance and comprehensive automotive liability insurance protecting the permittee in an amount of not less than two million dollars (\$2,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than two million dollars (\$2,000,000.00) aggregate for each personal injury liability, products-completed operations and each accident, issued by an insurance provider admitted and authorized to do business in California and shall be rated at least A:-viii in A.M. Best & Company's Insurance Guide. Such policies of insurance shall be endorsed to name the City of Costa Mesa as an additional insured. Proof of said insurance must be provided to the Planning Division before the business commences operations. Any changes to the insurance policy must be submitted to the Planning Division within 10 days of the date the change is effective.
6. The applicant shall submit an executed Retail Cannabis Business Permit Defense and Indemnity Agreement on a form to be provided by the City.
7. The applicant shall post signs within the parking lot directing the use of consideration such as no loud voices, loud music, revving car engines, etc. The language of the parking lot signs shall be reviewed and approved by the Planning Division prior to installation.

Operational Conditions

1. No product deliveries to the facility shall occur after 10:00 PM and before 7:00 AM.
2. Onsite sales hours of operations are limited to 7:00 AM to 10:00 PM Monday through Sunday.
3. The applicant shall submit an updated delivery vehicle list each quarter with the quarterly update to the employee roster which is required

pursuant to the CBP. The number of delivery vehicles parked onsite shall not exceed the number of available onsite surplus parking spaces. Delivery vehicles shall not be parked on City streets.

4. At least one security guard will be onsite during business operation, unless directed by the Chief of Police or designee to maintain a security guard twenty-four (24) hours per day;
5. The operator shall maintain free of litter all areas of the property under which applicant has control.
6. The use shall be conducted, at all times, in a manner that will allow the quiet and safe enjoyment of the surrounding neighborhood. The operator shall institute appropriate security and operational measures as necessary to comply with this requirement.
7. If parking shortages or other parking-related problems develop based on the operations approved under this application, the business owner or operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services or designee. Temporary or permanent parking management strategies include, but are not limited to, reducing operating hours of the business, hiring an additional employee trained in traffic control to monitor parking lot use and assist with customer parking lot circulation, and offering discounts for online and phone orders.
8. While working, employees shall not park on residential streets unless doing so temporarily to make a cannabis delivery.
9. All employees must wear an identification badge while on the premises of the business, in a format prescribed by the City Manager or designee. When on the premises, badges must be clearly visible and worn on outermost clothing and above the waist in a visible location.
10. The operator shall ensure that all vehicles are properly maintained, all delivery drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of each shift.
11. The operator shall ensure that deliveries are grouped to minimize total vehicle trips.
12. During each delivery stop, the delivery vehicle shall be parked in a safe manner (i.e., not impeding traffic circulation), the engine shall be turned off and the vehicle shall be locked.
13. Delivery/vendor vehicle loading and unloading shall only take place within direct unobstructed view of surveillance cameras, located in close proximity to the limited access entry door, as shown on an exhibit approved by the Director of Economic and Development Services or designee. No loading and unloading of cannabis products into or from the vehicles shall take place behind the building, in the alley, or outside of camera view. The security guard shall monitor all on-site loading and unloading of vehicles. Video surveillance cameras shall be installed on the exterior of the building

with direct views of the vendor entry door and the entire parking lot. Any modifications or additional vehicle loading and unloading areas shall be submitted to the Director of Economic and Development Services or designee for approval.

14. Delivery/vendor vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways, and alleys.
15. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
16. No outdoor storage or display of cannabis or cannabis products is permitted at any time.
17. Cannabis shall not be consumed on the property at any time, in any form.
18. The owner/operator shall prohibit loitering on and within fifty (50) feet of the property.
19. No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of the property, or on any of the vehicles owned or used as part of the cannabis business.
20. The owner or operator shall maintain air quality/odor control devices by replacing filters on a regular basis, as specified in the manufacturer specifications.
21. If cannabis odor is detected outside the building, the business owner or operator shall institute corrective measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services.
22. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste. No cannabis products shall be disposed in the exterior trash enclosure. If any damaged or expired cannabis products must be disposed, the owner or operator shall return the damaged or expired cannabis products to the original licensed distributor or vendor and follow all applicable State and City regulations.
23. Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information: (1) Date and time of transaction; (2) Name and employee number/identification of the employee who processed the sale; (3) List of all cannabis goods purchased including quantity; and (4) Total transaction amount paid.
24. All cannabis products shall be secured in a locked container during transportation between the facility and delivery and vendor vehicles. Prior to a vendor's arrival, vendors are required to give notice to facility personnel. Upon arrival, authorized facility personnel shall escort the vendor to the facility.
25. A staff person shall be required to periodically monitor the exterior including the parking lot, especially during the evening, to ensure

customers and vendors are using consideration when entering or leaving the business.

26. Employees, customers, vendors, etc. are prohibited from parking, loading vehicles, or unloading vehicles in the alley.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: February 24, 2025

ITEM NUMBER: PH-3

SUBJECT: CONDITIONAL USE PERMIT PCUP-24-0011 FOR A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY ("GREEN MART") LOCATED AT 1912 HARBOR BOULEVARD

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

PRESENTATION BY: MICHELLE HALLIGAN, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: MICHELLE HALLIGAN
714-754-5608
Michelle.Halligan@costamesaca.gov**

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-24-0011 based on findings of fact and subject to the conditions of approval as contained in the Resolution.

APPLICANT OR AUTHORIZED AGENT:

The applicant is Keith Scheinberg on behalf of RDK Group Holdings, LLC and the property owner, Dave Ruffel.

PLANNING APPLICATION SUMMARY

Location:	1912 Harbor Boulevard	Application Number:	PCUP-24-0011
Request:	PCUP-24-0010 is for a Conditional Use Permit for the establishment of a cannabis retail storefront with delivery.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	C1 (Local Business District)	North:	C1 (Local Business District)
General Plan:	Commercial Residential	South:	C1 (Local Business District)
Lot Dimensions:	50' x 130'	East:	PDC (Planned Development Commercial) C2 (General Commercial)
Lot Area:	6,500 SF	West:	C2 (General Commercial)
Existing Development:	The property is developed with a 2,400-square-foot single-story commercial building.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Required/Allowed C1 Zone	Provided/Proposed
Building Height	2 stories/30'	1 story/12'-8"
Setbacks:		
Front	20'	60'-5"
Side	15'/0'	6'/0' ¹
Rear	0'	4'-9"
Landscape Setback - front	20'	0 ¹
Parking	75	57 ^{1,2}
Floor area ratio (FAR)	0.20	0.37 ¹
1: Landscape setback, one side setback, parking, and FAR are legal nonconforming 2: The subject site shares a surface parking lot with five adjacent properties. The proposed parking count includes a bike rack credit of one space. Under AB 2097, the project is located within a half-mile of a major transit stop and is therefore exempt from the City's parking requirements.		
CEQA Status	Exempt per CEQA Guidelines Section 15301 (Class 1, Existing Facilities)	
Final Action	Planning Commission	

BACKGROUND

The subject property is an approximate 6,500-square-foot site located at 1912 Harbor Boulevard. The midblock site has street frontage on Harbor Boulevard and is located between 19th Street and Bernard Street. A 20-foot-wide alley with access from Harbor Boulevard and West 19th Street also provides access to the rear of the subject property (including access to several parking spaces in a shared parking lot). The site is zoned C1 (Local Business District) and is surrounded by C1 properties to the north and south. There is a property zoned PDC (Planned Development Commercial) and a property zoned C2 (General Commercial) located to the east and Properties located to the west across Harbor Boulevard are zoned C2 (General Commercial). The site has a General Plan Land Use Designation of Commercial Residential.

Existing development on the subject property consists of a 2,400-square-foot, one-story commercial building (see the below Image 1) with surface parking located in the front and rear of the building. Vehicular access to the site is provided by three common access driveways from Harbor Boulevard. The proposed cannabis retail establishment with delivery (“Green Mart”) would occupy the entire building. Although currently vacant, the previous tenant was a barbecue equipment store. The subject property is located along one of the City’s primary commercial corridors which includes a variety of uses. Neighboring uses include, but are not limited to, retail stores, offices, medical offices, car dealerships, residences, and a cannabis storefront.

Image 1 - Existing Condition, 1912 Harbor Boulevard



Non-Conforming Development

The existing development is legal nonconforming in terms of a side-setback, landscaping, parking, and floor area ratio, and therefore is subject to the nonconforming provisions of the Costa Mesa Municipal Code Section 13-204. Pursuant to this code section, a conforming use may be located on a nonconforming property as long as the new site modifications do not result in greater site nonconformities, and proposed improvements bring the site into greater conformance with Code requirements.

Improvements would be made to bring this structure into compliance with current building and safety codes; however, and as specifically allowed by the CMMC, the existing site nonconformities can remain pursuant to the City’s legal nonconforming provisions. The applicant is proposing to bring the property into closer conformance by removing an unpermitted 145-square-foot enclosed area, adding a bike rack for a credit of one parking space, and adding 274-square-foot of landscaping. Proposed improvements are further described later in this report.

City of Costa Mesa Medical Marijuana Measure (Measure X) and Costa Mesa Retail Cannabis Tax and Regulation Measure (Measure Q)

In November 2016, Costa Mesa voters approved Measure X, allowing medical cannabis manufacturing, packaging, distribution, research and development laboratories, and testing laboratories in “Industrial Park” (MP) and “Planned Development Industrial” (PDI) zoned properties north of South Coast Drive and west of Harbor Boulevard (“The Green Zone,” excluding the South Coast Collection property located at 3303 Hyland Avenue). Measure X provisions are included in Titles 9 and 13 of the CMMC.

In 2018, non-medical adult use cannabis became legal in California under the State’s Medicinal and Adult-Use Cannabis Regulation and Safety Act (Proposition 64). On April 3, 2018, the City Council adopted Ordinance No. 18-04 to allow non-medical cannabis facilities in the same manner and within the same geographic area as were previously allowed pursuant to Measure X.

On November 3, 2020, Costa Mesa voters approved Measure Q, the Costa Mesa Retail Cannabis Tax and Regulation Measure. This measure allowed the City to adopt regulations permitting cannabis storefront retail (dispensaries) and non-storefront retail (delivery) within the City subject to numerous operational requirements. On June 15, 2021, the City Council adopted Ordinances No. 21-08 and No. 21-09 to amend Titles 9 and 13 of the CMMC to establish regulations for legal cannabis storefront and non-storefront uses. A “non-storefront” retailer sells packaged cannabis goods to customers through direct delivery. On May 7, 2024, the City Council adopted Ordinances No. 24-03 and No. 24-04 to amend the City’s retail cannabis provisions in Titles 9 and 13.

Cannabis Business Permit (CBP) Application Process

The process to establish a retail cannabis business is subject to an extensive submittal and application review procedure. Pursuant to the CMMC, retail cannabis applicants must obtain the following City approvals and obtain State approval before conducting business in Costa Mesa:

- Pre-Application Determination;
- CBP Notice to Proceed;
- Conditional Use Permit (CUP);
- Building Permit(s);
- Final City Inspections;
- CBP Issuance; and
- City Business License.

The “Pre-Application Determination” includes staff review of a detailed applicant letter that describes the proposed business, an existing site plan, statement attesting that there is/has been no unpermitted cannabis activity at the site within one year, and a

detailed map demonstrating the proposed storefront's distance from regulated sensitive uses. Staff also conducts a site visit at this time. Planning staff has completed the aforementioned pre-application review, visited the site, and issued a letter indicating that the application complies with the City's required separation distances from sensitive uses and may proceed to submittal of a CBP.

Following completion of the pre-application review, the applicant submitted a CBP application for the initial phase of the CBP review. Staff's initial CBP review includes:

- A background check of the business owner(s)/operator(s);
- An evaluation of the proposed business plan (including a capitalization analysis); and
- An evaluation of the proposed security plan by the City's cannabis security consultant, HdL Companies (HdL).

The applicant successfully passed these evaluations and staff issued a "CBP Notice to Proceed," which allows the applicant to submit a CUP application.

The CUP application and required supportive materials were submitted by the applicant and reviewed for conformance with City standards and regulations by the Planning Division, Building Division, Public Works Department (including Transportation and Engineering Divisions), Fire Department, and Police Department. If the Planning Commission approves the CUP, the applicant may then begin the remaining steps of the CBP process, which include:

- Obtaining building permits;
- Completing tenant improvements; and
- Demonstrating through various City reviews/inspections that all conditions of approval have been satisfied, and that all other requirements of the CMMC have been met.

After passing the final City and HdL inspections, the CBP can be issued. CBP approval is valid for a two-year period and must be renewed (every two years) prior to expiration. During the two-year CBP period, the Community Improvement Division (CID), along with other City staff, will conduct site inspections to verify that the business is operating in compliance with CUP and CBP requirements. Violations identified during site inspections may be grounds for revocation of issued permits or non-renewal of a CBP.

After obtaining the CBP, the applicant would apply for and obtain a City Business License through the City's Finance Department. Lastly, the applicant must obtain the appropriate license from the State Department of Cannabis Control (DCC) prior to operating.

Cannabis retail businesses are subject to a City established seven-percent gross receipts tax, which must be paid to the City of Costa Mesa's Finance Department. Records and revenues are audited regularly by the Finance Department and HdL Companies.

DESCRIPTION

Conditional Use Permit application PCUP-24-0011 is a request to allow a 2,400-square-foot retail cannabis storefront with delivery in an existing commercial building at 1912 Harbor Boulevard. The affiliated State license is a Type 10 “storefront retailer” license. If the CUP is approved and the operator also obtains a CBP, City Business License, and State license, the business would be allowed to sell pre-packaged cannabis and pre-packaged cannabis products to customers onsite and by delivery, subject to conditions of approval and other City and State requirements.

ANALYSIS

Conditional Use Permit Required

Pursuant to CMMC Sections 13-28(B) and 13-200.93(c)(1), subject to the approval of the Planning Commission, a CUP is required for the establishment of cannabis retail storefronts in a commercial zone. To obtain a CUP, an applicant must show that the proposed use is compatible with the City’s applicable zoning and General Plan provisions/policies/findings, and will not be detrimental to public health, safety, and welfare.

The subject site is located within a commercial zone (C1 - Local Business District) where commercial development is allowed to include retail uses. As defined in the CMMC, “This district is intended to meet the local business needs of the community by providing a wide range of goods and services in a variety of locations throughout the City”. Pursuant to the CMMC, cannabis retail storefronts are subject to extensive regulation (as further described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Pursuant to the CMMC, the approval of a CUP requires that the Planning Commission make findings related to neighborhood compatibility, health and safety, and land use compatibility. Proposed uses subject to CUPs will generally have site-specific conditions of approval to ensure the required findings can be met. A detailed project analysis regarding CUP findings is provided below in this report.

Separation Requirements

The proposed project location was evaluated based on the separation requirements in effect during the pre-application submittal. At that time, CMMC Section 13-200.93(e) stipulated that no cannabis retail storefront use shall be located within 1,000 feet from a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet from a youth center as defined in CMMC Title 9, Chapter VI, Section 9-485, that is in operation at the time of submission of a completed application.

Additionally, on June 7, 2024, the City Council adopted Ordinance No. 2024-03, amending Title 13 pertaining to cannabis storefronts. Among other local cannabis regulatory changes, the amendment included increasing the minimum distance between a cannabis storefront and youth center from 600 to 1,000 feet and established a minimum separation of 250 feet between a cannabis storefront and properties zoned for residential use (no minimum distance was required prior). The subject site is located more than 1,000 feet from a youth center and approximately 27 feet from a property zoned PDC (Planned Development Commercial), where a master plan allowed the development of multifamily residences and a parking structure. However, the project location was determined to be in compliance with the separation requirements prior to the effective date of the revised Ordinance, and therefore the project is exempted from recently adopted changes regarding minimum distance from a property zoned for residential use.

All separation distances are measured in a straight line (“as the crow flies”) from the “premises” where the cannabis retail use is to be located to the closest property line of the sensitive use(s) (with the exception of playgrounds). For playgrounds, the property line is a 30-foot radius from the exterior physical boundaries of the playground equipment area. Premises is as defined in the State’s Business and Professions Code Section 26001 as *the designated structure or structures and land specified in the application that is owned, leased, or otherwise held under the control of the applicant or licensee where the commercial cannabis activity will be or is conducted. The premises shall be a contiguous area and shall only be occupied by one licensee.* Therefore, the premises only include the retail cannabis activity areas (including sales, storage, back-of-house and/or other ancillary areas) and excludes the parking lot and other areas that are not part of the area licensed by the State for commercial cannabis activity. The subject site complies with required separations from sensitive uses.

Exterior Improvements

The applicant proposes to update the commercial building into conformance with the Building Code, and improve the building façade with new awnings, doors, and paint. Other proposed or conditioned exterior improvements include:

- Restriping the parking lot at 1912 Harbor Boulevard to be compliant with the City’s Parking Design Standards;
- Constructing a drive approach on the property that is consistent with the City’s Public Works Standards;
- Removing the unpermitted enclosure and securing the space with a wrought iron or similar fencing material;
- Adding a bicycle rack to encourage multi-modal transportation;
- Adding irrigated landscaping planters to include at least one new 24-inch box tree and live, drought-tolerant plants. A detailed landscaping plan would be reviewed during the building plan check process; and
- Installing security lighting and surveillance cameras.

Proposed business signs would be reviewed and permitted separately per the City’s sign code requirements. Pursuant to Condition of Approval No. 6 (Prior to Issuance of Building Permits), business signage shall not include references to cannabis, whether in words or symbols. A rendering of the proposed exterior is provided in Image 2.

Image 2 - Proposed Exterior



Interior Tenant Improvements

The proposed interior remodel includes improvements such as, but not limited to, demolishing existing demising walls, construction of new walls, constructing a second restroom, adding commercial showroom finishes, and installation of an odor control system. A proposed floor area summary is provided in Table 1.

Table 1 - Floor Plan Summary

Operational Area	Square Feet
Lobby	138
Retail Area	1,196
Receiving	80
Storage	342
Offices	200
Breakroom	100
Restrooms	120
Hallways	224
Total	2,400

Customer and Employee Access

Customer access would be limited to the lobby and retail area. Customer circulation into the proposed establishment includes entering the licensed premise through the door fronting Harbor Boulevard into the lobby. An employee would verify the customer's identity and age before allowing the customer to enter the retail sales area. After a customer's identity and age is verified and their transaction is completed, they must exit the retail sales area through an exit directly into the lobby. Customers would have to leave the premise through the front door. As further conditioned, staff and a security guard would monitor the area to ensure that customers are following regulations.

All other areas of the premises would be accessible only to employees with the proper security credentials. Employees would enter through the customer entrance or two access-controlled entrances that lead directly into the back-of-house area. Employees would be able to exit through the access-controlled doors or through the main entrance/exit.

Vendor Delivery Operations and Access

All vendors (licensed distributors) will have pre-committed arrival times set by the storefront's operational managers for product delivery. A limited access (secured) door is located on the south side of the building. All vendor vehicles will load and unload at the closest non-accessible parking space located approximately 45 feet from the limited access door. Vendors would only be allowed to enter the premise while accompanied by an employee with the proper security credentials. The access-controlled door, product path of travel, and vehicle loading/unloading area would be under camera surveillance at all times.

Storefront Operations

The proposed business is required to comply with the City's adopted retail storefront operational requirements as follows:

- Display State license, CBP, and City business license in a conspicuous building location;
- The hours of operations are limited to 7:00 AM to 10:00 PM Monday through Sunday;
- Shipments of cannabis goods may only be accepted during regular business hours;
- Cannabis inventory shall be secured using a lockable storage system during non-business hours;
- At least one licensed security guard shall be on premises during business hours;

- The premises and the vicinity must be monitored by security and/or other staff to ensure that patrons immediately leave and do not consume cannabis onsite or within close proximity. The CMMC prohibits the consumption of cannabis or cannabis products in public areas; cannabis consumption is limited to non-public areas, such as within a private residence. State law further prohibits cannabis consumption and open container possession within 1,000 feet of sensitive uses and while riding in or driving a vehicle;
- There must be continuous video monitoring and recording of the interior and exterior of the premises;
- Adequate security lighting shall be provided and shall be designed to prevent offsite light spill;
- Onsite sales of alcohol or tobacco products and on-site consumption of alcohol, cannabis, and tobacco products is prohibited;
- No one under the age of 21 is allowed to enter the premises. If the business holds a retail medical cannabis license (M-license) issued by the State, persons over the age of 18 may be allowed with the proper medical approvals i.e. physician's recommendation or medical card pursuant to CMMC Section 9-495(h)(6);
- Prior to employment, all prospective employees must successfully pass a background check conducted by the City, and the employee must obtain a City issued identification badge;
- Customers are only granted access to the retail area after their age and identity has been confirmed by an employee;
- Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information:
 - Date and time of transaction;
 - Name and employee number/identification of the employee who processed the sale;
 - List of all cannabis goods purchased including quantity; and
 - Total transaction amount paid.
- There must be video surveillance of the point-of-sale area and where cannabis goods are displayed and/or stored;
- Cannabis products shall not be visible from the exterior of the building;
- Free samples of cannabis goods are prohibited;
- When receiving new inventory from licensed distributors, employees will verify the distributor's identity and license prior to allowing them to enter the facility through an access-controlled door. After distributor's credentials have been confirmed, an employee will escort the distributor to the shipping and receiving area and remain with them throughout the process;
- Cannabis goods to be sold at this establishment (either storefront or delivery) must be obtained by a licensed cannabis distributor and have passed laboratory testing;
- Cannabis product packaging must be labeled with required test results and batch number;

- Packaging containing cannabis goods shall be tamper-resistant; if packaging contains multiple servings, the package must also be re-sealable;
- When processing orders for cannabis delivery, employees will collect the pre-packaged materials, load products into a secured container and transport the containers to delivery vehicles outside the building. Video surveillance cameras will be installed with direct views of the path of travel and loading and unloading area. All loading and unloading of delivery vehicles will be monitored by the required security guard;
- Cannabis deliveries must be made in-person by an employee of the licensed retailer. An independent contractor, third-party courier service, or an individual employed through a staffing agency would not be considered employed by the licensed retailer;
- The applicant shall maintain proof of vehicle insurance for any and all vehicles being used to deliver cannabis goods;
- During delivery, the employee shall maintain a physical or electronic copy of the delivery request and shall make it available upon request by the licensing authority and law enforcement officers;
- A delivery employee shall not leave the State of California while possessing cannabis products and while performing their duties for the cannabis retailer;
- The business shall maintain a list of all deliveries, including the address delivered to, the amount and type of product delivered, and any other information required by the State;
- Any delivery method shall be made in compliance with State law, as amended, including use of a vehicle that has a dedicated global positioning system (GPS) device for identifying the location of the vehicle (cell phones and tablets are insufficient);
- Signs, decals or any other form of advertisement on the delivery vehicles are prohibited;
- Deliveries must be made to a physical address that is not on publicly owned land and cannot be a school, a day care, homeless shelter, or a youth center; and
- A cannabis delivery employee shall not carry cannabis goods valued in excess of \$5,000 at any time, with no more than \$3,000 of cannabis goods that are not already part of a customer order that was processed prior to leaving the premises.

Business Plan

The applicant has submitted a detailed business plan that was evaluated by the City's cannabis consultant (HdL). The business plan describes the owner's experience, proof of capitalization, start-up budget, a three-year pro forma, target customers, key software, and daily operations. The business plan contains proprietary details and is therefore not included as an attachment to this staff report. The City's cannabis consultant determined that the applicant's business plan was appropriate for the proposed retail storefront use.

Security Plan

The applicant has submitted a professionally prepared security plan for the proposed retail cannabis establishment. The City's cannabis consultant reviewed the security plan and determined that appropriate security measures were included to address the City's security requirements pursuant to CMMC Title 9, Chapter VI, and State law. In May of 2024, the City Council adopted Ordinance No. 2024-04 amending Title 9 of the Municipal Code, which included a modification to the cannabis storefront security guard requirement from 24 hours per day to only during business hours, unless the Chief of Police determines otherwise. Therefore, and pursuant to the Municipal Code, staff has conditioned the proposed operations to provide security only during business operation, unless otherwise directed by the Chief of Police to maintain security twenty-four (24) hours per day.

Since the security plan contains sensitive operational details that require limited public exposure to remain effective, the plan is not included as an attachment. However, the following is a list of general security measures that are required for all cannabis retail storefronts:

- One security guard will be on-site during business hours, unless otherwise directed by the Chief of Police to have a security onsite twenty-four (24) hours per day;
- All employees, including drivers, must pass a "Live Scan" background check;
- City-issued identification badges are required for employees;
- An inventory control system shall be maintained;
- Exterior and interior surveillance cameras shall be monitored and professionally installed;
- An alarm system shall be professionally installed, maintained, and monitored;
- Surveillance footage must be maintained for a minimum of 90 days;
- Cash, cannabis, and cannabis products shall be kept in secured storage areas;
- Sensors shall be installed that detect entry and exit from all secured areas;
- Security lighting (interior and exterior) shall be installed;
- Emergency power supply shall be installed;
- Employees shall be trained for use with any/all emergency equipment;
- Delivery drivers shall be trained on delivery safety protocols;
- Employees and vendors will be trained regarding cash and product transportation protocol;
- Visitor/customer specific security measures shall be required;
- All facility entry and exit points and locations where cash or cannabis products are handled or stored shall be under camera surveillance;
- The applicant shall submit a list of all vehicles to be used for retail delivery purposes to the Costa Mesa Police Department. The list shall identify the make, model, color, license plate number, and registered owner of each vehicle. The

applicant shall submit an updated vehicle list each quarter with the required quarterly update to the employee roster pursuant to the CBP;

- Delivery vehicle drivers shall be at least age 21, have a current driver's license, successfully complete a live scan, and have a City-issued badge; and
- The business operator shall ensure that all delivery vehicles are properly maintained, all delivery drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of a shift.

Circulation and Parking

Vehicular access to the aforementioned properties is provided via the shared parking lot and three driveways located along Harbor Boulevard. Access and parking is also provided at the rear of the subject property via a public alley that is accessed from Harbor Boulevard and West 19th Street.

On December 12, 2016, the City of Costa Mesa Planning Commission approved PA-16-65, a CUP for shared parking for the subject property and five adjacent parcels (1912 through 1942 Harbor Boulevard), and to allow a deviation from parking requirements to facilitate the expansion of an existing massage business. Pursuant to the CMMC Section 13-6, when there is a mixture of uses within a single development that share the same parking facilities, the total requirement for parking is determined by the Costa Mesa shared parking analysis procedures which is adopted by City Council Resolution. In 2016, the shared parking for the site and adjacent properties was considered by the Planning Commission and determined to meet the parking requirements pursuant to the City's parking provisions. Further, CMMC Section 13-204 permits that when a use is changed that requires the same amount of parking as the previous use, no additional parking is required. The previous and proposed use at 1912 Harbor Boulevard are both retail uses and subject to the same parking ratio requirement (four spaces per 1,000 square feet of gross floor area), and therefore the project complies with the City's parking standards.

Lastly, Assembly Bill 2097 (AB 2097) was signed into law by Governor Newsom and became effective on January 1, 2023. The primary objective of this legislation is to limit local governments from imposing minimum parking regulations on commercial and residential projects that are located within 0.5 miles of a major transit stop. AB 2097 defines "major transit stop" as an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods. Staff reviewed the nearby public transit facilities and determined that the subject property is located within 0.5 miles of a major transit stop (near the intersection of Harbor Boulevard and W. 19th Street). Therefore, pursuant to AB 2097 the City of Costa Mesa cannot impose a minimum parking requirement on this land use entitlement.

As proposed and conditioned, the applicant would install a bike rack to encourage multimodal transportation. As also conditioned, vendor and delivery vehicles would schedule or coordinate arrivals (phone, text, etc.) to ensure adequate parking is available on the subject property, and if parking shortages or other parking-related problems occur that are related to the proposed cannabis storefront, the business owner or operator will be required to monitor the parking lot and institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services (see "Operational Conditions" of Approval No. 7 in the attached Resolution). Examples of parking demand management techniques include, but are not limited to, reducing operating hours of the business during peak hour parking lot demand periods, hiring an employee to monitor parking lot use and assist with customer parking lot circulation, encouraging delivery services to reduce in person store visits, and incentivizing employee carpooling/cycling/walking.

Traffic

CMMC Section 13-275(e) indicates that any increase in traffic generation by a change of use that is required to obtain a discretionary permit, shall be subject to review by the appropriate reviewing authority, which may impose fees to address increased trip generation. If required, the fee collected is used to fund the City's comprehensive transportation system improvement program. The purpose of the program is to ensure that the City's transportation system has the capacity to accommodate additional trips. The Citywide Traffic Impact Fee related to new and expanding developments is determined using estimated Average Daily Trips (ADT), which is the combined total number of vehicular trips both in and out of a development generated throughout an average weekday. The Transportation Services Division determined that the appropriate ADT for a cannabis retail establishment is approximately 108 trips per 1,000 square feet based on the Institute of Transportation Engineers (ITE) 11th Edition Trip Generation Manual for the most similar use - "pharmacy/drug store with drive-through".

CMMC Section 13-275(a), specifies that "a traffic impact study shall be required for all development projects estimated by the Public Works Department to generate one hundred (100) or more vehicle trip ends during a peak hour." The highest peak hour trips in either the AM or PM is used to estimate the number of vehicular trips generated both in and out of a new or expanded development known as vehicle trip-ends during a peak hour. Staff reviewed and determined that the proposed use would have 8.75 net peak hour trips and therefore does not meet the threshold of 100 peak hour trips requiring a traffic study. However, the proposed use would be subject to a traffic impact fee, which is estimated to be \$28,670. The fee calculation would be finalized during the building permit plan check process and must be paid prior to building permit issuance.

Odor Attenuation

If approved, cannabis products would arrive in State compliant packaging that is odor-resistant sealed and remain unopened while on the premises. Pursuant to the CMMC, “odor control devices and techniques shall be incorporated in all cannabis businesses to ensure that odors from cannabis are not detectable off site”. Further, as conditioned, if cannabis odor is detected outside of the building or off-site, the business owner/operator will be required to institute further operational measures necessary to eliminate off-site odors in a manner deemed appropriate by the Director of Economic and Development Services or their designee. Lastly, cannabis products are subject to State mandated waste protocols and are not allowed to be disposed of in any exterior trash enclosure.

Proximity to Residential

Similar to many commercial areas in the City, this area is developed with a mixture of commercial and residential uses. To ensure compatibility with residences in the area, proposed project conditions and requirements include the following:

- The business hours are limited from 7 AM to 10 PM;
- Security lighting is shielded and directed down/away from adjacent properties. As conditioned, a photometric study would be required to be submitted during plan check to demonstrate that light levels are appropriate;
- Operator shall post signs in the parking lot at 1912 Harbor Boulevard to remind customers and vendors to keep noise levels to a minimum (the security guard shall also be responsible for noise enforcement);
- A security guard shall be onsite during hours of operation; and
- A staff person or the security guard will regularly monitor the site’s parking lot to ensure that customers are quiet, turn off vehicle engines promptly, do not play loud music, etc.

GENERAL PLAN CONFORMANCE

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa’s diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The following analysis evaluates the proposed project's consistency with applicable policies and objectives of the 2015-2035 General Plan.

1. **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 need of the business and residential segments of the community.*

Consistency: The proposed use would provide commercial goods, and employment opportunities on the subject commercial property. The Municipal Code, amended in 2024, allows the processing of cannabis storefront applications that passed the pre-application phase prior to the May 2024 cannabis Ordinance amendments, up to 35 approvals. Currently there are 26 approved CUPs for cannabis storefronts, of which 12 are open. The proposed use passed the pre-application phase prior to the May 2024, and if approved would not result in the exceedance of the cannabis storefront limit established by the City Council in 2024.

2. **Objective LU-6B:** *Encourage and facilitate activities that expand the City's revenue base.*

Consistency: Retail cannabis uses are subject to a unique local tax that does not apply to other retail businesses in Costa Mesa. Retail cannabis uses are expected to generate increased tax revenues due to a seven-percent local tax on gross receipts. Most of this revenue will be used for community services and infrastructure improvements that serve the community. A half percent of the retail cannabis tax funds the City's Arts and Culture Master Plan and another half percent is set aside for the City's First Time Homebuyers Fund.

3. **Policy LU-6.15:** *Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.*

Consistency: The proposed use is part of the specialized industry that is limited in Orange County. Out of 34 cities in the county, only four have cannabis storefronts--Costa Mesa, Laguna Woods, Santa Ana, and Stanton. Approval of this CUP would facilitate a business opportunity in a specialized and expanding industry along one of the City's primary commercial corridors.

4. **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.*

Consistency: The subject property is located along Harbor Boulevard in an area categorized by a mixture of uses. As conditioned, the proposed use would operate during limited hours, operator would post signs regarding

noise in the parking lot, be required to control odor, and to provide onsite security during business hours, in addition to 24-hour video camera surveillance and other security features. The cannabis operation conditions of approval and the State and local cannabis regulations exceed typical requirements for other retail uses.

FINDINGS

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets specified Conditional Use Permit findings as follows:

- *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.*

The subject site is located within a commercial zone (C1, Local Business District) where commercial development is specifically allowed to include retail uses. In addition, the property is located on one of the City's primary commercial corridors that is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are permitted uses in the C1 zone and are subject to extensive regulation as described in this report.

All retail sales would take place under the roof, no outdoor storage or sales are proposed nor would be allowed, and operations would be conditioned to be compliant with applicable local and State laws, as well as to minimize potential impacts on neighboring properties. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to uses in the vicinity such as restaurants, retail stores, offices, medical offices, car dealerships, and residences.

Lastly, the proposed use would not be materially detrimental to adjacent uses because the project would include features to ensure compatibility such as following a photometric plan so security lighting is shielded from adjacent properties, having a security guard onsite during hours of operation, and implementing odor control measures. As proposed and conditioned, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

- *Granting the 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.*

The proposed cannabis retail storefront use would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City's cannabis consultant, HdL. Measures designed to maintain safety at the site include, but are not limited to, at least one security guard that would be onsite during the hours of operation and security devices shall be installed before operation. Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering all exterior entrances, exits, and all interior limited access spaces. In addition, the business employees, including part-time staff, must pass a live scan background check and obtain an identification badge from the City that indicates they have passed certain employee requirements. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

- Granting the 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.

The property has a General Plan land use designation of "Commercial Residential". The intent of this land use designation is to allow a mix of commercial and residential uses. As stated in the General Plan Land Use Element, the City's commercial designations "accommodate a full range of commercial activity present and desired in Costa Mesa." The proposed storefront is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City's tax base; and promoting the incubation of specialized businesses. The City's General Plan sets forth long-term policies that guide future development, whereas the Zoning Ordinance implements general plan policies through detailed development regulations, such as specific use types and building standards. Therefore, in determining General Plan compliance for the proposed cannabis retail storefront use, a comparison of the proposed use with the use, density and intensity allowed by the applicable zoning district is required. In this case, the applicable zoning district is "Local Business District" (C1). A variety of commercial uses are allowed in the C1 zone, including a retail cannabis storefront, subject to a CUP. No additional square footage is proposed; therefore, the proposed use would not increase the floor area ratio (building intensity) or increase the number of residential units onsite (density).

The subject site is located within the boundaries of the 19 West Urban Plan. The Urban Plan establishes an overlay that allows commercial and residential mixed-use development on properties with a minimum size of one-acre through a Master Plan, where such development is not permitted by the underlying

zoning. The proposed project is not a mixed-use development and therefore is not utilizing any provisions of the 19 West Specific Plan.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing or prior use. This project site contains an existing commercial building that has been used historically for commercial activities. The application does not propose an increase in commercial floor area or otherwise expand the prior commercial use. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

ALTERNATIVES

The Planning Commission can consider the following decision alternatives:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the hearing could be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

LEGAL REVIEW

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date this report was circulated, no public comments have been received. Any public comments received prior to the February 24, 2025, Planning Commission meeting will be provided separately.

CONCLUSION

The proposed project is a retail cannabis storefront at an existing commercial property that is located on one of the City's primary commercial corridors. Staff and the City's cannabis consultant completed the Pre-application Determination, Business Plan and Security Plan evaluations, owner background checks, and thoroughly reviewed the CUP materials. If approved, the operation would be required to comply with all conditions of approval and extensive City and State regulations.

If the Planning Commission approves the project, the applicant would next obtain building permits, complete site and building improvements, and pass City inspections prior to obtaining a CBP and City Business License. The CBP would be valid for two years and must be continuously renewed, including inspections, prior to expiration. During each two-year CBP period, the Community Improvement Division, along with other City staff, conducts site inspections to verify that the operation complies with CUP and CBP requirements.

As proposed and conditioned, the use would be consistent with other commercial uses in the C1 zone, the Zoning Code, and the City's General Plan. The required findings for

the CUP can be made, as described above, and therefore, staff recommends approval of PCUP-24-0011 subject to conditions of approval.

PH-3

PARTIDA, ANNA

From: Roberto Bignes <rbignes@mac.com>
Sent: Tuesday, February 18, 2025 10:13 AM
To: PC Public Comments
Subject: PCUP-24-0011

María Fernanda Masuero
 IL DOLCE RESTAURANT
 1902 Harbor Blvd., Costa Mesa, CA 92627
Rbignes@mac.com
 (949) 200-9107
 02/18/2025

Planning Division
 City of Costa Mesa
 City Hall council chamber
 77 Fair Dr., Costa Mesa, CA
 Subject: Opposition to Proposed Marijuana Dispensary Near, IL DOLCE RESTAURANT.
 Application number : PCUP-24-0011

Dear Planning Division,

I am writing to formally express my opposition to the approval of a marijuana dispensary at 1912 Harbor Blvd., Costa Mesa, CA, as the owner of IL DOLCE RESTAURANT , a family-owned business located at 1902 Harbor Blvd., Costa Mesa, CA.

Our restaurant has been serving the community for 15 years, and we are deeply concerned about the negative impact another dispensary in this area would have on our business and the surrounding neighborhood. There are already multiple dispensaries in Costa Mesa, and adding another one in close proximity to our establishment would create additional challenges, including:

1. **Parking Issues:** The increased traffic and demand for parking will severely affect our customers' ability to access our restaurant. Parking is already limited, and adding another high-traffic business will only worsen the situation.
2. **Business Impact:** As a family-oriented restaurant, we worry that the presence of a marijuana dispensary nearby may deter some of our regular customers and negatively affect our reputation.
3. **Oversaturation of Dispensaries:** The city already has a significant number of dispensaries. Approving another one would not serve the best interest of local businesses or residents.

We urge the Planning Division to reconsider the approval of this dispensary and prioritize the needs of small businesses like ours that contribute to the local economy and serve the community.

Thank you for your time and consideration. I would appreciate the opportunity to discuss this matter further if needed.

Sincerely,

María Fernanda Masuero
 IL DOLCE RESTAURANT

From: Andres Bignes <bignesandres@yahoo.com>
Sent: Thursday, February 20, 2025 4:29 PM
To: PC Public Comments
Subject: Re: Pcup-24-0011

Andres R. Bignes
1902 Harbor Blvd.
Costa Mesa, CA 92867
Bignesandres@yahoo.com
February 20, 2025

Planning Division
City of Costa Mesa
City Hall Council Chamber
77 Fair Dr.
Costa Mesa, CA

Subject: Opposition to Proposed Marijuana Dispensary Near IL DOLCE RESTAURANT
Application Number: PCUP-24-0011

Dear Members of the Planning Division,

I hope this message finds you well. I am writing to formally express my strong opposition to the proposed medical marijuana clinic in the shopping center where my restaurant, IL DOLCE RESTAURANT, is located. I believe that this establishment will not only disrupt our operations but will also negatively impact the safety and overall atmosphere of our shopping center.

The previous illegal medical marijuana clinic in the shopping center created significant challenges for my restaurant. Its presence led to increased loitering and disruptive behavior from individuals in the area. It became a common sight to see groups lingering outside, which made our customers uncomfortable and discouraged them from visiting. The behavior associated with the clinic's patrons disrupted the family friendly environment we work hard to maintain, for past 15 years.

Moreover, the influx of visitors to the former clinic resulted in a noticeable increase in litter and debris. This not only detracted from the overall aesthetics of the shopping center but also contributed to an unwelcoming atmosphere. A clean and well-maintained environment is essential for attracting customers, and the presence of litter significantly diminishes the appeal of the area, ultimately affecting all businesses within the center.

I also wish to raise concerns regarding the owner of the proposed clinic. He approached me under the pretense of discussing a different type of business and presented a petition that I later discovered was intended for a medical marijuana clinic. I felt deceived and misled during this interaction, as it was clear he had undisclosed ulterior motives. This lack of transparency is troubling and raises further concerns about the integrity of the business he plans to operate.

As a local business owner, I am deeply committed to fostering a thriving and safe community for all residents and visitors. I urge the City Council to consider the potential negative consequences of this new clinic and to prioritize the interests of existing businesses and the overall well being of our community.

Thank you for your attention to this matter. I hope you will take my concerns seriously as you deliberate on this issue.

Sincerely,

Andres R. Bignes
IL DOLCE RESTAURANT

From: Monika Zsibrita <mzsibrita@gmail.com>
Sent: Monday, February 24, 2025 7:16 AM
To: PC Public Comments
Subject: Opposition to Proposed Cannabis Dispensary Near My Business

Dear Planning Commission,

I am writing to formally express my strong opposition to the proposed cannabis dispensary near my business, Icelab Cryo, located at 440 W 19th St, Costa Mesa, CA 92627. As a longstanding business owner in Costa Mesa, I have serious concerns about the negative impact this type of establishment could have on our property, businesses, and the surrounding community.

My primary concerns include:

1. **Parking & Traffic Congestion** – Our center already experiences limited parking availability. The addition of a dispensary, which could attract high volumes of patrons throughout the day, would exacerbate this issue, making it even more difficult for my clients and other business owners to operate efficiently.
2. **Clientele & Business Atmosphere** – Icelab caters to health-conscious individuals, athletes, and families seeking wellness services. A cannabis dispensary may attract a different type of clientele, potentially discouraging my regular customers from visiting, which could directly impact my business revenue and growth.
3. **Safety & Community Impact** – Unfortunately, dispensaries have been associated with an increase in loitering, theft, and other safety concerns in many areas. As a business owner, I want to ensure a safe, professional, and welcoming environment for my clients, and I fear this new establishment may introduce challenges in maintaining that standard.

I strongly urge the Planning Commission to consider these concerns and the broader implications this dispensary could have on existing businesses in the area. I encourage you to prioritize the needs of established businesses and the local community over the interests of a single new business that may bring unintended negative consequences.

Thank you for your time and consideration. I appreciate your attention to this matter and hope my concerns, along with those of my landlord and other business owners, will be taken into serious account.

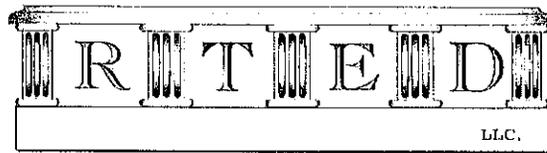
Best,
Monika Zsibrita
Owner, Icelab
949/836-3200

--

From: Erik Johnsen <ejohnsen@rtedgroup.com>
Sent: Monday, February 24, 2025 9:13 AM
To: PC Public Comments
Subject: RE: PCUP-24-0011 Dave Ruffel/Keith Scheinberg
Attachments: Keith Scheinberg .pdf

My comments on PCUP-24-0011 Dave Ruffel/Keith Scheinberg.

Erik R. Johnsen



P.O. Box 18528 Irvine, CA 92623

02/24/2025

RE: PCUP-24-0011 Applicants Dave Ruffel/ Keith Scheinberg

Dear Costa Mesa Planning Commission,

I am writing to provide an overview of the tenancy of Keith Scheinberg at 424 32nd Street, Unit A, Newport Beach, CA 92663. Mr. Scheinberg entered into a residential lease agreement for the period of May 2021 to April 2022, with the understanding that the residence would serve as his temporary home while his house in Costa Mesa underwent remodeling.

Within the first few weeks of his residency, we began receiving noise complaints from neighbors regarding disruptive behavior at the property. When we inquired, Mr. Scheinberg explained that he was simply hosting friends. However, as the complaints persisted, we conducted several property inspections. Our investigation revealed that Mr. Scheinberg had, in fact, transformed the property into a nightclub on weekends and adult film studios during the weekdays.

Further evidence showed that Mr. Scheinberg was not residing at the property himself, but had granted unrestricted access to others. Mr. Scheinberg denied that the property was being used as a nightclub and adult film studio. This evidence was submitted to the City of Newport Beach, which initiated its own investigation. As a result, Mr. Scheinberg was cited for violations related to running an adult business and breaching home occupation regulations. He attempted to appeal these citations, but the appeals were unsuccessful. Even after the citations were upheld, it was discovered that Mr. Scheinberg continued to use the property for the same activities.

Additionally, during this period, Mr. Scheinberg received a violation notice from the Newport Beach Fire Department for the illegal handling and use of pyrotechnic devices indoors. Given the nature of his tenancy and these ongoing violations, we chose not to renew his lease.

When Mr. Scheinberg vacated the property, it was found in a condition that was significantly different from how it was received. The property required extensive repairs and

could not be leased out for several weeks, incurring substantial costs to restore it to a habitable state.

Unfortunately, Mr. Scheinberg's tenancy did not proceed as expected, and we hope this provides clarity to The Costa Mesa Planning Commission.

It is further noted that Mr. Scheinberg appears to continue with these types of activities at his personal residence in Costa Mesa.

Sincerely

RTED Irvine LLC

* Below are copies of the violations.

*Activities in Costa Mesa



**NOTICE OF ADMINISTRATIVE CITATION
CITY OF NEWPORT BEACH**

**Community Development Department Code & Water Quality
Enforcement**

**100 Civic Center Drive
Newport Beach, CA 92660 949-644-3215**

Name of Owner or Business : **KEITH SCHEINBERG**

**424 32ND ST UNIT A
NEWPORT BEACH CA 92663**

**Citation No : I21-3019A
Date : 10/06/2021
Account No : I21-3019**

An inspection of premises located at **424 32ND ST NB** in the City of Newport Beach, on **10/06/2021** revealed a violation(s) of the Newport Beach Municipal code.

THE NEXT LEVEL CITATION IS NOW PENDING AND YOU MAY BE CITED EACH DAY THE VIOLATION CONTINUES. OTHER ENFORCEMENT ACTION AND PENALTIES MAY ALSO RESULT IF COMPLIANCE IS NOT ACHIEVED OR IF YOU CONTINUE TO IGNORE THIS CITATION.

Citation - \$200 **IS NOW DUE AND PAYABLE TO CITY OF NEWPORT BEACH**

THIS VIOLATION(S) WAS ORIGINALLY BROUGHT TO YOUR ATTENTION ON N/A, AND YOU HAVE NOT CORRECTED OR RESOLVED THE VIOLATION(S).

NEWPORT BEACH MUNICIPAL CODE SECTION(S) / DESCRIPTIONS OF VIOLATION(S)

1: MC 20.48.110 HOME OCCUPATION REGULATIONS

CORRECTION(S) REQUIRED:

1. A home occupation shall only be operated in a residence occupied by a single housekeeping unit and by a member(s) of that single housekeeping unit.
2. Employees of a home occupation shall be limited to permanent residents of the dwelling unit.
3. Applicable business licenses shall be obtained as required by Title 5 (Business Licenses and Regulations).
4. Commercial filming activities may be allowed subject to approval of a film permit in compliance with Chapter 5.46 (Regulation of Commercial Film Production).

THIS VIOLATION MUST BE CORRECTED ON OR BEFORE 10/06/2021. If the violation is not corrected by the date specified, additional enforcement actions such as administrative citations, administrative penalties, criminal prosecution and/or civil injunction may be utilized to correct this violation(s).

RECEIPT ACKNOWLEDGED BY OR MAILED TO : **KEITH SCHEINBERG**

DATE : **10/06/2021**

PRINT NAME OF OFFICER : **John Murray**

SIGNATURE OF OFFICER

John Murray

OFFICER ID # **8137**

IMPORTANT - READ CAREFULLY
LEGAL REQUIREMENTS

Administrative Citation

Newport Beach Municipal Code Section 1.05.020 provides for the issuance of administrative citations for Municipal Code violations. For violations that are designated infractions, the fines are \$100 for the first citation, \$200 for the second citation and \$500

for the third and subsequent citations for violations of the same ordinance within one year. For those violations occurring within a Safety Enhancement Zone, the fines for citations are \$300, \$600, and \$1000 respectively.

For Violations that are not designated infractions, the fines are \$200 for the first citation, \$300 for the second citation and \$600 for the third and subsequent citations for violations of the same ordinance within one year. For those violations occurring within a Safety Enhancement Zone, the fines for citations are \$400, \$700, and \$1000 respectively.

For certain violations specified in 1.05.020(F) NBMC, the fines for citations are \$1000, \$2000, and \$3000 respectively.

Fines are cumulative and citations may be issued each day the violation exists. A warning, if issued, does not incur a fine and, therefore, may not be appealed.

Rights of Appeal

You have the right to appeal this administrative citation within twenty-one (21) days from the date of service of the citation together with an advanced deposit of the fine along with a Request for Hearing form, which can be obtained online at www.newportbeachca.gov. An appeal must be in writing and returned to the City's Revenue Division to the attention of "Administrative Hearing Officer." A properly filed appeal will result in an administrative hearing.

If you wish to appeal an administrative citation and can demonstrate an actual financial inability to make the advance deposit of the fine, you may file a request for an advance deposit hardship waiver within fifteen (15) days from the date of service of the citation. Failure of any person to properly file a written appeal within twenty-one (21) CONSECUTIVE days from the date of service of the citation shall constitute a waiver of his or her right to an administrative hearing and adjudication of the administrative citation or any portion thereof and the total amount of the fine.

How to Pay Fine

The amount of the fine is indicated on the front of this administrative citation. Prior to receiving an invoice from the Administrative

Citation Department, you may pay online at www.pticket.com/nbadmin, by mail at City of Newport Beach Admin Citation Processing, PO Box 3926, Tustin CA 92781-3926 or in person at 100 Civic Center Drive, Newport Beach. Payment may be made by credit card, personal check, cashier's check, or money order, payable to the City of Newport Beach. Please write the citation or account number on your check or money order. For questions

regarding paying a citation, you may contact the Administrative Citation Department at: (800) 696-3996.

If the citation is not paid or appealed within the statutory time, you will receive an invoice from the City's Revenue Division. Please follow the instructions on the invoice to ensure proper processing of your payment.

Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the City of Newport Beach.

Consequences of Failure to Pay the Fine

The failure of any person to pay the fine assessed by the administrative citation within the time specified on the citation or on the invoice from the Revenue Division may result in a claim with the Small Claims Court or any legal remedy available to collect such money. The City has the authority to collect all costs associated with the filing of such actions. Failure to pay fine requirements may be found in Newport Beach Municipal Code Section 1.05.100.

Consequences of Failure to Correct Violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to: administrative penalties, administrative cost recovery, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect all fines, penalties, and costs incurred; to demolish structures or make necessary repairs at the owner's expense; and to incarcerate violators. Any of these options or others may be used if the administrative citations do not achieve compliance.

If you need further clarification about payment of the citation, please email the Revenue Division at revenuehelp@newportbeachca.gov.

If you need further information about the violations and/or how to comply, please call the inspector designated on the front.

A full description of the hearing process for the City's administrative hearings for Municipal Code violations and your rights in that process are found in Newport Beach Municipal Code Chapter 1.05.



**NOTICE OF ADMINISTRATIVE CITATION
CITY OF NEWPORT BEACH**

**Community Development Department Code & Water Quality
Enforcement**

**100 Civic Center Drive
Newport Beach, CA 92660 949-644-3215**

Name of Owner or Business : **KEITH SCHEINBERG**

**424 32ND ST UNIT A
NEWPORT BEACH CA 92663**

**Citation No : I21-3020A
Date : 10/06/2021
Account No : I21-3020**

An inspection of premises located at **424 32ND ST NB** in the City of Newport Beach, on **10/06/2021** revealed a violation(s) of the Newport Beach Municipal code.

THE NEXT LEVEL CITATION IS NOW PENDING AND YOU MAY BE CITED EACH DAY THE VIOLATION CONTINUES. OTHER ENFORCEMENT ACTION AND PENALTIES MAY ALSO RESULT IF COMPLIANCE IS NOT ACHIEVED OR IF YOU CONTINUE TO IGNORE THIS CITATION.

Citation - \$200 **IS NOW DUE AND PAYABLE TO CITY OF NEWPORT BEACH**

THIS VIOLATION(S) WAS ORIGINALLY BROUGHT TO YOUR ATTENTION ON N/A AND YOU HAVE NOT CORRECTED OR RESOLVED THE VIOLATION(S)

NEWPORT BEACH MUNICIPAL CODE SECTION(S) / DESCRIPTIONS OF VIOLATION(S)

1: MC 20.48.020, ADULT BUSINESS

CORRECTION(S) REQUIRED:

Adult-oriented businesses shall maintain the following separation requirements:

1. Five hundred (500) feet from the boundary of any residential zoning district or residential use, including residential uses in mixed-use zoning districts.
2. One thousand (1,000) feet from any lot upon which there is properly located a religious institution, public beach or park, school or City facility, including but not limited to City Hall, and Newport Beach libraries, police, and fire stations.

THIS VIOLATION MUST BE CORRECTED ON OR BEFORE 10/06/2021. If the violation is not corrected by the date specified, additional enforcement actions such as administrative citations, administrative penalties, criminal prosecution and/or civil injunction may be utilized to correct this violation(s).

RECEIPT ACKNOWLEDGED BY OR MAILED TO : **KEITH SCHEINBERG** DATE : **10/06/2021**

PRINT NAME OF OFFICER : **John Murray**

SIGNATURE OF OFFICER *John Murray* OFFICER ID # **8137**

IMPORTANT - READ CAREFULLY
LEGAL REQUIREMENTS

Administrative Citation

Newport Beach Municipal Code Section 1.05.020 provides for the issuance of administrative citations for Municipal Code violations. For violations that are designated infractions, the fines are \$100 for the first citation, \$200 for the second citation and \$500 for the third and subsequent citations for violations of the same ordinance within one year.

For those violations occurring within a Safety Enhancement Zone, the fines for citations are \$300, \$600, and \$1000 respectively.

For Violations that are not designated infractions, the fines are \$200 for the first citation, \$300 for the second citation and \$600 for the third and subsequent citations for violations of the same ordinance within one year. For those violations occurring within a Safety Enhancement Zone, the fines for citations are \$400, \$700, and \$1000 respectively.

For certain violations specified in 1.05.020(F) NBMC, the fines for citations are \$1000, \$2000, and \$3000 respectively.

Fines are cumulative and citations may be issued each day the violation exists. A warning, if issued, does not incur a fine and, therefore, may not be appealed.

Rights of Appeal

You have the right to appeal this administrative citation within twenty-one (21) days from the date of service of the citation together with an advanced deposit of the fine along with a Request for Hearing form, which can be obtained online at www.newportbeachca.gov. An appeal must be in writing and returned to the City's Revenue Division to the attention of "Administrative Hearing Officer." A properly filed appeal will result in an administrative hearing.

If you wish to appeal an administrative citation and can demonstrate an actual financial inability to make the advance deposit of the fine, you may file a request for an advance deposit hardship waiver within fifteen (15) days from the date of service of the citation. Failure of any person to properly file a written appeal within twenty-one (21) CONSECUTIVE days from the date of service of the citation shall constitute a waiver of his or her right to an administrative hearing and adjudication of the administrative citation or any portion thereof and the total amount of the fine.

How to Pay Fine

The amount of the fine is indicated on the front of this administrative citation. Prior to receiving an invoice from the Administrative

Citation Department, you may pay online at www.pticket.com/nbadmin, by mail at City of Newport Beach Admin Citation Processing, PO Box 3926, Tustin CA 92781-3926 or in person at 100 Civic Center Drive, Newport Beach. Payment may be made by credit card, personal check, cashier's check, or money order, payable to the City of Newport Beach. Please write the citation or account number on your check or money order. For questions

regarding paying a citation, you may contact the Administrative Citation Department at: (800) 696-3996.

If the citation is not paid or appealed within the statutory time, you will receive an invoice from the City's Revenue Division. Please follow the instructions on the invoice to ensure proper processing of your payment.

Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the City of Newport Beach.

Consequences of Failure to Pay the Fine

The failure of any person to pay the fine assessed by the administrative citation within the time specified on the citation or on the invoice from the Revenue Division may result in a claim with the Small Claims Court or any legal remedy available to collect such money. The City has the authority to collect all costs associated with the filing of such actions. Failure to pay fine requirements may be found in Newport Beach Municipal Code Section 1.05.100.

Consequences of Failure to Correct Violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to: administrative penalties, administrative cost recovery, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect all fines, penalties, and costs incurred; to demolish structures or make necessary repairs at the owner's expense; and to incarcerate violators. Any of these options or others may be used if the administrative citations do not achieve compliance.

If you need further clarification about payment of the citation, please email the Revenue Division at revenuehelp@newportbeachca.gov.

If you need further information about the violations and/or how to comply, please call the inspector designated on the front.

A full description of the hearing process for the City's administrative hearings for Municipal Code violations and your rights in that process are found in Newport Beach Municipal Code Chapter 1.05.



NEWPORT BEACH FIRE DEPARTMENT

CIVIC CENTER DRIVE, P.O. Box 1768,
NEWPORT BEACH, CA 92660

PHONE: (949) 644-3104 WEB : www.newportbeachca.gov

JEFF BOYLES

Fire

Chief

Date

03/24/

2022

Owner

RTED IRVINE LLC

PO BOX 18528

IRVINE, CA 92623

RE: Notice of Violation and Cease and Desist
Handling and use of Illegal Pyrotechnic devices

Dear Keith Maximillian Scheinberg,

It has come to the attention of the Newport Beach Fire Department that illegal pyrotechnic devices/fireworks have been used indoors at 424 32nd St. Unit A Newport Beach, CA 92663, which presents an imminent danger to lives and property.

NBFD is writing to notify you that the illegal handling and use of pyrotechnic devices "fireworks, low level explosives" is in direct violation of the following:

- ██████████ California Health and Safety Code (HSC) Div. 11, part 2, ch.7
Violations 12670-12692
- ██████████ HSC Div.11, part 2, ch.1 12505K
- ██████████ 2019 of the California Fire Code Ch.5601.1.3
- ██████████ 2019 of the California Fire Code Ch. 5601.2.1
- ██████████ Newport Beach Municipal Code 9.04.420, 9.04.410

All activity related to the use of pyrotechnics and explosive devices shall immediately cease and desist. Any of these devices shall be immediately removed from the premises and properly disposed of at the owner's expense.

If you have any questions in regards to this notice, feel free to contact the Newport Beach
Fire —Preventionnvision *949-644-3106.

Regards,

Jon Reid, Life Safety Specialist II
Newport Beach Fire Department

16:42

69



gatsbyoc 4h
24kGoldn · CITY OF ANGELS (Futos... >



- Jessica McKee
- miels
- Davekn
- gizuscru
- Stephanie Weiss
- cararayeno

Summer Kick Off Photo Shoot

- HannahJancoW
- box
- Slims
- Emily
- Bhlanpton
- Aly
- p.r.i.s._
- Fresita Madrid
- Amanda Sandoval
- Sarah McDonnell
- Angela Tarallo
- Jessica Shea
- Melissa Mora
- Rachel Okozavi
- Aryanna Haring
- Ash
- liz
- Kayla Palmer
- its_jit.a
- Asholena Roca

Saturday RSVP's

Address drop

MEMBERS ONLY

Summertime

Send message



15:49

90%



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Send message



07:46

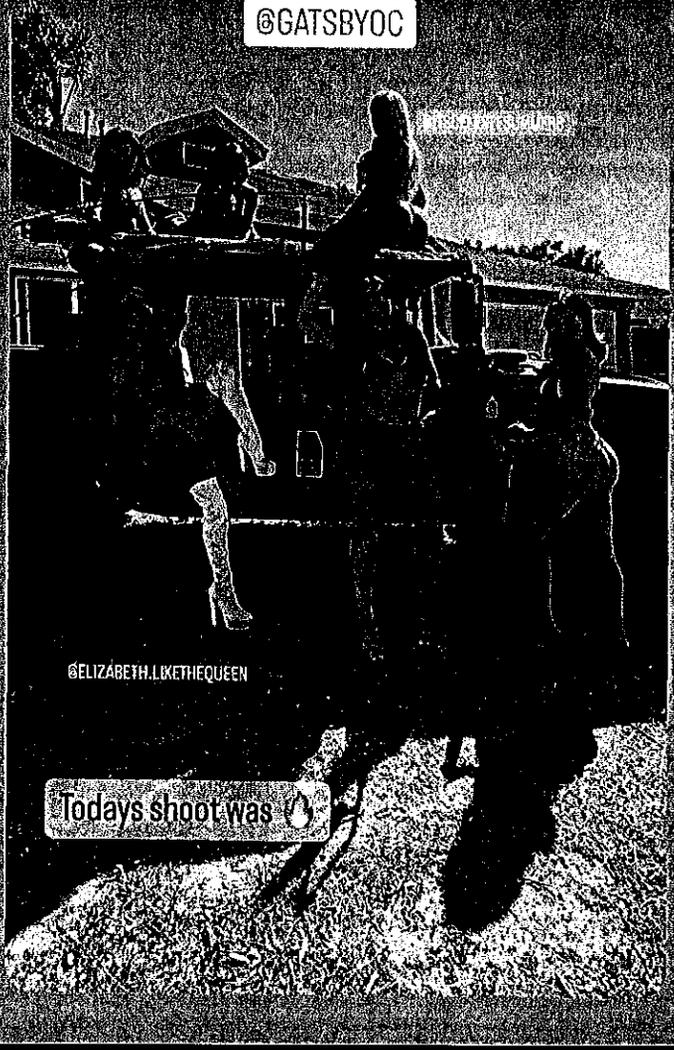
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GATSBY'S MANSION

@GATSBYOC



@ELIZABETH.LIKETHEQUEEN

Today's shoot was 🔥

Send message



PARTIDA, ANNA

From: Kendra Carney Mehr <klcm@carneymehr.com>
Sent: Monday, February 24, 2025 11:45 AM
To: PC Public Comments
Cc: Erin Grubisich
Subject: Comment: Application No.: PCUP-24-0011
Attachments: Letter to Planning Commission 2.24.25.pdf

Attached is a written comment in response to the CUP application to be considered by the Planning Commission as Agenda Item 3 this evening, February 24, 2025.

Thank you,



Kendra L. Carney Mehr

Principal

Carney Mehr, a legal corporation

t: (949) 629-4676

e: klcm@carneymehr.com

w: carneymehr.com

Schedule a meeting with me by clicking this [link](#)

My working hours are 9:30 am - 4:30 pm, Monday - Thursday, and 9:30 am - 1:00 pm on Fridays.

Outside of working hours: klcm@carneymehr.com, and I will respond within 12 business hours

CONFIDENTIALITY NOTICE – This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain information that is confidential or legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that you must not read this transmission and that any disclosure, copying, printing, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately return e-mail and delete the original transmission and its attachments without reading or saving in any manner. Thank you.



CARNEY MEHR LAW

Kendra L. Carney Mehr
23 Corporate Plaza Drive, Suite 150
Newport Beach, CA
(949) 629-4676
klcm@carneymehr.com

February 24, 2025

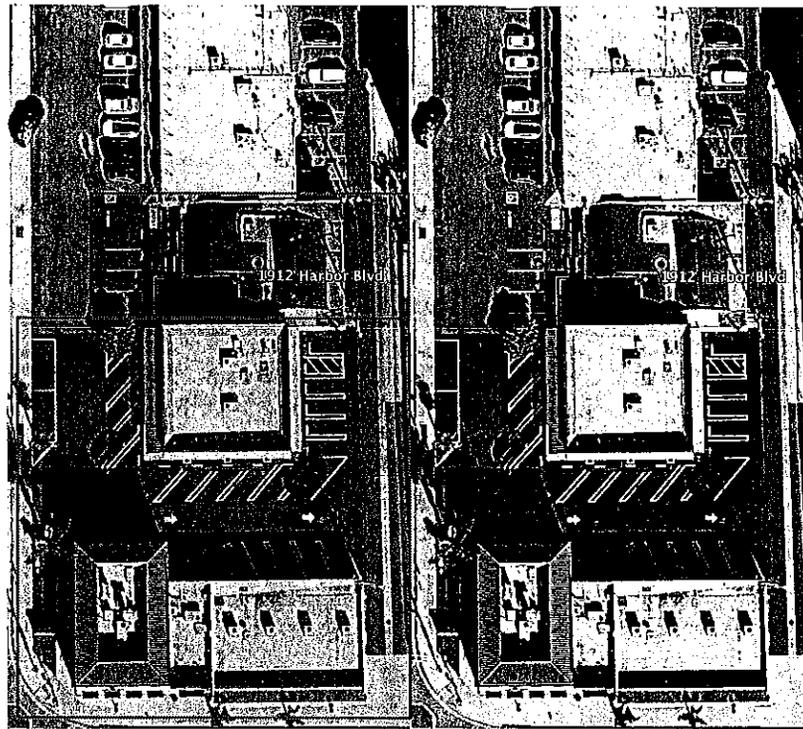
City of San Costa Mesa
Planning Commission
Attn: Jeffrey Harlan, Planning Commission Chair
77 Fair Driver
Costa Mesa, California 92626
Via Costa Mesa Planning Division
PCPublicComments@costamesaca.gov

Sent via email

Re: Address: 1912 Harbor Boulevard
Application No.: PCUP-24-0011

To the Honorable Members of the Planning Commission:

This firm represents VMA Harbor Place Holding Company, the owner of the real property located at 1902-A, 1902-B, 1904, 1906 Harbor Boulevard, and 440-446 West 19th Street in the City of Costa Mesa, commonly called Harbor Place (“Harbor Place”), with regard to the Application for CUP identified above. Harbor Place is immediately adjacent to the proposed "Green Mart" retail cannabis storefront and delivery service use at 1912 Harbor Boulevard (the “Green Mart”). Harbor Place is shown shaded in orange on the first aerial image below and Green Mart, as proposed, is shown shaded in green. The second image is identical to the first but without the shading.



The purpose of this correspondence is to express our client and its tenants' strong opposition to the approval of Conditional Use Permit PCUP-24-0011. Harbor Place incorporates several longstanding, family-friendly restaurants and specialty food shops such as Il Dolce and Cinderella Cakes, as well as the Empanada Maker, BobaPop, and a nutritional center. While we recognize that the City of Costa Mesa allows for dispensaries to locate within commercial zoning, the conditions currently proposed defer mitigation of recognized negative impacts and do not appear sufficient to negate the propensity for this use to create safety issues. While we urge the Planning Commission to deny this application, should City staff continue to recommend approval and the Commission intend to approve it, we request the City continue this hearing to consider and address the following outstanding issues:

Increased Traffic and Parking Concerns:

A retail storefront and delivery cannabis business is likely to attract a significant number of customers, leading to increased vehicular and pedestrian traffic. The parking is already extremely limited on both properties. This surge may exacerbate existing parking shortages and contribute to congestion, adversely affecting both residents and local businesses.

- Shared ingress and egress: As indicated in staff's report, Harbor Place and Green Mart (and the adjoining center) share ingress and egress to their respective parking lots. While the adjacent properties have reciprocal agreements,

Operational Condition No. 7 of draft Resolution 2025-xx, defers mitigation and merely indicates that “If parking shortages or other parking-related problems develop based on the operations approved under this application, the business owner or operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services or designee.”, this should be identified and addressed with more specificity within the conditions to protect access. For example, how is a “problem” defined? If loading/delivery is impeded for 1 minute or 1 hour, does that constitute a problem?

- Loading area: The loading area is not illustrated on the plans, staff only prescribes a maximum distance requirement; however, the parking immediately south and of the ADA ramp is not on the subject property and not permitted. The conditions indicate deliveries are only allowed during operating hours, and with "pre-committed" scheduled deliveries. How will this be enforced/monitored? Does the City intend to monitor this? Does the City utilize an enforcement entity for this purpose? Alternatively, is the Applicant intended to self-monitor?
- Deliveries: Similarly, the delivery area is not illustrated on the plans. The conditions indicate deliveries are only allowed during operating hours, and with "pre-committed" scheduled deliveries. How will this be enforced/monitored? Does the City intend to monitor this? Does the City utilize an enforcement entity for this purpose? Alternatively, is the Applicant intended to self-monitor?
- ADA site access and parking: The conditions require ADA access to the center and an ADA parking space is provided in front of the storefront. Parking in an ADA space without proper permits is illegal, but there should be a provision for the business to monitor it against deliveries or other unpermitted uses to ensure accessibility.
- Rear parking: The proposal prohibits the use of the rear "alley" parking, despite the availability of striped parking in the alley to the immediate north of the proposed use. Eliminating this shared parking area may result in further parking impacts to the surrounding business storefronts.
- Circulation and Parking: The staff report indicates that the shared parking is between 1912 through 1942 Harbor Blvd.; while Harbor Place is not considered for this purpose, it is highly likely that consumers will utilize Harbor Place parking to access Green Mart. What is the recourse for Harbor Place?

Incompatibility with Surrounding Uses and Potential for Nuisance and Safety Issues:

There is currently a dispensary immediately across Harbor Boulevard from the proposed

location. The introduction of another cannabis retail operation in this area is inconsistent with the existing character of Harbor Place: Harbor Place comprises family-oriented businesses which are in turn adjacent to residential properties, and the presence of a cannabis storefront could alter the community's atmosphere and deter patrons from neighboring establishments.

- Modern design: The applicant proposes a modern white stucco covered box with a black fabric awning over the storefront door. However, all surrounding projects, both Harbor Place and the existing shopping center to the north of the proposed use, incorporate a tile eyebrow canopy with a flat parapet. How is the proposed modern design compatible with the existing shopping center(s)? The project should be revised accordingly to incorporate these elements to be aesthetically compatible with the existing, surrounding uses.
- Tenant improvements: The proposed improvements are minimal and basic improvements. According to the floor plan schematic, the Applicant intends to maintain an existing fireplace and chimney. Allowing this to remain suggests a use is anticipated beyond that proposed. A retail and delivery cannabis use should be required to remove this feature. Additionally, if the project is conditioned to eliminate rear access, then the existing rear staircase and rear access points should be addressed. Staff and the Commission should further consider specifying a wrought iron fence that is consistent with the final architectural style required.
- Landscaping: The landscape plan should be reviewed and approved by the Police Department to make certain that it does not encourage encampments and/or create the propensity for other safety concerns.
- Odor Attenuation: The City's staff report requires that all cannabis products will be sealed and that odor control devices and other techniques will also be used to prevent odor attenuation. And, that if odor is detected further measures will be required. How will this be monitored and enforced? The Director is listed as well as quarterly Code Enforcement and Fire inspections, but does the City have a clearly delineated process to immediately respond to complaints?
- Safety: The operation of a cannabis dispensary may lead to increased loitering and other public safety concerns. Such activities will compromise the sense of security for residents and business owners in the area. While we understand a Safety Plan is required, who from the City monitors it, is this a complaint driven process, or is the security guard required to self-report incidents? How many incidents must occur before the issues trigger revocation. Many of these issues are, thankfully, not major crimes but the police will, understandably, not have an immediate response. The incident enforcement is lacking in the conditions presented and is key to ensuring a compatible use.

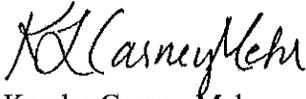
Summary of Concerns

As presented, it appears the application and the conditions do not give full consideration to the impacts of the use or enforcement of violations. Instead, the conditions proposed appear to defer mitigation to a later time when issues are presented, instead of proactively attempting to prevent these concerns. This puts significant onus on the surrounding owners and tenants to monitor the use and report concerns. At minimum, we request the Commission consider an additional condition that will trigger the review and revocation of the CUP if three or more valid/verified complaints are received; and, consider an annual review that incorporates feedback from the surrounding community (from opening date) to review adherence to the CUP.

Again, in light of these concerns, we respectfully urge the Planning Commission to deny the Conditional Use Permit PCUP-24-0011 for "Green Mart" at 1912 Harbor Boulevard. However, in the event the Commission is inclined to approve the CUP, we request additional consideration is given to the issue presented above and further conditions put in place to proactively address these concerns. Preserving the integrity and safety of our community should remain a priority in evaluating such proposals.

Thank you for considering our position on this matter.

Best regards,


Kendra Carney Mehr
Principal Attorney

cc:
Tarquin Preziosi, Assistant City Attorney

PH-3

María Fernanda Masuero
IL DOLCE RESTAURANT
1902 Harbor Blvd., Costa Mesa, CA 92627
[blisano@costamesa.com]
(949) 200-9107
02/18/2025

Planning Division
City of Costa Mesa
City Hall council chamber
77 Fair Dr., Costa Mesa, CA
Subject: Opposition to Proposed Marijuana Dispensary Near, IL DOLCE
RESTAURANT.
Application number : PCUP-24-0011

Dear Planning Division,

I am writing to formally express my opposition to the approval of a marijuana dispensary at 1912 Harbor Blvd., Costa Mesa, CA, as the owner of IL DOLCE RESTAURANT, a family-owned business located at 1902 Harbor Blvd., Costa Mesa, CA.

Our restaurant has been serving the community for 15 years, and we are deeply concerned about the negative impact another dispensary in this area would have on our business and the surrounding neighborhood. There are already multiple dispensaries in Costa Mesa, and adding another one in close proximity to our establishment would create additional challenges, including:

1. **Parking Issues:** The increased traffic and demand for parking will severely affect our customers' ability to access our restaurant. Parking is already limited, and adding another high-traffic business will only worsen the situation.

2. **Business Impact:** As a family-oriented restaurant, we worry that the presence of a marijuana dispensary nearby may deter some of our regular customers and negatively affect our reputation.

3. **Oversaturation of Dispensaries:** The city already has a significant number of dispensaries. Approving another one would not serve the best interest of local businesses or residents.

We urge the Planning Division to reconsider the approval of this dispensary

and prioritize the needs of small businesses like ours that contribute to the local economy and serve the community.

Thank you for your time and consideration. I would appreciate the opportunity to discuss this matter further if needed.

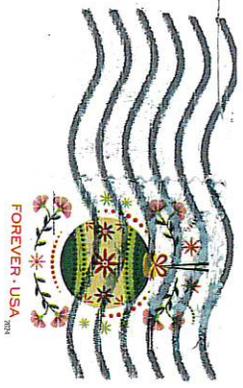
Sincerely,



Maria Fernanda Masuero
IL DOLCE RESTAURANT

1700 14 7 1/2 INMANA MANSUERO
IL DOCE RESTAURANT
1902 Harbor Blvd
Costa Mesa, Ca, 92627

SANTA ANA CA 926
18 FEB 2025 PM 7 L



City of Costa Mesa
Economic & Development Services Department
Planning Division
P. O BOX 1200
Costa Mesa, Ca, 92628-1200

92628-120000

92628-120000

**RECEIVED
AFTER
12NOON
DEADLINE**

Jill Welton

From: Halia T <haliadtran@gmail.com>
Sent: Friday, February 21, 2025 3:23 PM
To: PCPublicComments@costamesaca.gov
Cc: planninginfo@costamesaca.gov
Subject: PCUP-24-0011 - Concerns Regarding Proposed Cannabis Dispensary Near Our Business

Dear City of Costa Mesa,

I hope this email finds you well. My name is Duyen Tran, and I am the owner of Bobapop Tea Bar, located in Harbor Place Plaza at 444W 19th Street, Costa Mesa, CA 92627. I am writing to express my deep concerns regarding the proposed cannabis dispensary at **1912 Harbor Blvd, Costa Mesa, CA 92627** that is set to open near our business. The application number reference is **PCUP-24-0011**.

Our shop primarily serves **families and children**, and we take great pride in providing a welcoming, family-friendly environment. The introduction of a cannabis dispensary in close proximity to our establishment raises serious concerns about the impact it may have on our business, as well as the overall atmosphere of the shopping center.

Specifically, I would like to highlight the following issues:

- 1. Parking Congestion** – The dispensary will likely generate increased traffic and parking demand, which could significantly limit access for our customers. The parking lot already experiences high occupancy during peak hours, and an additional high-traffic business may exacerbate congestion.
- 2. Clientele and Community Impact** – While we understand that dispensaries are legal businesses, they tend to attract a different demographic than our current customer base. This shift could deter families from visiting our shop, ultimately affecting our revenue and long-term viability.
- 3. Potential for Negative Activity** – Unfortunately, cannabis dispensaries have been associated with an increase in loitering and unwanted activity in surrounding areas. As a small business owner, I am concerned about the potential safety risks and the overall perception of our shopping center.

We believe that maintaining a safe, family-friendly environment is essential for the well-being of our community and the success of all businesses in the plaza. I kindly urge the city to carefully consider the placement of this dispensary and evaluate the broader impact on existing businesses, particularly those that cater to children and families.

I would appreciate the opportunity to further discuss these concerns and explore potential alternatives that align with the interests of all stakeholders. Please let me know how I can formally voice my opposition and whether there will be public meetings or forums where this issue will be addressed.

Thank you for your time and consideration. I look forward to your response.

Best regards,

--

Duyen Tran (preferred name: Halia)

BoBaPop Tea Bar - Costa Mesa

Email: duyen.tran@rady.ucsd.edu

haliadtran@gmail.com

LinkedIn: <https://www.linkedin.com/in/duyentran14/>

Phone: +1 714 234 6958

+84 32 634 8876



**REGULAR PLANNING COMMISSION
MONDAY, FEBRUARY 24, 2025 - MINUTES**

CALL TO ORDER - The Regular Planning Commission Meeting was called to order by Chair Jeffery Harlan at 6:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG – Commissioner Klepack led the Pledge of Allegiance

ROLL CALL

Present: Chair Jefferey Harlan, Vice Chair Jon Zich, Commissioner Angely Andrade, Commissioner Karen Klepack, Commissioner David Martinez, Commissioner Johnny Rojas

Absent: Commissioner Robert Dickson

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA: None.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Martinez announced that the City Council has approved a contract to begin the rezoning process, expressing hope for progress soon. He attended CicLAvia in Los Angeles, an event promoting non-vehicle transportation, and hopes Costa Mesa can host a similar event, as Irvine has already done. He highlighted upcoming events, including an Active Transportation Forum in Fullerton on February 27, the Costa Mesa Sanitary District Citizens Advisory Committee application deadline on March 4, and a Community Bike Skills Workshop on March 8 at Iglesia Harbor Church.

CONSENT CALENDAR:

1. JULY 24, 2023 UNOFFICIAL MEETING MINUTES

MOVED/SECOND: ZICH/MARTINEZ

MOTION: Approve the Regular meeting Minutes of July 24, 2023.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas, Commissioner Rojas

Nays: None

Absent: Commissioner Dickson

Abstained: None
Motion carried: 6-0-1

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

PUBLIC HEARINGS:

Chair Harlan announced that staff requested a reordering of the agenda to hear Public Hearing item number 1 last and asked the Commission to make a motion to reorder the agenda accordingly.

MOVED/SECOND: ZICH/Martinez

MOTION: Reordering of the agenda to hear Public Hearing item number 1 last.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas, Commissioner Rojas

Nays: None

Absent: Commissioner Dickson

Abstained: None

Motion carried: 6-0-1

2. APPEAL OF THE DIRECTOR OF DEVELOPMENT SERVICES DETERMINATION THAT CONDITIONAL USE PERMIT PA-21-23 TO ESTABLISH A CANNABIS STOREFRONT LOCATED AT 1687 ORANGE AVENUE (KING’S CREW) HAS EXPIRED

Two ex-parte communication reported by Vice Chair Zich and Commissioner Rojas.

Gabriel Villalobos, Assistant Planner, presented the item.

During the discussion with staff, commissioners sought clarification on various aspects of the staff report, including the date it was written, details regarding the applicant’s appeal, and information on Southern California Edison, which the applicant was present to address. Questions arose about the criteria for issuing building permits, certificates of occupancy, and business licenses, with staff explaining that a certificate of occupancy could be issued without a building permit in cases where no significant tenant improvements were required. The process of assessing and collecting fees was also discussed, with staff outlining that fees are initially assessed and later collected in various subsequent permit review stages. It was confirmed that applicants are generally responsible for tracking deadlines and requesting extensions, and that significant tenant improvements require a reissued certificate of occupancy. The applicant had agreed to the conditions of approval at the initial hearing (including the expiration requirements). Additionally, commissioners inquired about requests for clean sets of plans, which were confirmed to have been made via email, and it was verified that all relevant

departments had tentatively approved the plans, pending supplemental information and final clean sets for stamping.

The Chair opened the Public Hearing.

Commissioners questioned the applicant about project delays, focusing on why a request for a clean set of plans was not addressed. The applicant explained that Southern California Edison required electrical redesigns which took about two months to complete, delaying their ability to submit updated plans. They also cited challenges with securing an encroachment permit and communication gaps with city staff, including a planner's departure, which contributed to the delays. When asked if they had requested an extension, the applicant stated they had inquired about maintaining compliance with the 2020 building code but had not specifically sought an extension for the Conditional Use Permit, as they were unaware of its pending expiration. Commissioners also sought clarity on the timeline for final city-approved plans, which the applicant estimated would have required an additional three months after Edison's changes.

The Chair Opened for Public Comment.

Public comment:

No public Comments.

The Chair Closed Public Comment.

The Chair closed the Public Hearing and called for a motion.

MOVED/SECOND: ZICH/MARTINEZ

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas

Nays: None

Absent: Commissioner Dickson

Abstained: None

Motion carried: 6-0-1

ACTION: The Planning Commission adopt a Resolution to:

1. Find that the appeal is not subject to the California Environmental Quality Act per California Public Resources Code Section 15268; and
2. Uphold the Director of Development Services determination that Conditional Use Permit PA-21-23 has expired pursuant to Costa Mesa Municipal Code Sections 13-29(k)(2) and Conditional Use Permit Condition of Approval No. 2.

3. CONDITIONAL USE PERMIT PCUP-24-0011 FOR A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY (“GREEN MART”) LOCATED AT 1912 HARBOR BOULEVARD

Two ex-parte communications reported from Vice Chair Zich and Commissioner Andrade.

Chair Harlan recused himself due to a conflict of interest.

Michelle Halligan, Senior Planner presented the item.

Commissioners and staff discussed several aspects of the project, including floor plan accessibility, traffic/circulation, parking, cannabis delivery regulations, and broader land use policies. Concerns were raised about whether employees could move between restricted and public areas without exiting the building. Commissioners inquired about murals, with staff noting the applicant was considering a green wall at this time. Questions on traffic circulation focused on ensuring delivery vehicles would not obstruct bike lanes and whether store front deliver vehicles should have identifying markings, which staff confirmed is prohibited by state law. Parking concerns were raised regarding the placement of a bike rack, with staff clarifying that while its inclusion was required by condition of approval, bike rack design details were not specified. Bike rack design and other improvement details would be reviewed during the building permit plan check process. Commissioners also sought clarity on distinguishing between vendor deliveries and customer deliveries and concern was expressed regarding future parking impacts along Harbor boulevard due to AB 2097. The conversation shifted to broader cannabis storefront policies, such as how many additional applications are pending. Staff confirmed three additional CUP applications were pending and committed to provide updates on application statuses.

The Vice Chair opened the Public Hearing.

Commissioners sought clarification on how employees would move between the restricted access area and the retail sales area. The applicant explained that employees could access the retail space through a small pony wall with an unhinged opening near the cash registers. Additionally, a secure access door requiring a key card was located across from the restrooms, providing access to storage areas and other restricted sections. The discussion confirmed that both access points were designed to maintain security while allowing staff to assist customers as needed.

The Vice Chair opened for Public Comment.

Public comment:

Jill Welton, expressed strong opposition to the proposed dispensary, citing past negative experiences with an illegal cannabis business that operated on their property. Concerns included parking issues, littering, loitering, marijuana odor, and the presence of homeless individuals, which led to significant financial losses and tenant departures. She argued that the proposed dispensary could cause similar problems, especially given the existing cannabis businesses nearby, and emphasized concerns about the adjacent property owner's poor management and lack of maintenance, which they believed could further contribute to issues in the area.

Jane Flynn (adjacent property owner), expressed strong opposition to the proposed dispensary, citing past negative experiences with the applicant, whom they accused of repeatedly disregarding regulations in another city. She alleged that the applicant had previously misrepresented himself to secure a lease in Newport Beach, where he operated an unpermitted nightclub and adult filming studio, leading to multiple code violations and eventual eviction. Additionally, she noted that the applicant had a Conditional Use Permit revoked in Upland due to public safety concerns. Given this history and concerns over the adjacent property owner's lack of oversight, she urged the commission to deny the permit, warning of potential regulatory violations and negative impacts on the surrounding community.

Kendra Carney-Mayor, attorney representing a neighboring property owner, voiced strong opposition to the proposed dispensary, emphasizing concerns over enforcement, mitigation, and compatibility with surrounding businesses. She argued that the current conditions of approval defer mitigation until after issues arise, placing the burden on neighboring property owners and tenants to report problems. She requested additional conditions, such as a trigger for CUP review and potential revocation if multiple verified complaints are received, as well as an annual review incorporating community feedback. Concerns were also raised about parking, loading access, odor control, and inconsistencies in the project's design, including the lack of rear access and a fireplace inside the retail space. Given the applicant's alleged history of regulatory violations and concerns over the absentee landlord, they urged the commission to deny the permit or impose stricter conditions to ensure compliance and prevent future issues.

Lindsay LoBianco spoke in support of the proposed dispensary, praising the applicant's business acumen, problem-solving skills, and ability to drive growth and efficiency. She described the applicant as an innovator with a professional demeanor and emphasized their positive impact on both the company and the surrounding community.

Braley Conticcio, spoke in support of the applicant, highlighting his leadership, strategic thinking, and problem-solving abilities. She praised his ability to navigate challenges, drive business growth, and foster a positive work environment, emphasizing his integrity and professionalism.

The Vice Chair Closed Public Comment.

The Vice Chair closed the Public Hearing.

Commissioners questioned staff about security, background checks, site conditions, complaint tracking, and parking requirements. Staff confirmed that the floor plan would include a pony wall with controlled access and that applicant background checks focus on criminal and financial history but do not assess prior zoning code violations unless they resulted in criminal charges. Concerns about an existing fireplace were addressed, with staff explaining it would have to be inoperable and would be reviewed building permit during plan checks. Regarding parking, staff acknowledged that while state law AB 2097 prohibits minimum parking requirements, a condition of approval allows the city to work with businesses on mitigation strategies like delivery services and off-site employee parking if issues arise.

The Vice Chair Called for a motion.

Commissioner Martinez made the motion. Seconded by Commissioner Klepack.

Commissioner Martinez expressed support for the motion, referencing City Council's decision to allow up to 35 cannabis storefronts and noting the presence of several nearby bus routes, which minimized his concerns about parking. Commissioner Andrade opposed the motion, citing inconsistency with General Plan Land Use Policies LU-1.1 and LU-3.1. Vice Chair Zich stated he would support the motion and emphasized that the application complies with the city's ordinance. He acknowledged public concerns regarding parking, proximity to family-oriented businesses, overconcentration, safety, and clientele. He also noted that while the applicant's community involvement is appreciated, it does not influence the commission's decision under existing city policy.

MOVED/SECOND: MARTINEZ/KLEPACK

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Vice Chair Zich, Commissioner Klepack, Commissioner Martinez

Nays: Commissioner Andrade, Commissioner Rojas

Absent: Commissioner Dickson

Abstained: Chair Harlan

Motion carried: 3-2-1-1

Action: The Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities; and

2. Approve Conditional Use Permit PCUP-24-0011 based on findings of fact and subject to the conditions of approval as contained in the Resolution.

The Vice Chair called for a break.

The Chair called the meeting back into order.

1. **A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL GIVE FIRST READING TO AN ORDINANCE TO AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS TO CONFORM TO RECENT REVISIONS TO STATE LAW (CODE AMENDMENT PCTY-24-0002)**

No ex-parte communications

Chris Yeager, Senior Planner presented the item.

Commissioners and staff discussed regulations pertaining to Accessory Dwelling Units (ADUs), deed restrictions, and the City's role in promoting ADU development. Staff explained that while deed restrictions can be applied to Junior ADUs (JADUs), they are prohibited for standard ADUs under state law. Commissioners questioned how the City could enforce short-term rental restrictions on ADUs without deed restrictions, and staff clarified that this restriction was incorporated into the municipal code instead. Further discussion touched on why the City actively promotes ADUs in its housing element, with staff explaining that ADUs provide a quick and efficient way to increase affordable housing stock. Commissioners also raised concerns about ordinance language, noting that the government code section governing ADUs is repeatedly referenced as an exception, and suggested that City Council review the structure of the ordinance for clarity. Lastly, questions arose about the ability of homeowners' associations (HOAs) to prohibit ADUs, with staff stating that HOAs cannot prohibit ADUs.

No Public Comments.

Commissioner Andrade asked how the city plans to track and ensure that future ADU rentals are considered affordable for low- or middle-income households. Staff explained that the city has conducted a survey of previously approved ADUs to gather information on rental rates and tenant income levels, including cases where units are provided to family members for free. Additionally, the new ADU on-line permit process now includes a section requesting this information to help the city count these units toward its Regional Housing Needs Assessment (RHNA) goals.

MOVED/SECOND: MARTINEZ/KLEPACK

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

ATTACHMENT 7

Ayes: Chair Harlan, Commissioner Andrade, Commissioner Klepack,
Commissioner Martinez, Commissioner Rojas
Nays: Vice Chair Zich,
Absent: Commissioner Dickson
Abstained: None
Motion carried: 5-1-1

OLD BUSINESS: None.

NEW BUSINESS: None.

REPORT - PUBLIC WORKS - None.

REPORT - DEVELOPMENT SERVICES - None.

REPORT - ASSISTANT CITY ATTORNEY - None.

ADJOURNMENT AT 8:29 PM

Submitted by:

SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION

From: FAI FO <faifoiphone@gmail.com>
Sent: Thursday, March 13, 2025 5:05 PM
To: GREEN, BRENDA <brenda.green@costamesaca.gov>; Jill Welton <jwelton@flinnwest.com>;
michelle.hannigan@costamesaca.gov
Subject: Please overturn retail cannabis on 1912 Harbor Blvd!

March 13, 2025

City of Costa Mesa
City Council
Attention: Honorable John Stevens
77 Fair Drive
Costa Mesa, CA 92626

To the Honorable Mayor and Members of the Costa Mesa City Council,

My name is Tri Luu and I am a small business owner operating iSolutions located at 442 West 19th Street for over 10 years. I am writing to express my strong support of the appeal of the Planning Commission's decision to approve the **CUP-24-0011**, allowing a retail cannabis dispensary to operate at 1912 Harbor Boulevard in Costa Mesa, which is directly next door to our center. I strongly encourage the City Council to overturn the Planning Commission's decision and deny the CUP for this use.

I am extremely concerned about the negative impact that a dispensary use will have on my business and our retail center in general. We have had experience with a dispensary in this center in the past and seen firsthand the negative impact that it had on the parking, which is shared between our center and the neighboring center. In addition, we are concerned about the types of customers that will be visiting the dispensary and overflowing into our retail center, potentially causing an undesirable environment for our employees and customers. We also have security concerns as our business has already experienced break-ins and theft in the past and I am concerned that dispensary use may increase safety and crime related issues.

The Planning Commission did not modify any conditions of approval for this use or the operator in the CUP approval process and I hope that the City of Costa Mesa City Council will overturn this CUP and take the surrounding businesses' success and livelihood into consideration.

Thank you for your time and consideration,

Tri Luu
iSolution

From: [GREEN, BRENDA](#)
To: [TERAN, STACY](#)
Subject: FW: Il dolce letter
Date: Monday, March 17, 2025 11:02:40 AM

Brenda Green
City Clerk
City of Costa Mesa
714/754-5221

From: Andres Bignes <bignesandres@yahoo.com>
Sent: Friday, March 14, 2025 11:51 AM
To: GREEN, BRENDA <brenda.green@costamesaca.gov>
Subject: Il dolce letter

Andres R. Bignes
1902 Harbor Blvd.
Costa Mesa, CA 92867
Bignesandres@yahoo.com
March 14th, 2025

Planning Division
City of Costa Mesa
City Hall Council Chamber
77 Fair Dr.
Costa Mesa, CA

Subject: Opposition to Proposed Marijuana Dispensary Near IL DOLCE RESTAURANT
Application Number: PCUP-24-0011

To the Honorable Mayor and Members of the Costa Mesa City Council,

I hope this message finds you well. I am writing to formally express my strong opposition to the proposed medical marijuana clinic in the shopping center where my restaurant, IL DOLCE RESTAURANT, is located. This letter is in support of the appeal of the Planning Commission's resolution approving PCUP-24-0011, as I believe that this establishment will not only disrupt our operations but will also negatively impact the safety and overall atmosphere of our shopping center.

The previous illegal medical marijuana clinic in the shopping center created significant challenges for my restaurant. Its presence led to increased loitering and disruptive behavior from individuals in the area. It became a common sight to see groups lingering outside, which made our customers uncomfortable and discouraged them from visiting. The behavior associated with the clinic's patrons

disrupted the family-friendly environment we have worked hard to maintain for the past 15 years.

Moreover, the influx of visitors to the former clinic resulted in a noticeable increase in litter and debris. This not only detracted from the overall aesthetics of the shopping center but also contributed to an unwelcoming atmosphere. A clean and well-maintained environment is essential for attracting customers, and the presence of litter significantly diminishes the appeal of the area, ultimately affecting all businesses within the center.

I must express my profound disappointment with the Planning Division's approval of the Conditional Use Permit (CUP) for this proposed dispensary. It is disheartening to see such a critical decision made without fully considering the adverse effects it will have on the surrounding businesses and the local community. The approval feels like a disregard for the voices of small business owners who have invested in and contributed to the character of this community.

Additionally, I wish to raise concerns regarding the owner of the proposed clinic. He approached me under the pretense of discussing a different type of business and presented a petition that I later discovered was intended for a medical marijuana clinic. I felt deceived and misled during this interaction, as it was clear he had undisclosed ulterior motives. During his visit, the proposed owner inquired about the letters we submitted to the City Council, questioning our concerns and the reasons behind our opposition to his establishment. His approach felt intrusive, leaving both my mother and me feeling uncomfortable about his intentions, further amplifying my concerns regarding the type of establishment he intends to run.

As a local business owner, I am deeply committed to fostering a thriving and safe community for all residents and visitors. I urge the City Council to reconsider the potential negative consequences of this new clinic and to prioritize the interests of existing businesses and the overall well-being of our community.

Thank you for your attention to this matter. I hope you will take my concerns seriously as you deliberate on this issue.

Sincerely,

Andres R. Bignes
IL DOLCE RESTAURANT



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 25-248

Meeting Date: 4/15/2025

TITLE:

RESOLUTION FOR APPROVAL OF THE DRAFT RELOCATION PLAN AND RELOCATION ASSISTANCE FOR TENANTS OF 778 SHALIMAR DRIVE

DEPARTMENT: CITY MANAGER'S OFFICE

PRESENTED BY: CECILIA GALLARDO-DALY, ASSISTANT CITY MANAGER

CONTACT INFORMATION: HADASSA JAKHER, ASSISTANT TO THE CITY MANAGER
(714) 754-4885

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt proposed Resolution No. 25-XX approving the draft Relocation Plan for the Shalimar Park Expansion Project's acquisition of real property located at Assessor's Parcel Number 424-051-23 (778 Shalimar Drive) and appropriating funds thereof.
2. Authorize an appropriation of \$203,717 in the Housing Trust Fund (Fund 222) for relocation assistance.
3. Authorize the City Manager, City Attorney, and Finance Director to implement the approved Relocation Program.

BACKGROUND:

The residential real property (Property) located at 778 Shalimar Drive, Costa Mesa, California 92627, Assessor Parcel Number (APN) 424-051-23 was listed for sale on May 23, 2024. The 6,970 square-foot property includes a 3,390 square-foot, four-unit residential structure, with each unit having two bedrooms with one bathroom. Currently, three of the four units are occupied, with one unit vacant. The Property is adjacent to Shalimar Park, which is located in the Westside neighborhood along Shalimar Drive, between Wallace Avenue and Placentia Avenue.

In June 2024, City staff identified the potential land acquisition of the Property for additional community-serving public uses for the neighborhood. The availability of the property presented an opportunity for the City to potentially expand recreational amenities in the neighborhood, consider the development of a community center with meeting space, and explore additional affordable housing opportunities. Later that month, the City Council authorized a letter of interest to the seller to begin negotiations.

Exhibit 1: 778 Shalimar Drive



Location Map



Street View

Acquisition Process

On November 19, 2024, the City Council approved moving forward with the acquisition of the Property for evaluation of future community-serving public uses. The approval included a Real Estate Purchase Agreement with acquisition terms, including appraisal and inspections, and authorized the City Manager and City Clerk to execute any and all real estate purchase documents, disclosures, escrow paperwork, and further authorized changes, and amendments necessary to execute the agreement.

On December 9, 2024, the City of Costa Mesa executed a purchase agreement with the Property owner, and Escrow was opened on December 10, 2024, signaling the start of a six-month escrow process. Escrow was established as a six-month term in order to allow for tenant relocation.

Relocation of tenants is necessary due to the condition of the units. Staff observed that substantial work would be required to bring the property to code compliance and make the units habitable given the building conditions. City staff determined that should the City acquire the property, the four-unit structure should be unoccupied and demolished while the consideration of the property’s future use is determined.

As part of Escrow, the City must comply with certain conditions in order to acquire the Property. One of the conditions precedents is the relocation of existing tenants, for which the City must comply with the Federal Uniform Relocation Assistance and Real Property Acquisition Act, the California Relocation Assistance Act, and other mandated requirements to relocate any existing tenants of the Property, including payment of relocation and moving expenses.

ANALYSIS:

A public entity is required to adopt a Relocation Plan whenever it enters into an agreement for the acquisition of real property which would lead to the displacement of people from their homes. Federal, State, and local laws and regulations outline the requirements to which public entities must conform when undertaking real property acquisitions and relocation, including but not limited to:

- Federal Uniform Relocation and Real Property Acquisition Policies Act of 1970;

- California Code of Regulations, Title 25, Division 1, Chapter 6, Subchapter 1 (Relocation Assistance and Real Property Acquisition Guidelines) Section 6000, et. seq.;
- California Government Code, Title 1, Division 7, Chapter 16 (Relocation Assistance), Section 7260, et. seq.; and
- Costa Mesa Administrative Regulation 1.3 (Real Property Acquisition Policy).

In order to comply with these mandated requirements, the City retained Monument Inc. (Monument), in connection with the commencement of the relocation activities, including preparation of a tenant relocation plan, and support services in connection with the relocation of the tenants.

The “Shalimar Park Expansion Project” Draft Relocation Plan (draft Relocation Plan) (Attachment 1) was prepared to outline the level of advisory and financial assistance that will be provided to the tenants of the Property. The draft Relocation Plan must be adopted by the City Council in order to approve the proposed advisory and financial assistance to the Property tenants.

Tenant Outreach and Development of Relocation Plan

In preparation for the relocation of the tenants and to comply with applicable Federal, State, and local laws, Monument began the draft Relocation Plan, which would provide an evaluation of the circumstances and replacement housing requirements of the Project tenants.

After City Council approval of the property acquisition in November 2024, Monument began meeting with each tenant and conducting initial interviews. Interviews continued throughout January to obtain demographic and household information necessary for the preparation of the draft Relocation Plan, including the number of persons, ages, gender, income information, distance to employment, medical and other special needs assessments, as well as overcrowding.

On January 29, 2025, a meeting with the Property tenants was held that included representatives from each household. The meeting was also attended by Mayor Pro Tem Chavez, City staff, and representatives from Monument. The purpose of the meeting was to update the tenants on the status of the property acquisition, explain the next steps in the process, schedule subsequent meetings with the tenants to go over individual relocation eligibility benefits and answer any questions.

Throughout this time, Monument continued interviews with the Property tenants and conducted research for the analysis required in the draft Relocation Plan. The in-person interviews were an important factor in the planning and preparation of the draft Relocation Plan. In addition, Monument researched the rental market for available replacement locations within the immediate community and surrounding areas. Monument also ensured the potential eligibility calculation amounts for the determined placement of tenants into comparable units.

On February 13, 2025, Monument staff met with the Property tenants and hand-delivered General Information Notices, Notices of Eligibility, 90-Day Notices to Vacate, and notice of the draft Relocation Plan, both in English and Spanish (Attachment 2), in accordance with State requirements. The draft Relocation Plan was made available for a thirty-day public review period beginning February 14, 2025.

The Property tenants have been notified that the draft Relocation Plan would be heard at the April 15, 2025, Regular City Council meeting.

The Relocation Plan

Based on the information gathered and researched, the draft Relocation Plan prepared by Monument assesses the relocation needs of the Property tenants, the available residential replacement sites within Cosa Mesa and surrounding areas, and the relocation assistance to be offered to the Property tenants.

Assessment of Relocation Needs

The draft Relocation Plan identified the following needs for the three households:

- Based on occupancy standards for housing density, two households would require a 2-bedroom unit and one household would require a 4-bedroom unit.
- Bilingual services were required.
- Special accommodations were required for one household.
- The preferred relocation area was in Costa Mesa and the Orange County area.

Available Residential Replacement Sites

The draft Relocation Plan found that adequate replacement housing existed in the area for Property tenants and identified the total relocation costs based on a survey of the surrounding areas.

Proposed Relocation Assistance: The Relocation Program

Upon the approval of the draft Relocation Plan by the City Council, Monument would administer the Relocation Program (as specified by the Relocation Plan). Monument will continue to work closely with tenants to provide relocation assistance, in both an advisory and financial capacity. The Relocation Program is anticipated to take two months.

For relocation advisory assistance, Monument will provide bilingual administrative services to the Property tenants, including:

- Provide updated referrals to potential replacement sites of available residential units for lease and sale;
- Inspection of prospective units;
- Assistance with lease applications;
- Assistance with the arrangements of purchase of real property or the filing of requests for benefits or services;
- Assistance in the preparation and submission of relocation assistance claims; and

For relocation financial assistance, tenants may be eligible for certain classes of benefits, including:

- Moving expenses;
- Rental assistance, if renting;
- Down payment assistance, if purchasing; and
- If no comparable replacement housing exists, Last Resort Housing payments.

The calculation of each type of benefit is detailed in the draft Relocation Plan. Tenants are eligible for moving expenses and a rent differential based on fair market value, if they move into a property with higher rent than the subject Property. Based on statutory requirements on assistance payments and household size, Monument provided an estimate of \$169,764 (plus a 20% contingency) as the maximum assistance to be paid by the City, as seen in Table 1 below. Disbursement of the relocation financial assistance requires approval of the draft Relocation Plan (Resolution - Attachment 3). The resolution will authorize the proposed payments and assistance listed in the draft Relocation Plan and satisfy one of the conditions of Escrow for the acquisition of the Property.

Table 1: Total Relocation Costs

Unit	Maximum Assistance Payment
Unit 1	\$40,110.00
Unit 3	\$90,342.00
Unit 4	\$39,312.00
Subtotal	\$169,764.00
<i>Contingency</i>	\$33,952.80
Total	\$203,716.80

Relocation Option: City-Owned Units

Property tenants also have the opportunity to relocate to City-owned affordable housing units in the immediate vicinity, allowing them to remain in the neighborhood if they so choose. The City owns various properties in proximity to the Property (Exhibit 2).

Exhibit 2: Proximity of City-Owned Units to 778 Shalimar Drive



Property shown in **Red** , City-Owned Units shown in **Yellow**

Consequently, the City had begun the renovation of nearby City-owned vacant housing units that could offer replacement housing for the Property residents. The City is nearing completion of the renovation of three of the City-owned properties on W. 18th Street and James Street City staff anticipates scheduling tours of the renovated units for Property tenants in the coming weeks.

The City has provided Property tenants with the opportunity to apply for these units through the City’s property management consultant, ProActive Realty Investments. One household applied and has been accepted to rent one of the units. These units have restrictions on tenant income level, based on the Area Median Income (AMI) for Orange County, as shown in Table 2 below.

ProActive Realty and Monument are working closely with the remaining Property tenants to ascertain their interest in and qualifications for the City-owned units.

Table 2: AMI Restrictions on City-Owned Rental Units

Address	Unit	Bedrooms	AMI
711 W 18th	Unit A	2 br	80%
744 James	Unit C	2 br	60%
745 W 18th	Unit C	2 br	35%

ALTERNATIVES:

The City Council may choose not to move forward with the draft Relocation Plan. However, staff do not recommend this alternative, as relocation assistance is required, pursuant to State law. Tenant relocation prior to the close of escrow is a condition of the purchase sale agreement.

FISCAL REVIEW:

Based on the needs assessment conducted by Monument, the total benefits payment are estimated at \$169,764 plus a 20% contingency. The actual payment assistance may be lower due to tenants moving to City-owned properties on W. 18th Street and James Street. Funding for the relocation assistance is available in the Housing Trust Fund (Fund 226).

LEGAL REVIEW:

The City Attorney's Office has prepared the proposed Resolution and has reviewed the staff report and approves as to form.

CITY COUNCIL GOALS AND PRIORITIES:

The acquisition of the Property aligns with the City Council's Strategic Plan objectives below and by expanding access to park and open space, particularly on the Westside of Costa Mesa.

- Diversify, Stabilize and Increase Housing to Reflect Community Needs
- Maintain and Enhance the City's Facilities, Equipment and Technology
- Strengthen the Public's Safety and Improve the Quality of Life

CONCLUSION:

The City Council approved the acquisition of 778 Shalimar Drive on November 19, 2024. In order to comply with Federal, State, and local laws and the terms of the Purchase Agreement, the City and Monument have prepared a draft Relocation Plan for current Property tenants. Adoption of the draft Relocation Plan allows the City to move forward with the purchase of the Property and begin providing relocation benefit assistance to tenants.

Staff recommends the City Council:

1. Adopt proposed Resolution No. 25-XX approving the draft Relocation Plan for the Shalimar Park Expansion Project's acquisition of real property located at Assessor's Parcel Number 424 -051-23 (778 Shalimar Drive) and appropriating funds thereof.
2. Authorize an appropriation of \$203,717 in the Housing Trust Fund for relocation assistance.
3. Authorize the City Manager, City Attorney, and Finance Director to implement the approved Relocation Program.

Shalimar Park Expansion Project

Draft Relocation Plan

Prepared for:

City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

Prepared By:

Monument Inc.
200 Spectrum Center, Suite 300
Irvine, CA 92618
Phone (800) 577-0109

January 2025

Adopted

Date: _____, 2025

**Spanish speaking representatives are available.
Si necesita esta información en español, por favor llame a su representante.**

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- Exhibit C: Rental Listings – Replacement Housing Availability
- Exhibit D: Residential Informational Brochure
- Exhibit E: Public Comments and Response

Introduction

The City of Costa Mesa (City) plans to acquire the property located at 778 Shalimar Drive, Costa Mesa, CA 92627 for the proposed Shalimar Park Expansion Project (Project). Shalimar Park is an essential part of the community in serving the nearby underserved residents with recreational amenities in an area of the City that is deficient in public park amenities. The City intends to evaluate the use of the property for a variety of community serving uses including the creation of a community center, expansion of the Shalimar Park and/or enhanced affordable housing, among other community uses. This park project is in alignment with the City Council's Strategic Plan objective to identify strategies to increase park access with a focus on the Westside of Costa Mesa.

The Project improvement will require the full acquisition of one (1) property, which is a fourplex, resulting in the permanent displacement of three (3) occupied residential units.

The City has retained Monument Inc. to prepare the Relocation Plan (Plan) in connection with the commencement of the relocation activities. Monument Inc., an experienced acquisition and relocation firm, has been selected to prepare this Relocation Plan, and will provide all subsequently required relocation assistance in association with any permanently displaced household's occupants. In compliance with statutory requirements, the Relocation Plan has been prepared to evaluate the present circumstances and replacement housing requirements of Project tenants. This Relocation Plan conforms with applicable state laws and regulations found in the California Government Code Section 7260, et seq. and the California Code of Regulations, Title 25, Division 1, Chapter 6, Subchapter 1 (Guidelines).

The Plan is organized in five sections:

1. The regional and specific location of the Project (**SECTION I**);
2. An assessment of the relocation needs of those persons subject to displacement as a result of the Project (**SECTION II**);
3. An assessment of available residential replacement sites within the City of Costa Mesa and surrounding areas (**SECTION III**);
4. A review of the relocation assistance program to be offered to the displaced residential occupants (**SECTION IV**); and
5. Necessary administrative provisions (**SECTION V**).

I. Project Area Description

A. Regional Location

The Project is located in the City of Costa Mesa within Orange County. Costa Mesa is located approximately 37 miles southeast of the City of Los Angeles and is travelled by Interstate 405 (I-405) and easily accessible by State Routes 73 and 55. Adjacent communities include Santa Ana, Fountain Valley, Huntington Beach, Newport Beach and Irvine. (See Figure 1: Regional Project Location)

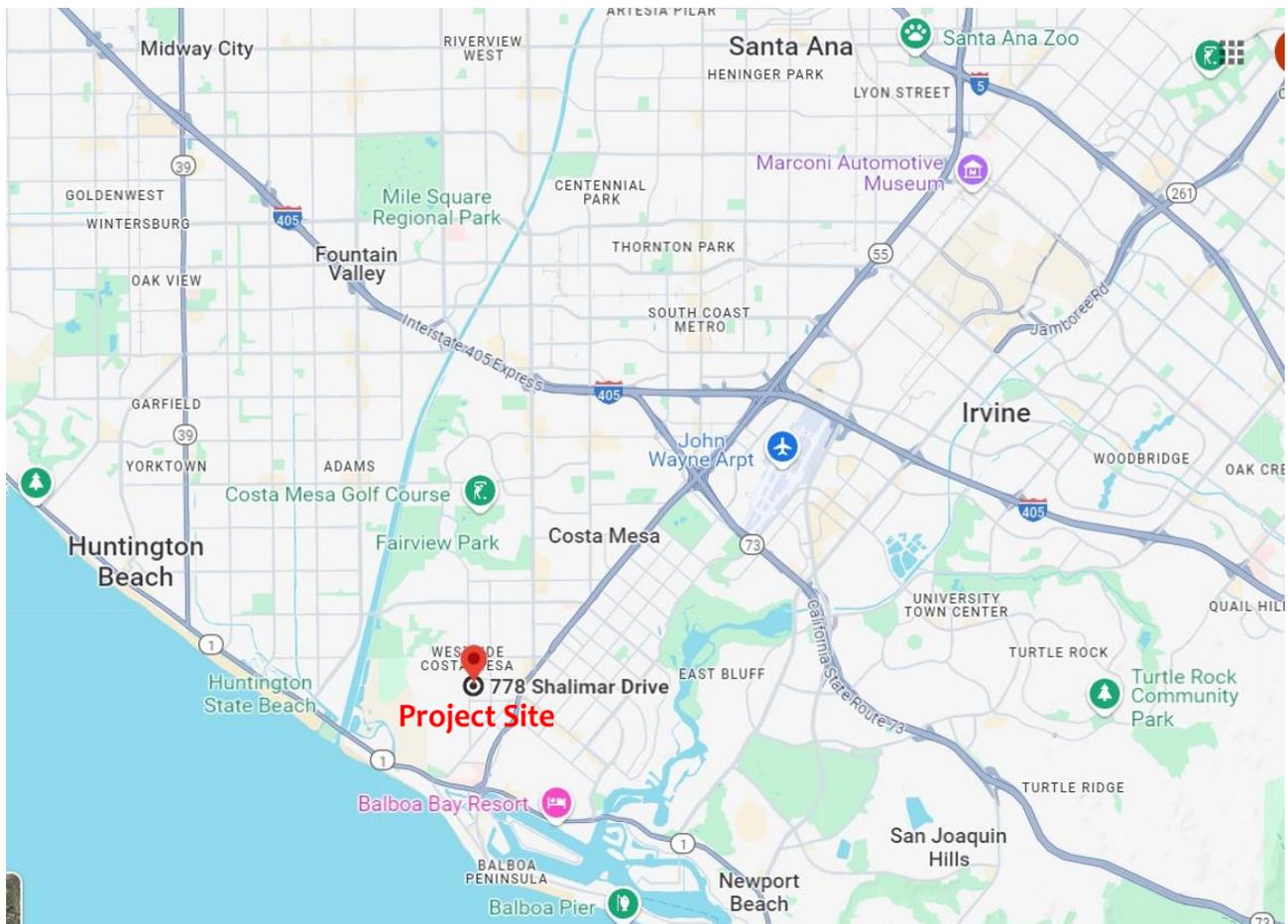


Figure 1: Regional Project Location

B. Project Site Location and Description

The Project site is on Shalimar Drive. (See *Figure 2: Project Site Location*) The Project Site is located approximately 1.5 miles west of State Route 55 (SR-55), 3.5 miles northeast of Interstate 73 (I-73) and 3.5 miles north of Interstate 405 (I-405). Costa Mesa encompasses a total of 16 square miles with its southernmost border only 1 mile from the Pacific Ocean.



Figure 2: *Project Site Location*

C. General Demographic and Housing Characteristics

According to the population estimates from the 2020 U.S. Census, the population of the City of Costa Mesa is 111,918, and the population of the impacted Census Tract is 5,630 (see **Table 1** below). Corresponding Census data concerning the housing mix is shown in **Table 2**, below.

Table 1: 2020 US Census Population – City of Costa Mesa and Impacted Tract (636.05)

Population	Number of Persons	Percentage	City	Percentage
Total population	5,630	100.0%	111,918	100.0%
White alone	1,799	32.0%	57,103	51%
Black or African American alone	52	0.9%	1,734	1.5%
American Indian or Alaskan Native alone	159	2.8%	1,300	1.1%
Asian alone	222	3.9%	9,535	8.5%
Native Hawaiian and Other Pacific Islander alone	4	0.1%	975	0.9%
Two or More Races	1,119	19.9%	18,311	16.4%
Hispanic or Latino (of Any Race)	3,949	70.1%	39,441	35.2%

U.S. Census Bureau provides additional descriptive population data where persons are identified as either “Hispanic or Latino” or “Not Hispanic or Latino.” The sum of these two categories will equal the total population of a data set.

Table 2: 2020 US Census Housing Units – City of Costa Mesa and Impacted Tract (636.05)

Type	Number of Units	Percentage	City	Percentage
Total occupied units	1,697	94.9%	41,243	95.7%
Vacant Housing Units	91	5.1%	1,842	4.3%

Source: U.S. Census Bureau, accessed December 20, 2024.

II. Assessment of Relocation Needs

A. Survey Methods

The information necessary for the preparation of this Plan was obtained from personal interviews with Project residents. Interviewers were successful in obtaining survey information from each of the identified households within the project area.

Detailed in-person interviews were conducted with affected residential occupants to gather necessary information, including information such as household size and composition, income, monthly rent obligation, length and type of occupancy, language, disabilities/health problems, and replacement housing preferences.

In-person interviews are an important factor in the planning and relocation of displaced. In the early planning process, careful attention is paid to the physical needs of individuals with disabilities, and elderly displaced to make sure that these individuals receive appropriate care and housing.

The descriptive data in this Plan concerning the residents is based on in-person interviews and field observations. Samples of the residential interview form used in the interview process is attached as **Exhibit A** of this report.

B. Field Survey Data – Residential

The Project will impact one residential fourplex dwelling with 3 occupied residential households and one vacant unit. Survey information was obtained from all 3 occupied residential households. The City has adopted and would adhere to its local housing occupancy standards to make sure housing is of the appropriate size in relocating the affected occupants.

Table 3 below shows current housing in the Project area including bedroom size.

Table 3: Affected Residential Dwellings

No.	Address	Property Type	Use	No. of Bedrooms	No. of Occupants	Occupancy Type
1	778 Shalimar Dr., Unit # 1 Costa Mesa, CA	Residential	Fourplex	2	5	Tenant
2	778 Shalimar Dr., Unit # 2 Costa Mesa, CA	Residential	Fourplex	2	0 (Vacant Unit)	N/A
3	778 Shalimar Dr., Unit # 3 Costa Mesa, CA	Residential	Fourplex	2	9	Tenant
4	778 Shalimar Dr., Unit # 4 Costa Mesa, CA	Residential	Fourplex	2	5	Tenant

1. Housing Mix

As shown in Table 3 above, the Project area includes 3 households occupying 1 residential building (fourplex), with two dwelling units occupied by one household each, another dwelling unit occupied by two households and one vacant unit. Occupancy information will assist in determining the relocation needs and scope of assistance provided. No mobile homes will be affected by the Project.

2. Occupancy Standards

The standard for housing density adopted by the City allows two persons per bedroom and one person in a common living area. The City adheres to the state building code occupancy standard based on the square footage of dwellings for households larger than eight members. Referrals to replacement housing provided to occupants may reflect the need for larger accommodations to comply with the state and City of Costa Mesa code requirements.

Generally, these standards allow for up to three persons to occupy a one-bedroom unit, five persons in a two-bedroom unit, and seven persons in a three-bedroom unit. Any households with more than eight members would require a four-bedroom replacement unit based on the respective size of that unit, per the state building code.

3. Income

Information as to the household’s income is gathered from residential interviews to determine individual relocation needs and the scope of financial relocation assistance that may be provided. Low-income households may experience challenges qualifying for the purchase or rent of replacement housing. Advance replacement housing payments may be needed to assist displacees

in qualifying for loans or leases. Low-income households that choose to rent may be eligible for additional assistance.

Based on information obtained from the residential interviews, we were unable to determine at this time if any households are identified as low-income households. According to the low-income standards for the Housing Authority of the County of Orange (**Exhibit B**), adjusted for family size as published by the State of California, Department of Housing and Community Development (HCD), the 2024 low-income limits are defined as follows:

Family Size	1	2	3	4	5	6	7	8
Low Income Limits 2024	\$88,400	\$101,000	\$113,650	\$126,250	\$136,350	\$146,450	\$156,550	\$166,650

Source: Department of Housing and Community Development (HCD) website, accessed December 13, 2024

4. *Ethnicity/Language*

Per the 2020 U.S. Census American Community Survey One-Year Estimate, 36.9% of the population in the City of Costa Mesa speaks a language besides English at home. Based on information obtained from the residential interviews of the three displaced households, Spanish is the primary language spoken at home. Language services are available to assist the requirements of all affected occupants.

5. *Households with Seniors*

Per the 2020 U.S. Census American Community Survey One-Year Estimate, 12.3% of the total households consist of occupants 65 years of age or over. Specific care is taken to identify and address the needs of senior occupants who may require special accommodations. Based on information obtained from residential interviews, no households have occupants that are over the age of 65.

6. *Households with Disabilities*

Per the 2020 U.S. Census American Community Survey One-Year Estimate, 8.5%¹ of the civilian population consist of persons with a disability. Disabilities may include a variety of physical mobility impairments, including psychological and other physical health issues. Care is taken to meet the special needs of each household, particularly as these needs involve physical access to accommodations. Early identification of individual health issues would enable relocation staff to more effectively manage the relocation process. In all cases involving physical or mental impairments, additional services will be provided to ensure close individual case monitoring.

¹ United States Census Bureau web site, accessed December 27, 2024, <https://data.census.gov/>

Based on information obtained from the residential interviews, one household occupant has a disability that requires the use of a manual aided walker device.

7. Preferred Relocation Areas

The residential interviews identify specific replacement site needs and preferences and assist in planning replacement housing accordingly. In residential interviews, many residents tend to express a preference to remain in the community in order to maintain current school enrollment, access to employment, medical facilities, recreational resources, and public transportation. Based on information obtained from the residential interviews, the affected households have indicated a preference to remain in the City of Costa Mesa and in the Orange County area.

III. Relocation Resources

The California Relocation Assistance Law provides that no eligible residential persons shall be required to move from their dwelling unless comparable replacement dwellings are available to such persons. The purpose of this section is to identify whether sufficient comparable replacement housing resources exist for all potential residential displacees. The City is committed to making every effort to satisfactorily relocate all displaced occupants.

A. Methodology

To determine the availability of residential sites prior to the displacement of occupants from the Project area, resources were researched through the following sources:

- Internet sources (MLS listings, Zillow, etc.);
- Classified rental listings from local publications, and;
- Contacts with real estate/property management companies serving the community.

B. Replacement Housing Availability

1. Residential Rental Housing

A housing resource survey was conducted to determine the availability of replacement housing within the City of Costa Mesa sufficient to meet the needs of displaced rental tenants.

The replacement housing survey considered available two-bedroom and four-bedroom conventional housing for rent. This data is summarized in **Table 4** below. The conventional housing survey, **Table 4**, identified 54 currently available two-bedroom conventional housing units for rent and 51 currently available four-bedroom conventional housing units for rent. The individual figures for number of units found are presented in the table, as well as location and price range.

Table 4: Availability and Cost of Replacement Rental Housing (Conventional)

Number of Bedrooms	Property Type	Number Available	City(s)	Price Range Lease
2 bedrooms	Single Family Residence	6	Costa Mesa	\$3,000 - \$6,500
2 bedrooms	Condos	3	Costa Mesa	\$3,580 - \$4,900
2 bedrooms	Apartments	45	Costa Mesa	\$2,300 - \$4,800
4 Bedrooms	Single Family Residence	41	Costa Mesa, Garden Grove, Huntington Beach, Santa Ana, Irvine, Westminster	\$4,085-6,000
4 Bedrooms	Condos	9	Costa Mesa, Santa Ana, Irvine, Newport Beach	\$3,500-5,900
4 Bedrooms	Duplex/Triplex/Fourplex	1	Westminster	\$4,500

Source: Multiple Listing Service and Zillow, accessed January 7, 2025 and January 17, 2025.

The rent ranges identified in the table above are among the figures used to make benefit and budget projections for this Plan. The variances in the rent range are a result of age, condition, size, and locational factors. Rates are subject to change according to the market rates prevailing at the time of displacement. **Exhibit C** provides a detailed list of available housing for rent.

2. Summary

Considering the availability of replacement housing, adequate replacement resources exist in the Project area for affected residential tenants.

Although adequate replacement resources exist based on surveyed results of rental opportunities, and anticipated values of existing dwellings, occupants are anticipated to have increases in monthly rents. These possible increases, if any, would be met through the City’s Relocation Assistance Program, including Last Resort Housing (LRH) requirements.

C. Related Issues

1. Concurrent Residential Displacement

There are no known public projects anticipated in the Project area that will cause significant displacements during the timeframe of anticipated Project displacements in spring/summer of 2025. No residential displacee will be required to move without both adequate notice and access to available, comparable, affordable, decent, safe and sanitary housing.

2. Temporary Relocation

The Project is not anticipated to cause temporary displacements. Affected occupants will be permanently displaced.

IV. The Relocation Program

The City of Costa Mesa's (City) Relocation Program is designed to minimize hardship, be responsive to unique project circumstances and maintain personal contact with all affected individuals. The program will consistently apply all regulatory criteria to formulate eligibility and benefit determinations and conform to all applicable requirements. The relocation program to be implemented by the City will conform with the standards and provisions of the California Relocation Assistance Law, *California Government Code* §7260, et seq.; the Relocation Assistance and Real Property Acquisition Guidelines; *California Code of Regulations*, Title 25, Division 1, Chapter 6 (Guidelines).

The City has retained Monument Inc. (Monument) to administer the Relocation Program. Monument has an extensive resume of public works projects undertaken in other Orange County communities. Experienced City staff would monitor the performance of Monument and be responsible to approve or disapprove Monument's recommendations concerning eligibility and benefit determinations and interpretations of the City's policy.

The Relocation Program consists of two principal constituents: Advisory Assistance and Financial Assistance.

A. Program Assurances, Standards and Objectives

The City would provide the displaced residential occupants with the assistance, rights, and benefits required under state relocation law and the City's policies and procedures. The relocation program would provide advisory and financial assistance. Every effort would be made to facilitate relocation arrangements and minimize hardship for displacees.

The program objectives would be as follows:

1. To fully inform eligible Project displacees of the nature of, and procedures for, obtaining relocation assistance and benefits;
2. To determine the needs of each displacee eligible for assistance;
3. To provide continuously updated referrals to potential replacement sites within a reasonable time prior to displacement and assure that no occupant is required to move without a minimum of 90 days written notice to vacate;
4. To provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, marital status or other arbitrary circumstances;
5. To supply information concerning state programs and other governmental programs providing assistance to displaced persons;
6. To assist each eligible occupant to complete applications for benefits;
7. To make relocation benefit payments in accordance with the appropriate guidelines;
8. To inform all persons subject to displacement of City policies with regard to eviction and property management; and

9. To establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of City decisions with respect to relocation assistance.

B. Relocation Advisory Assistance

Monument staff is available to assist the permanently displaced households with questions or concerns about relocation and/or assistance in relocating. Relocation staff can be reached at 200 Spectrum Center, Suite 300, Irvine, CA 92618 with office hours from 8:00 a.m. to 5:00 p.m., and can be contacted at (800) 577-0109. A comprehensive relocation program, with technical and advisory assistance, would be provided to assist all persons being displaced as a consequence of the Project, with bilingual services or Spanish speaking assistance available. Personal contact would be maintained with all individuals until the relocation process has been completed.

As discussed previously, Monument has been retained by the City to assist in the administration of its relocation program. Monument will work closely with City staff. City staff would provide final approvals, or otherwise, of all Monument's recommendations. Every reasonable effort would be made to ensure that the relocation of residents occurs with a minimum of delay and hardship.

The following services will be provided:

1. A printed Informational Brochure (**Exhibit D**) will be provided in English or the displacee's language if subsequently deemed necessary. Signed acknowledgements will be obtained to verify receipt of this material;
2. A database will be maintained of available residential units for lease and for sale, and referrals will be provided to the displacees for the duration of the Project;
3. Assistance will be offered to displacees in connection with arrangements for the purchase of real property, if applicable, filing of claim forms to request relocation benefits from the City and to obtain services from other public agencies;
4. Special assistance in the form of referrals to governmental and non-governmental agencies will be made, if requested;
5. Eligible displacees will be assisted with the preparation and submission of relocation assistance claims;
6. Benefit determinations and payments will be made in accordance with applicable law and City policy;
7. Assure that displacees are not required to move without a minimum of 90 days written notice to vacate;
8. All persons subject to displacement will be informed of City policies with regard to eviction and property management;

9. A formal grievance procedure will be established and maintained for use by displaced persons seeking administrative review of City decisions with respect to relocation assistance; and
10. Assistance will be provided that does not result in different or separate treatment due to race, color, religion, national origin, sex, marital status or other arbitrary circumstances.

C. Relocation Benefits – Residential

Specific eligibility requirements and benefit plans would be detailed on an individual basis with displacees. In the course of personal interviews and follow-up visits, households would be counseled as to available options with respect to financial assistance.

Relocation benefits will be provided in accordance with the provisions of the state relocation law and regulations. Benefits would be paid to eligible displaced persons upon submission of required claim forms and documentation in accordance with the City's normal administrative procedures.

1. Residential Moving Expense Payments

All residential occupants that would be relocated would be eligible to receive a payment for moving expenses. Moving expense payments would be made based on the actual cost of a professional move or a fixed payment based on a room-count schedule.

a. Actual Cost (Professional Move)

The displacee may elect to retain the services of a licensed professional mover, in which case the City would pay for the actual cost of the moving services based on the lower of at least two acceptable bids (the City may, at its discretion, solicit competitive bids to determine the lowest reasonable move cost). After the move is complete, the displacee may pay the mover directly and seek reimbursement from the City, or request a direct payment from the City to the mover.

b. Fixed Payment (based on Room Count Schedule)

An occupant may elect to receive a fixed payment for moving expenses that is based on the number of rooms occupied in the displacement dwelling. In this case, the person to be relocated takes full responsibility for the move. The fixed payment includes all utility connections as described in Section 1.a above.

At a minimum, the fixed schedule payment for single occupancy efficiency units, furnished with the tenant's own personal property, is \$780, which includes all utility connections at the replacement location. The current schedule for fixed moving payments is provided below in **Table 5**.

Table 5: Schedule of Fixed Moving Payments

Furnished Dwelling									
Room Count	1	2	3	4	5	6	7	8	Each Additional
Amount	\$780	\$1,000	\$1,250	\$1,475	\$1,790	\$2,065	\$2,380	\$2,690	\$285
Unfurnished Dwelling									
Room Count	1								Each Additional
Amount	\$510								\$100

Source: URA Moving Cost Schedule (effective August 26, 2021).

2. Rental Assistance to Tenants Who Choose to Rent

To be eligible to receive the rental assistance benefits, the displaced tenant household must rent or purchase and occupy a decent, safe, and sanitary replacement dwelling within one year from the date they move from the displacement dwelling. Additionally, to qualify for the rental assistance benefits, the tenant-occupant must demonstrate that (1) they lived in the property as legal residents for at least 90 consecutive days prior to the City’s initial written offer to purchase the property; and (2) the property was their primary residence for that 90-day period.

Based upon the available data regarding Project displacees, the displaced household may qualify for, and may be eligible to apply for, relocation benefits under State provisions. Except in the case of Last Resort Housing situations, the potential payment to the household will be payable over a 42-month period and limited to a maximum of \$5,250 as stated under the guidelines. The relocation program is explained in detail in the informational brochure to be provided to each permanently displaced household.

Rental/down payment assistance payment amounts are equal to 42 times the difference between the base monthly rent and the lesser of:

1. The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
2. The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person.

The base monthly rent for the displacement dwelling is the lesser of:

1. The average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to displacement. Average monthly cost of utilities will be determined by actual statements/receipts over a 12-month period or a statement of average usage from the utility company, if provided. The most recent local utility schedule will be used to determine estimated utilities’ costs if actual costs are not provided. For owner-

occupants or households, which paid little or no rent, fair market rent will be used as a substitute for actual rent; or

2. Thirty percent (30%) of the displaced person’s average monthly gross household income if the amount is classified as “low income” by US Department of Housing and Urban Development’s (HUD) Annual Survey of Income Limits for the Public Housing and Section 8 Programs. HUD’s Survey is shown as **Exhibit B**. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling; or
3. The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.

Table 6 below illustrates the computation of a rental/down payment assistance payment amount.

Table 6: Computation of Rental Assistance Payments

1. Old Rent	\$650	Old Rent, plus Utility Allowance
OR		
2. Ability to Pay	\$700	30% of the Gross Household Income*
3. Lesser of Lines 1 or 2	\$650	Base Monthly Rental
Subtracted From:		
4. Actual New Rent	\$750	Actual New Rent including Utility Allowance
OR		
5. Comparable Rent	\$775	Determined by the City; includes Utility Allowance
6. Lesser of Lines 4 or 5	\$750	
7. Yields Monthly Need:	\$100	Subtract Line 3 from Line 6
Rental Assistance	\$4,200	Multiply Line 7 by 42 Months
<p>*Gross income means the total amount of annual income of a household less the following: (1) a deduction for each dependent in excess of three; (2) a deduction of 10% of total income for the elderly or disabled head of household; (3) a deduction for recurring extraordinary medical expenses defined for this purpose to mean medical expenses in excess of 3% of total income, where not compensated for, or covered by insurance or other sources; (4) a deduction of reasonable amounts paid for the care of children or sick or incapacitate family members when determined to be necessary to employment of head of household or spouse, except that the amount shall not exceed the amount of income received by the person who would not otherwise be able to seek employment in the absence of such care.</p>		

3. Down payment Assistance to Tenants Who Choose to Purchase

The displaced household may opt to apply the entire benefit amount for which they are eligible toward the purchase of a replacement unit.

A displaced household, who chooses to utilize up to the full amount of their rental assistance eligibility (including any Last Resort benefits) to purchase a home, will have the funds deposited in an open escrow account, provided that the entire amount is used for the down

payment and eligible, incidental costs associated with the purchase of a decent, safe, and sanitary replacement home. A provision shall be made in the escrow arrangements for the prompt return of the City funds, in the event escrow should fail to close within a reasonable period of time.

Final determination about the type of relocation benefits and assistance for which the household is eligible will be determined upon verification of the household's occupants and income.

D. Last Resort Housing

Based on data derived from the surveys and analyses of the occupants on the Project site and costs of replacement housing resources, it is anticipated that "comparable replacement housing" will not be available as required for some tenants. Specifically, for renters, when the computed replacement housing assistance eligibility exceeds \$5,250 in total or replacement dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceeds 30% of the person's average monthly income.

Therefore, if the Project proceeds, the City will authorize sufficient funds to provide housing of last resort. Due to the demonstrated number of available replacement housing resources, as shown earlier, the need to develop a replacement housing plan to produce a sufficient number of comparable replacement dwellings will not be necessary. Rather, funds will be used to make payments in excess of the monetary limits specified in the statute (\$5,250); hence, satisfying the requirement that "comparable replacement housing" is available.

The City will pay Last Resort Housing payments in two installments: The first installment includes the first and last month's rent and security deposit of the replacement property and is paid at time the deposit is required. The last installment includes the remaining balance of the eligible relocation payments and is paid at move out date. Recipients of Last Resort rental assistance, who intend to purchase rather than re-rent replacement housing, will have the right to request a lump sum payment of all benefits in the form of downpayment assistance. Tenant households receiving periodic payments will have the option to request a lump sum payment of remaining benefits to assist with the purchase of a decent, safe and sanitary dwelling.

E. Determinations of Comparable Housing

Relocation staff would evaluate the cost of comparable replacement housing in the preparation of each individual Notice of Eligibility (NOE) issued to residential displacees. For residential tenants, the cost of comparable replacement housing would be determined primarily on a comparative basis of three, if possible, presently available, comparable dwellings. A Comparable Housing Analysis (CHA) Form would be prepared and placed in the file of each affected household.

F. General Information Regarding the Payment of Relocation Benefits

Claims and supporting documentation for relocation benefits must be filed with the City no later than 18 months after:

- For tenants, the date of displacement.

The procedure for the preparation and filing of claims and the processing and delivery of payments would be as follows:

1. Claimant(s) would provide all necessary documentation to substantiate eligibility for assistance;
2. Relocation staff would review all necessary documentation including, but not limited to, scopes-of-services, contractor bids, invoices, lease documents and escrow material before reaching a determination as to which expenses are eligible for compensation;
3. Required claim forms would be prepared by relocation staff and presented to the claimant for review. Signed claims and supporting documentation would be returned to relocation staff and submitted to the City;
4. The City would review and approve claims for payment, or request additional information;
5. The City would issue benefit checks to claimants in the most secure, expeditious manner possible;
6. Final payments to residential displacees would be issued after confirmation that the Project premises have been completely vacated, and actual residency at the replacement unit is verified;
7. Receipts of payment and all claim material would be maintained in the relocation case file.

G. Immigration Status

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the Uniform Act to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the City to negatively affect the alien's spouse, parent or child.

In order to track and account for relocation assistance and benefit payments under the Federal relocation law, relocation staff will be required to seek immigration status information from each displacee 18 years and older by having them self-certify as to their legal status.

There is no legal presence requirement in order to be eligible for relocation assistance under the State Relocation Program.

H. Relocation Tax Consequences

In general, relocation payments are not considered income for the purpose of Division 2 of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986 (Title 26, U. S. Code), or for the purpose of determining the eligibility or the extent of eligibility of any person for assistance under the Social Security Act (42 U. S. Code 301 et seq.) or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of the Revenue and Taxation Code, or the Bank and Corporation Tax Law, Part II (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. The above statement on tax consequences is not intended as tax advice by the City or Monument. Displacees are responsible for consulting with their own tax advisors concerning the tax consequences of relocation payments.

I. Title VI – the City’s Non-Discrimination Policy

Title VI of the Civil Rights Act of 1964 requires that no person in the United States, on the grounds of race, color or national origin be excluded from, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. Presidential Executive Order 12898 addresses environmental justice in minority and low-income populations. Presidential Executive Order 13166 addresses services to those individuals with limited English proficiency. Any person who believes that they have been excluded from, denied the benefits of, or been subjected to discrimination may file a written complaint with the City. Federal and state law requires complaints be filed within one-hundred eighty (180) calendar days of the last alleged incident. To request additional information on the City’s non-discrimination obligations or to file a Title VI Complaint please contact your Relocation Agent. Should language assistance be required, it will be provided at no cost. A Relocation Agent can arrange assistance for language assistance upon request.

J. Fair Housing Laws

Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968 set forth the policy of the United States to provide, within constitutional limitations, fair housing throughout the United States. These Acts and Executive Order 11063 make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, or national origin. Whenever possible, minority persons shall be given reasonable opportunities to relocate to decent, safe, and sanitary housing, not located in an area of minority concentration, that are within their financial means. This policy, however, does not require the City to provide a person a larger payment than what may already be necessary to enable a person to relocate to a comparable replacement dwelling.

Please understand that this is a summary of the assistance that may be available to eligible displaced persons. No summary relocation law can anticipate every circumstance or question regarding the Relocation Program. It is important that each household works closely with a Relocation Agent to identify any special circumstances that need to be addressed when searching for replacement housing. No household should commit to renting or purchasing a replacement dwelling until the home has been inspected by a Relocation Agent. A Relocation Agent is available to assist in the relocation process and will explain each person's rights and help to obtain the relocation payments and other assistance for which they are eligible.

V. Administrative Provisions

A. Notices

Each notice that the City is required to provide to a property owner or occupant shall be personally delivered or sent via certified or registered first-class mail, return receipt requested and documented in each case file. Each notice would be written in plain, understandable language. Persons who are unable to read and understand any notice would be provided with appropriate translation and counseling. Each notice would indicate the name and telephone number of a person who may be contacted for answers to questions or other help.

There are three principal notices:

1. General Information Notice (GIN),
2. Notice of Relocation Eligibility (NOE), and
3. 90-Day Informational or Vacate Notice

The GIN is intended to provide potential displacees with a general written description of the City's relocation program and basic information concerning benefits, conditions of eligibility, noticing requirements and appeal rights. The GIN would be issued at the time the properties are being appraised.

NOEs would be distributed to each residential displacee. The NOEs, contains a determination of eligibility for relocation assistance and a computation of maximum entitlement based on information provided by the affected household and the analyses of comparable replacement properties undertaken by relocation staff. NOEs would be issued promptly following the initiation of negotiation (ION) with property owners.

No lawful occupant would be required to move without having received at least 90 days' advance written notice of the earliest date by which the move would be necessary. The 90-day vacate notice would either state a specific date as the earliest date by which the occupant may be required to move, or state that the occupant would receive a further notice indicating, at least 60 days in advance for residential tenants and 30 days in advance for owner-occupants and non-residential occupants, the specific date of the required move. The 90-day vacate notice would not be issued to any residential displacees before a comparable replacement dwelling has been made available.

In addition to the three principal relocation notices previously identified, relocation staff would issue timely written notification in the form of a Reminder Notice, which discusses the possible loss of rights and sets the expiration date for the loss of benefits to those persons who:

1. Are eligible for monetary benefits,
2. Have moved from the acquired property, and
3. Have not filed a claim for benefits.

Reminder Notices would be issued periodically throughout the qualification period. An attempt shall be made to make written contact with all non-responsive displacees no later than within the last six months prior to the expiration date to file a claim for benefits.

B. Privacy of Records

All information obtained from displacees is considered confidential and would not be shared without the consent of the displacee or the City or as a requirement of a specific Public Records Request in accordance with federal and state law. Relocation staff would comply with federal regulations concerning the safeguarding of relocation files and their contents.

C. Grievance Procedures

A person who is dissatisfied with a determination as to eligibility for benefits, a payment amount, the failure to provide comparable replacement housing referrals, or the City's property management practices must file an appeal form or any other written form of appeal with the City's Right-of-Way Project Manager or his/her designee (Hearing Officer).

The Hearing Officer shall set a hearing date of no later than 30 days from receipt of the appeal. The person making the appeal shall have:

1. The right to present oral and/or written evidence in support of the appeal,
2. The right to seek legal counsel (hired at the appellant's sole expense), and
3. The right to seek judicial review once having exhausted all administrative appeal remedies.

The Hearing Officer shall render a decision, in writing, within 30 days following the last day of the hearing. A copy of the decision would be mailed, via certified or registered mail, to the appellant and his/her authorized representative and copies would be filed in the relocation case file. The decision of the Hearing Officer shall be final, and the appellant shall be advised of the right to seek judicial review of the Hearing Officer's decision.

D. Eviction Policy

Eviction for cause must conform to applicable federal, state and local law. Any person, who occupies the real property and is in lawful occupancy on the date of the ION, is presumed to be entitled to relocation payments and other assistance, unless the City determines that:

1. The person received an eviction notice prior to the ION and as a result of that notice is later evicted, or
2. The person is evicted after the ION for serious or repeated violation of material term(s) of the lease or occupancy agreement, and
3. In either case, the eviction was not undertaken for the purpose of evading the obligation to make available the payments or other assistance to which a person may otherwise be entitled.

E. Citizen Participation

The City conducted a public hearing for the Project on November 19, 2024. As the process for implementing the Project advances, the City will observe the following protocol:

1. Provide affected tenants with full and timely access to documents relevant to the relocation program;
2. Encourage meaningful participation in reviewing the relocation plan and monitoring the relocation assistance program; including the occupants in the Project area, neighborhood groups and community organizations forming a relocation committee;
3. Provide technical assistance necessary to interpret elements of this Plan and other pertinent materials;
4. Issue a general notice concerning the availability of the Plan for public review, as required,
5. 30 days prior to its proposed adoption;

F. Projected Dates of Displacement

The City has approved acquisition and relocation activities, which began in December 2024 and would be completed no later than the summer of 2025.

G. Estimated Relocation Costs

The total budget estimated for relocation-related payments for this Project, including a 20% contingency, is as follows:

Relocation:	\$ 225,000
Contingency at 20%:	<u>\$ 45,000</u>
Total:	\$ 270,000

The estimated relocation budget does not include any payments related to property acquisition, improvements pertaining to realty, or loss of business goodwill. In addition, the budget does not consider the cost of any services necessary to implement the Plan and complete the relocation element of the Project.

If the Project is to be implemented, and circumstances arise that change the number of residential occupants or the nature of their activity, the City may authorize any additional, compensable funds that may need to be appropriated. The City pledges to appropriate, on a timely basis, the funds necessary to ensure the successful completion of the Project, including funds necessary for LRH as indicated in Section IV.D, of this Plan to meet its obligation under the relocation regulation.

Exhibit A

Residential Interview Form

Residential Relocation Interview	
Client/Project: City of Costa Mesa - Shalimar Park Expansion	
Case ID:	
Site Address: 778 Shalimar Drive, Unit	Total occupants:
City, St, ZIP: Costa Mesa, CA 92627	Interview Date:
	<input type="checkbox"/> Unoccupied
	Interviewer:
	<input type="checkbox"/> No Contact
INDIVIDUAL OCCUPANTS (use additional pages as needed)	
1. Name:	Gender: F M
Relationship (list 1): HEAD OF HOUSEHOLD	<input type="checkbox"/> ID verified
Lawful presence (list 3):	Date of birth:
Phone/fax/email:	Move-in date:
Notes/special needs:	
2. Name:	Gender: F M
Relationship (list 1):	<input type="checkbox"/> ID verified
Lawful presence (list 3):	Date of birth:
Phone/fax/email:	Move-in date:
Notes/special needs:	
3. Name:	Gender: F M
Relationship (list 1):	<input type="checkbox"/> ID verified
Lawful presence (list 3):	Date of birth:
Phone/fax/email:	Move-in date:
Notes/special needs:	
4. Name:	Gender: F M
Relationship (list 1):	<input type="checkbox"/> ID verified
Lawful presence (list 3):	Date of birth:
Phone/fax/email:	Move-in date:
Notes/special needs:	
5. Name:	Gender: F M
Relationship (list 1):	<input type="checkbox"/> ID verified
Lawful presence (list 3):	Date of birth:
Phone/fax/email:	Move-in date:
Notes/special needs:	
6. Name:	Gender: F M
Relationship (list 1):	<input type="checkbox"/> ID verified
Lawful presence (list 3):	Date of birth:
Phone/fax/email:	Move-in date:
Notes/special needs:	

DWELLING			HOUSEHOLD		
Mailing Address:			<input type="checkbox"/> Primary residence of all occupants? (If not, explain in notes)		
City, St, ZIP:			<input type="checkbox"/> Can someone read/understand English? If not, language:		
Carbon Copy Address:			Race/Ethnicity: <input type="checkbox"/> American Indian/Alaskan <input type="checkbox"/> Asian		
City, St, ZIP:			<input type="checkbox"/> Black/African-American <input type="checkbox"/> Hawaiian/Pacific Islander		
Dwelling Type (list 4):			<input type="checkbox"/> Hispanic/Latino <input type="checkbox"/> White <input type="checkbox"/> Other <input type="checkbox"/> Mixed		
Bedrooms:	Attic/Utility/Storage:	Approx Sq Ft:	Subscribe to: <input type="checkbox"/> Land phone <input type="checkbox"/> TV service <input type="checkbox"/> Internet		
Kitchen:	Basement:	Bathrooms:	<input type="checkbox"/> Home-based business? (describe in notes)		
Living/family rooms:	Garage:	Garage Spaces:	<input type="checkbox"/> Rent rooms in dwelling? (describe in notes)		
Dining room:	Other/Extra:	Carport Spaces:	<input type="checkbox"/> On fixed income or public assistance? (describe in Occupants)		
Den/Office:	Total physical and content rooms to move:	Parking Spaces:	<input type="checkbox"/> Disabled occupants? (describe modifications/needs in Occupants)		
Total Rooms:		Number of cars:	Replacement site special needs (mark and describe in Notes)		
Air Cond: <input type="checkbox"/> Central <input type="checkbox"/> Wall/Window <input type="checkbox"/> Heat Pump <input type="checkbox"/> Evap./Swamp <input type="checkbox"/> None			<input type="checkbox"/> Employment access <input type="checkbox"/> Shopping		
Heating: <input type="checkbox"/> FAU <input type="checkbox"/> Radiant <input type="checkbox"/> Hot Water <input type="checkbox"/> Space Htr <input type="checkbox"/> Solar <input type="checkbox"/> Heat Pump			<input type="checkbox"/> Public transport <input type="checkbox"/> Religious		
Dwelling Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor			<input type="checkbox"/> Medical facilities/services <input type="checkbox"/> Social/Public services		
Neighborhood Condition: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor			<input type="checkbox"/> School needs <input type="checkbox"/> Relatives/Ethnic		
Amenities:			<input type="checkbox"/> Childcare <input type="checkbox"/> Other special needs		
			<input type="checkbox"/> All occupants to move to the same dwelling? (if not, explain in notes)		
TENANT			Replacement dwelling preference: <input type="checkbox"/> Rent <input type="checkbox"/> Buy		
Rent terms: <input type="checkbox"/> Month-Month <input type="checkbox"/> Lease, months left:			Can relocate from: <input type="checkbox"/> Neighborhood <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> State		
<input type="checkbox"/> Rent reduced in exchange for service	<input type="checkbox"/> Unit furnished by tenant		Preferred relocation areas:		
Monthly contract rent: \$	Security deposit: \$		HOMEOWNER		
Landlord/manager name/ph:			Lot size (sq ft):	Date purchased:	Age (yrs):
<input type="checkbox"/> Written rental agreement available?	<input type="checkbox"/> Rent receipts available?		<input type="checkbox"/> Own clear, no mortg/loans	<input type="checkbox"/> Negative equity	# of stories:
<input type="checkbox"/> Receiving Section 8 or other housing assistance?			1st Loan Information		2nd Loan Information
Caseworker name/ph:			Lender:		Lender:
Monthly tenant portion of rent: \$			Loan Type (list 5):		Loan Type (list 5):
Annual family/child care expenses to allow work: \$			Current % Rate:		Current % Rate:
Annual non-reimbursed medical expenses: \$			Principal Balance: \$		Principal Balance: \$
Annual non-reimb. handicapped assistance expenses: \$			Original Date:		Original Date:
Utilities paid by tenant:		Pets:		Remaining months:	
<input type="checkbox"/> Gas: \$					Monthly P&I payment:
<input type="checkbox"/> Electric: \$	Energy source: Gas Electr Oil Other		MOBILE HOME		
<input type="checkbox"/> Water: \$	Cooking Stove: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Pad space: <input type="checkbox"/> Rent <input type="checkbox"/> Own		Coach: <input type="checkbox"/> Rent <input type="checkbox"/> Own
<input type="checkbox"/> Sewer: \$	Water Heater: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Pad rent: \$		Make/Model:
<input type="checkbox"/> Trash: \$	Space Heat: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Coach length (ft):		Year:
<input type="checkbox"/> NONE	Air Conditioning: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Coach width (ft):		Decal #:

Exhibit B
HCD Income Limits – Orange County

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

**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
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May 9, 2024

MEMORANDUM FOR: Interested Parties

FROM: Megan Kirkeby, Deputy Director
Division of Housing Policy Development

SUBJECT: **2024 State Income Limits**

Attached are briefing materials and 2024 State Income Limits that are now in effect, replacing the previous 2023 State Income Limits. Income limits reflect updated median income and household income levels for acutely low -, extremely low-, very low-, low-, and moderate-income households for California's 58 counties. The 2024 State Income Limits are on the Department of Housing and Community Development (HCD) website at <https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits>.

State Income Limits apply to designated programs, are used to determine applicant eligibility (based on the level of household income) and may be used to calculate affordable housing costs for applicable housing assistance programs. Use of State Income Limits are subject to a particular program's definition of income, family, family size, effective dates, and other factors. In addition, definitions applicable to income categories, criteria, and geographic areas sometimes differ depending on the funding source and program, resulting in some programs using other income limits.

The attached briefing materials detail California's 2024 State Income Limits and were updated based on: (1) changes to income limits the U.S. Department of Housing and Urban Development (HUD) released on April 1, 2024, for its Public Housing, Section 8, Section 202, and Section 811 programs; and (2) adjustments HCD made based on State statutory provisions and its [2013 Hold Harmless \(HH\) Policy](#).

For questions concerning State Income Limits, please see the Questions and Answers on page 5 or contact StateIncomeLimits@hcd.ca.gov.

2024 State Income Limits Briefing Materials California Code of Regulations, Title 25, Section 6932

Overview

The Department of Housing and Community Development (HCD), pursuant to Health & Safety Code Section 50093(c), must file updates to its State Income Limits with the Office of Administrative Law. HCD annually updates these income limits based on U.S. Department of Housing and Urban Development (HUD) revisions to the Public Housing and Section 8 Income Limits that HUD most recently released on April 1, 2024.

HUD annually updates its Public Housing and Section 8 Income Limits to reflect changes in median family income levels for different size households and income limits for extremely low-, very low-, and low-income households. HCD, pursuant to statutory provisions, makes the following additional revisions: (1) if necessary, increases a county's area median income to equal California's non-metropolitan median income, (2) adjusts Area Median Income (AMI) and household income category levels to not result in any year-over-year decrease for any year after 2009 pursuant to HCD's February 2013 Hold Harmless (HH) Policy. (HCD's HH Policy was implemented to replace HUD's HH Policy, discontinued in 2009, to ensure income limits and area median income levels do not fall below a prior year's highest level), and (3) determines income limits for California's acutely low-income and moderate-income categories.

Following are brief summaries of technical methodologies used by HUD and HCD in updating income limits for different household income categories. For additional information, please refer to HUD's briefing materials at <https://www.huduser.gov/portal/datasets/il/il24/IncomeLimitsMethodology-FY24.pdf>.

HUD Methodology

HUD Public Housing and Section 8 Income Limits begin with the production of median family incomes. HUD uses the Section 8 program's Fair Market Rent (FMR) area definitions in developing median incomes, which means developing median incomes for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county. The 2024 FMR area definitions for California are unchanged from last year. HUD calculates Income Limits for every FMR area with adjustments for family size and for areas with unusually high or low family income or housing-cost-to-income relationships.

Extremely Low-Income

In determining the extremely low-income limit, HUD uses the Federal Poverty Guidelines, published by the Department of Health and Human Services. The Federal Poverty Guidelines are a simplified version of the Federal Poverty Thresholds used for administrative purposes — for instance, determining financial eligibility for certain federal programs. HUD compares the appropriate poverty guideline with 60% of the very low-income limit and chooses the greater of the two as the extremely low-income limit. The value may not exceed the very low-income level.

Very Low-Income

The very low-income limits are the basis for the extremely low- and low-income limits. The very low-income limit typically reflects 50 percent of median family income (MFI), and HUD's MFI figure generally equals two times HUD's 4-person very low-income limit. However, HUD may adjust the very low-income limit for an area or county to account for conditions that warrant special considerations. As such, the very low-income limit may not always equal 50% MFI.

Low-Income

In general, most low-income limits represent the higher level of: (1) 80 percent of MFI or, (2) 80 percent of state non-metropolitan median family income. However, due to adjustments that HUD sometimes makes to the very low-income limit, strictly calculating low-income limits as 80 percent of MFI could

**2024 State Income Limits Briefing Materials
California Code of Regulations, Title 25, Section 6932**

produce unintended anomalies inconsistent with statutory intent (e.g., very low-income limits being higher than low-income limits). Therefore, HUD’s briefing materials specify that, with some exceptions, the low-income limit reflect 160 percent of the very low-income limit. HUD may apply additional adjustments to areas with unusually high or low housing-costs-to-income relationships and for other reasons. This can result in low-income limits exceeding MFI in certain counties.

Median Family Income/Area Median Income

HUD references and estimates the MFI in calculating the income limits. California law and State Income Limits reference AMI that, pursuant to Health & Safety Code section 50093(c), means the MFI of a geographic area of the State, as estimated annually by HUD for its Section 8 Program.

In estimating FY 2024 median family incomes, HUD uses median family income data (as opposed to median household income data) from the 2022 American Community Survey (ACS) as calculated by the Census Bureau. The Census Bureau produces two types of ACS estimates: the “one-year” data, which represent estimates as of 2022; and the “five-year” data, which represent estimates as of 2018-2022 (but are inflated to 2022 dollars). HUD requires special tabulations of the ACS to match its custom HMFA definitions described above.

HUD uses the 2022 ACS median family income data (as opposed to household income data) as the basis of FY 2024 Income Limits for all areas of California. HUD uses an inflation forecast from the Congressional Budget Office (CBO) in updating ACS estimates. For FY 2024, CBO has produced a forecast CPI of 310.683, which divided by annual 2022 of 292.613 is 1.062 (an increase of 6.2 percent).

For additional information on MFI's please see HUD's briefing materials at <https://www.huduser.gov/portal/datasets/il/il24/Medians-Methodology-FY24.pdf>.

Adjustment Calculations

HUD may apply adjustments to areas with unusually high or low family income, uneven housing-cost-to-income relationship, or other reasons. For example, HUD applies an increase if the four-person very low-income limit would otherwise be less than the amount at which 35 percent of it equals 85 percent of the annualized two-bedroom Section 8 FMR (or 40th percentile rent in 50th percentile FMR areas). The purpose is to increase the income limit for areas where rental-housing costs are unusually high in relation to the median income. In certain cases, HUD also applies an adjustment to the income limits based on the state non-metropolitan median family income level.

In addition, HUD restricts adjustments, so income limits do not increase more than five percent of the previous year's very low-income figure OR twice the increase in the national MFI as measured by the ACS with an absolute cap of 10 percent, whichever is greater. For 2024, the annualized change is measured by the ACS from 2021 to 2022. Twice this change is approximately 14.8 percent, which is greater than the 10 percent absolute cap. So, for FY 2024, the income limits “cap” is 10 percent. HUD first announced this methodology on January 10, 2024 in a Federal Register Notice. The cap and floor rules do not apply to the extremely low-income limits.

Please refer to HUD briefing materials for additional information on the adjustment calculations.

Income Limit Calculations for Household Sizes Other Than 4-Persons

The income limit statute requires adjustments for family size. The legislative history and conference committee report indicates that Congress intended that income limits should be higher for larger families and lower for smaller families. The same family size adjustments apply to all income limits, except extremely low-income limits, which are set at the poverty income threshold. They are as follows:

Number of Persons in Household:	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Adjustments:	70%	80%	90%	Base	108%	116%	124%	132%

2024 State Income Limits Briefing Materials California Code of Regulations, Title 25, Section 6932

Income Limit Calculations for Household Sizes Greater Than 8-Persons

For households of more than eight persons, refer to the formula at the end of the table for 2024 Income Limits. Due to the adjustments HUD can make to income limits in a given county, table data should be the only method used to determine program eligibility. Arithmetic calculations are applicable only when a household has more than eight members. New for FY 2024, family size-adjusted income limits are retested for compliance with the cap and floor rules. Please refer to HUD's briefing material for additional information on family size adjustments.

HCD Methodology

State law (see, e.g., Health & Safety Code section 50093) prescribes the methodology HCD uses to update the State Income Limits. HCD utilizes HUD's Public Housing and Section 8 Income Limits. HCD's methodology involves: (1) if necessary, increasing a county's median income established by HUD to equal California's non-metropolitan county median income determined by HUD, (2) applying HCD's HH Policy, in effect since 2013, to not allow decreases in AMI levels and household income category levels, (3) applying to the median income the same family size adjustments HUD applies to the income limits, (4) determining income limit levels applicable to California's acutely low-income households defined by law as household income not exceeding 15 percent of county AMI, and (5) determining income limit levels applicable to California's moderate-income households defined by law as household income not exceeding 120 percent of county AMI.

Area Median Income and Income Category Levels

HCD, pursuant to federal and State law, adjusts median income levels for all counties so they are not less than the non-metropolitan county median income established by HUD (\$87,900 for 2024). Next, HCD applies its HH Policy to ensure AMI and income limits for all household income categories do not fall below any level achieved in the prior year. Health and Safety Code section 50093 requires HCD to adjust the AMI for family size in accordance with adjustment factors adopted by HUD and illustrated on the previous page. This establishes that the MFI published by HUD equals the four-person AMI for California counties.

Acutely low-Income Levels

Beginning in 2022, Health and Safety Code section 50063.5 established California's acutely low-income household levels. After calculating the 4-person area median income (AMI) level as previously described, HCD sets the maximum acutely low-income limit to equal 15 percent of the county's AMI, adjusted for family size.

Moderate-Income Levels

HCD is responsible for establishing California's moderate-income limit levels. After calculating the 4-person AMI level as previously described, HCD sets the maximum moderate-income limit to equal 120 percent of the county's AMI, adjusted for family size.

Applicability of California's Official State Income Limits

Applicability of the State Income Limits are subject to particular programs as program definitions of factors such as income, family, and household size vary. Some programs, such as Multifamily Tax Subsidy Projects (MTSPs), use different income limits. For MTSPs, separate income limits apply per provisions of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289). Income limits for MTSPs are used to determine qualification levels as well as set maximum rental rates for projects funded with tax credits authorized under Section 42 of the Internal Revenue Code (Code). In addition, MTSP income limits apply to projects financed with tax-exempt housing bonds issued to provide qualified residential rental development under Section 142 of the Code. These income limits are available at <http://www.huduser.org/datasets/mtsp.html>.

2024 State Income Limits Briefing Materials California Code of Regulations, Title 25, Section 6932

Questions and Answers

In Los Angeles, as well as several other counties in the state, why does the very low-income limit not equal 50% of AMI (or the low-income limit not equal 80% of AMI)?

There are many exceptions to the arithmetic calculation of income limits. These include adjustments for high housing cost relative to income, the application of state nonmetropolitan income limits in low-income areas, and national maximums in high-income areas. **In Los Angeles County, as well as several others, the magnitude of these adjustments results in the low-income limit exceeding AMI.** These exceptions are detailed in the FY 2024 Income Limits Methodology Document, <https://www.huduser.gov/portal/datasets/il/il24/Medians-Methodology-FY24.pdf>.

For further information on the exact adjustments made to an individual area of the country, please see HUD's FY 2024 Income Limits Documentation System. The documentation system is available at https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn. Once the area in question is selected, a summary of the area's median income, Very Low-Income, Extremely Low-Income, and Low-Income Limits are displayed. Detailed calculations are obtained by selecting the relevant links.

Why don't the income limits for my area reflect recent gains?

Although HUD uses the most recent data available concerning local area incomes, there is still a lag between when the data are collected and when the data are available for use. For example, FY 2024 Income Limits are calculated using 2018-2022 5-year American Community Survey (ACS) data, and one-year 2022 data where possible. This is a two-year lag, so more current trends in median family income levels are not available.

HUD estimates Median Family Income (MFI) annually for each metropolitan area and non-metropolitan county. The basis for HUD's median family incomes is data from the ACS, table B19113 - MEDIAN FAMILY INCOME IN THE PAST 12 MONTHS. A Consumer Price Index (CPI) forecast as published by the Bureau of Labor Statistics is used in the trend factor calculation to bring the 2021 ACS data forward to FY 2023.

For additional details concerning the use of the ACS in HUD's calculations of MFI, please see HUD's FY 2024 Median Family Income methodology document, at <https://www.huduser.gov/portal/datasets/il/il23/Medians-Methodology-FY24.pdf>

Additionally, full documentation of all calculations for MFIs is available in the FY 2024 Median Family Income and the FY 2024 Income Limits Documentation System. These systems are available at https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn

Why didn't the income limits for my county change from last year?

HCD's 2013 Hold Harmless Policy likely prevented the income limits from decreasing from last year's levels and has maintained them despite a decrease in median income and/or income limits published by HUD.

Why do the income limits or area median income for my county not match what was published by HUD?

HCD adjusts each county's AMI to at least equal the state non-metropolitan county median income, as published by HUD. Further, HCD's 2013 Hold Harmless Policy prevents any decrease in income limits or median family income published by HUD to be applied to State Income Limits.

Section 6932. 2024 Income Limits

Number of Persons in Household:	1	2	3	4	5	6	7	8
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Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent

Alameda County Area Median Income: \$155,700	Acutely Low	16350	18700	21000	23350	25200	27100	28950	30800
	Extremely Low	32700	37400	42050	46700	50450	54200	57950	61650
	Very Low Income	54500	62300	70100	77850	84100	90350	96550	102800
	Low Income	84600	96650	108750	120800	130500	140150	149800	159500
	Median Income	109000	124550	140150	155700	168150	180600	193050	205500
	Moderate Income	130800	149500	168150	186850	201800	216750	231700	246650

Alpine County Area Median Income: \$119,300	Acutely Low	12550	14300	16100	17900	19350	20750	22200	23650
	Extremely Low	22200	25400	28550	31700	36580	41960	47340	52720
	Very Low Income	37000	42250	47550	52850	57050	61300	65550	69750
	Low Income	59200	67650	76100	84550	91350	98100	104850	111650
	Median Income	83500	95450	107350	119300	128850	138400	147950	157500
	Moderate Income	100200	114500	128850	143150	154600	166050	177500	188950

Amador County Area Median Income: \$101,900	Acutely Low	10700	12250	13750	15300	16500	17750	18950	20200
	Extremely Low	21200	24200	27250	31200	36580	41960	47340	52720
	Very Low Income	35300	40350	45400	50400	54450	58500	62500	66550
	Low Income	56450	64550	72600	80650	87150	93600	100050	106500
	Median Income	71350	81500	91700	101900	110050	118200	126350	134500
	Moderate Income	85600	97850	110050	122300	132100	141850	151650	161450

Butte County Area Median Income: \$96,600	Acutely Low	10150	11600	13050	14500	15650	16800	18000	19150
	Extremely Low	19050	21800	25820	31200	36580	41960	47340	52720
	Very Low Income	31750	36300	40850	45350	49000	52600	56250	59850
	Low Income	50750	58000	65250	72500	78300	84100	89900	95700
	Median Income	67600	77300	86950	96600	104350	112050	119800	127500
	Moderate Income	81150	92700	104300	115900	125150	134450	143700	153000

Calaveras County Area Median Income: \$96,200	Acutely Low	10100	11550	13000	14450	15600	16750	17900	19050
	Extremely Low	20050	22900	25820	31200	36580	41960	47340	52720
	Very Low Income	33400	38150	42900	47650	51500	55300	59100	62900
	Low Income	53400	61000	68650	76250	82350	88450	94550	100650
	Median Income	67350	76950	86600	96200	103900	111600	119300	127000
	Moderate Income	80800	92350	103900	115450	124700	133900	143150	152400

Colusa County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250

Contra Costa County Area Median Income: \$155,700	Acutely Low	16350	18700	21000	23350	25200	27100	28950	30800
	Extremely Low	32700	37400	42050	46700	50450	54200	57950	61650
	Very Low Income	54500	62300	70100	77850	84100	90350	96550	102800
	Low Income	84600	96650	108750	120800	130500	140150	149800	159500
	Median Income	109000	124550	140150	155700	168150	180600	193050	205500
	Moderate Income	130800	149500	168150	186850	201800	216750	231700	246650

Number of Persons in Household:		1	2	3	4	5	6	7	8
Del Norte County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
El Dorado County Area Median Income: \$113,900	Acutely Low	11950	13700	15400	17100	18450	19850	21200	22550
	Extremely Low	24750	28300	31850	35350	38200	41960	47340	52720
	Very Low Income	41300	47150	53050	58950	63650	68400	73100	77850
	Low Income	66050	75450	84900	94300	101850	109400	116950	124500
	Median Income	79750	91100	102500	113900	123000	132100	141250	150350
	Moderate Income	95700	109350	123050	136700	147650	158550	169500	180450
Fresno County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Glenn County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Humboldt County Area Median Income: \$88,300	Acutely Low	9300	10600	11950	13250	14300	15350	16450	17500
	Extremely Low	18550	21200	25820	31200	36580	41960	47340	52720
	Very Low Income	30950	35350	39750	44150	47700	51250	54750	58300
	Low Income	49500	56550	63600	70650	76350	82000	87650	93300
	Median Income	61800	70650	79450	88300	95350	102450	109500	116550
	Moderate Income	74150	84750	95350	105950	114450	122900	131400	139850
Imperial County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Inyo County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250

Number of Persons in Household:		1	2	3	4	5	6	7	8
Kern County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Kings County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Lake County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Lassen County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Los Angeles County Area Median Income: \$98,200	Acutely Low	10350	11800	13300	14750	15950	17100	18300	19450
	Extremely Low	29150	33300	37450	41600	44950	48300	51600	54950
	Very Low Income	48550	55450	62400	69350	74900	80450	86000	91550
	Low Income	77700	88800	99900	110950	119850	128750	137600	146500
	Median Income	68750	78550	88400	98200	106050	113900	121750	129600
	Moderate Income	82500	94300	106050	117850	127300	136700	146150	155550
Madera County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Marin County Area Median Income: \$186,600	Acutely Low	19600	22400	25200	28000	30250	32500	34700	36950
	Extremely Low	41150	47000	52900	58750	63450	68150	72850	77550
	Very Low Income	68550	78350	88150	97900	105750	113600	121400	129250
	Low Income	109700	125350	141000	156650	169200	181750	194250	206800
	Median Income	130600	149300	167950	186600	201550	216450	231400	246300
	Moderate Income	156750	179100	201500	223900	241800	259700	277650	295550

Number of Persons in Household:		1	2	3	4	5	6	7	8
Mariposa County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Mendocino County Area Median Income: \$90,400	Acutely Low	9500	10850	12200	13550	14650	15700	16800	17900
	Extremely Low	19000	21700	25820	31200	36580	41960	47340	52720
	Very Low Income	31650	36200	40700	45200	48850	52450	56050	59700
	Low Income	50650	57850	65100	72300	78100	83900	89700	95450
	Median Income	63300	72300	81350	90400	97650	104850	112100	119350
	Moderate Income	75950	86800	97650	108500	117200	125850	134550	143200
Merced County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Modoc County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Mono County Area Median Income: \$105,900	Acutely Low	11150	12700	14300	15900	17150	18450	19700	21000
	Extremely Low	19650	22450	25820	31200	36580	41960	47340	52720
	Very Low Income	32700	37400	42050	46750	50450	54200	57950	61700
	Low Income	52350	59800	67300	74800	80750	86750	92750	98750
	Median Income	74150	84700	95300	105900	114350	122850	131300	139800
	Moderate Income	88950	101700	114400	127100	137250	147450	157600	167750
Monterey County Area Median Income: \$103,200	Acutely Low	10850	12400	13950	15500	16750	18000	19200	20450
	Extremely Low	27800	31800	35750	39700	42900	46100	49250	52720
	Very Low Income	46350	53000	59600	66200	71500	76800	82100	87400
	Low Income	74150	84800	95400	105950	114450	122950	131400	139900
	Median Income	72250	82550	92900	103200	111450	119700	127950	136200
	Moderate Income	86700	99100	111450	123850	133750	143650	153550	163500
Napa County Area Median Income: \$129,600	Acutely Low	13600	15550	17500	19450	21000	22550	24100	25650
	Extremely Low	30850	35250	39650	44050	47600	51100	54650	58150
	Very Low Income	51400	58700	66100	73400	79300	85150	91050	96900
	Low Income	82150	93900	105650	117350	126750	136150	145550	154900
	Median Income	90700	103700	116650	129600	139950	150350	160700	171050
	Moderate Income	108850	124400	139950	155500	167950	180400	192800	205250

Number of Persons in Household:		1	2	3	4	5	6	7	8
Nevada County Area Median Income: \$112,500	Acutely Low	11850	13500	15200	16900	18250	19600	20950	22300
	Extremely Low	21900	25000	28150	31250	36580	41960	47340	52720
	Very Low Income	36500	41700	46900	52100	56300	60450	64650	68800
	Low Income	58350	66700	75050	83350	90050	96700	103400	110050
	Median Income	78750	90000	101250	112500	121500	130500	139500	148500
	Moderate Income	94500	108000	121500	135000	145800	156600	167400	178200
Orange County Area Median Income: \$129,000	Acutely Low	13550	15500	17400	19350	20900	22450	24000	25550
	Extremely Low	33150	37900	42650	47350	51150	54950	58750	62550
	Very Low Income	55250	63100	71050	78900	85250	91550	97850	104150
	Low Income	88400	101000	113650	126250	136350	146450	156550	166650
	Median Income	90300	103200	116100	129000	139300	149650	159950	170300
	Moderate Income	108350	123850	139300	154800	167200	179550	191950	204350
Placer County Area Median Income: \$113,900	Acutely Low	11950	13700	15400	17100	18450	19850	21200	22550
	Extremely Low	24750	28300	31850	35350	38200	41960	47340	52720
	Very Low Income	41300	47150	53050	58950	63650	68400	73100	77850
	Low Income	66050	75450	84900	94300	101850	109400	116950	124500
	Median Income	79750	91100	102500	113900	123000	132100	141250	150350
	Moderate Income	95700	109350	123050	136700	147650	158550	169500	180450
Plumas County Area Median Income: \$92,400	Acutely Low	9700	11100	12450	13850	14950	16050	17150	18300
	Extremely Low	19400	22150	25820	31200	36580	41960	47340	52720
	Very Low Income	32250	36850	41450	46050	49750	53450	57150	60800
	Low Income	51600	59000	66350	73700	79600	85500	91400	97300
	Median Income	64700	73900	83150	92400	99800	107200	114600	121950
	Moderate Income	77650	88700	99800	110900	119750	128650	137500	146400
Riverside County Area Median Income: \$97,500	Acutely Low	10250	11700	13200	14650	15800	17000	18150	19350
	Extremely Low	21550	24600	27700	31200	36580	41960	47340	52720
	Very Low Income	35900	41000	46100	51250	55350	59450	63550	67650
	Low Income	57400	65600	73800	82000	88600	95150	101650	108250
	Median Income	68250	78000	87750	97500	105300	113100	120900	128700
	Moderate Income	81900	93600	105300	117000	126350	135700	145100	154450
Sacramento County Area Median Income: \$113,900	Acutely Low	11950	13700	15400	17100	18450	19850	21200	22550
	Extremely Low	24750	28300	31850	35350	38200	41960	47340	52720
	Very Low Income	41300	47150	53050	58950	63650	68400	73100	77850
	Low Income	66050	75450	84900	94300	101850	109400	116950	124500
	Median Income	79750	91100	102500	113900	123000	132100	141250	150350
	Moderate Income	95700	109350	123050	136700	147650	158550	169500	180450
San Benito County Area Median Income: \$140,200	Acutely Low	14750	16850	18950	21050	22750	24400	26100	27800
	Extremely Low	25700	29400	33050	36700	39650	42600	47340	52720
	Very Low Income	42850	49000	55100	61200	66100	71000	75900	80800
	Low Income	68550	78350	88150	97950	105800	113600	121450	129300
	Median Income	98150	112150	126200	140200	151400	162650	173850	185050
	Moderate Income	117750	134600	151450	168250	181700	195150	208650	222100

Number of Persons in Household:		1	2	3	4	5	6	7	8
San Bernardino County Area Median Income: \$97,500	Acutely Low	10250	11700	13200	14650	15800	17000	18150	19350
	Extremely Low	21550	24600	27700	31200	36580	41960	47340	52720
	Very Low Income	35900	41000	46100	51250	55350	59450	63550	67650
	Low Income	57400	65600	73800	82000	88600	95150	101650	108250
	Median Income	68250	78000	87750	97500	105300	113100	120900	128700
	Moderate Income	81900	93600	105300	117000	126350	135700	145100	154450
San Diego County Area Median Income: \$119,500	Acutely Low	12550	14350	16150	17950	19400	20800	22250	23700
	Extremely Low	31850	36400	40950	45450	49100	52750	56400	60000
	Very Low Income	53050	60600	68200	75750	81850	87900	93950	100000
	Low Income	84900	97000	109150	121250	130950	140650	150350	160050
	Median Income	83650	95600	107550	119500	129050	138600	148200	157750
	Moderate Income	100400	114700	129050	143400	154850	166350	177800	189300
San Francisco County Area Median Income: \$186,600	Acutely Low	19600	22400	25200	28000	30250	32500	34700	36950
	Extremely Low	41150	47000	52900	58750	63450	68150	72850	77550
	Very Low Income	68550	78350	88150	97900	105750	113600	121400	129250
	Low Income	109700	125350	141000	156650	169200	181750	194250	206800
	Median Income	130600	149300	167950	186600	201550	216450	231400	246300
	Moderate Income	156750	179100	201500	223900	241800	259700	277650	295550
San Joaquin County Area Median Income: \$103,800	Acutely Low	10900	12450	14000	15550	16800	18050	19300	20550
	Extremely Low	20250	23150	26050	31200	36580	41960	47340	52720
	Very Low Income	33750	38600	43400	48200	52100	55950	59800	63650
	Low Income	54000	61700	69400	77100	83300	89450	95600	101800
	Median Income	72650	83050	93400	103800	112100	120400	128700	137000
	Moderate Income	87200	99650	112100	124550	134500	144500	154450	164400
San Luis Obispo County Area Median Income: \$125,600	Acutely Low	13200	15100	16950	18850	20350	21850	23350	24900
	Extremely Low	26750	30600	34400	38200	41300	44350	47400	52720
	Very Low Income	44600	50950	57300	63650	68750	73850	78950	84050
	Low Income	71350	81550	91700	101900	110100	118250	126350	134500
	Median Income	87900	100500	113050	125600	135650	145700	155750	165800
	Moderate Income	105500	120550	135650	150700	162750	174800	186850	198900
San Mateo County Area Median Income: \$186,600	Acutely Low	19600	22400	25200	28000	30250	32500	34700	36950
	Extremely Low	41150	47000	52900	58750	63450	68150	72850	77550
	Very Low Income	68550	78350	88150	97900	105750	113600	121400	129250
	Low Income	109700	125350	141000	156650	169200	181750	194250	206800
	Median Income	130600	149300	167950	186600	201550	216450	231400	246300
	Moderate Income	156750	179100	201500	223900	241800	259700	277650	295550
Santa Barbara County Area Median Income: \$119,100	Acutely Low	12500	14300	16050	17850	19300	20700	22150	23550
	Extremely Low	34200	39050	43950	48800	52750	56650	60550	64450
	Very Low Income	56950	65050	73200	81300	87850	94350	100850	107350
	Low Income	91200	104250	117300	130350	140800	151250	161600	172050
	Median Income	83350	95300	107200	119100	128650	138150	147700	157200
	Moderate Income	100050	114300	128600	142900	154350	165750	177200	188650

Number of Persons in Household:		1	2	3	4	5	6	7	8
Santa Clara County Area Median Income: \$184,300	Acutely Low	19350	22100	24900	27650	29850	32050	34300	36500
	Extremely Low	38750	44250	49800	55300	59750	64150	68600	73000
	Very Low Income	64550	73750	82950	92150	99550	106900	114300	121650
	Low Income	102300	116900	131500	146100	157800	169500	181200	192900
	Median Income	129000	147450	165850	184300	199050	213800	228550	243300
	Moderate Income	154800	176900	199050	221150	238850	256550	274250	291900
Santa Cruz County Area Median Income: \$132,800	Acutely Low	13950	15900	17900	19900	21500	23100	24700	26250
	Extremely Low	38050	43500	48950	54350	58700	63050	67400	71750
	Very Low Income	63400	72450	81500	90550	97800	105050	112300	119550
	Low Income	101750	116250	130750	145300	156950	168550	180200	191800
	Median Income	92950	106250	119500	132800	143400	154050	164650	175300
	Moderate Income	111550	127500	143400	159350	172100	184850	197600	210350
Shasta County Area Median Income: \$89,800	Acutely Low	9400	10750	12100	13450	14550	15600	16700	17750
	Extremely Low	18750	21400	25820	31200	36580	41960	47340	52720
	Very Low Income	31200	35650	40100	44550	48150	51700	55250	58850
	Low Income	49950	57050	64200	71300	77050	82750	88450	94150
	Median Income	62850	71850	80800	89800	97000	104150	111350	118550
	Moderate Income	75450	86200	97000	107750	116350	125000	133600	142250
Sierra County Area Median Income: \$90,000	Acutely Low	9450	10800	12150	13500	14600	15650	16750	17800
	Extremely Low	18900	21600	25820	31200	36580	41960	47340	52720
	Very Low Income	31500	36000	40500	45000	48600	52200	55800	59400
	Low Income	50400	57600	64800	72000	77800	83550	89300	95050
	Median Income	63000	72000	81000	90000	97200	104400	111600	118800
	Moderate Income	75600	86400	97200	108000	116650	125300	133900	142550
Siskiyou County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Solano County Area Median Income: \$113,200	Acutely Low	11900	13600	15300	17000	18350	19700	21100	22450
	Extremely Low	26450	30200	34000	37750	40800	43800	47340	52720
	Very Low Income	44050	50350	56650	62900	67950	73000	78000	83050
	Low Income	70450	80500	90550	100650	108700	116750	124850	132850
	Median Income	79250	90550	101900	113200	122250	131300	140350	149400
	Moderate Income	95100	108700	122250	135850	146700	157600	168450	179300
Sonoma County Area Median Income: \$128,400	Acutely Low	13500	15400	17350	19250	20800	22350	23850	25400
	Extremely Low	29050	33200	37350	41500	44850	48150	51500	54800
	Very Low Income	48450	55350	62250	69150	74700	80250	85750	91300
	Low Income	77500	88600	99650	110700	119600	128450	137300	146150
	Median Income	89900	102700	115550	128400	138650	148950	159200	169500
	Moderate Income	107850	123300	138700	154100	166450	178750	191100	203400

Number of Persons in Household:		1	2	3	4	5	6	7	8
Stanislaus County Area Median Income: \$92,600	Acutely Low	9750	11100	12500	13900	15000	16100	17250	18350
	Extremely Low	19150	21900	25820	31200	36580	41960	47340	52720
	Very Low Income	31900	36450	41000	45550	49200	52850	56500	60150
	Low Income	51050	58350	65650	72900	78750	84600	90400	96250
	Median Income	64800	74100	83350	92600	100000	107400	114800	122250
	Moderate Income	77750	88900	100000	111100	120000	128900	137750	146650
Sutter County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Tehama County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Trinity County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Tulare County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Tuolumne County Area Median Income: \$97,700	Acutely Low	10250	11700	13200	14650	15800	17000	18150	19350
	Extremely Low	20350	23250	26150	31200	36580	41960	47340	52720
	Very Low Income	33900	38750	43600	48450	52350	56200	60100	63950
	Low Income	54250	62000	69750	77450	83650	89850	96050	102250
	Median Income	68400	78150	87950	97700	105500	113350	121150	128950
	Moderate Income	82100	93800	105550	117250	126650	136000	145400	154750
Ventura County Area Median Income: \$125,600	Acutely Low	13200	15100	16950	18850	20350	21850	23350	24900
	Extremely Low	29550	33800	38000	42200	45600	49000	52350	55750
	Very Low Income	49250	56300	63350	70350	76000	81650	87250	92900
	Low Income	78800	90050	101300	112550	121600	130600	139600	148600
	Median Income	87900	100500	113050	125600	135650	145700	155750	165800
	Moderate Income	105500	120550	135650	150700	162750	174800	186850	198900

Number of Persons in Household:		1	2	3	4	5	6	7	8
Yolo County Area Median Income: \$117,000	Acutely Low	12300	14050	15800	17550	18950	20350	21750	23150
	Extremely Low	24250	27700	31150	34600	37400	41960	47340	52720
	Very Low Income	40400	46150	51900	57650	62300	66900	71500	76100
	Low Income	64600	73800	83050	92250	99650	107050	114400	121800
	Median Income	81900	93600	105300	117000	126350	135700	145100	154450
	Moderate Income	98300	112300	126350	140400	151650	162850	174100	185350
Yuba County Area Median Income: \$87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	87900	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250

Instructions:

Eligibility Determination:

Use household size income category figures in this chart.

Determine eligibility based on actual number of persons in household and total of gross income for all persons.

Determination of Income Limit for Households Larger than Eight Persons:

Per person (PP) adjustment above 8: (1) multiply 4-person income limit by eight percent (8%),

(2) multiply result by number of persons in excess of eight,

(3) add the amount to the 8-person income limit, and (4) round to the nearest \$50.

Nine Person Calculation - Example County

E X A M P L E	4 persons	8% PP Adj	+ 8 persons	=9 persons
Acutely Low Income	13,200	1056	17,400	18,450
Extremely Low Income	31,200	2496	52,720	55,200
Very Low Income	43,950	3516	58,050	61,550
Lower Income	70,300	5624	92,800	98,400
Moderate Income	105,500	8440	139,250	147,700

Ten Person Calculation - Example County

4 persons	8 person +	8% Adj x 2	=10 persons
13,200	17,400	2112	19,500
31,200	52,720	4992	57,700
43,950	58,050	7032	65,100
70,300	92,800	11248	104,050
105,500	139,250	16880	156,150

Calculation of Housing Cost and Rent:

Refer to Health & Safety Code Sections 50052.5 and 50053. Use benchmark household size and multiply against applicable percentages defined in H&SC using Area Median Income identified in this chart.

Determination of Household Size:

For projects with no federal assistance, household size is set at number of bedrooms in unit plus one.

For projects with federal assistance, household size may be set by multiplying 1.5 by the number of bedrooms in unit.

HUD Income Limits release: 4/1/2024

HUD FY 2024 California median incomes:

State median income: \$111,300

Metropolitan county median income: \$111,900

Non-metropolitan county median income: \$87,900

Note: Authority cited: Section 50093, Health and Safety Code. Reference: Sections 50063.5, 50079.5, 50093, 50105 and 50106, Health and Safety Code.

Exhibit C Rental Listings

6 SFRs Available for Rent within 5 Miles of the Subject Property				
Address	City	Bedrooms	Listing Price	Median Price
2222 Canyon Dr,	Costa Mesa, CA 92627	2	\$3,500	\$3,450
680 W 18th St	Costa Mesa, CA 92627	2	\$3,000	
555 Victoria St	Costa Mesa, CA 92627	2	\$3,350	
2017 Orange Ave	Costa Mesa, CA 92627	2	\$6,500	
138 Walnut St,	Costa Mesa, CA 92627	2	\$5,300	
2089 Tustin Ave #2091	Costa Mesa, CA 92627	2	\$3,400	
3 Condos Available for Rent within 5 Miles of the Subject Property				
Address	City	Bedrooms	Listing Price	Median Price
678 Joann St APT A,	Costa Mesa, CA 92627	2	\$3,650	\$3,650
144 Yorktown Ln	Costa Mesa, CA 92627	2	\$3,580	
1644 Pomona Ave	Costa Mesa, CA 92627	2	\$4,900	

45 Apartments Available for Rent Within 5 miles from the Subject Property				
Address	City	Bedrooms	Listing Price	Median Price
2345 Newport Blvd	Costa Mesa, CA 92627	2	2,895.00	\$2,903
169 Walnut St. #B	Costa Mesa, CA 92627	2	3,550.00	
274 Camellia Ln	Costa Mesa, CA 92627	2	3,700.00	
132 Cecil Pl	Costa Mesa, CA 92627	2	3,250.00	
2312 Santa Ana Ave	Costa Mesa, CA 92627	2	3,300.00	
555 Paularino Ave	Costa Mesa, CA 92626	2	3,159.00	
550 Paularino Ave,	Costa Mesa, CA 92626	2	2,925.00	
125 E Baker St	Costa Mesa, CA 92626	2	3,349.00	
931 W 19th St	Costa Mesa, CA 92626	2	2,495.00	
735 Joann St	Costa Mesa, CA 92627	2	2,700.00	
845 Paularino Ave	Costa Mesa, CA 92627	2	2,900.00	
1765 Santa Ana Ave	Costa Mesa, CA 92627	2	2,975.00	
801 Paularino Ave	Costa Mesa, CA 92626	2	2,750.00	
655 Baker St	Costa Mesa, CA 92626	2	2,990.00	
621 W Wilson St	Costa Mesa, CA 92626	2	2,950.00	
2775 Mesa Verde Dr E	Costa Mesa, CA 92626	2	2,905.00	
332 Victoria St	Costa Mesa, CA 92627	2	2,750.00	
1250 Adams Ave,	Costa Mesa, CA 92626	2	2,701.00	
533 W Wilson St., #64	Costa Mesa, CA 92627	2	2,651.00	
2700 Peterson Pl,	Costa Mesa, CA 92626	2	2,700.00	
2952 Peppertree Ln., #D	Costa Mesa, CA 92626	2	2,895.00	
120 Albert Pl., #A102	Costa Mesa, CA 92627	2	2,595.00	
2085 Thurin St., #B202	Costa Mesa, CA 92627	2	2,800.00	
3107 Mace Ave., #C	Costa Mesa, CA 92626	2	2,500.00	
680 Park Dr	Costa Mesa, CA 92627	2	2,850.00	
2666 Orange Ave., #2	Costa Mesa, CA 92627	2	2,650.00	
994 Valencia St., #104	Costa Mesa, CA 92626	2	3,095.00	
818 Jennifer Ln., #2	Costa Mesa, CA 92626	2	2,700.00	
2863 Hickory Pl	Costa Mesa, CA 92626	2	2,795.00	
1575 Coriander Dr	Costa Mesa, CA 92626	2	2,850.00	
200 E 16th St. #A	Costa Mesa, CA 92627	2	3,500.00	
186 Del Mar Ave., #C	Costa Mesa, CA 92627	2	3,190.00	
555 Victoria St., #B	Costa Mesa, CA 92627	2	3,350.00	
2512 Santa Ana Ave., #G	Costa Mesa, CA 92627	2	3,900.00	
1961 Anaheim Ave,	Costa Mesa, CA 92627	2	2,900.00	
840 Center St., #9	Costa Mesa, CA 92627	2	2,300.00	
2330 Vanguard Way	Costa Mesa, CA 92626	2	3,300.00	
1684 Whittier Ave., #6	Costa Mesa, CA 92627	2	2,400.00	
1978 Maple Ave., #U	Costa Mesa, CA 92627	2	2,595.00	
1741 Tustin Ave., #21A	Costa Mesa, CA 92627	2	3,500.00	
2312 Santa Ana Ave., #231	Costa Mesa, CA 92627	2	3,300.00	
1741 Tustin Ave., Apt. 11B	Costa Mesa, CA 92627	2	4,800.00	
1628 Iowa St., #D	Costa Mesa, CA 92626	2	3,750.00	
2696 Santa Ana Ave	Costa Mesa, CA 92627	2	3,895.00	
Duplex/Triplex/Quadruplex Available for Rent within 5 Miles from the Subject Property				
Address	City	Bedrooms	Listing Price	Median Price
NONE				

41 SFRs Available for Rent within 10 Miles of the Subject Property					
Street #	Street Name	City	Bedrooms	Listing Price	Median Price
12471	Nutwood ST	Garden Grove	4	\$4,085.00	\$5,200
13321	Blackbird ST	Garden Grove	4	\$4,200.00	
6131	Glenwood DR	Huntington Beach	4	\$4,250.00	
949 E	3rd. ST	Santa Ana	4	\$4,300.00	
6	Santa Cruz Aisle	Irvine	4	\$4,300.00	
8111	Marseille DR	Huntington Beach	4	\$4,500.00	
18441	Tamarind ST	Fountain Valley	4	\$4,500.00	
5122	Linda CIR	Huntington Beach	4	\$4,500.00	
2371	Apple Tree DR	Tustin	4	\$4,500.00	
11617	Marigold	Fountain Valley	4	\$4,600.00	
6781	Bridgewater DR	Huntington Beach	4	\$4,600.00	
13836	Platt WAY	Tustin	4	\$4,650.00	
910	Liard PL	Costa Mesa	4	\$4,700.00	
15751	Grey Oaks ST	Westminster	4	\$4,800.00	
4501	Pinyon Tree LN	IR	4	\$4,895.00	
7854	16th ST	Westminster	4	\$4,900.00	
6451	Meadow Crest DR	Huntington Beach	4	\$5,000.00	
6051	Summerdale Dr	Huntington Beach	4	\$5,000.00	
20321	Harpoon CIR	Huntington Beach	4	\$5,200.00	
16129	Evans CIR	Fountain Valley	4	\$5,200.00	
40	Washington	Irvine	4	\$5,200.00	
29	Tiara	Irvine	4	\$5,200.00	
5282	Acorn DR	Huntington Beach	4	\$5,225.00	
8811	Sailport DR	Huntington Beach	4	\$5,250.00	
11725	Espen CIR	Fountain Valley	4	\$5,300.00	
957	Magellan ST	Costa Mesa	4	\$5,300.00	
12	Toscany	Irvine	4	\$5,400.00	
9696	Mariposa AVE	Fountain Valley	4	\$5,450.00	
9202	Aloha DR	Huntington Beach	4	\$5,500.00	
14752	Doncaster RD	Irvine	4	\$5,500.00	
20081	Lawson LN	Huntington Beach	4	\$5,600.00	
9422	Krepp DR	Huntington Beach	4	\$5,600.00	
9021	Hyde Park DR	Huntington Beach	4	\$5,700.00	
17531	Jacaranda	Irvine	4	\$5,800.00	
3495	Windspun DR	Huntington Beach	4	\$5,850.00	
9382	Molokai DR	Huntington Beach	4	\$5,895.00	
8932	Gallant DR	Huntington Beach	4	\$5,900.00	
1789	Bahama PL	Costa Mesa	4	\$5,900.00	
309	Cutter WAY	Costa Mesa	4	\$5,950.00	
6031	Kenwick CIR	Huntington Beach	4	\$6,000.00	
407	Aura DR	Costa Mesa	4	\$6,000.00	

9 Condominiums Available for Rent within 10 Miles of the Subject Property					
Street #	Street Name	City	Bedrooms	Listing Price	Median Price
1001 W	Stevens AVE #250	Santa Ana	4	\$3,495.00	\$5,200
95 W	Yale #3	Irvine	4	\$4,650.00	
56	Fern Pine	Ir	4	\$5,000.00	
5	Shellprint CT	Newport Beach	4	\$5,200.00	
10	Coriander	Irvine	4	\$5,200.00	
39	Rocky Knl #32	Irvine	4	\$5,700.00	
91	Lupari	Irvine	4	\$5,800.00	
41	Lupari	Irvine	4	\$5,800.00	
946	Sunlit LN	Costa Mesa	4	\$5,900.00	
4 Bedroom Apartments Available for Rent within 10 Miles of the Subject Property					
NONE AVAILABLE					
Duplex/Triplex/Quadruplex Available for Rent within 10 Miles from the Subject Property					
Street #	Street Name	City	Bedrooms	Listing Price	Median Price
14251	Olive St	Westminster	4	\$4,500.00	\$4,500

Exhibit D
Residential Informational Brochure

Relocation Assistance
Informational Statement for
Families and Individuals

(State)

Displacing Agency:
City of Costa Mesa

Project Name:
Shalimar Park Expansion

Displacing Agency Representative:



Monument, Inc.
200 Spectrum Center, Suite 300
Irvine, CA 92618
Phone (800) 577-0109

Informational Statement Content:

1. General Information
2. Assistance in Locating a Replacement Dwelling
3. Moving Benefits
4. Replacement Housing Payment - Tenants & Certain Others
5. Section 8 Tenants
6. Replacement Housing Payment – Homeowners
7. Qualification for, and Filing of Relocation Claims
8. Last Resort Housing Assistance
9. Rental Agreement
10. Evictions
11. Appeal Procedures – Grievance
12. Tax Status of Relocation Benefits
13. Eligibility
14. Non-Discrimination and Fair Housing
15. Additional Information & Assistance Available

Spanish speaking representatives are available. Si necesita esta información en español, por favor llame a su representante.

This brochure is provided for informational purposes only
and does not constitute a determination of eligibility for relocation benefits.

1. GENERAL INFORMATION

The dwelling in which you now live is in a project area to be improved by, or financed through, the City of Costa Mesa (City). If and when the project proceeds, and it is necessary for you to move from your dwelling, you may be eligible for certain benefits. You will be notified in a timely manner as to the date by which you must move. Please read this information, as it will be helpful to you in determining your eligibility and the amount of the relocation benefits you may receive. You will need to provide adequate and timely information to determine your relocation benefits. The information is voluntary, but if you don't provide it, you may not receive the benefits, or it may take longer to pay you. We suggest you save this informational statement for reference.

City of Costa Mesa has retained the professional firm of **Monument, Inc. (Monument)** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is listed on the cover.

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. However, if you desire to move sooner than required, you must contact your representative with Monument, Inc., so you will not jeopardize any benefits. This is a general informational brochure only and is not intended to give a detailed description of either the law or regulations pertaining to the City of Costa Mesa's relocation assistance program.

Please continue to pay your rent to your current landlord, otherwise you may be evicted and jeopardize the relocation benefits to which you may be entitled to receive. Once The City of Costa Mesa acquires the property, you will also be required to pay rent to the City.

2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The City, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself. When a suitable replacement dwelling unit has been found, your relocation consultant will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

3. MOVING BENEFITS

If you must move as a result of displacement by the City, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household belongings may be determined based on the following methods:

- A Fixed Moving Payment based on the number of rooms you occupy (see below); **or**
- A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; **or**
- A combination of both (in some cases).

For example, you may choose a Self-Move, receiving a payment based on the Fixed Residential Moving Cost Schedule shown below, plus contract with a professional mover to transport your grand piano and /or other items that require special handling. In this case, there may be an adjustment in the number of rooms which qualify under the Fixed Residential Moving Cost Schedule.

A. Fixed Moving Payment (Self Move)

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the City, and ranges, for example, from \$780.00 for one furnished room to \$2,690.00 for eight rooms. (For details see the table). Your relocation representative will inform you of the amount you are eligible to receive, if you choose this type of payment.

If you select a fixed payment, you will be responsible for arranging for your own move, and the City will assume no liability for any loss or damage of your personal property. A fixed payment also includes utility hook-up, credit check and other related moving fees.

Fixed Moving Schedule CALIFORNIA (Effective 2021)	
Occupant owns furniture:	
1 room	\$780
2 rooms	\$1,000
3 rooms	\$1,250
4 rooms	\$1,475
5 rooms	\$1,790
6 rooms	\$2,065
7 rooms	\$2,380
8 rooms	\$2,690
Each additional room	\$285
Occupant does NOT own furniture:	
1 room	\$510
Each additional room	\$100

B. Actual Moving Expense (Commercial Move)

If you wish to engage the services of a licensed commercial mover and have the City pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation representative will inform you of the number of competitive moving bids (if any) which may be required and assist you in developing a "mover" scope of services for City's approval.

4. REPLACEMENT HOUSING PAYMENT – TENANTS AND CERTAIN OTHERS

You may be eligible for a payment up to \$5,250.00 to assist in renting or purchasing a comparable replacement dwelling. In order to qualify, you must either be a tenant who has occupied the present dwelling for at least 90 days immediately prior to the initiation of negotiations or an owner who has occupied the present dwelling at least 180 days immediately prior to the initiation of negotiations.

A. Rental Assistance. If you **wish to rent** your replacement dwelling, your maximum rental assistance benefits will be based upon the difference over a forty-two (42) month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent or thirty percent (30%) of your monthly household income if your total gross income is classified as "low income" by the U. S. Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for Public Housing and Section 8 Programs. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

- B. **Down-payment Assistance.** If you qualify and **wish to purchase** a home as a replacement dwelling, you can apply up to the total amount of your rental assistance payment towards the down-payment and non-recurring incidental expenses. Your relocation representative will clarify procedures necessary to apply for this payment.

5. SECTION 8 TENANTS

When you do move, you may be eligible to transfer your Section 8 eligibility to a replacement site. In such cases, a comparable replacement dwelling will be determined based on your family composition at the time of displacement and the current housing program criteria. This may not be the size of the unit you currently occupy. Your relocation representative will provide counseling and other advisory services along with moving benefits.

6. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

- A. If you own and occupy a dwelling to be purchased by the City for **at least 180 days** prior to the initiation of negotiation, you may be eligible to receive a payment of up to \$22,500.00 to assist you in purchasing a comparable replacement unit. This payment is intended to cover the following items:

1. **Purchase Price Differential** - An amount which, when added to the amount for which the City purchased your property, equals the lesser of the actual cost of your replacement dwelling; **or** the amount determined by the City as necessary to purchase a comparable replacement dwelling. Your relocation representative will explain both methods to you.
2. **Mortgage Interest Differential** - The amount which covers the increased interest costs, if any, required to finance a replacement dwelling. To be eligible to receive this payment, the acquired property must have been encumbered by a bona fide mortgage which was a valid lien for at least 180 days prior to the initiation of negotiations. Your relocation representative will explain limiting conditions.
3. **Incidental Expenses** - Those one-time incidental costs related to purchasing a replacement unit, such as escrow fees, recording fees, and credit report fees. Recurring expenses such as prepaid taxes and insurance premiums are not compensable.

- B. **Rental Assistance Option** - If you are an owner-occupant and choose to rent rather than purchase a replacement dwelling, you may be eligible for a rental assistance payment of up to the amount that you could have received under the Purchase Price Differential, explained above. The payment will be based on the difference between the fair market rent of the dwelling you occupy and the rent you must pay for a comparable replacement dwelling.

If you receive a rental assistance payment, as described above, and later decide to purchase a replacement dwelling, you may apply for a payment equal to the amount you would have received if you had initially purchased a comparable replacement dwelling, less the amount you have already received as a rental assistance payment.

7. QUALIFICATION FOR, AND FILING OF, RELOCATION CLAIMS

To qualify for a Replacement Housing Payment, you must rent or purchase and occupy a comparable replacement unit **within one year from the following:**

- For a tenant, the date you move from the displacement dwelling.

- For an owner-occupant, the latter of:
 - a. The date you receive final payment for the displacement dwelling, or, in the case of condemnation, the date the full amount of estimated just compensation is deposited in court; **or**
 - b. The date the City fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the City of Costa Mesa **within eighteen (18) months** from the date on which you receive final payment for your property, or the date, on which you move, whichever is later.

8. LAST RESORT HOUSING ASSISTANCE

If comparable replacement dwellings are not available when you are required to move, or if replacement housing is not available within the monetary limits described above, the City will provide Last Resort Housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort Housing assistance is based on the individual circumstances of the displaced person. Your relocation representative will explain the process for determining whether or not you qualify for Last Resort assistance.

If you are a tenant, and you choose to purchase rather than rent a comparable replacement dwelling, the entire amount of your rental assistance and Last Resort eligibility must be applied toward the down-payment and eligible incidental expenses of the home you intend to purchase.

9. RENTAL AGREEMENT

As a result of the City's action to purchase the property where you live, you may become a tenant of the City of Costa Mesa. If this occurs, you will be asked to sign a rental agreement which will specify the monthly rent to be paid, when rent payments are due, where they are to be paid and other pertinent information.

10. EVICTIONS

Eviction for cause must conform to applicable State and local law. Any person who occupies the real property and is not in unlawful occupancy on the date of initiation of negotiations, is presumed to be entitled to relocation benefits, unless the City determines that:

- The person received an eviction notice prior to the initiation of negotiations and, as a result, was later evicted; or
- The person is evicted after the initiation of negotiations for serious or repeated violation of material terms of the lease; and
- The eviction was not undertaken for the purpose of evading relocation assistance regulations.

Except for the causes of eviction set forth above, no person lawfully occupying property to be purchased by the City will be required to move without having been provided with at least 90 days written notice from the City of Costa Mesa.

11. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the City's Relocation Assistance Program may have the appeal application reviewed by the City of Costa Mesa in accordance with its appeals procedure. Complete details on appeal procedures are available upon request from the City.

12. TAX STATUS OF RELOCATION BENEFITS

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

(IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting marketing or recommending to another party any matters addressed herein)

13. ELIGIBILITY

Relocation assistance and benefits shall be available to:

- Any person who occupies property from which he will be displaced.
- Any person who moves from real property as a result of its acquisition by a public entity whether the move is voluntary or involuntary.
- Any person who, following the initiation of negotiations by a public entity, moves as the result of the pending acquisition.
- Any person who moves as the result of pending acquisition, rehabilitation or demolition by a public entity either following receipt of a Notice of Intent to Displace or as a result of inducement or encouragement by the public entity.

14. NON-DISCRIMINATION AND FAIR HOUSING

No person shall on the grounds of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under the City's relocation assistance program pursuant to Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and other applicable state and federal anti-discrimination and fair housing laws. You may file a complaint if you believe you have been subjected to discrimination. For details contact the City of Costa Mesa.

15. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation representative at Monument.

Exhibit E

Public Comments and Response

Proyecto de Ampliación del Parque Shalimar

Borrador del Plan de Reubicación

Preparado para:

Ciudad de Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

Preparado por:

Monument Inc.
200 Spectrum Center, Suite 300
Irvine, CA 92618
Teléfono (800) 577-0109

Febrero 13, 2025

Adoptado

Fecha: _____, 2025

**Hay representantes de habla hispana disponibles.
Si necesita esta información en español, por favor llame a su representante.**

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Introducción

La Ciudad de Costa Mesa (Ciudad) planea adquirir la propiedad ubicada en 778 Shalimar Drive, Costa Mesa, CA 92627 para el Proyecto de Expansión del Parque Shalimar propuesto (Proyecto). El Parque Shalimar es una parte esencial de la comunidad para servir a los residentes cercanos desatendidos con servicios recreativos en un área de la ciudad que es deficiente en servicios de parques públicos. La Ciudad tiene la intención de evaluar el uso de la propiedad para una variedad de usos que sirven a la comunidad, incluida la creación de un centro comunitario, la expansión del Parque Shalimar y / o viviendas asequibles mejoradas, entre otros usos comunitarios. Este proyecto de parque está alineado con el objetivo del Plan Estratégico del Concejo Municipal de identificar estrategias para aumentar el acceso al parque con un enfoque en el lado oeste de Costa Mesa.

La mejora del proyecto requerirá la adquisición total de una (1) propiedad, que es un cuádruple, lo que resultará en el desplazamiento permanente de tres (3) unidades residenciales ocupadas.

La Ciudad ha contratado a Monument Inc. para preparar el Plan de Reubicación (Plan) en relación con el comienzo de las actividades de reubicación. Monument Inc., una firma con experiencia en adquisiciones y reubicación, ha sido seleccionada para preparar este Plan de Reubicación, y proporcionará toda la asistencia de reubicación requerida posteriormente en asociación con los ocupantes de cualquier hogar desplazado permanentemente. En cumplimiento con los requisitos legales, el Plan de Reubicación se ha preparado para evaluar las circunstancias actuales y los requisitos de vivienda de reemplazo de los inquilinos del Proyecto. Este Plan de Reubicación cumple con las leyes y regulaciones estatales aplicables que se encuentran en la Sección 7260 y siguientes del Código de Gobierno de California y el Código de Regulaciones de California, Título 25, División 1, Capítulo 6, Subcapítulo 1 (Pautas).

El Plan se organiza en cinco secciones:

1. La ubicación regional y específica del Proyecto (**SECCIÓN I**);
2. Una evaluación de las necesidades de reubicación de las personas sujetas a desplazamiento como resultado del Proyecto (**SECCIÓN II**);
3. Una evaluación de los sitios de reemplazo residencial disponibles dentro de la ciudad de Costa Mesa y las áreas circundantes (**SECCIÓN III**);
4. Una revisión del programa de asistencia para la reubicación que se ofrecerá a los ocupantes residenciales desplazados. (**SECCIÓN IV**); y
5. Disposiciones administrativas necesarias (**SECCIÓN V**).

I. Descripción del área del proyecto

A. Ubicación regional

El proyecto está ubicado en la ciudad de Costa Mesa, dentro del condado de Orange. Costa Mesa se encuentra aproximadamente a 37 millas al sureste de la ciudad de Los Ángeles y es transitada por la Interestatal 405 (I-405) y fácilmente accesible por las Rutas Estatales 73 y 55. Las comunidades adyacentes incluyen Santa Ana, Fountain Valley, Huntington Beach, Newport Beach e Irvine. (Ver *Figura 1: Ubicación Regional del Proyecto*)

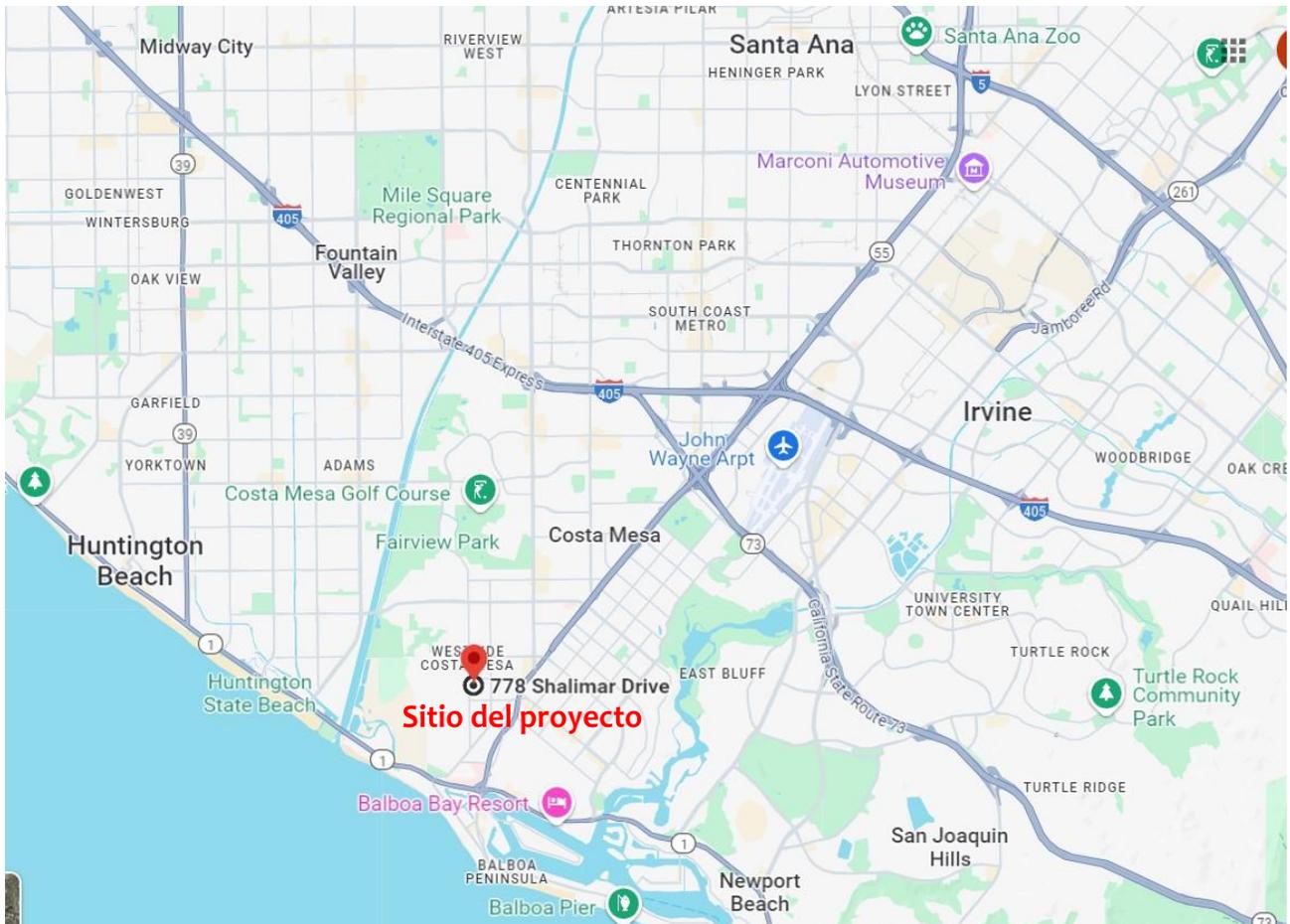


Figura 1: *Ubicación regional del proyecto*

B. Ubicación y descripción del sitio del proyecto

El sitio del proyecto está en Shalimar Drive. (Ver *Figura 2: Ubicación del sitio del proyecto*) El sitio del proyecto está ubicado aproximadamente a 1.5 millas al oeste de la Ruta Estatal 55 (SR-55), a 3.5 millas al noreste de la Interestatal 73 (I-73) y a 3.5 millas al norte de la Interestatal 405 (I-405). Costa Mesa abarca un total de 16 millas cuadradas con su frontera más al sur a solo 1 milla del Océano Pacífico.



Figura 2: *Ubicación del sitio del proyecto*

C. Características demográficas generales y de la vivienda

Según las estimaciones de población del censo de EE. UU. de 2020, la población de la ciudad de Costa Mesa es 111,918 y la población de la zona censal afectada es 5,630 (consulte la **Tabla 1** a continuación). Los datos correspondientes del Censo sobre la combinación de viviendas se muestran en **Tabla 2**, abajo.

Tabla 1: Población del Censo de EE. UU. 2020 - Ciudad de Costa Mesa y Tracto Impactado (636.05)

Población	Número de personas	Porcentaje	Ciudad	Porcentaje
Población total	5,630	100.0%	111,918	100.0%
Solo blanco	1,799	32.0%	57,103	51%
Solo negros o afroamericanos	52	0.9%	1,734	1.5%
Indio americano o nativo de Alaska solo	159	2.8%	1,300	1.1%
Solo asiático	222	3.9%	9,535	8.5%
Nativo de Hawái y otras islas del Pacífico solo	4	0.1%	975	0.9%
Dos o más razas	1,119	19.9%	18,311	16.4%
Hispanos o latinos (de cualquier raza)	3,949	70.1%	39,441	35.2%

La Oficina del Censo de EE. UU. proporciona datos de población descriptivos adicionales donde las personas se identifican como “hispanas o latinas” o “no hispanas ni latinas”. La suma de estas dos categorías será igual a la población total de un conjunto de datos.

Tabla 2: Unidades de vivienda del Censo de EE. UU. 2020 - Ciudad de Costa Mesa y zona afectada (636.05)

Tipo	Número de unidades	Porcentaje	Ciudad	Porcentaje
Total de unidades ocupadas	1,697	94.9%	41,243	95.7%
Unidades de Vivienda Vacantes	91	5.1%	1,842	4.3%

Fuente: Oficina del Censo de EE. UU., consultado el 20 de diciembre de 2024.

II. Evaluación de las necesidades de reubicación

A. Métodos de encuesta

La información necesaria para la elaboración de este Plan se obtuvo de entrevistas personales con los residentes del Proyecto. Los entrevistadores lograron obtener información de la encuesta de cada uno de los hogares identificados dentro del área del proyecto.

Se realizaron entrevistas detalladas en persona con los ocupantes residenciales afectados para recopilar la información necesaria, incluida información como el tamaño y la composición del hogar, los ingresos, la obligación mensual de alquiler, la duración y el tipo de ocupación, el idioma, las discapacidades/problemas de salud y las preferencias de vivienda de reemplazo.

Las entrevistas en persona son un factor importante en la planificación y reubicación de los desplazados. En el proceso de planificación temprana, se presta especial atención a las necesidades físicas de las personas con discapacidades y los ancianos desplazados para asegurarse de que estas personas reciban la atención y la vivienda adecuadas.

Los datos descriptivos de este Plan sobre los residentes se basan en entrevistas presenciales y observaciones de campo. Se adjuntan ejemplos del formulario de entrevista residencial utilizado en el proceso de entrevista **Anexo A** de este informe.

B. Datos de la encuesta de campo - Residencial

El proyecto impactará a una vivienda residencial de cuatro complejos con 3 hogares residenciales ocupados y una unidad vacante. La información de la encuesta se obtuvo de los 3 hogares residenciales ocupados. La Ciudad ha adoptado y se adherirá a sus estándares locales de ocupación de viviendas para asegurarse de que las viviendas sean del tamaño adecuado para reubicar a los ocupantes afectados.

Tabla 3 A continuación se muestra la vivienda actual en el área del proyecto, incluido el tamaño de las habitaciones.

Tabla 3: Viviendas residenciales afectadas

No.	Dirección	Tipo de propiedad	Uso	No. de Recamaras	No. de los ocupantes	Tipo de ocupación
1	778 Shalimar Dr., Unidad # 1 Costa Mesa, CA	Residencial	Cuádruple	2	5	Arrendatario
2	778 Dr. Shalimar, Unidad # 2 Costa Mesa, CA	Residencial	Cuádruple	2	0 (Unidad vacante)	N/A
3	778 Shalimar Dr., Unidad # 3 Costa Mesa, CA	Residencial	Cuádruple	2	9	Arrendatario
4	778 Shalimar Dr., Unidad # 4 Costa Mesa, CA	Residencial	Cuádruple	2	5	Arrendatario

1. Mezcla de viviendas

Como se muestra en **Tabla 3** arriba, el área del proyecto incluye 3 hogares que ocupan 1 edificio residencial (cuádruple), con dos unidades de vivienda ocupadas por un hogar cada una, otra unidad de vivienda ocupada por dos hogares y una unidad vacante. La información sobre la ocupación ayudará a determinar las necesidades de reubicación y el alcance de la asistencia proporcionada. Ninguna casa móvil se verá afectada por el proyecto.

2. Normas de ocupación

El estándar para la densidad de viviendas adoptado por la Ciudad permite dos personas por habitación y una persona en un área de estar común. La Ciudad se adhiere al estándar de ocupación del código de construcción estatal basado en los pies cuadrados de las viviendas para hogares de más de ocho miembros. Las referencias a viviendas de reemplazo proporcionadas a los ocupantes pueden reflejar la necesidad de alojamientos más grandes para cumplir con los requisitos del código estatal y de la ciudad de Costa Mesa.

Por lo general, estas normas permiten que hasta tres personas ocupen una unidad de un dormitorio, cinco personas en una unidad de dos recamaras y siete personas en una unidad de tres recamaras. Cualquier hogar con más de ocho miembros requeriría una unidad de reemplazo de cuatro recamaras según el tamaño respectivo de esa unidad, según el código de construcción estatal.

3. Ingreso

La información sobre los ingresos del hogar se recopila de entrevistas residenciales para determinar las necesidades individuales de reubicación y el alcance de la asistencia financiera para la reubicación que se puede proporcionar. Los hogares de bajos ingresos pueden experimentar desafíos para calificar para la compra o el alquiler de viviendas de reemplazo. Es posible que se necesiten pagos anticipados de

viviendas de reemplazo para ayudar a los desplazados a calificar para préstamos o arrendamientos. Los hogares de bajos ingresos que eligen alquilar pueden ser elegibles para recibir asistencia adicional.

Sobre la base de la información obtenida de las entrevistas residenciales, no pudimos determinar en este momento si algún hogar está identificado como hogar de bajos ingresos. De acuerdo con los estándares de bajos ingresos de la Autoridad de Vivienda del Condado de Orange (**Anexo B**), ajustados por el tamaño de la familia según lo publicado por el Departamento de Vivienda y Desarrollo Comunitario (HCD) del Estado de California, los límites de bajos ingresos para 2024 se definen de la siguiente manera:

Tamaño de la familia	1	2	3	4	5	6	7	8
Límites de bajos ingresos 2024	\$88,400	\$101,000	\$113,650	\$126,250	\$136,350	\$146,450	\$156,550	\$166,650

Fuente: Sitio web del Departamento de Vivienda y Desarrollo Comunitario (HCD, por sus siglas en inglés), consultado el 13 de diciembre de 2024

4. *Etnia/Idioma*

Según la estimación de un año de la Encuesta sobre la comunidad estadounidense del censo de EE. UU. de 2020, el 36.9% de la población de la ciudad de Costa Mesa habla un idioma además del inglés en casa. Con base en la información obtenida de las entrevistas residenciales de los tres hogares desplazados, el español es el idioma principal que se habla en el hogar. Los servicios lingüísticos están disponibles para atender las necesidades de todos los ocupantes afectados.

5. *Hogares con personas mayores*

Según la estimación de un año de la Encuesta sobre la comunidad estadounidense del censo de EE. UU. de 2020, el 12.3% del total de hogares está formado por ocupantes de 65 años o más. Se tiene especial cuidado para identificar y abordar las necesidades de los ocupantes mayores que pueden requerir adaptaciones especiales. Con base en la información obtenida de las entrevistas residenciales, ningún hogar tiene ocupantes mayores de 65 años.

6. *Hogares con discapacidades*

Según la estimación de un año de la Encuesta sobre la comunidad estadounidense del censo de EE. UU. de 2020, el 8.5%¹ de la población civil está formada por personas con discapacidad. Las discapacidades pueden incluir una variedad de impedimentos de movilidad física, incluidos problemas psicológicos y otros problemas de salud física. Se procura satisfacer las necesidades especiales de cada

¹ United States Census Bureau web site, accessed December 27, 2024, <https://data.census.gov/>

hogar, en particular porque estas necesidades implican el acceso físico a las viviendas. La identificación temprana de los problemas de salud individuales permitiría al personal de reubicación gestionar de manera más eficaz el proceso de reubicación. En todos los casos que impliquen impedimentos físicos o mentales, se proporcionarán servicios adicionales para garantizar un seguimiento estrecho de los casos individuales. Con base en la información obtenida de las entrevistas residenciales, un ocupante del hogar tiene una discapacidad que requiere el uso de un andador manual asistido.

7. Áreas de reubicación preferidas

Las entrevistas residenciales identifican las necesidades y preferencias específicas del sitio de reemplazo y ayudan a planificar la vivienda de reemplazo en consecuencia. En las entrevistas residenciales, muchos residentes tienden a expresar su preferencia por permanecer en la comunidad para mantener la matrícula escolar actual, el acceso al empleo, las instalaciones médicas, los recursos recreativos y el transporte público. Con base en la información obtenida de las entrevistas residenciales, los hogares afectados han indicado su preferencia por permanecer en la ciudad de Costa Mesa y en el área del condado de Orange.

III. Recursos de reubicación

La Ley de Asistencia para la Reubicación de California establece que no se requerirá que ninguna persona residencial elegible se mude de su vivienda a menos que dichas personas dispongan de viviendas de reemplazo comparables. El propósito de esta sección es determinar si existen suficientes recursos de viviendas de reemplazo comparables para todos los posibles desplazados residenciales. La Ciudad está comprometida a hacer todo lo posible para reubicar satisfactoriamente a todos los ocupantes desplazados.

A. Metodología

Para determinar la disponibilidad de sitios residenciales antes del desplazamiento de los ocupantes del área del Proyecto, se investigaron los recursos a través de las siguientes fuentes:

- Fuentes de Internet (listados de MLS, Zillow, etc.);
- Listados clasificados de alquiler de publicaciones locales, y;
- Contactos con empresas de bienes raíces/administración de propiedades que sirven a la comunidad.

B. Disponibilidad de viviendas de reemplazo

1. *Vivienda Residencial de Alquiler*

Se llevó a cabo una encuesta de recursos de vivienda para determinar la disponibilidad de viviendas de reemplazo dentro de la ciudad de Costa Mesa suficientes para satisfacer las necesidades de los inquilinos de alquiler desplazados.

La encuesta de vivienda de reemplazo consideró viviendas convencionales disponibles de dos y cuatro habitaciones para alquiler. Estos datos se resumen en **Tabla 4** abajo. La encuesta convencional de vivienda, **Tabla 4**, identificó 54 unidades de vivienda convencional de dos recamaras actualmente disponibles para alquilar y 51 unidades de vivienda convencional de cuatro recamaras actualmente disponibles para alquilar. En la tabla se presentan las cifras individuales del número de unidades encontradas, así como la ubicación y el rango de precios.

Tabla 4: Disponibilidad y costo de la vivienda de alquiler de reemplazo (convencional)

Número de habitaciones	Tipo de propiedad	Número disponible	Ciudad(es)	Rango de Precios Arrendamiento
2 Recamaras	Residencia Unifamiliar	6	Costa Mesa	\$3,000 - \$6,500
2 Recamaras	Condos	3	Costa Mesa	\$3,580 - \$4,900
2 Recamaras	Apartamentos	45	Costa Mesa	\$2,300 - \$4,800
4 Recamaras	Residencia Unifamiliar	41	Costa Mesa, Garden Grove, Huntington Beach, Santa Ana, Irvine, Westminster	\$4,085-6,000
4 Recamaras	Condos	9	Costa Mesa, Santa Ana, Irvine, Newport Beach	\$3,500-5,900
4 Recamaras	Dúplex/Tríplex/Cuádruple	1	Westminster	\$4,500

Fuente: Multiple Listing Service y Zillow, consultado el 7 de enero de 2025 y el 17 de enero de 2025.

Los rangos de alquiler identificados en la tabla anterior se encuentran entre las cifras utilizadas para hacer proyecciones de beneficios y presupuesto para este Plan. Las variaciones en el rango de alquiler son el resultado de la edad, la condición, el tamaño y los factores de ubicación. Las tarifas están sujetas a cambios de acuerdo con las tarifas del mercado vigentes en el momento del desplazamiento. **Anexo C** Proporciona una lista detallada de las viviendas disponibles para alquilar.

2. Resumen

Teniendo en cuenta la disponibilidad de viviendas de reemplazo, existen recursos de reemplazo adecuados en el área del proyecto para los inquilinos residenciales afectados.

Aunque existen recursos de reemplazo adecuados basados en los resultados de las oportunidades de alquiler y los valores anticipados de las viviendas existentes, se anticipa que los ocupantes tendrán aumentos en los alquileres mensuales. Estos posibles aumentos, si los hubiera, se cubrirían a través del Programa de Asistencia para la Reubicación de la Ciudad, incluidos los requisitos de Vivienda de Último Recurso (LRH).

C. Temas relacionados

1. Desplazamiento Residencial Concurrente

No se conocen proyectos públicos previstos en el área del Proyecto que causen desplazamientos significativos durante el período de tiempo de los desplazamientos previstos del Proyecto en la primavera/verano de 2025. No se exigirá a ninguna persona desplazada que se traslade sin previo aviso y sin acceso a una vivienda disponible, comparable, asequible, decente, segura e higiénica.

2. Reubicación temporal

No se prevé que el proyecto cause desplazamientos temporales. Los ocupantes afectados serán desplazados permanentemente.

IV. El Programa de Reubicación

El Programa de Reubicación (Ciudad) de la Ciudad de Costa Mesa está diseñado para minimizar las dificultades, responder a las circunstancias únicas del proyecto y mantener el contacto personal con todas las personas afectadas. El programa aplicará sistemáticamente todos los criterios reglamentarios para formular las determinaciones de elegibilidad y beneficios y cumplirá con todos los requisitos aplicables. El programa de reubicación que implementará la Ciudad cumplirá con los estándares y disposiciones de la Ley de Asistencia para la Reubicación de California, *Código de Gobierno de California* §7260 y siguientes; las Directrices de Asistencia para la Reubicación y Adquisición de Bienes Inmuebles; *Código de Regulaciones de California*, Título 25, División 1, Capítulo 6 (Directrices).

La Ciudad ha retenido a Monument Inc. (Monumento) para administrar el Programa de Reubicación. Monument tiene un extenso currículum de proyectos de obras públicas realizados en otras comunidades del Condado de Orange. El personal experimentado de la Ciudad supervisaría el desempeño de Monument y sería responsable de aprobar o desaprobar las recomendaciones de Monument con respecto a la elegibilidad y las determinaciones de beneficios e interpretaciones de la política de la Ciudad.

El Programa de Reubicación consta de dos componentes principales: Asesoría y Asistencia Financiera.

A. Garantías, normas y objetivos del programa

La Ciudad proporcionaría a los ocupantes residenciales desplazados la asistencia, los derechos y los beneficios requeridos por la ley estatal de reubicación y las políticas y procedimientos de la Ciudad. El programa de reubicación proporcionaría asesoramiento y asistencia financiera. Se hará todo lo posible por facilitar los arreglos de reubicación y reducir al mínimo las dificultades para los desplazados.

Los objetivos del programa serían los siguientes:

1. Informar plenamente a los desplazados elegibles del Proyecto sobre la naturaleza y los procedimientos para obtener asistencia y beneficios de reubicación;
2. Determinar las necesidades de cada desplazado con derecho a asistencia;
3. Proporcionar referencias continuamente actualizadas a posibles sitios de reemplazo dentro de un tiempo razonable antes del desplazamiento y asegurar que no se requiera que ningún ocupante se mude sin un aviso por escrito de un mínimo de 90 días para desalojar;
4. Proporcionar asistencia que no resulte en un trato diferente o separado por motivos de raza, color, religión, origen nacional, sexo, estado civil u otras circunstancias arbitrarias;
5. Suministrar información sobre los programas estatales y otros programas gubernamentales que brindan asistencia a las personas desplazadas;
6. Para ayudar a cada ocupante elegible a completar las solicitudes de beneficios;
7. Pagar las prestaciones de reinstalación de conformidad con las directrices pertinentes;
8. Informar a todas las personas sujetas a desplazamiento de las políticas de la Ciudad con respecto al desalojo y la administración de la propiedad; y

9. Establecer y mantener un procedimiento formal de quejas para uso de las personas desplazadas que buscan una revisión administrativa de las decisiones de la Ciudad con respecto a la asistencia para la reubicación.

B. Asistencia de Asesoría de Reubicación

El personal de Monument está disponible para ayudar a las familias desplazadas permanentemente con preguntas o inquietudes sobre la reubicación y / o asistencia en la reubicación. El personal de reubicación puede ser contactado en 200 Spectrum Center, Suite 300, Irvine, CA 92618 con horario de oficina de 8:00 a.m. a 5:00 p.m., y puede ser contactado al (800) 577-0109. Se proporcionaría un programa integral de reubicación, con asistencia técnica y asesoría, para asistir a todas las personas desplazadas como consecuencia del proyecto, con servicios bilingües o asistencia de habla hispana disponibles. Se mantendrá el contacto personal con todas las personas hasta que se complete el proceso de reubicación.

Como se mencionó anteriormente, Monument ha sido contratado por la Ciudad para ayudar en la administración de su programa de reubicación. Monument trabajará en estrecha colaboración con el personal de la Ciudad. El personal de la ciudad proporcionaría las aprobaciones finales, o de otro tipo, de todas las recomendaciones del Monumento. Se harán todos los esfuerzos razonables para garantizar que la reubicación de los residentes se produzca con un mínimo de demoras y dificultades.

Se prestarán los siguientes servicios:

1. Un folleto informativo impreso (**Anexo D**) se facilitará en inglés o en el idioma del desplazado si posteriormente se considera necesario. Se obtendrán acuses de recibo firmados para verificar la recepción de este material;
2. Se mantendrá una base de datos de las unidades residenciales disponibles para alquiler y venta, y se proporcionarán referencias a los desplazados durante la duración del Proyecto;
3. Se ofrecerá asistencia a los desplazados en relación con los arreglos para la compra de bienes inmuebles, si corresponde, la presentación de formularios de reclamo para solicitar beneficios de reubicación de la Ciudad y para obtener servicios de otras agencias públicas;
4. Se prestará asistencia especial en forma de remisiones a organismos gubernamentales y no gubernamentales, si así se solicita;
5. Se prestará asistencia a los desplazados que reúnan los requisitos necesarios para la preparación y presentación de solicitudes de asistencia para la reubicación;
6. Las determinaciones y pagos de beneficios se realizarán de acuerdo con la ley aplicable y la política de la Ciudad;
7. Asegurar que los desplazados no estén obligados a mudarse sin un mínimo de 90 días de aviso por escrito para desalojar;

8. Todas las personas sujetas a desplazamiento serán informadas de las políticas de la Ciudad con respecto al desalojo y la administración de la propiedad;
9. Se establecerá y mantendrá un procedimiento formal de quejas para uso de las personas desplazadas que busquen una revisión administrativa de las decisiones de la Ciudad con respecto a la asistencia para la reubicación; y
10. Se brindará asistencia que no resulte en un trato diferente o separado debido a la raza, color, religión, origen nacional, sexo, estado civil u otras circunstancias arbitrarias.

C. Beneficios de Reubicación – Residencial

Los requisitos específicos de elegibilidad y los planes de prestaciones se detallarán en función de cada uno de los desplazados. En el curso de las entrevistas personales y las visitas de seguimiento, se aconsejará a los hogares sobre las opciones disponibles con respecto a la asistencia financiera.

Los beneficios de reubicación se proporcionarán de acuerdo con las disposiciones de la ley y los reglamentos estatales de reubicación. Los beneficios se pagarán a las personas desplazadas elegibles tras la presentación de los formularios de reclamación y la documentación requeridos de acuerdo con los procedimientos administrativos normales de la Ciudad.

1. Pagos de gastos de mudanza residencial

Todos los ocupantes residenciales que serían reubicados serían elegibles para recibir un pago por gastos de mudanza. Los pagos de gastos de mudanza se realizarían en función del costo real de una mudanza profesional o un pago fijo basado en un programa de recuento de habitaciones.

a. Costo real (movimiento profesional)

El desplazado puede optar por contratar los servicios de una empresa de mudanzas profesional con licencia, en cuyo caso la Ciudad pagaría el costo real de los servicios de mudanza en función de la menor de al menos dos ofertas aceptables (la Ciudad puede, a su discreción, solicitar ofertas competitivas para determinar el costo de mudanza razonable más bajo). Una vez completada la mudanza, la persona desplazada puede pagar directamente a la empresa de mudanzas y solicitar un reembolso a la Ciudad, o solicitar un pago directo de la Ciudad a la empresa de mudanzas.

b. Pago fijo (basado en el horario de recuento de habitaciones)

Un ocupante puede optar por recibir un pago fijo por los gastos de mudanza que se basa en el número de habitaciones ocupadas en la vivienda desplazada. En este caso, la persona que va a ser reubicada asume toda la responsabilidad de la mudanza. El pago fijo incluye todas las conexiones de servicios públicos como se describe en la Sección 1.a anterior.

Como mínimo, el pago de horario fijo para las unidades de eficiencia de ocupación individual, amuebladas con la propiedad personal del inquilino, es de \$780, que incluye todas las conexiones de

servicios públicos en la ubicación de reemplazo. El cronograma actual para los pagos de mudanza fija se proporciona a continuación en **Tabla 5**.

Tabla 5: Cronograma de Pagos de Mudanza Fija

Vivienda amueblada									
Recuento de habitaciones	1	2	3	4	5	6	7	8	Cada Adicional
Cantidad	\$780	\$1,000	\$1,250	\$1,475	\$1,790	\$2,065	\$2,380	\$2,690	\$285
Vivienda sin muebles									
Recuento de habitaciones	1								Cada Adicional
Cantidad	\$510								\$100

Fuente: Programa de costos de mudanza de URA (a partir del 26 de agosto de 2021).

2. Asistencia de alquiler a los inquilinos que eligen alquilar

Para ser elegible para recibir los beneficios de asistencia para el alquiler, el hogar inquilino desplazado debe alquilar o comprar y ocupar una vivienda de reemplazo decente, segura e higiénica dentro de un año a partir de la fecha en que se muda de la vivienda desplazada. Además, para calificar para los beneficios de asistencia para el alquiler, el inquilino-ocupante debe demostrar que (1) vivió en la propiedad como residente legal durante al menos 90 días consecutivos antes de la oferta inicial por escrito de la Ciudad para comprar la propiedad; y (2) la propiedad fue su residencia principal durante ese período de 90 días.

Sobre la base de los datos disponibles sobre los desplazados del proyecto, el hogar desplazado puede reunir los requisitos y ser elegible para solicitar beneficios de reubicación en virtud de las disposiciones estatales. Excepto en el caso de situaciones de vivienda de último recurso, el pago potencial al hogar será pagadero durante un período de 42 meses y limitado a un máximo de \$5,250 como se establece en las pautas. El programa de reubicación se explica en detalle en el folleto informativo que se proporcionará a cada hogar desplazado permanentemente.

Los montos de pago de asistencia para el alquiler/pago inicial son iguales a 42 veces la diferencia entre el alquiler mensual base y el menor de:

1. El alquiler mensual y el costo mensual promedio estimado de los servicios públicos para una vivienda de reemplazo comparable; o
2. El alquiler mensual y el costo mensual promedio estimado de los servicios públicos para la vivienda de reemplazo decente, segura e higiénica que realmente ocupa la persona desplazada.

El alquiler mensual base de la vivienda desplazada es el menor de los siguientes:

1. El costo mensual promedio del alquiler y los servicios públicos en la vivienda desplazada durante un período razonable antes del desplazamiento. El costo mensual promedio de los

servicios públicos se determinará mediante estados de cuenta/recibos reales durante un período de 12 meses o un estado de cuenta de uso promedio de la compañía de servicios públicos, si se proporciona. El cronograma de servicios públicos locales más reciente se utilizará para determinar los costos estimados de los servicios públicos si no se proporcionan los costos reales. En el caso de los propietarios-ocupantes o de los hogares, que pagaron poco o ningún alquiler, se utilizará el alquiler justo de mercado como sustituto del alquiler real; o

2. Treinta por ciento (30%) del ingreso bruto mensual promedio del hogar de la persona desplazada si el monto está clasificado como de "bajos ingresos" por la Encuesta Anual de Límites de Ingresos para los Programas de Vivienda Pública y Sección 8 del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). La encuesta de HUD se muestra como **Anexo B**. Si una persona desplazada se niega a proporcionar pruebas apropiadas de ingresos o es un dependiente, se determinará que el alquiler mensual base es el costo mensual promedio del alquiler y los servicios públicos en la vivienda desplazada; o
3. El total de la cantidad designada para vivienda y servicios públicos si recibe un pago de asistencia social de un programa que designó las cantidades para vivienda y servicios públicos.

Tabla 6 A continuación se ilustra el cálculo del monto del pago de asistencia para el alquiler/pago inicial.

Tabla 6: Cálculo de los pagos de asistencia para el alquiler

1. Alquiler Antiguo	\$650	Alquiler antiguo, más subsidio de servicios públicos
OR		
2. Capacidad de pago	\$700	30% de los ingresos brutos del hogar*
3. La menor de las líneas 1 o 2	\$650	Alquiler Mensual Base
Restado de:		
4. Nuevo Alquiler Real	\$750	Nuevo alquiler real, incluida la asignación de servicios públicos
OR		
5. Alquiler comparable	\$775	determinado por la ciudad; incluye Subsidio de Servicios Públicos
6. La menor de las líneas 4 o 5	\$750	
7. Rinde la necesidad mensual:	\$100	Restar la línea 3 de la línea 6
Asistencia para el alquiler	\$4,200	Multiplicar la línea 7 por 42 meses
<p>*Ingreso bruto significa la cantidad total de ingresos anuales de un hogar menos lo siguiente: (1) una deducción por cada dependiente en exceso de tres; (2) una deducción del 10% de los ingresos totales para el adulto mayor o discapacitado jefe de hogar; (3) una deducción por gastos médicos extraordinarios recurrentes definidos para este propósito como gastos médicos que excedan el 3% de los ingresos totales, cuando no estén compensados o cubiertos por el seguro u otras fuentes; (4) una deducción de las cantidades razonables pagadas por el cuidado de los hijos o miembros de la familia enfermos o incapacitados cuando se determine que es necesario para el empleo del jefe de familia o cónyuge, excepto que la cantidad no excederá la cantidad de ingresos recibidos por la persona que de otro modo no podría buscar empleo en ausencia de dicho cuidado.</p>		

3. Asistencia para el pago inicial a los inquilinos que eligen comprar

El hogar desplazado puede optar por aplicar la totalidad del monto del beneficio para el que es elegible para la compra de una unidad de reemplazo.

Un hogar desplazado, que elija utilizar hasta el monto total de su elegibilidad de asistencia para el alquiler (incluidos los beneficios de último recurso) para comprar una casa, tendrá los fondos depositados en una cuenta de depósito en garantía abierta, siempre que el monto total se utilice para el pago inicial y los costos incidentales elegibles asociados con la compra de una vivienda de reemplazo decente, segura y sanitaria. Se hará una provisión en los arreglos de custodia para la pronta devolución de los fondos de la Ciudad, en caso de que el depósito en garantía no se cierre dentro de un período de tiempo razonable.

La determinación final sobre el tipo de beneficios y asistencia de reubicación para los que el hogar es elegible se determinará después de la verificación de los ocupantes e ingresos del hogar.

D. Vivienda de Último Recurso

Sobre la base de los datos derivados de las encuestas y análisis de los ocupantes en el sitio del Proyecto y los costos de los recursos de vivienda de reemplazo, se prevé que no se dispondrá de "viviendas de reemplazo comparables" como se requiere para algunos inquilinos. Específicamente, para los inquilinos, cuando la elegibilidad de asistencia de vivienda de reemplazo calculada supera los \$5,250 en total o los costos mensuales de alquiler de la vivienda de reemplazo (incluidos los servicios públicos y otros gastos recurrentes razonables) superan el 30% del ingreso mensual promedio de la persona.

Por lo tanto, si el Proyecto procede, la Ciudad autorizará fondos suficientes para proporcionar viviendas de último recurso. Debido al número demostrado de recursos de vivienda de reemplazo disponibles, como se mostró anteriormente, no será necesario desarrollar un plan de vivienda de reemplazo para producir un número suficiente de viviendas de reemplazo comparables. Más bien, los fondos se utilizarán para realizar pagos que excedan los límites monetarios especificados en el estatuto (\$5,250); por lo tanto, se cumple el requisito de que se disponga de una "vivienda de sustitución comparable".

La Ciudad pagará los pagos de Vivienda de Último Recurso en dos cuotas: La primera cuota incluye el primer y último mes de alquiler y el depósito de seguridad de la propiedad de reemplazo y se paga en el momento en que se requiere el depósito. La última cuota incluye el saldo restante de los pagos de reubicación elegibles y se paga en la fecha de salida. Los beneficiarios de la asistencia de último recurso para el alquiler, que tengan la intención de comprar una vivienda de reemplazo en lugar de volver a alquilarla, tendrán derecho a solicitar el pago de una suma global de todos los beneficios en forma de asistencia para el pago inicial. Los hogares inquilinos que reciben pagos periódicos tendrán la opción de solicitar un pago único de los beneficios restantes para ayudar con la compra de una vivienda decente, segura e higiénica.

E. Determinaciones de Vivienda Comparable

El personal de reubicación evaluaría el costo de una vivienda de reemplazo comparable en la preparación de cada Aviso de Elegibilidad (NOE) individual emitido a los desplazados residenciales. En el caso de los inquilinos residenciales, el costo de una vivienda de sustitución comparable se determinaría principalmente sobre una base comparativa de tres viviendas comparables, si es posible, actualmente disponibles. Se prepararía un Formulario de Análisis de Vivienda Comparable (CHA, por sus siglas en inglés) y se colocaría en el archivo de cada hogar afectado.

F. Información general sobre el pago de las prestaciones de reubicación

Las reclamaciones y la documentación de respaldo para los beneficios de reubicación deben presentarse ante la Ciudad a más tardar 18 meses después de:

- En el caso de los inquilinos, la fecha de desplazamiento.

El procedimiento para la preparación y presentación de reclamaciones y la tramitación y entrega de los pagos sería el siguiente:

1. El (los) reclamante(s) proporcionaría(n) toda la documentación necesaria para justificar su elegibilidad para recibir asistencia;
2. El personal de reubicación revisaría toda la documentación necesaria, incluidos, entre otros, los alcances de los servicios, las ofertas de los contratistas, las facturas, los documentos de arrendamiento y el material de depósito en garantía antes de llegar a una determinación sobre qué gastos son elegibles para la compensación;
3. El personal de reubicación prepararía los formularios de reclamación requeridos y los presentaría al reclamante para su revisión. Las reclamaciones firmadas y la documentación de respaldo se devolverían al personal de reubicación y se presentarían a la Ciudad;
4. La Ciudad revisaría y aprobaría las reclamaciones de pago, o solicitaría información adicional;
5. La Ciudad emitiría cheques de beneficios a los reclamantes de la manera más segura y expedita posible;
6. Los pagos finales a los desplazados residenciales se emitirán después de que se confirme que las instalaciones del Proyecto han sido completamente desocupadas y se verifique la residencia real en la unidad de reemplazo;
7. Los recibos de pago y todo el material de la reclamación se mantendrán en el expediente del caso de reubicación.

G. Estatus Migratorio

La legislación federal (PL105-117) prohíbe el pago de beneficios de asistencia para la reubicación en virtud de la Ley Uniforme a cualquier extranjero que no esté legalmente presente en los Estados Unidos, a menos que dicha inelegibilidad resulte en una dificultad excepcional y extremadamente inusual para el cónyuge, padre o hijo del extranjero, cualquiera de los cuales sea ciudadano o un extranjero admitido para la residencia permanente. Las dificultades excepcionales y extremadamente inusuales se definen como un impacto adverso significativo y demostrable en la salud o la seguridad, la existencia continua de la unidad familiar y cualquier otro impacto que la Ciudad determine que afecta negativamente al cónyuge, padre o hijo del extranjero.

Con el fin de rastrear y dar cuenta de la asistencia para la reubicación y los pagos de beneficios bajo la ley federal de reubicación, se requerirá que el personal de reubicación busque información sobre el estado migratorio de cada desplazado mayor de 18 años haciendo que se auto-certifiquen en cuanto a su estatus legal.

No hay ningún requisito de presencia legal para ser elegible para la asistencia de reubicación bajo el Programa Estatal de Reubicación.

H. Consecuencias fiscales de la reubicación

En general, los pagos de reubicación no se consideran ingresos a los efectos de la División 2 del Código de Rentas Internas de 1954, que ha sido re-designado como el Código de Rentas Internas de 1986 (Título 26, U. S. Código), o con el propósito de determinar la elegibilidad o el grado de elegibilidad de cualquier persona para recibir asistencia en virtud de la Ley del Seguro Social (42 U. S. Código 301 y siguientes) o la Ley del Impuesto sobre la Renta de las Personas Físicas, Parte 10 (a partir de la Sección 17001) del Código de Ingresos e Impuestos, o la Ley del Impuesto Bancario y Corporativo, Parte II (a partir de la Sección 23001) de la División 2 del Código de Ingresos e Impuestos. La declaración anterior sobre las consecuencias fiscales no pretende ser un asesoramiento fiscal por parte de la Ciudad o el Monumento. Los desplazados son responsables de consultar con sus propios asesores fiscales sobre las consecuencias fiscales de los pagos de reubicación.

I. Título VI – La Política de No Discriminación de la Ciudad

El Título VI de la Ley de Derechos Civiles de 1964 requiere que ninguna persona en los Estados Unidos, por motivos de raza, color u origen nacional, sea excluida, se le nieguen los beneficios o sea objeto de discriminación en ningún programa o actividad que reciba asistencia financiera federal. La Orden Ejecutiva Presidencial 12898 aborda la justicia ambiental en las poblaciones minoritarias y de bajos ingresos. La Orden Ejecutiva Presidencial 13166 aborda los servicios para aquellas personas con dominio limitado del inglés. Cualquier persona que crea que ha sido excluida, se le han negado los beneficios o ha sido objeto de discriminación puede presentar una queja por escrito ante la Ciudad. Las leyes federales y estatales requieren que las quejas se presenten dentro de los ciento ochenta (180) días calendario posteriores al último incidente alegado. Para solicitar información adicional sobre las obligaciones de no discriminación de la Ciudad o para presentar una queja del Título VI, comuníquese con su Agente de Reubicación. En caso de que se requiera asistencia lingüística, se proporcionará sin costo alguno. Un agente de reubicación puede organizar asistencia lingüística si lo solicita.

J. Leyes de Vivienda Justa

El Título VI de la Ley de Derechos Civiles de 1964 y el Título VIII de la Ley de Derechos Civiles de 1968 establecen la política de los Estados Unidos de proporcionar, dentro de las limitaciones constitucionales, una vivienda justa en todo el país. Estas leyes y la Orden Ejecutiva 11063 declaran ilegales las prácticas discriminatorias en la compra y alquiler de unidades residenciales por motivos de raza, color, religión, sexo u origen nacional. Siempre que sea posible, se darán a las personas pertenecientes a minorías oportunidades razonables para trasladarse a viviendas decentes, seguras e higiénicas, que no estén situadas en una zona de concentración de minorías, y que estén dentro de sus posibilidades económicas. Esta política, sin embargo, no requiere que la Ciudad proporcione a una persona un pago mayor que el que ya puede ser necesario para permitir que una persona se traslade a una vivienda de reemplazo comparable.

Por favor, comprenda que este es un resumen de la asistencia que puede estar disponible para las personas desplazadas elegibles. Ninguna ley de reubicación sumaria puede anticipar todas las circunstancias o preguntas relacionadas con el Programa de Reubicación. Es importante que cada hogar trabaje en estrecha colaboración con un Agente de Reubicación para identificar cualquier circunstancia especial que deba abordarse al buscar una vivienda de reemplazo. Ningún hogar debe comprometerse a alquilar o comprar una vivienda de reemplazo hasta que la casa haya sido inspeccionada por un Agente de Reubicación. Un agente de reubicación está disponible para ayudar en el proceso de reubicación y explicará los derechos de cada persona y ayudará a obtener los pagos de reubicación y otra asistencia para la que son elegibles.

V. Disposiciones administrativas

A. Avisos

Cada aviso que la Ciudad esté obligada a proporcionar a un propietario u ocupante de una propiedad se entregará personalmente o se enviará por correo certificado o registrado de primera clase, con acuse de recibo solicitado y documentado en cada expediente del caso. Cada aviso se redactaría en un lenguaje sencillo y comprensible. A las personas que no puedan leer y entender cualquier aviso se les proporcionará la traducción y el asesoramiento adecuados. Cada aviso indicaría el nombre y el número de teléfono de una persona a la que se puede contactar para obtener respuestas a preguntas u otro tipo de ayuda.

Hay tres avisos principales:

1. Aviso de Información General (GIN),
2. Aviso de Elegibilidad de Reubicación (NOE), y
3. Aviso informativo o de desalojo de 90 días

El GIN tiene la intención de proporcionar a los posibles desplazados una descripción general por escrito del programa de reubicación de la Ciudad e información básica sobre beneficios, condiciones de elegibilidad, requisitos de notificación y derechos de apelación. El GIN se emitiría en el momento en que se están tasando las propiedades.

Las NOE se distribuirían a cada desplazado residencial. Las NOE contienen una determinación de la elegibilidad para la asistencia de reubicación y un cálculo del derecho máximo basado en la información proporcionada por el hogar afectado y los análisis de propiedades de reemplazo comparables realizados por el personal de reubicación. Las NOE se emitirían inmediatamente después del inicio de la negociación (ION) con los propietarios.

Ningún ocupante legal estaría obligado a mudarse sin haber recibido una notificación por escrito con al menos 90 días de anticipación de la fecha más temprana en la que sería necesario el traslado. El aviso de desalojo de 90 días indicaría una fecha específica como la fecha más temprana en la que se puede requerir que el ocupante se mude, o declararía que el ocupante recibiría un aviso adicional que indicaría, con al menos 60 días de anticipación para los inquilinos residenciales y 30 días de anticipación para los propietarios-ocupantes y ocupantes no residenciales, la fecha específica de la mudanza requerida. El aviso de desalojo de 90 días no se emitiría a ningún desplazado residencial antes de que se haya puesto a disposición una vivienda de reemplazo comparable.

Además de los tres avisos de reubicación principales identificados anteriormente, el personal de reubicación emitiría una notificación oportuna por escrito en forma de un aviso recordatorio, en el que se analiza la posible pérdida de derechos y se establece la fecha de vencimiento de la pérdida de beneficios para aquellas personas que:

1. Son elegibles para beneficios monetarios,
2. Haberse mudado de la propiedad adquirida, y
3. No haber presentado una reclamación de beneficios.

Se emitirán avisos recordatorios periódicamente durante todo el período de calificación. Se intentará hacer un contacto por escrito con todos los desplazados que no respondan a más tardar dentro de los últimos seis meses antes de la fecha de vencimiento para presentar un reclamo de beneficios.

B. Privacidad de los registros

Toda la información obtenida de los desplazados se considera confidencial y no se compartirá sin el consentimiento del desplazado o de la Ciudad o como requisito de una Solicitud de Registros Públicos específica de acuerdo con las leyes federales y estatales. El personal de reubicación cumpliría con las regulaciones federales relativas a la protección de los archivos de reubicación y su contenido.

C. Procedimientos de quejas

Una persona que no esté satisfecha con una determinación en cuanto a la elegibilidad para los beneficios, un monto de pago, la falta de proporcionar referencias de viviendas de reemplazo comparables o las prácticas de administración de propiedades de la Ciudad debe presentar un formulario de apelación o cualquier otra forma escrita de apelación ante el Gerente del Proyecto de Derecho de Paso de la Ciudad o su designado (Oficial de Audiencias).

El Oficial de Audiencias fijará una fecha de audiencia de no más de 30 días a partir de la recepción de la apelación. La persona que interponga el recurso deberá tener:

1. El derecho a presentar pruebas orales y/o escritas en apoyo de la apelación,
2. El derecho a buscar asesoría legal (contratada a expensas exclusivas del apelante), y
3. El derecho a interponer un recurso contencioso-administrativo una vez agotados todos los recursos administrativos.

El Oficial de Audiencias emitirá una decisión, por escrito, dentro de los 30 días siguientes al último día de la audiencia. Se enviaría una copia de la decisión, por correo certificado o registrado, al apelante y a su representante autorizado y se archivarían copias en el expediente del caso de reubicación. La decisión del Oficial de Audiencias será definitiva y se informará al apelante del derecho a solicitar una revisión judicial de la decisión del Oficial de Audiencias.

D. Política de desalojo

El desalojo con causa debe cumplir con las leyes federales, estatales y locales aplicables. Cualquier persona que ocupe la propiedad inmueble y esté en posesión legal en la fecha de la ION, se presume que tiene derecho a pagos de reubicación y otra asistencia, a menos que la Ciudad determine que:

1. La persona recibió un aviso de desalojo antes de la ION y, como resultado de ese aviso, es desalojado posteriormente, o

2. La persona es desalojada después de la ION por violación grave o repetida de los términos materiales del contrato de arrendamiento o de ocupación, y
3. En ambos casos, el desalojo no se llevó a cabo con el propósito de eludir la obligación de poner a disposición los pagos u otra asistencia a la que una persona pudiera tener derecho.

E. Participación Ciudadana

La Ciudad llevó a cabo una audiencia pública para el Proyecto el 19 de noviembre de 2024. A medida que avanza el proceso de implementación del Proyecto, la Ciudad observará el siguiente protocolo:

1. Proporcionar a los inquilinos afectados acceso completo y oportuno a los documentos relevantes para el programa de reubicación;
2. Fomentar la participación significativa en la revisión del plan de reubicación y el seguimiento del programa de asistencia para la reubicación; incluyendo a los ocupantes en el área del Proyecto, grupos de vecinos y organizaciones comunitarias que forman un comité de reubicación;
3. Proporcionar la asistencia técnica necesaria para interpretar los elementos de este Plan y otros materiales pertinentes;
4. Emitir un aviso general sobre la disponibilidad del Plan para revisión pública, según sea necesario,
5. 30 días antes de su propuesta de adopción;

F. Fechas proyectadas de desplazamiento

La Ciudad ha aprobado las actividades de adquisición y reubicación, que comenzaron en diciembre de 2024 y se completarían a más tardar en el verano de 2025.

G. Costos estimados de reubicación

El presupuesto total estimado para los pagos relacionados con la reubicación para este proyecto, incluyendo un 20% de contingencia, es el siguiente:

Reubicación:	\$ 225,000
Contingencia al 20%:	\$ 45,000
Total:	\$ 270,000

El presupuesto estimado de reubicación no incluye ningún pago relacionado con la adquisición de propiedades, mejoras relacionadas con bienes raíces o pérdida de buena voluntad comercial. Además, el presupuesto no considera el costo de los servicios necesarios para implementar el Plan y completar el elemento de reubicación del Proyecto.

Si el Proyecto va a ser implementado, y surgen circunstancias que cambian el número de ocupantes residenciales o la naturaleza de su actividad, la Ciudad puede autorizar cualquier fondo adicional compensable que pueda necesitar ser asignado. La Ciudad se compromete a asignar, de manera oportuna, los fondos necesarios para garantizar la finalización exitosa del Proyecto, incluidos los fondos necesarios para LRH como se indica en la Sección IV.D, de este Plan para cumplir con su obligación bajo el reglamento de reubicación.

Anexo A
Formulario de entrevista residencial

m		Entrevista de reubicación residencial			
Cliente/Proyecto: Ciudad de Costa Mesa - Expansión del Parque Shalimar		ID de caso:			
Dirección del sitio: 778 Shalimar Drive, Unit		Total de ocupantes:	Fecha de la entrevista:	<input type="checkbox"/> Desocupado	
Ciudad, Estado, Cód: Costa Mesa, CA 92627		Entrevistador:	<input type="checkbox"/> Sin contacto		
OCUPANTES INDIVIDUALES (utilice páginas adicionales según sea necesario)					
1. Nombre:		Género: F M	Empleador/Escuela:		
Relación (lista 1): CABEZA DE FAMILIA	<input type="checkbox"/> ID verificado	Fuente de ingresos (lista 2):	Descripción de ingresos/empleo:	Fecha de inicio/contratación:	Ingresos de Mes
Presencia legal (lista 3):	Fecha de nacimiento:				
Teléfono/tax/correo electrónico:	Fecha de mudanza:				
Notas/necesidades especiales:					
2. Nombre:		Género: F M	Empleador/Escuela:		
Relación (lista 1):	<input type="checkbox"/> ID verificado	Fuente de ingresos (lista 2):	Descripción de ingresos/empleo:	Fecha de inicio/contratación:	Ingresos de Mes
Presencia legal (lista 3):	Fecha de nacimiento:				
Teléfono/tax/correo electrónico:	Fecha de mudanza:				
Notas/necesidades especiales:					
3. Nombre:		Género: F M	Empleador/Escuela:		
Relación (lista 1):	<input type="checkbox"/> ID verificado	Fuente de ingresos (lista 2):	Descripción de ingresos/empleo:	Fecha de inicio/contratación:	Ingresos de Mes
Presencia legal (lista 3):	Fecha de nacimiento:				
Teléfono/tax/correo electrónico:	Fecha de mudanza:				
Notas/necesidades especiales:					
4. Nombre:		Género: F M	Empleador/Escuela:		
Relación (lista 1):	<input type="checkbox"/> ID verificado	Fuente de ingresos (lista 2):	Descripción de ingresos/empleo:	Fecha de inicio/contratación:	Ingresos de Mes
Presencia legal (lista 3):	Fecha de nacimiento:				
Teléfono/tax/correo electrónico:	Fecha de mudanza:				
Notas/necesidades especiales:					
5. Nombre:		Género: F M	Empleador/Escuela:		
Relación (lista 1):	<input type="checkbox"/> ID verificado	Fuente de ingresos (lista 2):	Descripción de ingresos/empleo:	Fecha de inicio/contratación:	Ingresos de Mes
Presencia legal (lista 3):	Fecha de nacimiento:				
Teléfono/tax/correo electrónico:	Fecha de mudanza:				
Notas/necesidades especiales:					
6. Nombre:		Género: F M	Empleador/Escuela:		
Relación (lista 1):	<input type="checkbox"/> ID verificado	Fuente de ingresos (lista 2):	Descripción de ingresos/empleo:	Fecha de inicio/contratación:	Ingresos de Mes
Presencia legal (lista 3):	Fecha de nacimiento:				
Teléfono/tax/correo electrónico:	Fecha de mudanza:				
Notas/necesidades especiales:					

VIVIENDA			HOGAR		
Dirección de correo			¿Residencia principal de todos los ocupantes? (Si no, explique en notas)		
Ciudad, Estado, Código Postal:			¿Puede alguien leer/entender inglés? Si no, idioma:		
Dirección de Copia de Carbón:			Raza/Etnicidad: <input type="checkbox"/> Indígena Americano/Alaska <input type="checkbox"/> Asiático		
Ciudad, Estado, Código Postal:			<input type="checkbox"/> Negro/Afroamericano <input type="checkbox"/> Hawaiano/Isleño del Pacífico		
Tipo de vivienda (lista 4):			<input type="checkbox"/> Hispano/Latino <input type="checkbox"/> Blanco <input type="checkbox"/> Otro <input type="checkbox"/> Mezclado		
Habitaciones:	Ático/Utilidad/Almacenamiento:	Aproximadamente pies cuadrado:	Suscribirse a: <input type="checkbox"/> Teléfono fijo <input type="checkbox"/> Servicio de TV <input type="checkbox"/> Internet		
Cocina:	Sótano:	Baños:	<input type="checkbox"/> ¿Negocio desde casa? (describir en notas)		
Salas de estar/familia:	Garaje:	Espacios de garaje:	<input type="checkbox"/> ¿Alquilar habitaciones en la vivienda? (describir en notas)		
Comedor:	Otro/Extra:	Espacios de cochera	<input type="checkbox"/> ¿Recibiendo ingresos fijos o asistencia pública? (describir en Ocupantes)		
Oficina:	Total de habitaciones físicas y de contenido para mover:	Espacios de Estacionamiento:	<input type="checkbox"/> ¿Ocupantes discapacitados? (describa modificaciones/necesidades en Ocupantes)		
Total de habitaciones:		Número de carros:	Sitio de reemplazo <u>necesidades especiales</u> (marcar y describir en Notas)		
Aire Acondicionado: <input type="checkbox"/> Central <input type="checkbox"/> Pared/Ventana <input type="checkbox"/> Bomba de Calor <input type="checkbox"/> Evaporativa/Swamp			<input type="checkbox"/> Acceso al empleo <input type="checkbox"/> Compras		
Calefacción: <input type="checkbox"/> FAU <input type="checkbox"/> Radiante <input type="checkbox"/> Agua Caliente <input type="checkbox"/> Calentador de Espacio <input type="checkbox"/> Solar <input type="checkbox"/> Bomba			<input type="checkbox"/> Transporte público <input type="checkbox"/> Religioso		
Condición de la vivienda: <input type="checkbox"/> Buena <input type="checkbox"/> Regular <input type="checkbox"/> Mala			<input type="checkbox"/> Instalaciones/servicios médicos <input type="checkbox"/> Servicios sociales/públicos		
Condición del vecindario: <input type="checkbox"/> Buena <input type="checkbox"/> Regular <input type="checkbox"/> Mala			<input type="checkbox"/> La escuela necesita <input type="checkbox"/> Relativos/Étnicos		
Servicios:			<input type="checkbox"/> Cuidado de niños <input type="checkbox"/> Otras necesidades especiales		
			<input type="checkbox"/> ¿Todos los ocupantes deben mudarse a la misma vivienda? (si no, explique en las notas)		
INQUILINO			Preferencia de vivienda de reemplazo: <input type="checkbox"/> Alquilar <input type="checkbox"/> Comprar		
Términos de alquiler: <input type="checkbox"/> Mes a Mes <input type="checkbox"/> Contrato, meses restantes:			Se puede reubicar desde: <input type="checkbox"/> Vecindario <input type="checkbox"/> Ciudad <input type="checkbox"/> Condado <input type="checkbox"/> Estado		
<input type="checkbox"/> Alquiler reducido a cambio de servicio	<input type="checkbox"/> Unidad amueblada por el inquilino		Áreas de reubicación preferidas:		
Alquiler mensual del contrato: \$	Depósito de seguridad: \$		PROPIETARIO		
Nombre del propietario/gerente/teléfono:			Tamaño de lote (pies cuadrados):	Fecha de compra:	Edad (años):
<input type="checkbox"/> ¿Acuerdo de alquiler por escrito disponible?	<input type="checkbox"/> ¿Recintos de alquiler disponibles?		<input type="checkbox"/> Propiedad clara, sin hipotecas/préstamos	<input type="checkbox"/> Equidad negativa	número de pisos:
<input type="checkbox"/> ¿Recibiendo la Sección 8 u otra asistencia de vivienda?			Información del primer préstamo	Información del segundo préstamo	
Nombre del trabajador social/teléfono:			Prestamista:	Prestamista:	
Porción mensual del alquiler del inquilino: \$			Tipo de préstamo (lista 5):	Tipo de préstamo (lista 5):	
Gastos anuales de cuidado familiar/infantil para permitir el trabajo: \$			Tasa actual %:	Tasa actual %:	
Gastos médicos anuales no reembolsados: \$			Saldo Principal: \$	Saldo Principal: \$	
Gastos anuales de asistencia a discapacitados no reembolsables: \$			Fecha Original:	Fecha Original:	
Servicios pagados por el inquilino:	Mascotas:		Meses restantes:	Meses restantes:	
	<input type="checkbox"/> Gas: \$		Pago mensual de capital e intereses:	Pago mensual de capital e intereses:	
<input type="checkbox"/> Eléctrico: \$	Fuente de energía: Gas Eléctrico Aceite Otro		CASA MÓVIL		
<input type="checkbox"/> Agua: \$	Estufa de cocina: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Espacio la almohadilla: <input type="checkbox"/> Alquilar <input type="checkbox"/> Autobús: <input type="checkbox"/> Alquilar <input type="checkbox"/> Propio		
<input type="checkbox"/> Alcantaril: \$	Calentador de agua: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Alquiler de la almohadilla: \$		
<input type="checkbox"/> Basura: \$	Calentador: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Longitud del autobús (pies):		
<input type="checkbox"/> NINGUNO	Aire Acondicionado <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Año:		
			Ancho del autobús (pies):		
			Número de calcomanía:		

Anexo B
Límites de Ingresos del HCD – Condado de Orange

**DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO
DIVISIÓN DE DESARROLLO DE POLÍTICAS DE VIVIENDA**

2020 W. El Camino Avenue, Suite 500 Sacramento,
CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



9 de mayo de 2024

MEMORANDO PARA: Partes interesadas

DE: Megan Kirkeby, Directora Adjunta de la División de Desarrollo de Políticas de Vivienda

SUJETO: **Límites de ingresos estatales para 2024**

Se adjuntan materiales informativos y los límites de ingresos estatales de 2024 que ahora están vigentes y reemplazan los límites de ingresos estatales de 2023 anteriores. Los límites de ingresos reflejan los ingresos medios actualizados y los niveles de ingresos de los hogares con ingresos críticamente bajos, extremadamente bajos, muy bajos, bajos y moderados en los 58 condados de California. Los límites de ingresos estatales para 2024 se encuentran en el sitio web del Departamento de Vivienda y Desarrollo Comunitario (HCD) en <https://www.hcd.ca.gov/grants-and-financiación/limites-de-ingresos/limites-de-valor-de-préstamo-y-alquiler-de-ingresos-estatales-y-federales>.

Se aplican límites de ingresos estatales a programas designados, se utilizan para determinar la elegibilidad del solicitante (según el nivel de ingresos del hogar) y pueden usarse para calcular los costos de vivienda asequible para los programas de asistencia de vivienda aplicables. El uso de los límites de ingresos estatales está sujeto a la definición de ingresos, familia, tamaño de la familia, fechas de vigencia y otros factores de un programa particular. Además, las definiciones aplicables a las categorías de ingresos, criterios y áreas geográficas a veces difieren según la fuente de financiamiento y el programa, lo que resulta en que algunos programas utilicen otros límites de ingresos.

Los materiales informativos adjuntos detallan los límites de ingresos estatales de California para 2024 y se actualizaron en función de: (1) cambios en los límites de ingresos que el Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) publicó el 1 de abril de 2024 para su Vivienda Pública, Sección 8, Sección programas 202 y Sección 811; y (2) ajustes que HCD realizó con base en las disposiciones legales estatales y sus [Política de Exención de Responsabilidad de 2013 \(HH\)](#).

Si tiene preguntas sobre los límites de ingresos estatales, consulte las Preguntas y Respuestas en la página 5 o comuníquese con StateIncomeLimits@hcd.ca.gov.

Materiales informativos sobre límites de ingresos estatales de 2024 Código de Regulaciones de California, Título 25, Sección 6932

Descripción general

El Departamento de Vivienda y Desarrollo Comunitario (HCD), de conformidad con la Sección 50093(c) del Código de Salud y Seguridad, debe presentar actualizaciones de sus Límites de Ingresos Estatales ante la Oficina de Derechos Administrativo. El HCD actualiza anualmente estos límites de ingresos según las revisiones del Departamento de Vivienda y Desarrollo Urbano (HUD) de los EE. UU. a los límites de ingresos de la Sección 8 y de Vivienda Pública que el HUD publicó por última vez el 1 de abril de 2024.

HUD actualiza anualmente sus Límites de Ingresos de Vivienda Pública y de la Sección 8 para reflejar los cambios en los niveles de ingresos familiares medios para hogares de diferentes tamaños y los límites de ingresos para hogares de ingresos extremadamente bajos, muy bajos y bajos. HCD, de conformidad con las disposiciones legales, realiza las siguientes revisiones adicionales: (1) si es necesario, aumenta el ingreso medio del área de un condado para igualar el ingreso medio no metropolitano de California, (2) ajusta el ingreso medio del área (AMI) y los niveles de las categorías de ingresos del hogar para no dar como resultado ninguna disminución año tras año en ningún año después de 2009 de conformidad con la Política de Exención de Responsabilidad (HH) de febrero de 2013 del HCD. (La Política HH de HCD se implementó para reemplazar la Política HH de HUD, descontinuada en 2009, para garantizar que los límites de ingresos y los niveles de ingresos medios del área no caigan por debajo del nivel más alto del año anterior), y (3) determina los límites de ingresos para las personas de ingresos extremadamente bajos y categorías de ingresos moderados.

A continuación se presentan breves resúmenes de las metodologías técnicas utilizadas por HUD y HCD para actualizar los límites de ingresos para diferentes categorías de ingresos familiares. Para obtener información adicional, consulte los materiales informativos de HUD en <https://www.huduser.gov/portal/datasets/il/il24/IncomeLimitsMethodology- Año fiscal 24.pdf>.

Metodología HUD

La Vivienda Pública de HUD y los Límites de Ingresos de la Sección 8 comienzan con la producción de ingresos familiares medios. HUD utiliza las definiciones de área de Renta Justa de Mercado (FMR) del programa de la Sección 8 para desarrollar los ingresos medios, lo que significa desarrollar los ingresos medios para cada área metropolitana, partes de algunas áreas metropolitanas y cada condado no metropolitano. Las definiciones de área de FRM de 2024 para California no han cambiado con respecto al año pasado. HUD calcula los límites de ingresos para cada área de FMR con ajustes por el tamaño de la familia y para áreas con ingresos familiares inusualmente altos o bajos o relaciones entre costo e ingreso de vivienda.

Ingresos extremadamente bajos

Para determinar el límite de ingresos extremadamente bajos, HUD utiliza las Pautas Federales de Pobreza, publicadas por el Departamento de Salud y Servicios Humanos. Las Pautas Federales de Pobreza son una versión simplificada de los Umbrales Federales de Pobreza que se utilizan con fines administrativos, por ejemplo, para determinar la elegibilidad financiera para ciertos programas federales. HUD compara la pauta de pobreza apropiada con el 60% del límite de ingresos muy bajos y elige el mayor de los dos como límite de ingresos extremadamente bajos. El valor no podrá exceder el nivel de ingresos muy bajos.

Ingresos muy bajos

Los límites de ingresos muy bajos son la base para los límites de ingresos extremadamente bajos y bajos. El límite de ingresos muy bajos generalmente refleja el 50 por ciento del ingreso familiar medio (MFI), y la cifra de MFI de HUD generalmente equivale a dos veces el límite de ingresos muy bajos de 4 personas de HUD. Sin embargo, HUD puede ajustar el límite de ingresos muy bajos para un área o condado para tener en cuenta condiciones que justifiquen consideraciones especiales. Como tal, es posible que el límite de ingresos muy bajos no siempre sea igual al 50% de la MFI.

Bajos ingresos

En general, la mayoría de los límites de bajos ingresos representan el nivel más alto de: (1) 80 por ciento del MFI o (2) 80 por ciento del ingreso familiar medio estatal no metropolitano. Sin embargo, debido a los ajustes que HUD a veces hace al límite de ingresos muy bajos, calcular estrictamente los límites de bajos ingresos como el 80 por ciento de la MFI podría

Materiales informativos sobre límites de ingresos estatales de 2024 Código de Regulaciones de California, Título 25, Sección 6932

producir anomalías no deseadas que no sean coherentes con la intención legal (por ejemplo, que los límites de ingresos muy bajos sean más altos que los límites de ingresos bajos). Por lo tanto, los materiales informativos de HUD especifican que, con algunas excepciones, el límite de bajos ingresos refleja el 160 por ciento del límite de muy bajos ingresos. HUD puede aplicar ajustes adicionales a áreas con relaciones inusualmente altas o bajas de costos de vivienda e ingresos y por otras razones. Esto puede resultar en que los límites de bajos ingresos excedan el MFI en ciertos condados.

Ingreso familiar medio/Ingreso medio del área

HUD hace referencia y estima a la MFI al calcular los límites de ingresos. La ley de California y los límites de ingresos estatales hacen referencia a AMI que, de conformidad con la sección 50093(c) del Código de Salud y Seguridad, significa la MFI de un área geográfica del estado, según lo estimado anualmente por HUD para su Programa de la Sección 8.

Al estimar los ingresos familiares medios del año fiscal 2024, HUD utiliza datos de ingresos familiares medios (a diferencia de los datos de ingresos familiares medios) de la Encuesta sobre la Comunidad Estadounidense (ACS) de 2022 calculada por la Oficina del Censo. La Oficina del Censo produce dos tipos de estimaciones de la ACS: los datos de "un año", que representan estimaciones a partir de 2022; y los datos de "cinco años", que representan estimaciones de 2018 a 2022 (pero están inflados a dólares de 2022). HUD requiere tabulaciones especiales de la ACS para que coincidan con sus definiciones personalizadas de HMFA descritas anteriormente.

HUD utiliza los datos de ingresos familiares medios de la ACS de 2022 (a diferencia de los datos de ingresos de los hogares) como base para los límites de ingresos del año fiscal 2024 para todas las áreas de California. HUD utiliza un pronóstico de inflación de la Oficina de Presupuesto del Congreso (CBO) para actualizar las estimaciones de la ACS. Para el año fiscal 2024, la CBO ha elaborado un IPC previsto de 310,683, que dividido por el año 2022 de 292,613 es 1,062 (un aumento del 6.2 por ciento).

Para obtener información adicional sobre las MFI, consulte los materiales informativos de HUD en <https://www.huduser.gov/portal/datasets/il/il24/Medians-Methodology-FY24.pdf>.

Cálculos de ajuste

HUD puede aplicar ajustes a áreas con ingresos familiares inusualmente altos o bajos, una relación desigual entre el costo de la vivienda y los ingresos u otras razones. Por ejemplo, HUD aplica un aumento si el límite de ingresos muy bajos para cuatro personas sería menor que la cantidad en la que el 35 por ciento equivale al 85 por ciento del FMR anualizado de dos dormitorios de la Sección 8 (o percentil 40 de alquiler en percentil 50 de áreas FMR). El objetivo es aumentar el límite de ingresos en áreas donde los costos de alquiler de viviendas son inusualmente altos en relación con el ingreso medio. En ciertos casos, HUD también aplica un ajuste a los límites de ingresos según el nivel de ingresos familiar medio no metropolitano del estado.

Además, HUD restringe los ajustes, por lo que los límites de ingresos no aumentan más del cinco por ciento de la cifra de ingresos muy bajos del año anterior O el doble del aumento en la MFI nacional medida por la ACS con un tope absoluto del 10 por ciento, lo que sea mayor. . Para 2024, el cambio anualizado lo mide la ACS de 2021 a 2022. El doble de este cambio es aproximadamente del 14.8 por ciento, que es mayor que el límite absoluto del 10 por ciento. Entonces, para el año fiscal 2024, el "tope" de límites de ingresos es del 10 por ciento. HUD anunció esta metodología por primera vez el 10 de enero de 2024 en un Aviso del Registro Federal. Las reglas de límite máximo y mínimo no se aplican a los límites de ingresos extremadamente bajos.

Consulte los materiales informativos de HUD para obtener información adicional sobre los cálculos de ajuste.

Cálculos del límite de ingresos para hogares que no sean de 4 personas

El estatuto de límite de ingresos requiere ajustes según el tamaño de la familia. El informe del comité de conferencia y de historia legislativa indica que el Congreso tenía la intención de que los límites de ingresos fueran más altos para las familias más numerosas y más bajos para las familias más pequeñas. Los mismos ajustes por tamaño de familia se aplican a todos los límites de ingresos, excepto a los límites de ingresos extremadamente bajos, que se establecen en el umbral de ingresos de pobreza. Son los siguientes:

Número de personas en el hogar:	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Ajustes:	70%	80%	90%	Base	108%	116%	124%	132%

Materiales informativos sobre límites de ingresos estatales de 2024 Código de Regulaciones de California, Título 25, Sección 6932

Cálculos del límite de ingresos para hogares con más de 8 personas

Para hogares de más de ocho personas, consulte la fórmula al final de la tabla para los límites de ingresos de 2024. Debido a los ajustes que HUD puede hacer a los límites de ingresos en un condado determinado, los datos de la tabla deben ser el único método utilizado para determinar la elegibilidad del programa. Los cálculos aritméticos sólo son aplicables cuando un hogar tiene más de ocho miembros. Como novedad para el año fiscal 2024, los límites de ingresos ajustados según el tamaño de la familia se vuelven a probar para verificar el cumplimiento de las reglas de límite máximo y mínimo. Consulte el material informativo de HUD para obtener información adicional sobre los ajustes en el tamaño de la familia.

Metodología HCD

La ley estatal (ver, por ejemplo, la sección 50093 del Código de Salud y Seguridad) prescribe la metodología que utiliza HCD para actualizar los límites de ingresos estatales. HCD utiliza los límites de ingresos de la Sección 8 y de vivienda pública de HUD. La metodología del HCD implica: (1) si es necesario, aumentar el ingreso medio de un condado establecido por el HUD para igualar el ingreso medio del condado no metropolitano de California determinado por el HUD, (2) aplicar la Política de HH del HCD, vigente desde 2013, para no permitir disminuciones en el AMI niveles y niveles de categorías de ingresos del hogar, (3) aplicar al ingreso medio los mismos ajustes por tamaño de familia que HUD aplica a los límites de ingresos, (4) determinar los niveles de límite de ingresos aplicables a los niveles de ingresos agudos de California hogares de bajos ingresos definidos por ley como ingresos del hogar que no exceden el 15 por ciento del AMI del condado, y (5) determinar los niveles límite de ingresos aplicables a los hogares de ingresos moderados de California definidos por ley como ingresos del hogar que no exceden el 120 por ciento del AMI del condado.

Ingreso medio del área y niveles de categoría de ingreso

El HCD, de conformidad con las leyes federales y estatales, ajusta los niveles de ingresos medios para todos los condados para que no sean inferiores al ingreso medio de los condados no metropolitanos establecido por HUD (\$87,900 para 2024). A continuación, el HCD aplica su Política de HH para garantizar que el AMI y los límites de ingresos para todas las categorías de ingresos del hogar no caigan por debajo de ningún nivel alcanzado el año anterior. La sección 50093 del Código de Salud y Seguridad requiere que el HCD ajuste el AMI según el tamaño de la familia de acuerdo con los factores de ajuste adoptados por HUD e ilustrados en la página anterior. Este establece que el MFI publicado por HUD equivale al AMI de cuatro personas para los condados de California.

Niveles de ingresos extremadamente bajos

A partir de 2022, la sección 50063.5 del Código de Salud y Seguridad estableció los niveles de hogares de ingresos extremadamente bajos de California. Después de calcular el nivel de ingreso medio del área (AMI) de 4 personas como se describió anteriormente, el HCD establece el límite máximo de ingresos extremadamente bajos para igualar el 15 por ciento del AMI del condado, ajustado según el tamaño de la familia.

Niveles de ingresos moderados

El HCD es responsable de establecer los niveles límite de ingresos moderados de California. Después de calcular el nivel de AMI para 4 personas como se describió anteriormente, el HCD establece el límite máximo de ingresos moderados para que sea igual al 120 por ciento del AMI del condado, ajustado según el tamaño de la familia.

Aplicabilidad de los límites de ingresos oficiales del estado de California

La aplicabilidad de los límites de ingresos estatales está sujeta a programas particulares, ya que las definiciones de factores tales como ingresos, familia y tamaño del hogar varían. Algunos programas, como los Proyectos de Subsidio Fiscal Multifamiliar (MTSP), utilizan límites de ingresos diferentes. Para los MTSP, se aplican límites de ingresos separados según las disposiciones de la Ley de Vivienda y Recuperación Económica (HERA) de 2008 (Ley Pública 110-289). Los límites de ingresos para los MTSP se utilizan para determinar los niveles de calificación, así como para establecer tarifas máximas de alquiler para proyectos financiados con créditos fiscales autorizados según la Sección 42 del Código de Rentas Internas (Código). Además, los límites de ingresos del MTSP se aplican a proyectos financiados con bonos de vivienda exentos de impuestos emitidos para proporcionar desarrollo de alquiler residencial calificado según la Sección 142 del Código. Estos límites de ingresos están disponibles en <http://www.huduser.org/datasets/mtsp.html>.

**Materiales informativos sobre límites de ingresos estatales de 2024
Código de Regulaciones de California, Título 25, Sección 6932****Preguntas y respuestas**

En Los Ángeles, así como en varios otros condados del estado, ¿por qué el límite de ingresos muy bajos no equivale al 50% del AMI (o el límite de ingresos bajos no equivale al 80% del AMI)?

Hay muchas excepciones al cálculo aritmético de los límites de ingresos. Estos incluyen ajustes por el alto costo de la vivienda en relación con los ingresos, la aplicación de límites estatales de ingresos no metropolitanos en áreas de bajos ingresos y máximos nacionales en áreas de altos ingresos. En el condado de Los Ángeles, así como en varios otros, la magnitud de estos ajustes da como resultado que el límite de bajos ingresos supere el AMI. Estas excepciones se detallan en la Metodología de límites de ingresos para el año fiscal 2024.

Documento, <https://www.huduser.gov/portal/datasets/il/il24/Medians-Methodology-FY24.pdf>.

Para obtener más información sobre los ajustes exactos realizados en un área individual del país, consulte el Sistema de documentación de límites de ingresos para el año fiscal 2024 de HUD. El sistema de documentación está disponible en https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn. Una vez que se selecciona el área en cuestión, se muestra un resumen del ingreso medio del área, los ingresos muy bajos, los ingresos extremadamente bajos y los límites de ingresos bajos. Los cálculos detallados se obtienen seleccionando los enlaces relevantes.

¿Por qué los límites de ingresos de mi área no reflejan ganancias recientes?

Aunque HUD utiliza los datos más recientes disponibles sobre los ingresos del área local, todavía hay un desfase entre el momento en que se recopilan los datos y el momento en que están disponibles para su uso. Por ejemplo, los límites de ingresos del año fiscal 2024 se calculan utilizando los datos de la Encuesta sobre la Comunidad Estadounidense (ACS) de cinco años de 2018-2022 y, cuando sea posible, los datos de un año de 2022. Se trata de un desfase de dos años, por lo que no se dispone de tendencias más actuales en los niveles medios de ingresos familiares.

HUD estima el ingreso familiar medio (MFI) anualmente para cada área metropolitana y condado no metropolitano. La base para los ingresos familiares medios de HUD son los datos de la ACS, tabla B19113 - INGRESOS FAMILIARES MEDIOS EN LOS ÚLTIMOS 12 MESES. En el cálculo del factor de tendencia se utiliza un pronóstico del Índice de Precios al Consumidor (IPC) publicado por la Oficina de Estadísticas Laborales para adelantar los datos de la ACS de 2021 al año fiscal 2023.

Para obtener detalles adicionales sobre el uso de la ACS en los cálculos de MFI de HUD, consulte el documento de metodología del ingreso familiar medio para el año fiscal 2024 de HUD,

en <https://www.huduser.gov/portal/datasets/il/il23/Medians-Methodology-FY24.pdf>

Además, la documentación completa de todos los cálculos para las MFI está disponible en el Ingreso familiar medio del año fiscal 2024 y el Sistema de documentación de límites de ingresos del año fiscal 2024. Estos sistemas están disponibles

en https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn

¿Por qué no cambiaron los límites de ingresos de mi condado con respecto al año pasado?

Política de Exención de Responsabilidad de 2013 del HCD probablemente impidió que los límites de ingresos disminuyeran con respecto a los niveles del año pasado y los ha mantenido a pesar de una disminución en el ingreso medio y/o los límites de ingresos publicados por HUD.

¿Por qué los límites de ingresos o el ingreso medio del área de mi condado no coinciden con lo publicado por HUD?

El HCD ajusta el AMI de cada condado para que al menos iguale el ingreso medio del condado no metropolitano del estado, según lo publicado por HUD. Además, la Política de exención de responsabilidad del HCD de 2013 impide que cualquier disminución en los límites de ingresos o en el ingreso familiar medio publicado por HUD se aplique a los límites de ingresos estatales.

Sección 6932. Límites de ingresos para 2024

Número de personas en el hogar:	1	2	3	4	5	6	7	8
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La última página explica cómo utilizar los límites de ingresos para determinar la elegibilidad del solicitante y calcular el costo y el alquiler de una vivienda asequible.

Ingreso medio del área del condado de Alameda: \$155,700	Criticamente bajo	16350	18700	21000	23350	25200	27100	28950	30800
	Extremadamente bajo	32700	37400	42050	46700	50450	54200	57950	61650
	Ingresos muy bajos	54500	62300	70100	77850	84100	90350	96550	102800
	Bajos ingresos	84600	96650	108750	120800	130500	140150	149800	159500
	Ingreso medio	109000	124550	140150	155700	168150	180600	193050	205500
	Ingresos moderados	130800	149500	168150	186850	201800	216750	231700	246650

Ingreso medio del área del condado de Alpine: \$119,300	Criticamente bajo	12550	14300	16100	17900	19350	20750	22200	23650
	Extremadamente bajo	22200	25400	28550	31700	36580	41960	47340	52720
	Ingresos muy bajos	37000	42250	47550	52850	57050	61300	65550	69750
	Bajos ingresos	59200	67650	76100	84550	91350	98100	104850	111650
	Ingreso medio	83500	95450	107350	119300	128850	138400	147950	157500
	Ingresos moderados	100200	114500	128850	143150	154600	166050	177500	188950

Ingreso medio del área del condado de Amador: \$101,900	Criticamente bajo	10700	12250	13750	15300	16500	17750	18950	20200
	Extremadamente bajo	21200	24200	27250	31200	36580	41960	47340	52720
	Ingresos muy bajos	35300	40350	45400	50400	54450	58500	62500	66550
	Bajos ingresos	56450	64550	72600	80650	87150	93600	100050	106500
	Ingreso medio	71350	81500	91700	101900	110050	118200	126350	134500
	Ingresos moderados	85600	97850	110050	122300	132100	141850	151650	161450

Ingreso medio del área del condado de Butte: \$96,600	Criticamente bajo	10150	11600	13050	14500	15650	16800	18000	19150
	Extremadamente bajo	19050	21800	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	31750	36300	40850	45350	49000	52600	56250	59850
	Bajos ingresos	50750	58000	65250	72500	78300	84100	89900	95700
	Ingreso medio	67600	77300	86950	96600	104350	112050	119800	127500
	Ingresos moderados	81150	92700	104300	115900	125150	134450	143700	153000

Ingreso medio del área del condado de Calaveras: \$96,200	Criticamente bajo	10100	11550	13000	14450	15600	16750	17900	19050
	Extremadamente bajo	20050	22900	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	33400	38150	42900	47650	51500	55300	59100	62900
	Bajos ingresos	53400	61000	68650	76250	82350	88450	94550	100650
	Ingreso medio	67350	76950	86600	96200	103900	111600	119300	127000
	Ingresos moderados	80800	92350	103900	115450	124700	133900	143150	152400

Ingreso medio del área del condado de Colusa: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250

Ingreso medio del área del condado de Contra Costa: \$155,700	Criticamente bajo	16350	18700	21000	23350	25200	27100	28950	30800
	Extremadamente bajo	32700	37400	42050	46700	50450	54200	57950	61650
	Ingresos muy bajos	54500	62300	70100	77850	84100	90350	96550	102800
	Bajos ingresos	84600	96650	108750	120800	130500	140150	149800	159500
	Ingreso medio	109000	124550	140150	155700	168150	180600	193050	205500
	Ingresos moderados	130800	149500	168150	186850	201800	216750	231700	246650

Número de personas en el hogar:		1	2	3	4	5	6	7	8
Ingreso medio del área del condado de Del Norte: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
El Dorado County Area Median Income: \$113,900	Criticamente bajo	11950	13700	15400	17100	18450	19850	21200	22550
	Extremadamente bajo	24750	28300	31850	35350	38200	41960	47340	52720
	Ingresos muy bajos	41300	47150	53050	58950	63650	68400	73100	77850
	Bajos ingresos	66050	75450	84900	94300	101850	109400	116950	124500
	Ingreso medio	79750	91100	102500	113900	123000	132100	141250	150350
	Ingresos moderados	95700	109350	123050	136700	147650	158550	169500	180450
Ingreso medio del área del condado de Fresno: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Glenn: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Humboldt: \$88,300	Criticamente bajo	9300	10600	11950	13250	14300	15350	16450	17500
	Extremadamente bajo	18550	21200	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30950	35350	39750	44150	47700	51250	54750	58300
	Bajos ingresos	49500	56550	63600	70650	76350	82000	87650	93300
	Ingreso medio	61800	70650	79450	88300	95350	102450	109500	116550
	Ingresos moderados	74150	84750	95350	105950	114450	122900	131400	139850
Ingreso medio del área del condado de Imperial: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área de su condado: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250

Número de personas en el hogar:		1	2	3	4	5	6	7	8
Ingreso medio del área del condado de Kern: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Kings: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Lake: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Lassen: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Los Ángeles: \$98,200	Criticamente bajo	10350	11800	13300	14750	15950	17100	18300	19450
	Extremadamente bajo	29150	33300	37450	41600	44950	48300	51600	54950
	Ingresos muy bajos	48550	55450	62400	69350	74900	80450	86000	91550
	Bajos ingresos	77700	88800	99900	110950	119850	128750	137600	146500
	Ingreso medio	68750	78550	88400	98200	106050	113900	121750	129600
	Ingresos moderados	82500	94300	106050	117850	127300	136700	146150	155550
Ingreso medio del área del condado de Madera: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Marin: \$186,600	Criticamente bajo	19600	22400	25200	28000	30250	32500	34700	36950
	Extremadamente bajo	41150	47000	52900	58750	63450	68150	72850	77550
	Ingresos muy bajos	68550	78350	88150	97900	105750	113600	121400	129250
	Bajos ingresos	109700	125350	141000	156650	169200	181750	194250	206800
	Ingreso medio	130600	149300	167950	186600	201550	216450	231400	246300
	Ingresos moderados	156750	179100	201500	223900	241800	259700	277650	295550

Número de personas en el hogar:		1	2	3	4	5	6	7	8
Ingreso medio del área del condado de Mariposa: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Mendocino: \$90,400	Criticamente bajo	9500	10850	12200	13550	14650	15700	16800	17900
	Extremadamente bajo	19000	21700	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	31650	36200	40700	45200	48850	52450	56050	59700
	Bajos ingresos	50650	57850	65100	72300	78100	83900	89700	95450
	Ingreso medio	63300	72300	81350	90400	97650	104850	112100	119350
	Ingresos moderados	75950	86800	97650	108500	117200	125850	134550	143200
Ingreso medio del área del condado de Merced: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Modoc: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Mono: \$105,900	Criticamente bajo	11150	12700	14300	15900	17150	18450	19700	21000
	Extremadamente bajo	19650	22450	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	32700	37400	42050	46750	50450	54200	57950	61700
	Bajos ingresos	52350	59800	67300	74800	80750	86750	92750	98750
	Ingreso medio	74150	84700	95300	105900	114350	122850	131300	139800
	Ingresos moderados	88950	101700	114400	127100	137250	147450	157600	167750
Ingreso medio del área del condado de Monterey: \$103,200	Criticamente bajo	10850	12400	13950	15500	16750	18000	19200	20450
	Extremadamente bajo	27800	31800	35750	39700	42900	46100	49250	52720
	Ingresos muy bajos	46350	53000	59600	66200	71500	76800	82100	87400
	Bajos ingresos	74150	84800	95400	105950	114450	122950	131400	139900
	Ingreso medio	72250	82550	92900	103200	111450	119700	127950	136200
	Ingresos moderados	86700	99100	111450	123850	133750	143650	153550	163500
Ingreso medio del área del condado de Napa: \$129,600	Criticamente bajo	13600	15550	17500	19450	21000	22550	24100	25650
	Extremadamente bajo	30850	35250	39650	44050	47600	51100	54650	58150
	Ingresos muy bajos	51400	58700	66100	73400	79300	85150	91050	96900
	Bajos ingresos	82150	93900	105650	117350	126750	136150	145550	154900
	Ingreso medio	90700	103700	116650	129600	139950	150350	160700	171050
	Ingresos moderados	108850	124400	139950	155500	167950	180400	192800	205250

Número de personas en el hogar:		1	2	3	4	5	6	7	8
Ingreso medio del área del condado de Nevada: \$112,500	Criticamente bajo	11850	13500	15200	16900	18250	19600	20950	22300
	Extremadamente bajo	21900	25000	28150	31250	36580	41960	47340	52720
	Ingresos muy bajos	36500	41700	46900	52100	56300	60450	64650	68800
	Bajos ingresos	58350	66700	75050	83350	90050	96700	103400	110050
	Ingreso medio	78750	90000	101250	112500	121500	130500	139500	148500
	Ingresos moderados	94500	108000	121500	135000	145800	156600	167400	178200
Ingreso medio del área del condado de Orange: \$129,000	Criticamente bajo	13550	15500	17400	19350	20900	22450	24000	25550
	Extremadamente bajo	33150	37900	42650	47350	51150	54950	58750	62550
	Ingresos muy bajos	55250	63100	71050	78900	85250	91550	97850	104150
	Bajos ingresos	88400	101000	113650	126250	136350	146450	156550	166650
	Ingreso medio	90300	103200	116100	129000	139300	149650	159950	170300
	Ingresos moderados	108350	123850	139300	154800	167200	179550	191950	204350
Ingreso medio del área del condado de Placer: \$113,900	Criticamente bajo	11950	13700	15400	17100	18450	19850	21200	22550
	Extremadamente bajo	24750	28300	31850	35350	38200	41960	47340	52720
	Ingresos muy bajos	41300	47150	53050	58950	63650	68400	73100	77850
	Bajos ingresos	66050	75450	84900	94300	101850	109400	116950	124500
	Ingreso medio	79750	91100	102500	113900	123000	132100	141250	150350
	Ingresos moderados	95700	109350	123050	136700	147650	158550	169500	180450
Ingreso medio del área del condado de Plumas: \$92,400	Criticamente bajo	9700	11100	12450	13850	14950	16050	17150	18300
	Extremadamente bajo	19400	22150	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	32250	36850	41450	46050	49750	53450	57150	60800
	Bajos ingresos	51600	59000	66350	73700	79600	85500	91400	97300
	Ingreso medio	64700	73900	83150	92400	99800	107200	114600	121950
	Ingresos moderados	77650	88700	99800	110900	119750	128650	137500	146400
Ingreso medio del área del condado de Riverside: \$97,500	Criticamente bajo	10250	11700	13200	14650	15800	17000	18150	19350
	Extremadamente bajo	21550	24600	27700	31200	36580	41960	47340	52720
	Ingresos muy bajos	35900	41000	46100	51250	55350	59450	63550	67650
	Bajos ingresos	57400	65600	73800	82000	88600	95150	101650	108250
	Ingreso medio	68250	78000	87750	97500	105300	113100	120900	128700
	Ingresos moderados	81900	93600	105300	117000	126350	135700	145100	154450
Ingreso medio del área del condado de Sacramento: \$113,900	Criticamente bajo	11950	13700	15400	17100	18450	19850	21200	22550
	Extremadamente bajo	24750	28300	31850	35350	38200	41960	47340	52720
	Ingresos muy bajos	41300	47150	53050	58950	63650	68400	73100	77850
	Bajos ingresos	66050	75450	84900	94300	101850	109400	116950	124500
	Ingreso medio	79750	91100	102500	113900	123000	132100	141250	150350
	Ingresos moderados	95700	109350	123050	136700	147650	158550	169500	180450
Ingreso medio del área del condado de San Benito: \$140,200	Criticamente bajo	14750	16850	18950	21050	22750	24400	26100	27800
	Extremadamente bajo	25700	29400	33050	36700	39650	42600	47340	52720
	Ingresos muy bajos	42850	49000	55100	61200	66100	71000	75900	80800
	Bajos ingresos	68550	78350	88150	97950	105800	113600	121450	129300
	Ingreso medio	98150	112150	126200	140200	151400	162650	173850	185050
	Ingresos moderados	117750	134600	151450	168250	181700	195150	208650	222100

Número de personas en el hogar:		1	2	3	4	5	6	7	8
Condado de San Bernardino Ingreso medio del área: \$97,500	Criticamente bajo	10250	11700	13200	14650	15800	17000	18150	19350
	Extremadamente bajo	21550	24600	27700	31200	36580	41960	47340	52720
	Ingresos muy bajos	35900	41000	46100	51250	55350	59450	63550	67650
	Bajos ingresos	57400	65600	73800	82000	88600	95150	101650	108250
	Ingreso medio	68250	78000	87750	97500	105300	113100	120900	128700
	Ingresos moderados	81900	93600	105300	117000	126350	135700	145100	154450
Ingreso medio del área del condado de San Diego: \$119,500	Criticamente bajo	12550	14350	16150	17950	19400	20800	22250	23700
	Extremadamente bajo	31850	36400	40950	45450	49100	52750	56400	60000
	Ingresos muy bajos	53050	60600	68200	75750	81850	87900	93950	100000
	Bajos ingresos	84900	97000	109150	121250	130950	140650	150350	160050
	Ingreso medio	83650	95600	107550	119500	129050	138600	148200	157750
	Ingresos moderados	100400	114700	129050	143400	154850	166350	177800	189300
Ingreso medio del área del condado de San Francisco: \$186,600	Criticamente bajo	19600	22400	25200	28000	30250	32500	34700	36950
	Extremadamente bajo	41150	47000	52900	58750	63450	68150	72850	77550
	Ingresos muy bajos	68550	78350	88150	97900	105750	113600	121400	129250
	Bajos ingresos	109700	125350	141000	156650	169200	181750	194250	206800
	Ingreso medio	130600	149300	167950	186600	201550	216450	231400	246300
	Ingresos moderados	156750	179100	201500	223900	241800	259700	277650	295550
Ingreso medio del área del condado de San Joaquín: \$103,800	Criticamente bajo	10900	12450	14000	15550	16800	18050	19300	20550
	Extremadamente bajo	20250	23150	26050	31200	36580	41960	47340	52720
	Ingresos muy bajos	33750	38600	43400	48200	52100	55950	59800	63650
	Bajos ingresos	54000	61700	69400	77100	83300	89450	95600	101800
	Ingreso medio	72650	83050	93400	103800	112100	120400	128700	137000
	Ingresos moderados	87200	99650	112100	124550	134500	144500	154450	164400
Condado de San Luis Obispo Ingreso medio del área: \$125,600	Criticamente bajo	13200	15100	16950	18850	20350	21850	23350	24900
	Extremadamente bajo	26750	30600	34400	38200	41300	44350	47400	52720
	Ingresos muy bajos	44600	50950	57300	63650	68750	73850	78950	84050
	Bajos ingresos	71350	81550	91700	101900	110100	118250	126350	134500
	Ingreso medio	87900	100500	113050	125600	135650	145700	155750	165800
	Ingresos moderados	105500	120550	135650	150700	162750	174800	186850	198900
Ingreso medio del área del condado de San Mateo: \$186,600	Criticamente bajo	19600	22400	25200	28000	30250	32500	34700	36950
	Extremadamente bajo	41150	47000	52900	58750	63450	68150	72850	77550
	Ingresos muy bajos	68550	78350	88150	97900	105750	113600	121400	129250
	Bajos ingresos	109700	125350	141000	156650	169200	181750	194250	206800
	Ingreso medio	130600	149300	167950	186600	201550	216450	231400	246300
	Ingresos moderados	156750	179100	201500	223900	241800	259700	277650	295550
Ingreso medio del área del condado de Santa Bárbara: \$119,100	Criticamente bajo	12500	14300	16050	17850	19300	20700	22150	23550
	Extremadamente bajo	34200	39050	43950	48800	52750	56650	60550	64450
	Ingresos muy bajos	56950	65050	73200	81300	87850	94350	100850	107350
	Bajos ingresos	91200	104250	117300	130350	140800	151250	161600	172050
	Ingreso medio	83350	95300	107200	119100	128650	138150	147700	157200
	Ingresos moderados	100050	114300	128600	142900	154350	165750	177200	188650

Número de personas en el hogar:		1	2	3	4	5	6	7	8
Ingreso medio del área del condado de Santa Clara: \$184,300	Criticamente bajo	19350	22100	24900	27650	29850	32050	34300	36500
	Extremadamente bajo	38750	44250	49800	55300	59750	64150	68600	73000
	Ingresos muy bajos	64550	73750	82950	92150	99550	106900	114300	121650
	Bajos ingresos	102300	116900	131500	146100	157800	169500	181200	192900
	Ingreso medio	129000	147450	165850	184300	199050	213800	228550	243300
	Ingresos moderados	154800	176900	199050	221150	238850	256550	274250	291900
Ingreso medio del área del condado de Santa Cruz: \$132,800	Criticamente bajo	13950	15900	17900	19900	21500	23100	24700	26250
	Extremadamente bajo	38050	43500	48950	54350	58700	63050	67400	71750
	Ingresos muy bajos	63400	72450	81500	90550	97800	105050	112300	119550
	Bajos ingresos	101750	116250	130750	145300	156950	168550	180200	191800
	Ingreso medio	92950	106250	119500	132800	143400	154050	164650	175300
	Ingresos moderados	111550	127500	143400	159350	172100	184850	197600	210350
Ingreso medio del área del condado de Shasta: \$89,800	Criticamente bajo	9400	10750	12100	13450	14550	15600	16700	17750
	Extremadamente bajo	18750	21400	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	31200	35650	40100	44550	48150	51700	55250	58850
	Bajos ingresos	49950	57050	64200	71300	77050	82750	88450	94150
	Ingreso medio	62850	71850	80800	89800	97000	104150	111350	118550
	Ingresos moderados	75450	86200	97000	107750	116350	125000	133600	142250
Ingreso medio del área del condado de Sierra: \$90,000	Criticamente bajo	9450	10800	12150	13500	14600	15650	16750	17800
	Extremadamente bajo	18900	21600	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	31500	36000	40500	45000	48600	52200	55800	59400
	Bajos ingresos	50400	57600	64800	72000	77800	83550	89300	95050
	Ingreso medio	63000	72000	81000	90000	97200	104400	111600	118800
	Ingresos moderados	75600	86400	97200	108000	116650	125300	133900	142550
Ingreso medio del área del condado de Siskiyou: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Solano: \$113,200	Criticamente bajo	11900	13600	15300	17000	18350	19700	21100	22450
	Extremadamente bajo	26450	30200	34000	37750	40800	43800	47340	52720
	Ingresos muy bajos	44050	50350	56650	62900	67950	73000	78000	83050
	Bajos ingresos	70450	80500	90550	100650	108700	116750	124850	132850
	Ingreso medio	79250	90550	101900	113200	122250	131300	140350	149400
	Ingresos moderados	95100	108700	122250	135850	146700	157600	168450	179300
Ingreso medio del área del condado de Sonoma: \$128,400	Criticamente bajo	13500	15400	17350	19250	20800	22350	23850	25400
	Extremadamente bajo	29050	33200	37350	41500	44850	48150	51500	54800
	Ingresos muy bajos	48450	55350	62250	69150	74700	80250	85750	91300
	Bajos ingresos	77500	88600	99650	110700	119600	128450	137300	146150
	Ingreso medio	89900	102700	115550	128400	138650	148950	159200	169500
	Ingresos moderados	107850	123300	138700	154100	166450	178750	191100	203400

Número de personas en el hogar:		1	2	3	4	5	6	7	8
Ingreso medio del área del condado de Stanislaus: \$92,600	Criticamente bajo	9750	11100	12500	13900	15000	16100	17250	18350
	Extremadamente bajo	19150	21900	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	31900	36450	41000	45550	49200	52850	56500	60150
	Bajos ingresos	51050	58350	65650	72900	78750	84600	90400	96250
	Ingreso medio	64800	74100	83350	92600	100000	107400	114800	122250
	Ingresos moderados	77750	88900	100000	111100	120000	128900	137750	146650
Ingreso medio del área del condado de Sutter: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Tehama: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Trinity: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Tulare: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250
Ingreso medio del área del condado de Tuolumne: \$97,700	Criticamente bajo	10250	11700	13200	14650	15800	17000	18150	19350
	Extremadamente bajo	20350	23250	26150	31200	36580	41960	47340	52720
	Ingresos muy bajos	33900	38750	43600	48450	52350	56200	60100	63950
	Bajos ingresos	54250	62000	69750	77450	83650	89850	96050	102250
	Ingreso medio	68400	78150	87950	97700	105500	113350	121150	128950
	Ingresos moderados	82100	93800	105550	117250	126650	136000	145400	154750
Ingreso medio del área del condado de Ventura: \$125,600	Criticamente bajo	13200	15100	16950	18850	20350	21850	23350	24900
	Extremadamente bajo	29550	33800	38000	42200	45600	49000	52350	55750
	Ingresos muy bajos	49250	56300	63350	70350	76000	81650	87250	92900
	Bajos ingresos	78800	90050	101300	112550	121600	130600	139600	148600
	Ingreso medio	87900	100500	113050	125600	135650	145700	155750	165800
	Ingresos moderados	105500	120550	135650	150700	162750	174800	186850	198900

Número de personas en el hogar:		1	2	3	4	5	6	7	8
Ingreso medio del área del condado de Yolo: \$117,000	Criticamente bajo	12300	14050	15800	17550	18950	20350	21750	23150
	Extremadamente bajo	24250	27700	31150	34600	37400	41960	47340	52720
	Ingresos muy bajos	40400	46150	51900	57650	62300	66900	71500	76100
	Bajos ingresos	64600	73800	83050	92250	99650	107050	114400	121800
	Ingreso medio	81900	93600	105300	117000	126350	135700	145100	154450
	Ingresos moderados	98300	112300	126350	140400	151650	162850	174100	185350
Ingreso medio del área del condado de Yuba: \$87,900	Criticamente bajo	9250	10550	11900	13200	14250	15300	16350	17400
	Extremadamente bajo	18450	21100	25820	31200	36580	41960	47340	52720
	Ingresos muy bajos	30800	35200	39600	43950	47500	51000	54500	58050
	Bajos ingresos	49250	56250	63300	70300	75950	81550	87200	92800
	Ingreso medio	61550	70300	79100	87900	94950	101950	109000	116050
	Ingresos moderados	73850	84400	94950	105500	113950	122400	130800	139250

Instrucciones:

Determinación de elegibilidad:

Utilice las cifras de las categorías de ingresos del tamaño del hogar en este cuadro.

Determine la elegibilidad basándose en el número real de personas en el hogar y el total de ingresos brutos de todas las personas.

Determinación del límite de ingresos para hogares de más de ocho personas:

Ajuste por persona (PP) por encima de 8: (1) multiplicar el límite de ingresos de 4 personas por ocho por ciento (8%),

(2) multiplicar el resultado por el número de personas superiores a ocho,

(3) sume la cantidad al límite de ingresos de 8 personas y (4) redondee a los \$50 más cercanos.

Cálculo de nueve personas: condado de ejemplo

EJEMPLO	4 personas	Ajuste del 8% PP	+8 personas	=9 personas
Ingresos extremadamente bajos	13.200	1056	17.400	18.450
Ingresos extremadamente bajos	31.200	2496	52.720	55.200
Ingresos muy bajos	43.950	3516	58.050	61.550
Ingresos más bajos	70.300	5624	92.800	98.400
Ingresos moderados	105.500	8440	139.250	147.700

Cálculo de diez personas: condado de ejemplo

4 personas	8 personas +	Ajuste del 8 % x 2	=10 personas
13.200	17.400	2112	19.500
31.200	52.720	4992	57.700
43.950	58.050	7032	65.100
70.300	92.800	11248	104.050
105.500	139.250	16880	156.150

Cálculo del costo de la vivienda y el alquiler:

Consulte las secciones 50052.5 y 50053 del Código de Salud y Seguridad. Utilice el tamaño de referencia del hogar y multiplíquelo por los porcentajes aplicables definidos en H&SC utilizando el ingreso medio del área identificado en este cuadro.

Determinación del tamaño del hogar:

Para proyectos sin asistencia federal, el tamaño del hogar se establece en el número de dormitorios de la unidad más uno.

Para proyectos con asistencia federal, el tamaño del hogar se puede establecer multiplicando 1,5 por el número de dormitorios de la unidad.

Publicación de límites de ingresos de HUD: 1/4/2024

Ingresos medios de California para el año fiscal 2024 de HUD:

Ingreso medio estatal: \$111,300

Ingreso medio del condado metropolitano: \$111,900

Ingreso medio del condado no metropolitano: \$87,900

Nota: Autoridad citada: Sección 50093, Código de Salud y Seguridad. Referencia: Secciones 50063.5, 50079.5, 50093, 50105 y 50106, Código de Salud y Seguridad.

Anexo C

Listados de alquiler

6 SFR disponibles para alquilar dentro de las 5 millas de la propiedad en cuestión				
Dirección	Ciudad	Recamaras	Precio	Precio medio
2222 Canyon Dr,	Costa Mesa, CA 92627	2	\$3,500	\$3,450
680 W 18th St	Costa Mesa, CA 92627	2	\$3,000	
555 Victoria St	Costa Mesa, CA 92627	2	\$3,350	
2017 Orange Ave	Costa Mesa, CA 92627	2	\$6,500	
138 Walnut St,	Costa Mesa, CA 92627	2	\$5,300	
2089 Tustin Ave #2091	Costa Mesa, CA 92627	2	\$3,400	
3 Condominios disponibles para alquilar dentro de 5 millas de la propiedad en cuestión				
Dirección	Ciudad	Recamaras	Precio	Precio medio
678 Joann St APT A,	Costa Mesa, CA 92627	2	\$3,650	\$3,650
144 Yorktown Ln	Costa Mesa, CA 92627	2	\$3,580	
1644 Pomona Ave	Costa Mesa, CA 92627	2	\$4,900	

45 Apartamentos disponibles para alquilar a menos de 5 millas de la propiedad				
Dirección	Ciudad	Recamaras	Precio	Precio medio
2345 Newport Blvd	Costa Mesa, CA 92627	2	2,895.00	\$2,903
169 Walnut St. #B	Costa Mesa, CA 92627	2	3,550.00	
274 Camellia Ln	Costa Mesa, CA 92627	2	3,700.00	
132 Cecil Pl	Costa Mesa, CA 92627	2	3,250.00	
2312 Santa Ana Ave	Costa Mesa, CA 92627	2	3,300.00	
555 Paularino Ave	Costa Mesa, CA 92626	2	3,159.00	
550 Paularino Ave,	Costa Mesa, CA 92626	2	2,925.00	
125 E Baker St	Costa Mesa, CA 92626	2	3,349.00	
931 W 19th St	Costa Mesa, CA 92626	2	2,495.00	
735 Joann St	Costa Mesa, CA 92627	2	2,700.00	
845 Paularino Ave	Costa Mesa, CA 92627	2	2,900.00	
1765 Santa Ana Ave	Costa Mesa, CA 92627	2	2,975.00	
801 Paularino Ave	Costa Mesa, CA 92626	2	2,750.00	
655 Baker St	Costa Mesa, CA 92626	2	2,990.00	
621 W Wilson St	Costa Mesa, CA 92626	2	2,950.00	
2775 Mesa Verde Dr E	Costa Mesa, CA 92626	2	2,905.00	
332 Victoria St	Costa Mesa, CA 92627	2	2,750.00	
1250 Adams Ave,	Costa Mesa, CA 92626	2	2,701.00	
533 W Wilson St., #64	Costa Mesa, CA 92627	2	2,651.00	
2700 Peterson Pl,	Costa Mesa, CA 92626	2	2,700.00	
2952 Peppertree Ln., #D	Costa Mesa, CA 92626	2	2,895.00	
120 Albert Pl., #A102	Costa Mesa, CA 92627	2	2,595.00	
2085 Thurin St., #B202	Costa Mesa, CA 92627	2	2,800.00	
3107 Mace Ave., #C	Costa Mesa, CA 92626	2	2,500.00	
680 Park Dr	Costa Mesa, CA 92627	2	2,850.00	
2666 Orange Ave., #2	Costa Mesa, CA 92627	2	2,650.00	
994 Valencia St., #104	Costa Mesa, CA 92626	2	3,095.00	
818 Jennifer Ln., #2	Costa Mesa, CA 92626	2	2,700.00	
2863 Hickory Pl	Costa Mesa, CA 92626	2	2,795.00	
1575 Cilantro Dr.	Costa Mesa, CA 92626	2	2,850.00	
200 E 16th St. #A	Costa Mesa, CA 92627	2	3,500.00	
186 Del Mar Ave., #C	Costa Mesa, CA 92627	2	3,190.00	
555 Victoria St., #B	Costa Mesa, CA 92627	2	3,350.00	
2512 Santa Ana Ave., #G	Costa Mesa, CA 92627	2	3,900.00	
1961 Anaheim Ave,	Costa Mesa, CA 92627	2	2,900.00	
840 Center St., #9	Costa Mesa, CA 92627	2	2,300.00	
2330 Vanguard Way	Costa Mesa, CA 92626	2	3,300.00	
1684 Whittier Ave., #6	Costa Mesa, CA 92627	2	2,400.00	
1978 Maple Ave., #U	Costa Mesa, CA 92627	2	2,595.00	
1741 Tustin Ave., #21A	Costa Mesa, CA 92627	2	3,500.00	
2312 Santa Ana Ave., #23	Costa Mesa, CA 92627	2	3,300.00	
1741 Tustin Ave., Apt. 11B	Costa Mesa, CA 92627	2	4,800.00	
1628 Iowa St., #D	Costa Mesa, CA 92626	2	3,750.00	
2696 Santa Ana Ave	Costa Mesa, CA 92627	2	3,895.00	
Dúplex/Triplex/Cuádruple Disponible para Alquiler dentro de 5 Millas de la Propiedad Sujeto				
Dirección	Ciudad	Recamaras	Precio	Precio medio
NINGUNA				

41 SFR disponibles para alquilar dentro de las 10 millas de la propiedad en cuestión					
Calle #	Nombre de la calle	Ciudad	Recamaras	Precio	Precio medio
12471	Nutwood ST	Garden Grove	4	\$4,085.00	\$5,200
13321	Blackbird ST	Garden Grove	4	\$4,200.00	
6131	Glenwood DR	Huntington Beach	4	\$4,250.00	
949 E	3rd. ST	Santa Ana	4	\$4,300.00	
6	Santa Cruz Aisle	Irvine	4	\$4,300.00	
8111	Marseille DR	Huntington Beach	4	\$4,500.00	
18441	Tamarind ST	Fountain Valley	4	\$4,500.00	
5122	Linda CIR	Huntington Beach	4	\$4,500.00	
2371	Apple Tree DR	Tustin	4	\$4,500.00	
11617	Marigold	Fountain Valley	4	\$4,600.00	
6781	Bridgewater DR	Huntington Beach	4	\$4,600.00	
13836	Platt WAY	Tustin	4	\$4,650.00	
910	Liard PL	Costa Mesa	4	\$4,700.00	
15751	Grey Oaks ST	Westminster	4	\$4,800.00	
4501	Pinyon Tree LN	IR	4	\$4,895.00	
7854	16o ST	Westminster	4	\$4,900.00	
6451	Meadow Crest DR	Huntington Beach	4	\$5,000.00	
6051	Summerdale Dr	Huntington Beach	4	\$5,000.00	
20321	Harpoon CIR	Huntington Beach	4	\$5,200.00	
16129	Evans CIR	Fountain Valley	4	\$5,200.00	
40	Washington	Irvine	4	\$5,200.00	
29	Tiara	Irvine	4	\$5,200.00	
5282	Bellota DR	Huntington Beach	4	\$5,225.00	
8811	Sailport DR	Huntington Beach	4	\$5,250.00	
11725	Espen CIR	Fountain Valley	4	\$5,300.00	
957	Magellan ST	Costa Mesa	4	\$5,300.00	
12	Toscana	Irvine	4	\$5,400.00	
9696	Mariposa AVE	Fountain Valley	4	\$5,450.00	
9202	Aloha DR	Huntington Beach	4	\$5,500.00	
14752	Doncaster RD	Irvine	4	\$5,500.00	
20081	Lawson LN	Huntington Beach	4	\$5,600.00	
9422	Krepp DR	Huntington Beach	4	\$5,600.00	
9021	Hyde Park DR	Huntington Beach	4	\$5,700.00	
17531	Jacaranda	Irvine	4	\$5,800.00	
3495	Windspun DR	Huntington Beach	4	\$5,850.00	
9382	Molokai DR	Huntington Beach	4	\$5,895.00	
8932	Gallant DR	Huntington Beach	4	\$5,900.00	
1789	Bahama PL	Costa Mesa	4	\$5,900.00	
309	Cutter WAY	Costa Mesa	4	\$5,950.00	
6031	Kenwick CIR	Huntington Beach	4	\$6,000.00	
407	Aura DR	Costa Mesa	4	\$6,000.00	

9 Condominiums Available for Rent within 10 Miles of the Subject Property					
Street #	Street Name	City	Bedrooms	Listing Price	Median Price
1001 W	Stevens AVE #250	Santa Ana	4	\$3,495.00	\$5,200
95 W	Yale #3	Irvine	4	\$4,650.00	
56	Fern Pine	Ir	4	\$5,000.00	
5	Shellprint CT	Newport Beach	4	\$5,200.00	
10	Coriander	Irvine	4	\$5,200.00	
39	Rocky Knl #32	Irvine	4	\$5,700.00	
91	Lupari	Irvine	4	\$5,800.00	
41	Lupari	Irvine	4	\$5,800.00	
946	Sunlit LN	Costa Mesa	4	\$5,900.00	
4 Bedroom Apartments Available for Rent within 10 Miles of the Subject Property					
NONE AVAILABLE					
Duplex/Triplex/Quadruplex Available for Rent within 10 Miles from the Subject Property					
Street #	Street Name	City	Bedrooms	Listing Price	Median Price
14251	Olive St	Westminster	4	\$4,500.00	\$4,500

Anexo D

Folleto Informativo Residencial



Asistencia de reubicación
Declaración informativa para
Familias e individuos

(Estado)

Agencia desplazadora:
Ciudad de Costa Mesa

Nombre del proyecto:
Expansión del parque Shalimar

Representante de la agencia desplazando:



Monument, Inc.
200 Spectrum Center, Suite 300
Irvine, CA 92618
Teléfono (800) 577-0109

Contenido de la declaración informativa:

1. Información general
2. Asistencia para localizar una vivienda de reemplazo
3. Beneficios de mudanza
4. Pago de vivienda de reemplazo: inquilinos y algunos otros
5. Inquilinos de Sección 8
6. Pago de vivienda de reemplazo: propietarios de viviendas
7. Calificación y presentación de solicitudes de reubicación
8. Asistencia de alojamiento de último recurso
9. Contrato de alquiler
10. Desalojos
11. Procedimientos de apelación — Reclamación
12. Situación fiscal de los beneficios de reubicación
13. Elegibilidad
14. No discriminación y vivienda justa
15. Información adicional y asistencia disponibles

Hay representantes de habla hispana disponibles. Si necesita esta información en español, por favor llame a su representante.

Este folleto se proporciona únicamente con fines informativos y no constituye una determinación de la elegibilidad para las prestaciones de reubicación.

Declaración informativa
para familias e individuos

1. INFORMACIÓN GENERAL

La vivienda en la que vive ahora se encuentra en un área de proyecto que la ciudad de Costa Mesa (Ciudad) mejorará o financiará a través de ella. Si el proyecto continúa y es necesario que se mude de su vivienda, es posible que reúna los requisitos para recibir ciertos beneficios. Se le notificará de manera oportuna la fecha en la que debe mudarse. Lea esta información, ya que le será útil para determinar su elegibilidad y el monto de los beneficios de reubicación que puede recibir. Deberá proporcionar información adecuada y oportuna para determinar sus beneficios de reubicación. La información es voluntaria, pero si no la proporciona, es posible que no reciba los beneficios o que tardemos más en pagarle. Le sugerimos que guarde esta declaración informativa como referencia.

La ciudad de Costa Mesa ha contratado la firma profesional **Monument, Inc. (Monumento)** para brindarle asistencia de reubicación. La firma está disponible para explicar el programa y los beneficios. Su dirección y número de teléfono figuran en la portada.

POR FAVOR, NO SE MUEVA PREMATURAMENTE. ESTE NO ES UN AVISO PARA DESALOJAR SU VIVIENDA. Sin embargo, si desea mudarse antes de lo requerido, debe comunicarse con su representante de Monument, Inc., para no poner en peligro ningún beneficio. Este es solo un folleto informativo general y no pretende brindar una descripción detallada de la ley o los reglamentos relacionados con el programa de asistencia de reubicación de la ciudad de Costa Mesa.

Continúe pagando el alquiler a su arrendador actual; de lo contrario, podría ser desalojado y poner en peligro los beneficios de reubicación a los que podría tener derecho a recibir. Una vez que la ciudad de Costa Mesa adquiera la propiedad, también se le pedirá que pague el alquiler a la ciudad.

2. ASISTENCIA PARA LOCALIZAR UNA VIVIENDA DE REEMPLAZO

La Ciudad, a través de sus representantes, lo ayudará a localizar una vivienda de reemplazo comparable al proporcionarle referencias a las unidades de vivienda apropiadas y disponibles. Le recomendamos que busque activamente este tipo de vivienda usted mismo. Cuando se encuentre una unidad de vivienda de reemplazo adecuada, su asesor de reubicación realizará una inspección y le indicará si la unidad de vivienda cumple con los requisitos de vivienda decentes, seguros e higiénicos. Una unidad de vivienda decente, segura e higiénica proporciona un espacio adecuado para sus ocupantes, sistemas adecuados de protección contra la intemperie y de calefacción, electricidad y fontanería. Su nueva vivienda debe pasar una inspección antes de que se puedan autorizar los pagos de asistencia de reubicación.

3. BENEFICIOS DE MUDANZA

Si debe mudarse como resultado de un desplazamiento por parte de la ciudad, recibirá un pago para ayudarlo a trasladar su propiedad personal. Los gastos reales, razonables y necesarios para trasladar las pertenencias del hogar se pueden determinar según los siguientes métodos:

- Un pago fijo por mudanza basado en la cantidad de habitaciones que ocupes (ver más abajo); **o**
- Un pago por sus gastos reales razonables de mudanza y gastos relacionados basado en al menos dos estimaciones escritas y facturas recibidas; **o**
- Una combinación de ambos (en algunos casos).

Por ejemplo, puede elegir una mudanza por cuenta propia y recibir un pago según el cronograma de costos fijos de mudanza residencial que se muestra a continuación, además de contratar a un profesional de mudanzas para que transporte su piano de cola y/u otros artículos que requieran un manejo especial. En este caso, es posible que haya un ajuste en la cantidad de habitaciones que cumplen con los requisitos del Programa de costos fijos de mudanza residencial.

A. Pago fijo por mudanza (movimiento automático)

El pago fijo por mudanza se basa en la cantidad de habitaciones que ocupe y en si es propietario o no de sus propios muebles. El pago se basa en un cronograma aprobado por la Ciudad y oscila, por ejemplo, entre 780.00 dólares por una habitación amueblada y 2,690.00 dólares por ocho habitaciones. (Para obtener más información, consulte la tabla). Su representante de reubicación le informará de la cantidad que puede recibir si elige este tipo de pago.

Si selecciona un pago fijo, será responsable de organizar su propia mudanza y la Ciudad no asumirá ninguna responsabilidad por la pérdida o daño de su propiedad personal. Un pago fijo también incluye la conexión a los servicios públicos, la verificación de crédito y otras tarifas de mudanza relacionadas.

Calendario fijo de mudanzas CALIFORNIA (en vigor en 2021)	
El ocupante es propietario de los muebles:	
1 habitación	\$780
2 habitaciones	\$1,000
3 habitaciones	\$1,250
4 habitaciones	\$1,475
5 habitaciones	\$1,790
6 habitaciones	\$2,065
7 habitaciones	\$2,380
8 habitaciones	\$2,690
Cada habitación adicional \$285	
El ocupante NO es propietario de los muebles:	
1 habitación	\$510
Cada habitación adicional \$100	

B. Gastos reales de mudanza (mudanza comercial)

Si desea contratar los servicios de una empresa de mudanzas comerciales con licencia y que la Ciudad pague la factura, puede reclamar el costo REAL de mover sus bienes personales hasta 50 millas. Su representante de reubicación le informará sobre la cantidad de ofertas de mudanzas competitivas (si las hubiera) que pueden ser necesarias y lo ayudará a desarrollar una gama de servicios de mudanzas para su aprobación por parte de la Ciudad.

4. PAGO DE VIVIENDA DE REEMPLAZO: INQUILINOS Y ALGUNOS OTROS

Es posible que reúna los requisitos para recibir un pago de hasta 5,250.00 dólares para ayudarlo a alquilar o comprar una vivienda de reemplazo similar. Para calificar, debe ser un inquilino que haya ocupado la vivienda actual durante al menos 90 días inmediatamente antes del inicio de las negociaciones o un propietario que haya ocupado la vivienda actual al menos 180 días inmediatamente antes del inicio de las negociaciones.

A. Asistencia de alquiler. Si desea alquilar una vivienda de reemplazo, sus beneficios máximos de asistencia para el alquiler se basarán en la diferencia durante un período de cuarenta y dos (42) meses entre el alquiler que debe pagar por una vivienda de reemplazo comparable y el menor entre su alquiler actual o el treinta por ciento (30%) de su ingreso familiar mensual si su ingreso bruto total está clasificado como «de bajos ingresos» por los EE. UU. Encuesta anual del Departamento de Vivienda y Desarrollo Urbano (HUD) sobre los límites de ingresos para la vivienda pública y los programas de la Sección 8. Deberá proporcionarle a su representante de reubicación una verificación mensual del alquiler y de los ingresos del hogar antes de determinar su elegibilidad para este pago.

- B. **Asistencia para el pago inicial.** Si reúne los requisitos y **desea comprar** una vivienda como vivienda de reemplazo, puede destinar hasta el monto total de su pago de asistencia para el alquiler al pago inicial y a los gastos imprevistos no recurrentes. Su representante de reubicación aclarará los procedimientos necesarios para solicitar este pago.

5. ARRENDATARIOS DE LA SECCIÓN 8

Cuando se mude, puede ser elegible para transferir su elegibilidad de la Sección 8 a un sitio de reemplazo. En tales casos, se determinará una vivienda de reemplazo comparable en función de la composición de su familia en el momento del desplazamiento y de los criterios actuales del programa de vivienda. Es posible que este no sea el tamaño de la unidad que ocupa actualmente. Su representante de reubicación le proporcionará asesoramiento y otros servicios de asesoramiento junto con los beneficios de la mudanza.

6. PAGO DE VIVIENDA DE REEMPLAZO - PROPIETARIOS

- A. Si es propietario y ocupa una vivienda que la Ciudad comprará durante **al menos 180 días** antes del inicio de la negociación, puede ser elegible para recibir un pago de hasta \$22,500.00 para ayudarlo a comprar una unidad de reemplazo comparable. Este pago está destinado a cubrir las siguientes partidas:
1. **Diferencial de precio de compra:** un monto que, cuando se suma al monto por el cual la Ciudad compró su propiedad, equivale al costo real de su vivienda de reemplazo, que sea menor; o al monto determinado por la Ciudad como necesario para comprar una vivienda de reemplazo comparable. Su representante de reubicación le explicará ambos métodos.
 2. **Diferencial de interés hipotecario:** el monto que cubre el aumento de los costos de interés, si los hubiera, necesarios para financiar una vivienda de reemplazo. Para ser elegible para recibir este pago, la propiedad adquirida debe haber estado gravada por una hipoteca de buena fe que fuera un gravamen válido durante al menos 180 días antes del inicio de las negociaciones. Su representante de reubicación le explicará las condiciones limitantes.
 3. **Gastos incidentales:** aquellos costos incidentales únicos relacionados con la compra de una unidad de reemplazo, como las tarifas de depósito en garantía, las tarifas de registro y las tarifas de informes crediticios. Los gastos recurrentes, como los impuestos pagados por adelantado y las primas de seguro, no son resarcibles.
- B. **Opción de asistencia para el alquiler:** si es propietario y ocupante y decide alquilar en lugar de comprar una vivienda de reemplazo, puede ser elegible para recibir un pago de asistencia para el alquiler de hasta el monto que podría haber recibido en virtud del diferencial de precio de compra, explicado anteriormente. El pago se basará en la diferencia entre el alquiler justo de mercado de la vivienda que ocupe y el alquiler que debe pagar por una vivienda de reemplazo comparable.

Si recibe un pago de asistencia para el alquiler, como se describió anteriormente, y más adelante decide comprar una vivienda de reemplazo, puede solicitar un pago igual al monto que habría recibido si hubiera comprado inicialmente una vivienda de reemplazo comparable, menos el monto que ya recibió como pago de asistencia para el alquiler.

7. CALIFICACIÓN Y PRESENTACIÓN DE SOLICITUDES DE REUBICACIÓN

Para calificar para un pago de vivienda de reemplazo, debe alquilar o comprar y ocupar una unidad de reemplazo comparable en el **plazo de un año a partir de lo siguiente:**

- Para un inquilino, la fecha en que se muda de la vivienda para personas desplazadas.
- Para un propietario-ocupante, el último de los siguientes:
 - a. La fecha en que reciba el pago final por la vivienda desplazada o, en caso de condena, la fecha en que se deposite ante el tribunal el importe total de la indemnización justa estimada; o
 - b. La fecha en que la Ciudad cumpla con su obligación de poner a disposición viviendas de reemplazo comparables.

Todas las solicitudes de beneficios de reubicación deben presentarse ante la ciudad de Costa Mesa **dentro de los dieciocho (18) meses** a partir de la fecha en que reciba el pago final de su propiedad, o la fecha en que se mude, lo que ocurra más tarde.

8. ASISTENCIA DE ALOJAMIENTO DE ÚLTIMO RECURSO

Si no hay viviendas de reemplazo comparables disponibles cuando deba mudarse, o si no hay viviendas de reemplazo disponibles dentro de los límites monetarios descritos anteriormente, la Ciudad proporcionará asistencia de vivienda de último recurso para que pueda alquilar o comprar una vivienda de reemplazo de manera oportuna. La asistencia de alojamiento de último recurso se basa en las circunstancias individuales de la persona desplazada. Su representante de reubicación le explicará el proceso para determinar si usted reúne los requisitos para recibir asistencia de último recurso.

Si es inquilino y decide comprar en lugar de alquilar una vivienda de reemplazo comparable, el monto total de su asistencia de alquiler y su elegibilidad de último recurso deben destinarse al pago inicial y a los gastos incidentales elegibles de la vivienda que desea comprar.

9. CONTRATO DE ALQUILER

Como resultado de la acción de la Ciudad para comprar la propiedad en la que vive, puede convertirse en inquilino de la Ciudad de Costa Mesa. Si esto ocurre, se le pedirá que firme un contrato de alquiler en el que se especificará el alquiler mensual que se pagará, cuándo vencen los pagos del alquiler, dónde se pagarán y otra información pertinente.

10. DESALOJOS

El desalojo por causa justificada debe cumplir con las leyes estatales y locales aplicables. Se presume que cualquier persona que ocupe los bienes inmuebles y no se encuentre en una ocupación ilegal en la fecha de inicio de las negociaciones tiene derecho a los beneficios de reubicación, a menos que la Ciudad determine que:

- La persona recibió una notificación de desalojo antes del inicio de las negociaciones y, como resultado, fue desalojada posteriormente; o
- La persona es desalojada tras el inicio de las negociaciones por violación grave o reiterada de las condiciones materiales del contrato de arrendamiento; y
- El desalojo no se llevó a cabo con el propósito de eludir las normas de asistencia para la reubicación.

A excepción de las causas de desalojo establecidas anteriormente, ninguna persona que ocupe legalmente una propiedad que vaya a ser comprada por la Ciudad tendrá que mudarse sin haber recibido un aviso por escrito de al menos 90 días de la Ciudad de Costa Mesa.

11. PROCEDIMIENTOS DE APELACIÓN - QUEJA

Cualquier persona perjudicada por una determinación sobre la elegibilidad o el monto de un pago autorizado por el Programa de Asistencia de Reubicación de la Ciudad puede hacer que la Ciudad de Costa Mesa revise la solicitud de apelación de acuerdo con su procedimiento de apelaciones. Los detalles completos sobre los procedimientos de apelación están disponibles a pedido de la Ciudad.

12. SITUACIÓN FISCAL DE LAS PRESTACIONES DE REUBICACIÓN

La Sección 7269 del Código de Gobierno de California indica que ningún pago de reubicación recibido se considerará ingreso a los efectos de la Ley del Impuesto sobre la Renta Personal, Parte 10 (que comienza con la Sección 170 01) de la División 2 del Código de Ingresos e Impuestos, o la Ley del Impuesto sobre Bancos y Sociedades, Parte 11 (que comienza con la Sección 23001) de la División 2 del Código de Ingresos e Impuestos. Además, las regulaciones federales (49 CFR Parte 24, Sección 24.209) también indican que ningún pago recibido en virtud de esta parte (Parte 24) se considerará ingreso a los efectos del Código de Impuestos Internos de 1954, que ha sido re-designado como Código de Impuestos Internos de 1986. La declaración anterior no se ofrece como asesoramiento legal con respecto a las consecuencias tributarias, y las personas desplazadas deben consultar con su propio asesor fiscal o asesor legal para determinar el estado actual de dichos pagos.

(Divulgación de la Circular 230 del IRS: Para garantizar el cumplimiento de los requisitos impuestos por el IRS, le informamos de que cualquier asesoramiento tributario contenido en esta comunicación (incluidos los archivos adjuntos) no tuvo la intención ni se escribió para usarse, y no puede usarse, con el propósito de (i) evitar sanciones relacionadas con los impuestos en virtud del Código de Impuestos Internos o (ii) promover la comercialización o recomendar a terceros cualquier asunto abordado en este documento)

13. ELEGIBILIDAD

La asistencia y las prestaciones de reubicación estarán disponibles para:

- Toda persona que ocupe una propiedad de la que será desplazada.
- Cualquier persona que se mude de un bien inmueble como resultado de su adquisición por parte de una entidad pública, ya sea que la mudanza sea voluntaria o involuntaria.
- Cualquier persona que, tras el inicio de las negociaciones por parte de una entidad pública, se mude como resultado de la adquisición pendiente.
- Cualquier persona que se mude como resultado de una adquisición, rehabilitación o demolición pendiente por parte de una entidad pública, ya sea tras recibir una notificación de intención de desplazamiento o como resultado de un incentivo o estímulo por parte de la entidad pública.

14. NO DISCRIMINACIÓN Y VIVIENDA JUSTA

A ninguna persona por motivos de raza, color, origen nacional o sexo se le excluirá de la participación, se le negarán los beneficios o será objeto de discriminación en virtud del programa municipal de asistencia para la reubicación de conformidad con el Título VI de la Ley de Derechos Civiles de 1964, el Título VIII de la Ley de Derechos Civiles de 1968 y otras leyes estatales y federales aplicables contra la discriminación y la vivienda justa. Puede presentar una queja si cree que ha sido objeto de discriminación. Para obtener más información, comuníquese con la ciudad de Costa Mesa.

15. INFORMACIÓN ADICIONAL Y ASISTENCIA DISPONIBLES

Los responsables de brindarle asistencia para la reubicación esperan ayudarlo de todas las formas posibles para minimizar las dificultades que implica mudarse a un nuevo hogar. Su cooperación será útil y muy apreciada. Si tiene alguna pregunta en cualquier momento durante el proceso, no dude en ponerse en contacto con su representante de reubicación en Monument.

Anexo E

Comentarios Públicos y Respuestas

RESOLUTION NO. 2025-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING A RELOCATION PLAN FOR TENANTS OF 778 SHALIMAR DRIVE, COSTA MESA, CALIFORNIA AND APPROPRIATING FUNDING THEREFOR

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City has entered into an agreement to purchase the real property located at 778 Shalimar for additional community-serving public uses; and

WHEREAS, the property has three occupied rental units, the residents of which need to be relocated in order to effectuate the purpose of the purchase; and

WHEREAS, under California law, the City must prepare, circulate and approve a Relocation Plan for the existing tenants on the property; and

WHEREAS, the terms of the purchase of the property include an obligation for the City to relocate the existing tenants prior to close of escrow; and

WHEREAS, the Draft Relocation Plan was made available for public review for 30 days beginning February 14, 2025, for a thirty-day review period; and

WHEREAS, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15061(b)(3) (Common Sense Exemption), as it can be seen with certainty that approval and implementation of the Draft Relocation Plan will not have a significant effect on the environment; and

WHEREAS, the Draft Relocation Plan is consistent with the Housing Element of the City's General Plan; and

WHEREAS, the occupants of the property were provided with informational notices of the Draft Relocation Plan in accordance with State law requirements, and were also notified of the public hearing, and a copy of the Draft Relocation Plan was provided to them; and

WHEREAS, the City Council has conducted a duly noticed public hearing regarding the Relocation Plan; and

WHEREAS, the City Council now desires to approve the Relocation Plan and direct staff to implement the approved plan; and

WHEREAS, the City Council desires to authorize a budget appropriation in the amount of \$_____ from _____ for the costs of implementing the approved Relocation Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Costa Mesa as follows:

Section 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. The Draft Relocation Plan for the residents of 778 Shalimar Drive, Costa Mesa, California 92627, attached hereto as Exhibit "A" is hereby approved.

Section 3. The City Council authorizes a budget appropriation in the amount of \$_____ from _____ for the costs of implementing the approved Relocation Plan.

Section 4. Staff is directed to implement the approved Relocation Plan.

PASSED AND ADOPTED this _____ day of April, 2025.

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

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

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

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

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

Brenda Green, City Clerk

EXHIBIT A



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 25-250

Meeting Date: 4/15/2025

TITLE:

APPOINTMENT TO THE ANIMAL SERVICES COMMITTEE AND CONFIRMING THE ORANGE COUNTY MODEL ENGINEERS (OCME) LIAISON TO THE FAIRVIEW PARK STEERING COMMITTEE

DEPARTMENT: CITY MANAGER'S OFFICE/CITY CLERK DIVISION

PRESENTED BY: BRENDA GREEN, CITY CLERK

CONTACT INFORMATION: BRENDA GREEN, CITY CLERK, (714) 754-5221

RECOMMENDATION:

Staff recommends:

1. Mayor Pro Tem Chavez make one (1) member appointment to the Animal Services Committee with a term expiration of April 2027.
2. The City Council confirm Hank Castignetti as the Orange County Model Engineers (OCME) City liaison to the Fairview Park Steering Committee.

BACKGROUND:

Animal Services Committee (1 Appointment)

One (1) Committee Member/Term Expiration of April 2027

The Animal Services Committee meets on the fourth Wednesday of the month except for August and December and provides advice and recommendations to the City Council on animal services issues, promotes pet licensing, and assists with the planning and execution of animal-related events. Staff received fourteen (14) applications for the vacancy to be filled (applications attached). Mayor Pro Tem Chavez may appoint any applicant; there is no requirement to appoint within the Council Member's district.

1. Brian Buckner - District 1
2. Randi Miller - District 1
3. Anke Secret - District 1
4. Becca Walls - District 1
5. Christina Poulos - District 1
6. Calvin Alvarez - District 2
7. Olivia M. Eimers - District 2
8. Carlos Salampessy - District 2
9. Syed Zia Hussain - District 2

- 10. Amber Watnik - District 2
- 11. Dana S. Lavin - District 3
- 12. Mackenzie "Kenzie" Huth - District 4
- 13. Rhonda J. Christlieb - District 5
- 14. Debra Lee - District 5

ANALYSIS:

Animal Services Committee

At the April 1, 2025 City Council meeting, Mayor Pro Tem Chavez requested an additional one week recruitment period for the Animal Services Committee only. The City opened the Committee recruitment on April 2, 2025, and press releases/solicitations were sent on April 2, 2025, April 7, 2025, and April 8, 2025. In response to the City's outreach efforts, a total of fourteen (14) applications were received.

Orange County Model Engineers (OCME) Liaison to Fairview Park Steering Committee

The appointment of Hank Castignetti as the Orange County Model Engineers (OCME) City liaison to the Fairview Park Steering Committee was discussed in the April 1, 2025 agenda report, but was inadvertently omitted from the motions.

ALTERNATIVES:

Mayor Pro Tem Chavez may choose not to make an appointment to the Animal Services Committee and/or request to reopen the recruitment period.

FISCAL REVIEW:

There is no fiscal impact to the Fiscal Year 2024-2025 Budget since City Committee Members do not receive a stipend for serving on the various committees.

LEGAL REVIEW:

The City Attorney has reviewed this report and has approved it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item is administrative in nature.

CONCLUSION:

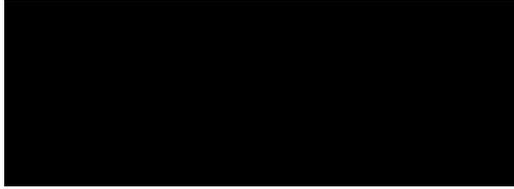
Staff recommends:

1. Mayor Pro Tem Chavez make one (1) member appointment to the Animal Services Committee with a term expiration of April 2027.
2. The City Council confirm Hank Castignetti as the Orange County Model Engineers (OCME) City liaison to the Fairview Park Steering Committee.

#1

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Page 1

Q1

Full Name:

Brian Buckner

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I'm a long time resident of Costa Mesa and highly involved in many pet rescue organizations.

Q4

As a Committee member, what ideas or projects are of interest to you?

To provide services to animals in need.

Q5

Respondent skipped this question

Optional Resume:

#2

COMPLETE

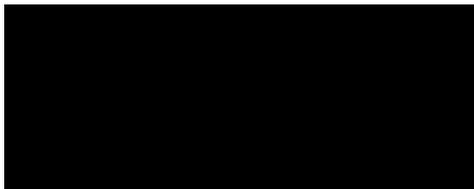
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Page 1

Q1

Full Name:

Randi Miller

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I am eager to serve on the Animal Services Committee because I have a deep passion for animal welfare and believe in the importance of promoting humane treatment, responsible pet ownership, and community engagement regarding animal care. My personal commitment to animal advocacy, along with my background in animal welfare has provided me with the skills and perspective necessary to contribute meaningfully to the committee's efforts.

I have experience in volunteering at animal shelters, working with animal rescue organizations, or participating in animal-related advocacy campaigns. Additionally, my skills, such as communication, organizational skills, and experience with policy development will allow me to effectively collaborate with fellow committee members to address issues related to animal services in our community.

I am confident that my qualifications, combined with my passion for animal welfare, would make me a valuable asset to the Animal Services Committee. Thank you for considering my application.

Q4

As a Committee member, what ideas or projects are of interest to you?

As a potential member of the Animal Services Committee, I am particularly interested in initiatives that promote animal welfare, community education, and effective policy development. Some ideas and projects that I believe would be beneficial include:

Expanding Community Education Programs: Developing programs to educate the public on responsible pet ownership, including spaying/neutering, proper care, and training. This could include school outreach, workshops, or informational campaigns aimed at preventing pet overpopulation and improving the relationship between animals and owners.

Improving Adoption and Foster Programs: Supporting and enhancing local shelters' adoption and foster programs to increase the chances of animals finding permanent homes. This could involve streamlining the adoption process, increasing awareness of adoptable pets, or providing additional resources to foster families.

Supporting Low-Cost Veterinary Services: Partnering with local veterinary clinics to offer low-cost or subsidized spay/neuter and wellness clinics for low-income families. This would help reduce the number of unwanted animals and prevent unnecessary euthanasia.

Promoting Animal Welfare Legislation: Working on advocating for stronger animal protection laws, such as stricter regulations on pet breeding, pet stores, and puppy mills. I am particularly interested in exploring policy changes that prevent animal cruelty and ensure better care for all animals in our community.

Developing a Volunteer Network: Building a strong volunteer network that can assist with everything from animal rescue efforts to events that raise awareness about animal issues. This would help increase community involvement and support for the committee's mission.

I am excited about the potential to contribute to projects that not only improve the lives of animals but also foster a more compassionate and informed community.

Q5

Respondent skipped this question

Optional Resume:

Q6

Contact Information: Note: This contact information will not be posted on the City's website or distributed to the public. However, this information is still subject to release pursuant to the California Public Records Act.

Name:

Randi Miller

Address:

Address 2:

City/Town:

ZIP/Postal Code:

Email Address:

Phone (cell):



Q7

Signature Required:

By checking this box and typing my name below, I am electronically signing my application.

#5

COMPLETE

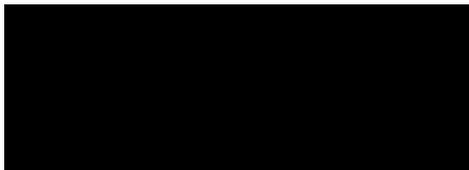
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Page 1

Q1

Full Name:

Anke Secrest

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I am an animal lover and have volunteered for rescues. We have rescue animals at home

Q4

As a Committee member, what ideas or projects are of interest to you?

I think license fees for unneutered dogs should be high to help pet owners that are otherwise not able to afford to get their animals neutered.

More apartments and rental properties need to allow pets to help get animals out of the shelters.

Q5

Respondent skipped this question

Optional Resume:

#4

COMPLETE

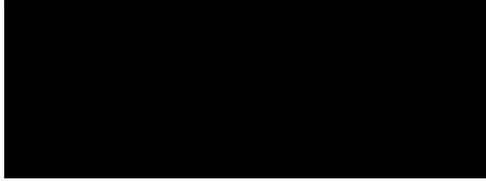
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Q1

Full Name:

Becca Walls

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I have been an active member of the animal service committee since it began in 2018. I was the chair for 5 years and the vice chair for one. I have lead in various ad hoc committees including on education, volunteering, and TNR. I am currently championing TNR for Costa Mesa. As one of only 2 original members, I deeply understand the history and progression of animal services in Costa Mesa. I have also volunteered hands on in animal rescue for over 8 years and taken courses and attended animal welfare conferences. I have networked with other rescues, shelters, and animal welfare groups to expand my knowledge on animal welfare and to stay up to date on current trends. I have coordinated and ran over 100 adoption events, conducted multiple low cost or free vaccine and microchip clinics, written articles for Costa Mesa's "The Scoop" animal newsletter, promoted and participated in multiple Costa Mesa animal related events. I would like to continue on the ASC to follow up on the new developments with TNR and continue to be an advocate for the animals of Costa Mesa.

Q4

As a Committee member, what ideas or projects are of interest to you?

TNR is a priority. This not only includes ordinance changes but also a great deal of community education and outreach. Once legal, there will also be other opportunities for advocacy and grant initiatives to support this process. I have attended animal welfare conferences and learned about new ideas for increased licensure, disease management, sheltering services, and other topics that could be beneficial in Costa Mesa. I would like to see an increase in licensure and microchips within Costa Mesa. These are vital steps to ensuring animals are safely returned to the people who love them.

#7

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Page 1

Q1

Full Name:

Christina Poulos

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I have previously served on the Animal Services Committee. I am a long time resident of Costa Mesa, an animal lover, and an animal owner.

Q4

As a Committee member, what ideas or projects are of interest to you?

Finding good homes for the many animals who come in through Animal Services, public education and out-reach.

Q5

Respondent skipped this question

Optional Resume:

#4

COMPLETE

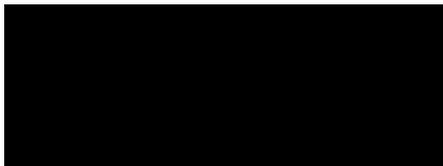
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Page 1

Q1

Full Name:

Kalvin Alvarez

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

Serving on the Animal Services Committee has been one of the most rewarding ways I've contributed to the City of Costa Mesa, and I'm ready to continue building on that work. During my previous term, I supported efforts such as establishing the City's bee ordinance, allowing residents to register and own bees responsibly. I've worked on animal services at both the city and county levels. While at the Orange County Board of Supervisors, I was assigned to animal services during the COVID-19 pandemic. I helped promote responsible adoptions at a time when shelters were facing high intake and return rates. Currently, I work for the City of Irvine, where animal services are managed through the Police Department, similar to Costa Mesa. My work isn't done. With our permanent shelter not yet open, we need strong oversight to ensure Priceless Pets meets its contract obligations. I also see a real opportunity to strengthen fundraising through the Costa Mesa Foundation to expand services and ease the burden on taxpayers. I'm ready to return to the Committee with bold ideas, a clear sense of responsibility, and a drive to deliver results for our City.

Q4

As a Committee member, what ideas or projects are of interest to you?

My goals and priorities for the Animal Services Committee include:

1. Holding Priceless Pets accountable to their contract: Priceless Pets must fully meet the standards and commitments outlined in their submitted Request for Proposal. The Committee is responsible for providing strong oversight, ensuring transparency, and making sure the organization follows through on the commitments made to the City Council and our community.
2. Improving CM Bark Park: This park is a beloved community space, but it faces challenges, especially regarding parking and accessibility. I want to explore options to enhance the visitor experience for our residents.
3. Expand fundraising to reduce the burden on taxpayers: The Committee should pursue new fundraising opportunities, including leveraging the Costa Mesa Foundation or creating a new nonprofit support channel tied to shelter services. Donations can fund valuable programs like free pet food distributions, discounted adoption events, and other community-based services, providing support to residents while easing the financial load on the City's general fund.

Q5

Respondent skipped this question

Optional Resume:

Q6

Contact Information: Note: This contact information will not be posted on the City's website or distributed to the public. However, this information is still subject to release pursuant to the California Public Records Act.

Name:

Kalvin Alvarez

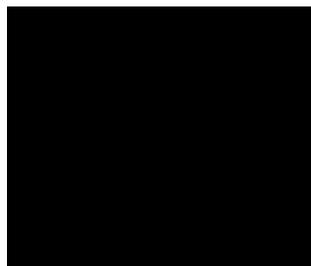
Address:

City/Town:

ZIP/Postal Code:

Email Address:

Phone (cell):



Q7

By checking this box and typing my name below, I am electronically signing my application.

Signature Required:

Q8

Full Name:

Kalvin Alvarez

#10

COMPLETE

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Page 1

Q1

Full Name:

Olivia M Eimers

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I am writing to express my interest in joining the Animal Services committee. As an experienced dog owner and active participant in organizing dog-related events in my neighborhood, I believe I can contribute valuable insights and energy to the committee's work.

I have successfully organized a number of dog-related events such as [mention any specific events you've organized, such as pack walks, holiday pawrades in my neighborhood but also to local businesses , which has allowed me to cultivate strong relationships with local pet owners and businesses, and further my ability to engage the community.

I look forward to the possibility of working together to support our community. Thank you for considering my application.

Sincerely,
Olivia Eimers

Q4

As a Committee member, what ideas or projects are of interest to you?

I am interested in participating in any existing events the committee has created along with creating new events.

Q5

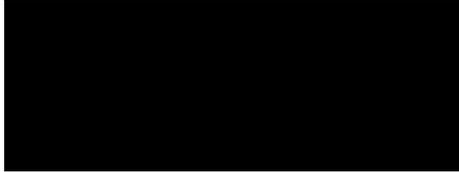
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Optional Resume:

#19

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Q1

Full Name:

Carlos Salampessy

Q2

Indicate the name of the Committee you are interested in serving on:

**Animal Services Committee,
Housing and Public Service Grants Committee,
Traffic Impact Fee Ad Hoc Committee**

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

Hello! Ive worked for a Licensed Commercial Architect as an Intern for the City of Murrieta in Riverside county for a year. I am an electrical engineer student looking to become licensed for urban development and I would like to take the steps forward in being involved in urban development as i finish school and work full-time.

Q4

As a Committee member, what ideas or projects are of interest to you?

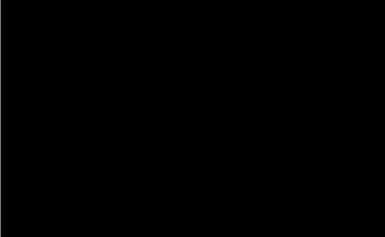
I would like to be involved in anything that is related to my studies which is traffic engineering or electrical planning and consulting. I would really like to be under some engineering to get some engineering hours and continue with my involvement in city development.

Q5

Optional Resume:

RESUME_3_2025.pdf (42.7KB)

CARLOS SALAMPESSY



Profile

My Name is Carlos Aaron Salampessy and I am 27 years old. I'm currently studying for a BS Electrical Engineering at Arizona State University. I am currently working as a CNC operator manufacturing optical lenses. At the moment I want to continue my trade skills as an optician to support my education, and obtain my Professional Engineering License.

Skills

- C++ 2015
- Assembly Language
- AutoCAD 2021 & 2015
- MATLab 2024
- Microsoft Office
- Google Drive
- HAAS CNC
- FANUC CNC
- MasterCAM
- ASF Furnace operations
- Construct and read Engineering and Architectural plans
- Hand Crane Operation and Safety

Experience

Optician III; MKS Instruments/Newport Optics — 2024-current

Operating CNC spindle machines to polish small optical lenses for various equipment and instruments.

CNC Operator; Survival Systems International — 2024-2024

CNC Operator for HAAS and FANUC CNC machines. Programmed and setup contracts for Sikorsky aluminum parts and legacy steel parts for the company's main product, lifeboats.

Optician/Crystal Growth Technician; Coherent Corp./II-VI Aerospace & Defense — 2022-2024

Technician and optician for the fabrication of optics and laser technology for military-grade equipment. Worked on a HAAS CNC machine and eccentric spindles for abrasion of materials. Monitored and track the production of crystals using crucible furnaces. Reason for leaving: Company lay offs.

AutoCAD Designer; Empire Design Group, inc. — 2021-2022

Part-time Internship. Design As-built and Conceptual architectural plans for Residential and Commercial buildings and structures under Licensed Architect. Reason for leave: Internship.

Stock Associate; Dollar Tree, Inc. — 2015-2020

Part-time working freight and stocking inventory. I worked on and off as I went to school full-time, and worked part-time while continually attended school part-time.

Painter; Absolute Painting — 2017-2019

Full-time during the Summer. Painted homes and landscaping both interior and exterior under Contracted Painter.

Education

Vista Murrieta High School; Murrieta, CA

High School Diploma — 2015

Mt. San Jacinto Community College; San Jacinto, CA
AA Liberal Arts - Mathematics and Science — 2016-2020

Arizona State University; Phoenix, AZ
BS Electrical Engineering — 2021-2025

Projects

Architect Projects:

Commercial and Residential Projects and presentations available upon request.

Optician Projects:

Participated in a commercial breakthrough for efficient development of polishing for optics. The breakthrough used cerium oxide polishing compound with Sodium Hydroxide to improve the polishing process from 14 days to 1 day. Participated in the process to polish the surface with different abrasive compounds and test which compound can successfully be polished cost-effectively.

#24

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Q1

Full Name:

SYED ZIA HUSSAIN

Q2

Indicate the name of the Committee you are interested in serving on:

Animal Services Committee,
Active Transportation Committee,
Fairview Park Steering Committee,
Finance and Pension Advisory Committee,
Housing and Public Service Grants Committee,
Traffic Impact Fee Ad Hoc Committee

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I am undergraduate in Urban Planning and becoming a part of the Costa Mesa City Committee can help me understand and learn more about the real-world projects and issues faced by the City.

Q4

As a Committee member, what ideas or projects are of interest to you?

I would like to incorporate my studies and would like to participate in the best of my abilities and knowledge to contribute to the best possible feedback and input I can provide.

Q5

Optional Resume:

SZH-URP-CM.pdf (400.4KB)

SYED ZIA HUSSAIN

Member of Mobile House Park Advisory Committee at City of Costa Mesa

City of Costa Mesa, CA

PROFESSIONAL PROFILE

Devoted and team-oriented ESFJ personality type with over 2 years of hands-on involvement in, urban planning, community involvement, and project supervision. Described as warm-hearted and paying attention to clients, and do well with team members in the effort to accomplish defined objectives. Skilled in data analysis, organizing and conducting research, preparing data visualization of research finding of projects in compliance with municipal codes and policies. Expert in performing practical studies like social survey, or case study of urban environment. Seeking to adopt practical experience and utility-focused mind-set towards achieving defined project goals.

EDUCATION

- **Bachelor of Science in Urban and Regional Planning** 2025
Cal Poly Pomona, California, United States
- **Associate Degree in Architecture** 2019
Orange Coast College. California, United States
- **Associate Degree in Event Management** 2016
Orange Coast College. California, United States

RECREATIONAL PROJECTS

Creative Brain (After School Program) Feb - updated

- Teach classes for Art, animation, and music at the Advanced Learning Academy, Santa Ana, CA.

Community Service Leader II | City of Costa Mesa (Recreational Dept) Part-Time Jan – Mar 2024

- Supporting the R.O.C.K after-school program by actively positive learning environment and
- Demonstrating self-motivation and teamwork skills to collaborate effectively with colleagues and program participants.
- Assisting in on-field program planning and maintaining detailed records, including daily schedules, logbooks, and work hours.
- Supervising student check-ins and check-outs, coordinating activities, conducting fire drills, and providing assistance with homework, arts and crafts, and recreational games.

Student Connect SoCal Community Outreach | SCAG Project May 2023 – Jun 2023

- Engaged with the public to encourage survey participation and conducted interactive street events to gather community feedback.
- Researched potential locations for future surveys and provided strategic recommendations to enhance outreach efforts.

INTERNSHIP EXPERIENCE

Planning Aide Intern | Cal Poly Pomona Facility Planning and Management, CA

- Maintained accurate records and organized files to ensure efficient access to project documentation and information as may be needed.
- Conducted cold calls to gather relevant data, created detailed figure-ground drawings, and performed comprehensive site and data analyses to support project planning.
- Prepared and printed architectural drawings, authored detailed reports, and handled various administrative tasks to assist in daily operations.

Administrative Intern | City of Tustin Department of Community Planning, Tustin, CA

- Reviewed variance applications, conditional permits, and design reviews to ensure compliance with planning standards and regulations.
- Conducted quality control checks and updated code files to maintain accuracy and consistency within project documentation.
- Analysed and evaluated General Plans, zoning ordinances, subdivision plans, and environmental reports to support informed decision-making.

SKILLS

Communication | Interpersonal Relation | People Management | Project Support | Report Writing | Urban Planning | Urban Design | MS Office | SketchUp | Rhino | AutoCAD | Adobe Creative Suite | Micro-Station | ArcGIS | InDesign | Research | Customer Service | Marketing and Sales | Organizational Skills | General Clerical Tasks | Data Management | Data Entry | Data Visualization

MEMBERSHIP

- Member of Mobile Housing Committee, City of Costa Mesa, CA
- American Planning Association

ACHIEVEMENT:

- Fonder of “Smart City Developers” (Students and young professionals NP organization. Organize seminars, produce documentaries, and community development projects)
- [Smart City Developers - YouTube](https://www.youtube.com/watch?v=6hnuY80V_PM&t=18s) (channel)
https://www.youtube.com/watch?v=6hnuY80V_PM&t=18s
<https://www.youtube.com/@ocsmartcitydevelopers6812>

#8

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Page 1

Q1

Full Name:

Amber Watnik

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I've been volunteering and coordinating fosters for a local animal shelter since 2020 so I have a working knowledge of the needs and processes of animal rescue groups. I also served two years as secretary on a national board in my industry so I understand non-profit organizations and committee functionality. I want to use these experiences to help the city make decisions that best serve our animal population.

Q4

As a Committee member, what ideas or projects are of interest to you?

I have no specific projects to bring forward, but want to learn about the variety of services we offer and hear what the community is requesting.

Q5

Respondent skipped this question

Optional Resume:

#17

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Q1

Full Name:

Dana S. Lavin

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I was on the original committee when it started. Covid hit and I became a homebody. Now I am ready to continue my work. I am an animal lover both domestic and wildlife. Helping Costa Mesa with programs and assistance for the safety & wellbeing of these animals is important to me

Q4

As a Committee member, what ideas or projects are of interest to you?

Public education. Working to engage the community in what we do, what they can do and what services are available to them. Help to find and implement an actual shelter in the city.

Q5

Respondent skipped this question

Optional Resume:

#5

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Q1

Full Name:

Mackenzie "Kenzie" Huth

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I am well connected to the volunteer TNR community in OC, including Ladan at Friends of Normie. I want to be more involved in a way that helps link volunteers to the city in order to help tackle the feral cat problem in Costa Mesa.

Q4

As a Committee member, what ideas or projects are of interest to you?

TNR of feral cat colonies. If we can control the feral colonies, then coyotes will be less attracted to our residential areas and our pet dogs and cats will be more safe.

Q5

Respondent skipped this question

Optional Resume:

#3

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Q1

Full Name:

Rhonda J. Christlieb

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I see the pet animal population out of control and would like to be part of the solution to the problem.

Q4

As a Committee member, what ideas or projects are of interest to you?

Free or Reduced cost Spaying/neutering, vaccinations and vet care. Fines and criminal prosecution for pet owners who abuse, hoard or kill animals.

Educating the public why spaying/neutering is good for their pet and our city (county & state).

Q5

Respondent skipped this question

Optional Resume:

#6

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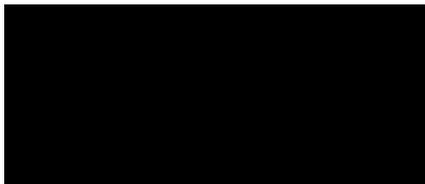
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Q1

Full Name:

Debra Lee

Q2

Animal Services Committee

Indicate the name of the Committee you are interested in serving on:

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

The problem of feline over population is in dire need of action and solution. I want to be part of that solution.

My nonprofit urban cat rescue 501(c)(3) has been rescuing pockets of feral over population, For the last four years. I have firsthand experience in TNR.

Q4

As a Committee member, what ideas or projects are of interest to you?

Programs that educate the public in the importance of spay and neutering. Promoting low cost spay and neutering to help prevent problems. Fund raising to help the cause.

Q5

Respondent skipped this question

Optional Resume:
