



## Agenda Report

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Item #: 23-1291

Meeting Date: 07/18/2023

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**TITLE: 2021 AND 2022 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN**

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

**PRESENTED BY: PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER**

**CONTACT INFORMATION: PHAYVANH NANTHAVONGDOUANGSY (714) 754-5611,**

### **RECOMMENDATION:**

Staff recommends the City Council approve the 2021 and 2022 Annual Progress Report (APR) of the 2015-2035 Costa Mesa General Plan for submittal to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

### **BACKGROUND:**

The General Plan APR provides an overview of the actions taken by the City during the 2021 and 2022 calendar years to implement the City's General Plan programs and policies, including the City's Housing Element.

State Land Use and Zoning Law, Government Code section 65000 et seq., requires that an annual progress report from the City's legislative body be submitted to the State agencies identified above. The State uses the General Plan APR to identify state wide trends in land use decision-making, and how local planning and development activities relate to statewide planning goals and policies. A Housing Element APR is also required and is used by HCD to track the progress of the implementation of a jurisdiction's Housing Element, and requires its submission as a threshold for several State Housing Funding Programs.

### **ANALYSIS:**

The APR informs the general public of the progress in meeting community goals as expressed in the General Plan. The APR also provides information on how land use decisions that were implemented in the past year relates to General Plan adopted goals and policies.

### **Planning Commission Review**

A staff presentation introducing the APR was provided to the Planning Commission at the June 12, 2023 Planning Commission meeting. The Draft APR was subsequently posted online on June 16, 2023, and discussed further by the Planning Commission at the June 26, 2023 Planning Commission meeting. After having an in-depth discussion regarding the intent and status of various General Plan goals, objectives and policies, as well as the Housing Element APR forms, and receiving public

testimony, the Planning Commission recommended that the City Council approve the APR by a 7-0 vote. The General Plan discussion focused mainly on the Land Use and Circulation Elements, consistency between polices, and the importance of the General Plan as a guiding document for City's land use and community improvement decisions. Once approved for submittal to the State, all APRs are posted on the City's website at the link below.

City General Plan Annual Reports:

<https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/general-plan/annual-progress-reports>

June 26, 2023 Planning Commission Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6269413&GUID=649EC011-5B7D-4192-BC19-50B60BBD9138>

June 26, 2023 Video:

[https://costamesa.granicus.com/player/clip/4013?view\\_id=14&redirect=true&h=c702ede5a46fb6684d035813a0884ad8](https://costamesa.granicus.com/player/clip/4013?view_id=14&redirect=true&h=c702ede5a46fb6684d035813a0884ad8)

### **Annual Progress Report Summary**

As summarized in the attached General Plan APR, the City continues to implement General Plan programs, has satisfied its 5<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) allocation obligations, and has progressed towards meeting its 6<sup>th</sup> Cycle RHNA obligation. As required by the State, the APR specifically addresses the following:

- **General Plan Implementation:** The degree to which the City's General Plan and City actions (such as ordinance adoption and capital improvement project implementation) complies with the General Plan guidelines developed and adopted by the State Office of Planning and Research pursuant to Government Code section 65040.2. (This information is included in Table 1 of the General Plan Annual Review); and,
- **Housing Element Annual Progress Report:** State required housing progress forms for calendar years 2021 and 2022 have been completed by staff and are attached to the General Plan Annual Review as Attachments 3 and 4. The Housing Element APR excel form is specifically created by HCD to provide information on how the City has progressed toward meeting its RHNA allocation and implementation of Housing Element programs. It includes information on the number and types of housing development applications that the City has received, processed and permitted; as well as identifies how many residential units completed construction.

### **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.

As shown through various City's 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. (Note that to implement the 6<sup>th</sup> Cycle Housing Element; 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.)

### **Costa Mesa Housing Construction Calendar Years 2021 and 2022**

***Calendar Year 2021:*** During calendar year 2021, a total of 90 housing units (including ADUs) were constructed in the City. Of the 90 units constructed, 81 of the units were single-family residences and nine were ADUs. No multi-family housing was constructed during this time. Of the 90 units constructed in 2021, 9 fell into affordable categories (all were ADUs).

***Calendar Year 2022:*** During calendar year 2022, a total of 38 housing units (including ADUs) were constructed in the City. Of the 38 units constructed, 24 of the units were single-family residences and 14 were ADUs. No multi-family housing was constructed during this time. Of the 38 units constructed in 2022, 14 units fell into affordable categories (all were ADUs).

### **Housing Programs Implementation Progress:**

***5<sup>th</sup> Cycle Housing Programs Implementation:*** During calendar year 2021, the City continued to implement various housing programs, including the following: Program 1: Owner-Occupied Housing Rehabilitation, Program 2: Mobile Home Rehabilitation, Program 5: Second Units, Program 7: Rental Housing Assistance, Program 11: Supportive Services for Persons with Special Needs, and Program 15: Fair Housing Assistance.

***6<sup>th</sup> Cycle Housing Programs Implementation:*** For calendar year 2022, City staff finalized the 6<sup>th</sup> Cycle Housing Element including programs to further housing opportunities in the City. The 2022 Housing Element APR form reflects the final version of the 47 Housing Programs that are included in the final Housing Element approved by HCD. These 47 Housing Element programs have various completion timeframes within the 8-year Housing Element planning period. Since the recent Housing Element approval (and prior to approval), the City has implemented or begun to implement many of the 6<sup>th</sup> Cycle Housing Element programs, including, but not limited to: Program 2A: Inclusionary Housing, Program 1B: Mobile Home Rehabilitation Program, Program 3E: Promote Accessory Dwelling Units, Program 3B: Fairview Developmental Center, and Program 3G: Address City-wide Vote Requirement in Relation to Housing Element Compliance.

### **PUBLIC NOTICE:**

There is no public notice requirement for approval of the Annual Report.

### **ENVIRONMENTAL DETERMINATION:**

The Annual Report of the 2015-2035 Costa Mesa General Plan is not subject to the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15378(b)(2), as this report and review is not a project as defined by this section.

**ALTERNATIVES:**

The City Council may modify the 2021 and 2022 Annual Report of the 2015-2035 Costa Mesa General Plan.

**FISCAL REVIEW:**

There is no fiscal impact to the City.

**LEGAL REVIEW:**

The City Attorney's Office has reviewed this Agenda Report and the attached 2021 and 2022 Annual Report and approves them both as to form.

**CITY COUNCIL GOALS AND PRIORITIES:**

This item supports the following City Council goal:

- Diversify, stabilize and increase housing to reflect community needs

**CONCLUSION:**

As required by the Government Code, the 2021 and 2022 Annual Report provides a status for the City's General Plan implementation (including progress toward meeting Housing Element goals and the City's RHNA allocation). Following City Council approval, the final annual report will be submitted to the State Office of Planning and Research and the State Department of Housing and Community Development.