

# **COSTA MESA ACTIVE TRANSPORTATION COMMITTEE**

**ANNUAL REPORT**



APRIL 2, 2024



# COMMITTEE INFORMATION

Formed by the City Council on April 7, 2015 as the **Bikeway and Walkability Committee**.

March of 2022, committee name changed to the **Active Transportation Committee (ATC)**.

Meets 9 times a year.

## Current Members – 9 Members

|   |   |
|---|---|
| <b>Andrew Barnes</b><br><b>Bridget Gleason – Vice Chair</b><br><b>Jose Gomez</b><br><b>Flo Martin</b> | <b>Ralph Taboada – Chair</b><br><b>Michaela Teissere</b><br><b>Jennifer Vavra</b><br><b>Jimmy Vivar</b><br><b>Trace Yulie</b> |
| <b>Former:</b> (served during 2023)   | <b>Bryan Estrada</b><br><b>Richard Huffman</b><br><b>David Martinez</b>   |

|                             |                       |
|-----------------------------|-----------------------|
| <b>City Council Liaison</b> | <b>Arlis Reynolds</b> |
|-----------------------------|-----------------------|

|   |                         |
|---|-------------------------|
| <b>Newport-Mesa Unified School District Liaison</b> | <b>Shelley Humphrey</b> |
|---|-------------------------|

# ACTIVE TRANSPORTATION VISION

## City Council Goals/Objectives 2021 thru 2024

- Create a safer place to walk and ride a bicycle.
- Advance environmental sustainability and climate resiliency.
- Approve a Pedestrian Master Plan for inclusion in the City's General Plan Circulation Element.
- Approve a plan to mitigate collisions and injuries on roadways.

## Goals of the Active Transportation Plan (ATP)

- Promote a user-friendly and welcoming Active Transportation System in Costa Mesa.
- Create a safer place to walk and ride a bicycle.
- Integrate Active Transportation Elements into the Circulation System and Land Use Planning.
- Promote an Active Transportation culture.
- Promote the positive air quality, health, and economic benefits of Active Transportation.
- Monitor, evaluate, and pursue funding for implementation of the Active Transportation Plan.

# COMMUNITY ACTIVITIES

- **Earth Day:** Committee members engaged with community members and hosted a booth promoting the committee and Active Transportation in the City.
- **TEAM SoCalCross Cyclocross Race:** Committee members have volunteered at this two-day event in Balearic-Estancia Park organized by SoCalCross. The event features races for all ages and skill levels.
- **Street Beat Festival – Walk ‘n’ Rollers Edition - May 2023**  
Festival held at EHS to promote ebike and young rider road skills and safety. Several committee members participated in this event, and it was very well attended by the community.
- **Bike Light Give-a-Ways –** Committee members again joined with CMABS for a bike light give-a-way.





# COMMUNITY ACTIVITIES

- **Walk to School Day and Bike to School Day:** Both events were a great success!
- **Participation:**
  - 13 Schools participated in Walk to School Day
  - 11 schools participated in Bike to School Day
  - 9 Committee Members, and about 3,900 students participated



# COMMITTEE ACTIVITIES

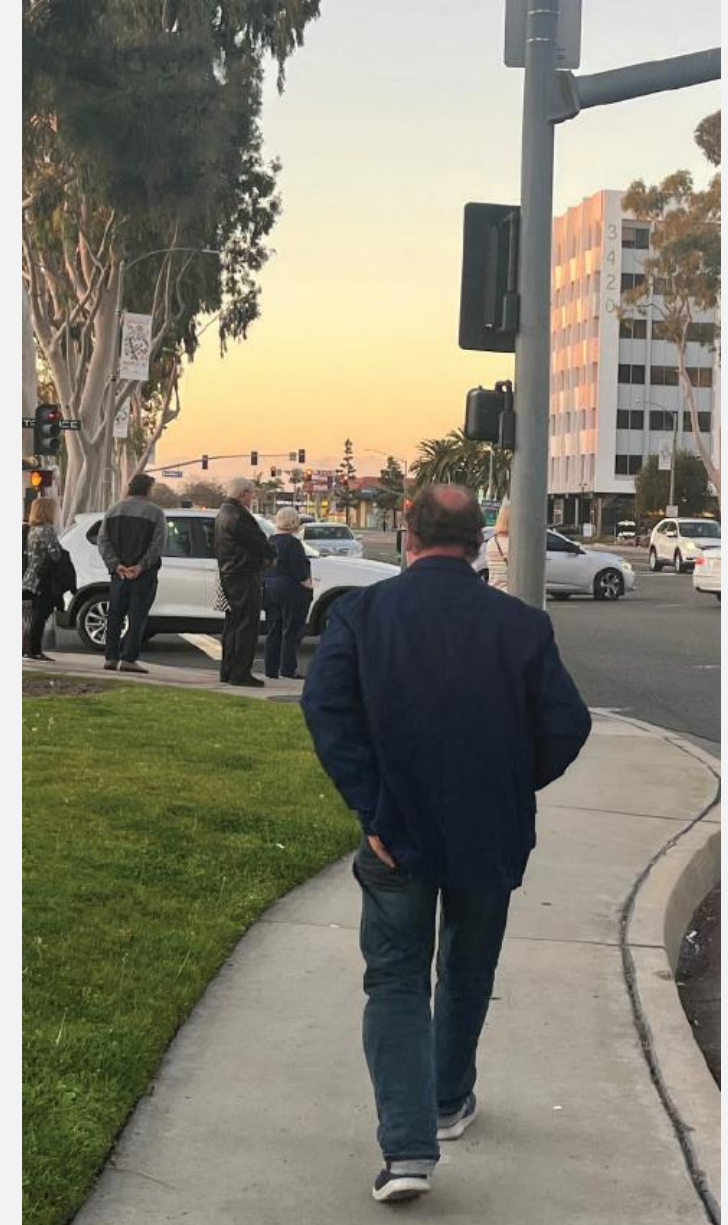
- **Easement and Right-of-Way Vacations:** Committee occasionally reviews easement and right-of-way vacations to identify potential bike and pedestrian impacts.
- **Bike Racks:** Continue to work with staff on installation of racks in parks, city facilities and public rights-of-way. A bike rack suggestion page was launched, and a commercial bike rack program remains a goal in cooperation with the Chamber of Commerce.
- **AT Project Recommendations:** Again this year, the Committee coordinated with staff and has recommended a list of projects for next year's budget.
  - Will formally submit the recommendations to the City Council for your consideration.





# COMMITTEE ACTIVITIES

- **Municipal Code Updates:** Committee had first meeting with Police Dept. and Staff in March 2024, on a draft revision of the Municipal Code regarding bikes, with a focus on Ebikes. Several concerns were discussed. Another meeting is scheduled for April. All parties recognize this is a challenging issue.
- **Ad Hoc Committees:** Awaiting approval from Council Liaison for two Ad Hoc Committees.
  - Committee Walk/Bike audits
  - Public Outreach – schools, e-bikes, AT projects, etc.
- **Fairview Active Transportation Improvements:** Public meeting to discuss improvements from Fair Drive to Newport Boulevard.



# COMMITTEE ACTIVITIES

- **Pedestrian Master Plan (PMP) Follow-up:**

- ATC approved the report at our June 2022 meeting.
- ATC recommended three improvements. Staff concurred with two:
- ATC submitted a letter to the Planning Commission in Feb. 2024 recommending their approval subject to:
  - Development of a PMP Implementation Plan within 12 months of final PMP approval.
  - The Planning Commission did not include this provision in their approval, however the Committee may pursue further when presented to Council.





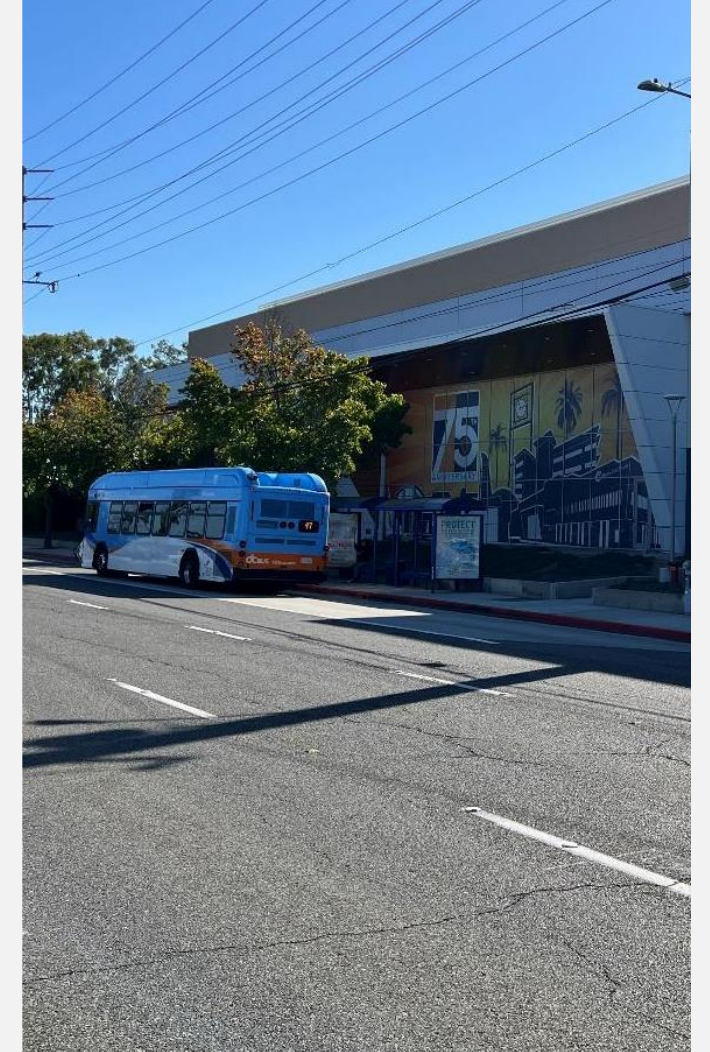
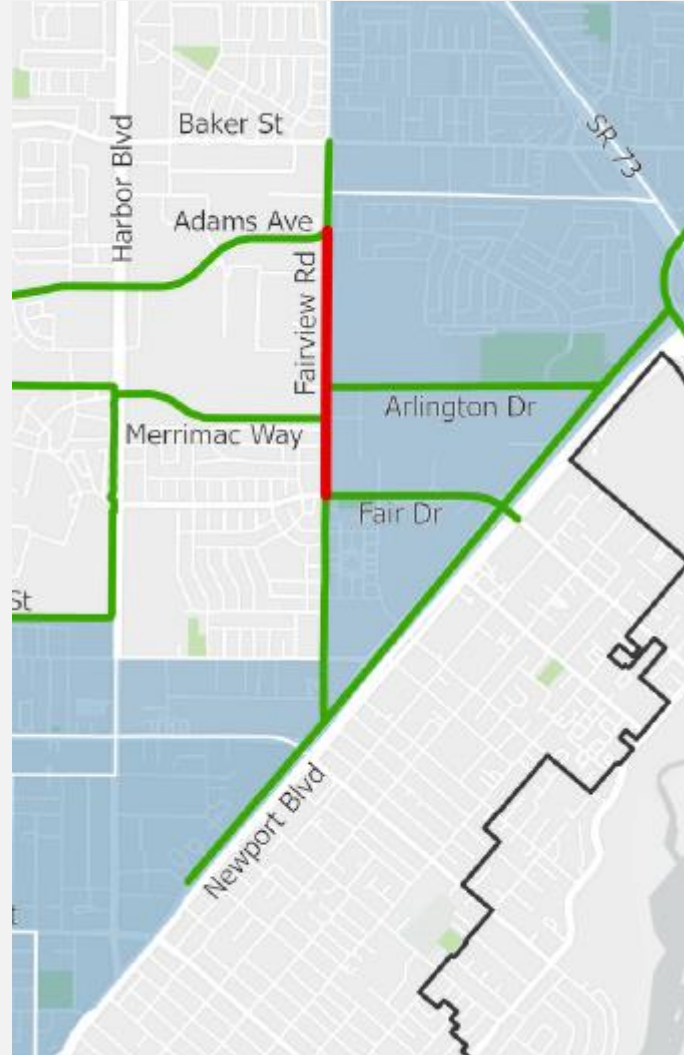
# ACCOMPLISHMENTS

- **Placentia Avenue/West 19th Street Active Transportation Improvements:**
  - 4.1 miles of new and improved bikeways including Class IV Cycle Track and buffered bike lanes with green paint
  - New pedestrian bulbouts, sidewalk, and street trees
  - High visibility crosswalks
- **New HAWK and Pedestrian Signals:**
  - West 19th Street/Wallace Avenue
  - Lions Park/West 18th Street
  - Wilson Park



# ACCOMPLISHMENTS

- **Receipt of \$7.9 Million OCTA Complete Streets Program Grant**
  - **Adams Avenue Multipurpose Trails** – Santa Ana River to Royal Palm Drive
  - **Adams Avenue Bicycle Facility** – Harbor Boulevard to Fairview Road
  - **Fairview Road Active Transportation Improvements** – Adams Avenue to Fair Drive



# NEXT STEPS

- **AT Project Recommendations:** Submit our list of recommended projects, for next year's budget, to City Council.
- **E-bike Ordinance:** Meet with PD and Staff to review and provide recommendations on an e-bike ordinance.
- **Safe Routes to School:** Work with Staff, Consultant, and NMUSD to improve or develop new safe routes to schools.
- **Earth Day April 2024:** Host a booth and engage with community members to promote Active Transportation and the committee.
- **AT Capital Projects:** Continue to review and provide design recommendations to Staff on upcoming funded projects.



## CHALLENGES

### INCREASED USE OF BICYCLES, E-BIKES IN PARTICULAR

Places a higher demand on the City's Active Transportation infrastructure, police, and staff.

Increased safety issues.

### PACE OF PROGRESS

Mode shift to biking and walking is good, but need to make more progress to meet ATP goals of 10% bicycle and 20% walking.

### PROJECT MANAGEMENT

No fully dedicated project management. Existing staff split their time with other job responsibilities.

Existing subcontractor assigned to one Adams Avenue/Pinecreek Intersection Improvements project.

### VEHICLES & ROAD HAZARDS

Prioritize and implement projects/programs that contribute to the reduction of collisions to the ZERO fatality/severe injury level



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**Second Reading of  
Affordable Housing Ordinance (AHO)  
and Fee Resolution**

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**April 2, 2024  
City Council**





# Public Hearings

- **December 11, 2023:** Planning Commission voted (5-2) to recommend City Council give first reading of the Affordable Housing Ordinance (AHO)
- **January 16, 2024:** City Council voted (4-2) to give first reading of the AHO with modifications
- **February 27, 2024:** City Council Study Session on proposed in-lieu fee amounts





# Affordable Housing Needs

- **Half of renters in Costa Mesa** experience housing cost burdens
  - 1-bedroom: approximately \$3,000
  - 2-bedroom: \$3,330
  - 3-bedroom: \$3,660
- **Households are “priced out”** leading them to move into crowded conditions, move further away, or enter into homelessness
  - Bridge Shelter Interest List up to 30 people at a given time

# Community Survey Polling

- 81% in favor of addressing housing needs
- 74% in favor of providing housing at all income levels for seniors, families, and young adults
- 83% in favor of helping ensure more affordable housing is available for middle income and working-class families
- 71% in favor of requiring up to 15% of new and redeveloped housing units to be affordable housing



# City Council Strategic Plan Objectives



- Strengthen the Public's Safety and Improve the Quality of Life
- Achieve Long-Term Fiscal Sustainability
- Recruit and Retain High Quality Staff
- **Diversify, Stabilize and Increase Housing to Reflect Community Needs**
- Advance Environmental Sustainability and Climate Resiliency



# Costa Mesa Housing Element

- **Housing Element:** 40 housing programs intended to increase housing while also addressing affordability
- **Adoption of the AHO is Program 2A** and is required for the City to maintain compliance with State housing law



# Costa Mesa Housing Element

- Without adoption of the AHO:
  - **Lose local control** over land use and permitting decisions
    - Including building permit issuance for any residential related improvements and projects e.g., bedroom additions and bathroom remodels
  - **Ineligibility for State and County funding** sources
  - Housing Element in **violation of State housing law**
  - **Legal challenges** from the State costing taxpayers
  - **Monetary fines** up to \$100,000 per month

# Affordable Housing Program

- **Incentive-Based Program:** Creates enhanced land value through rezoning coupled with an AHO requirement
- **State Law Requirements:**
  - *Government (Govt) Code Section 65850* – AHO can be imposed on apartment developments
  - *Govt Code Section 65583(a)* – Requires City to analyze potential and actual constraints placed on housing development if AHO is adopted
  - *CA BIA v. City of San Jose* – AHO and in-lieu fees are a planning tool and not an exaction
  - AHO requirements cannot be “confiscatory”



# Affordable Housing Program Recommendations

- **AHO Threshold:** 15 units
- **Rental:**
  - 60+ du/acre: 11% Low or 7% Very Low
  - Under 60 du/acre: 6% Low or 4% Very Low
- **In-Lieu Fee Threshold – Rental:** less than 50 units
- **Ownership:**
  - Payment of in-lieu fee or
  - 8% Moderate

# Affordable Housing Program Incentives

- **Provide More Housing at Greater Affordability Levels**
- **Rezone to Allow for Residential Development** where none is currently allowed
- **Reduced Parking Requirements**
- **Low-Income Rent at 80% AMI** to help facilitate housing development
- **Concurrent Processing** to provide more expedited processing



# In-Lieu Fee Amounts

| Recommended In-Lieu Fee Payment Schedule<br>Per Square Foot of Total Leasable or Saleable Area<br>in a Residential Development |                                |                                |                                     |
|--|--------------------------------|--------------------------------|-------------------------------------|
| Total Units  | Apartment Development          |                                | Ownership<br>Housing<br>Development |
|  | Density: 60+<br>Units Per Acre | Density: <60<br>Units Per Acre |                                     |
| 15   | \$3.73                         | \$1.97                         | \$2.53                              |
| 16   | \$7.46                         | \$3.94                         | \$5.06                              |
| 17   | \$11.19                        | \$5.91                         | \$7.59                              |
| 18   | \$14.91                        | \$7.89                         | \$10.11                             |
| 19   | \$18.64                        | \$9.86                         | \$12.64                             |
| 20   | \$22.37                        | \$11.83                        | \$15.17                             |
| 21+  | \$26.10                        | \$13.80                        | \$17.70                             |

| Comparison of Other Cities In-Lieu Fee Amounts |  |
|--|--|
| <b>Encinitas</b>                               | <ul style="list-style-type: none"> <li>• 1 – 6 units: sliding scale</li> <li>• 7+ units: \$23.79 per sq. ft.</li> <li>• Affordability Requirement:               <ul style="list-style-type: none"> <li>○ 10% Very Low or 15% Low</li> </ul> </li> </ul>   |
| <b>Irvine</b>                                  | <ul style="list-style-type: none"> <li>• Formula based and calculated per project</li> <li>• Affordability Requirement:               <ul style="list-style-type: none"> <li>○ 5% Very Low + 5% Low + 5% Moderate</li> </ul> </li> </ul>   |
| <b>Long Beach</b>                              | <ul style="list-style-type: none"> <li>• Rental: \$38 per sq. ft.</li> <li>• Ownership: \$29.10 per sq. ft.</li> <li>• Affordability Requirement:               <ul style="list-style-type: none"> <li>○ 11% Very Low – Rental</li> <li>○ 10% Moderate – Ownership</li> </ul> </li> </ul>  |
| <b>Oceanside</b>                               | <ul style="list-style-type: none"> <li>• 2023 in-lieu fee set at \$15 per sq. ft.</li> <li>• 2024 in-lieu fee increased to \$20 per sq. ft.</li> <li>• Affordability Requirement:               <ul style="list-style-type: none"> <li>○ 10% Low – Rental</li> <li>○ 10% Moderate – Ownership</li> </ul> </li> </ul>   |
| <b>Santa Monica</b>                            | <ul style="list-style-type: none"> <li>• Rental: \$35.70 per sq. ft.</li> <li>• Ownership: \$41.70 per sq. ft.</li> <li>• Affordability Requirement:               <ul style="list-style-type: none"> <li>○ 5% to 30% Very Low, Low, and Moderate</li> </ul> </li> </ul>   |
| <b>San Diego</b>                               | <ul style="list-style-type: none"> <li>• Incremental increase from July 1, 2020 through June 30, 2024</li> <li>• 2024 in-lieu fee increased to \$25 per sq. ft.</li> <li>• Affordability Requirement:               <ul style="list-style-type: none"> <li>○ 10% Very Low or Low – Rental</li> <li>○ 10 to 15% Moderate – Ownership</li> </ul> </li> </ul>     |
| <b>Santa Ana</b>                               | <ul style="list-style-type: none"> <li>• 5 to 9 units: \$6</li> <li>• 10 to 14 units: \$9</li> <li>• 15 to 19 units: \$12</li> <li>• 20+ units: \$15</li> <li>• Affordability Requirement:               <ul style="list-style-type: none"> <li>○ 5% to 10% Extremely Low, Very Low, or Low – Rental</li> <li>○ 5% Moderate – Ownership</li> </ul> </li> </ul> |
| <b>Huntington Beach</b>                        | <ul style="list-style-type: none"> <li>• Sliding scale between 3 and 30+ units</li> <li>• Rental: \$3.58 to \$35.80</li> <li>• Ownership: \$2.54 to \$25.36</li> <li>• Affordability Requirement:               <ul style="list-style-type: none"> <li>○ 10% Low – Rental</li> <li>○ 10% Moderate – Ownership</li> </ul> </li> </ul>                           |





## Feedback on In-Lieu Fee Amounts

- Feedback from both ownership and rental housing developers
- **Higher in-lieu fee** amounts would **encourage onsite** production, which is preferred and is best practice
- Generally, **preferred to pay the in-lieu fee** at a flat rate versus sliding scale based on project size
- **Developers will likely utilize Density Bonus** more with an AHO because of incentives that allow relief from development standards

## Staff's Recommendation

Staff recommends the City Council:

- 1. Find that the adoption of Ordinance No. 2024-XX is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), General Rule**
- 2. Give second reading to Ordinance No. 2024-XX** approving the AHO and amending Title 13 to establish affordable housing requirements for new residential development projects
- 3. Adopt a fee resolution** establishing the affordable housing in-lieu fee schedule



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**Second Reading of  
Affordable Housing Ordinance (AHO)  
and Fee Resolution**

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**April 2, 2024  
City Council**





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## Proposed Retail Cannabis Code Amendments

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April 2, 2024  
City Council



# Background

- January 22, 2024: Planning Commission recommended the City Council give first reading to proposed cannabis storefront retail ordinance amendments
- March 19, 2024: City Council passed 9 separate motions addressing Planning Commission recommendations



# Proposed Ordinance Amendments

- Increase “youth center” and cannabis storefront separation from 600 feet to 1,000 feet;
- Establish a 250 FT separation from properties zoned for residential use;
- Establish a maximum of 35 retail cannabis storefronts or fewer;
- Suspend processing applications until there are fewer than 10 storefronts operating;
- Allow the word “cannabis” up to two times, 2-inch letter height, on a cannabis storefront entry notice;
- Adopt State cannabis advertising/marketing regulations by reference;
- Require property owners to notify tenants potentially displaced by retail cannabis uses early in the process; and
- Require one onsite security guard during hours of operation unless a 24-hour guard(s) is deemed necessary by the Chief of Police.





## Other Topics

- Post the Administrative Regulations pertaining to cannabis businesses on the City's website
- Cannabis employee background check and badges — detailed recommendations will be presented at the next regularly scheduled meeting

## Next Steps

- Second reading on April 16, 2024
- Staff to return with employee background check and badge information on April 16, 2024

# Recommendation

Staff recommends the City Council:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Introduce for first reading, by title only, Ordinance No. 2024-03 amending Title 13 and Ordinance No. 2024-04 amending Title 9, of the Costa Mesa Municipal Code regarding cannabis.



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## Proposed Retail Cannabis Code Amendments

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April 2, 2024  
City Council







## FIRE STATION NO. 4

AWARD OF FIRE STATION NO. 4 –  
TRAINING TOWER AND SITE IMPROVEMENTS,  
CITY PROJECT NO. 23-04

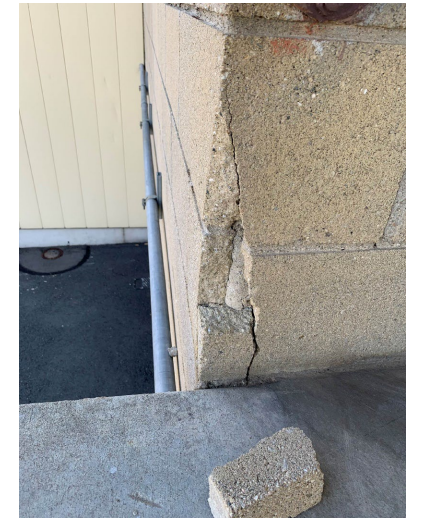
City Council Meeting  
Tuesday, April 2, 2024





# FIRE STATION NO. 4

- Fire Station No. 4 is located in District 1 at 2300 Placentia Avenue and was built in 1966 within the Fire Station 4 complex of approximately 1.4-acres.
- Fire Station 4 also houses the Training Tower and associated infrastructure that is used for critical training needs of the department.
- Training tower The training tower has exceeded its useful life and is no longer compliant with current standards, modern building codes, personnel capacity and training schedule demands.





# FIRE STATION NO. 4

# Project Funding & Scope

- In 2022, the Governor's Office of Emergency Services (Cal OES) in conjunction with Assemblymember **Cottie Petrie-Norris** secured a \$2.5 million earmark to the City to rebuild Fire Station No. 4 training tower into a state-of-the-art Regional Training Facility.
- The City Council appropriated funding in the amount of \$2.6 million towards the project.



# FIRE STATION NO. 4

# TRAINING FACILITY

The project was divided into two phases:

- The first phase was the purchase of a prefabricated tower structure, which was approved by City Council on July 18, 2023, and was delivered to the City on February 6, 2024.
- The second phase includes the site improvements portion of the project, which includes the demolition of the existing training tower, grading, installation of the new tower, water reclamation system and other improvements.



# FIRE STATION NO. 4

# Project Scope

The initial project scope for Phase 2 included:

- Reconstruction of the Training Tower.
- Grading and reconstruction of new surface, using a combination of structural concrete and asphalt paving.
- Water recirculation system for onsite operations.
- Upgraded structure with restrooms and showers.
- Carport with solar panels.

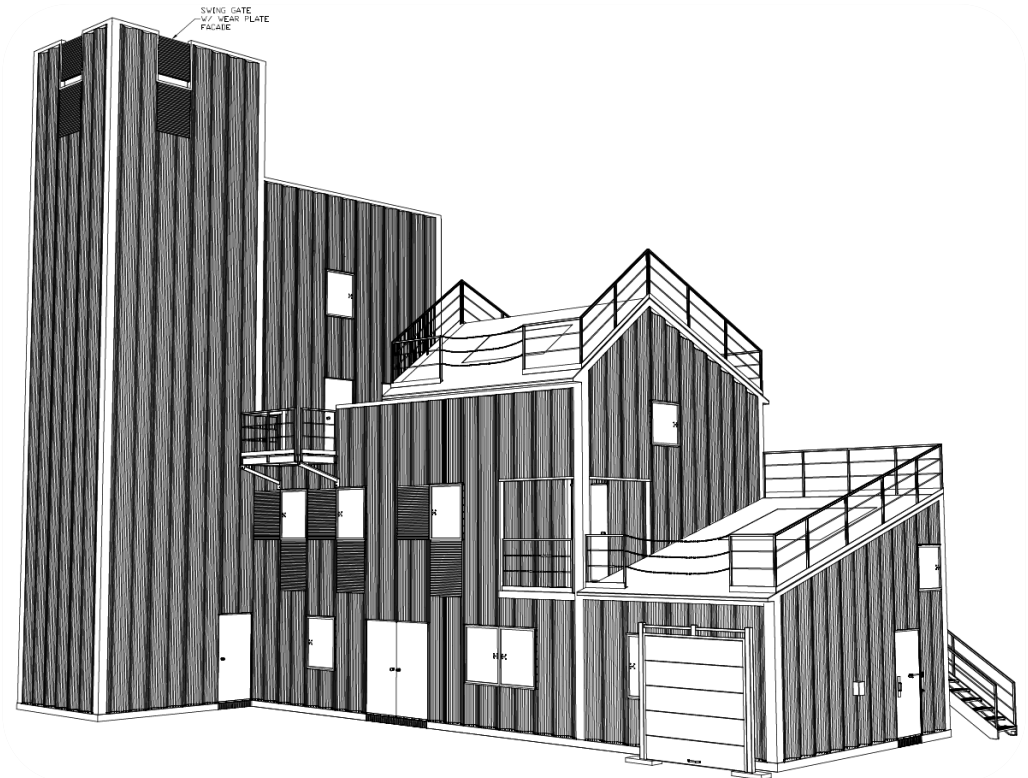




# FIRE STATION NO. 4

# Bidding Opening Results

- Public Bid Opening was scheduled on February 15, 2024, and staff received three (3) bids:
  - *Global Builders, Inc.*
    - \$2,698,888
  - *Caliba, Inc.*
    - \$3,486,000
  - *Kazoni, Inc.*
    - \$7,103,000
- Global Builders elected to withdraw its bid and did so within five (5) working days, which is allowed per Section 5103 of the Public Contract Code.
- Caliba is the next lowest responsive bidder at \$3,486,000.
- Kazoni was last with a bid of \$7,103,000.



- The third and last-placed bidder, Kazoni, submitted a bid protest claiming that the first and second low bidders were non-responsive due to failure to list trade contractors, failure to meet bid specification requirements, and “troubling” bid spreads.
- Caliba submitted a response, and the City Attorney’s office both reviewed and evaluated Kazoni’s bid protest and Caliba’s response.
- The City Attorney has determined that the bid submitted by Caliba was responsive and that Kazoni’s bid protest was without merit.
- Therefore, Caliba has been determined to be the lowest responsible bidder.

# FIRE STATION NO. 4

# Award and CWA

- Staff checked the licenses and references of Caliba and determined them to be in good standing.
- Therefore, staff recommends that the City Council award the Public Works Agreement (PWA) to Caliba, Inc.
- This project is subject to the City's Community Workforce Agreement (CWA), which was approved by the City Council on February 1, 2022.





- On December 6, 2023, the City issued a Request for Proposals (RFP) to Construction Management and Inspection Support Services.
- Eight (8) consultant proposals were received on January 12, 2024.
- After careful review of the proposals by staff, STV Construction, Inc. (STV) was determined to be the best qualified.
- STV commands a thorough understanding of the project, along with technical ability and expertise. In addition, STV provided construction management services for the successful Norma Hertzog Community Center (NHCC) project.
- Therefore, staff recommends that the City Council award the Professional Services Agreement (PSA) to STV Construction, Inc. in the amount of \$347,241.

# FIRE STATION NO. 4

# Project Funding

|   |    |              |
|---|----|--------------|
| Total Available Funding                   | \$ | 5,100,000.00 |
| Design - PBK Architects                   | \$ | 360,000.00   |
| Prefabricated Tower - WHP Training Towers | \$ | 2,400,000.00 |
| Subtotal                                  | \$ | 2,760,000.00 |
| Construction - Caliba                     | \$ | 3,486,000.00 |
| Construction Support - STV                | \$ | 350,000.00   |
| Subtotal                                  | \$ | 3,836,000.00 |
| Available for Construction & Const. Mgmt. | \$ | 2,340,000.00 |
| Funding Shortfall (Future Bond)           | \$ | 1,496,000.00 |



# Questions?

