



# **CITY OF COSTA MESA**

## **PLANNING COMMISSION**

### **Agenda**

---

**Monday, June 26, 2023**

**6:00 PM**

**City Council Chambers  
77 Fair Drive**

---

The Commission 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 system outages or experiencing other critical issues, 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 Commission 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](http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true) and online at [youtube.com/costamesatv](https://www.youtube.com/costamesatv).

**Zoom Webinar:**

Please click the link below to join the webinar:

<https://zoom.us/j/96060379921?pwd=N2lvbzhJM2hWU3puZkk1T3VYTXhoQT09>

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

Enter Webinar ID: 960 6037 9921 / Password: 595958

- 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:**

Call: 1 669 900 6833 Enter Webinar ID: 960 6037 9921 / Password: : 595958

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.

4. 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 [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

5. 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](mailto: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. 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. Please e-mail to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) NO LATER THAN 12:00 Noon on the date of the meeting.

Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the 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.

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].

**PLANNING COMMISSION REGULAR MEETING****JUNE 26, 2023 – 6:00 P.M.****ADAM ERETH**  
Chair**RUSSELL TOLER**  
Vice Chair**JOHNNY ROJAS**  
Planning Commissioner**ANGELY ANDRADE VALLARTA**  
Planning Commissioner**TIM TABER**  
Planning Commissioner**JON ZICH**  
Planning Commissioner**JENNIFER LE**  
Director of Economic and  
Development Services**JIMMY VIVAR**  
Planning Commissioner**TARQUIN PREZIOSI**  
Assistant City Attorney**CALL TO ORDER****PLEDGE OF ALLEGIANCE****ROLL CALL****ANNOUNCEMENTS AND PRESENTATIONS****PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**  
Comments are limited to three (3) minutes, or as otherwise directed.**COMMISSIONER COMMENTS AND SUGGESTIONS****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 Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. The public can make this request via email at [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) and should include the item number to be addressed. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar

1. **[NOVEMBER 14, 2022 UNOFFICIAL MEETING MINUTES](#)** **[23-1275](#)**

RECOMMENDATION:

Planning Commission approve Minutes of a regular meeting of November 14, 2022.

**Attachments:** [November 14, 2022 Unofficial Meeting Minutes](#)

2. **[MAY 22, 2023 UNOFFICIAL MEETING MINUTES](#)** **[23-1278](#)**

RECOMMENDATION:

Planning Commission approve Minutes of a regular meeting of May 22, 2023.

**Attachments:** [May 22, 2023 Unofficial Minutes Mminutes](#)

3. **[2021 AND 2022 ANNUAL REVIEW OF THE COSTA MESA 2015-2035](#)** **[23-1279](#)**  
**[GENERAL PLAN](#)**

RECOMMENDATION:

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

**Attachments:** [Agenda Report](#)  
[Draft 2021 & 2022 Annual Review](#)

4. **[PLANNING APPLICATION 22-04 DENIAL RESOLUTION](#)** **[23-1281](#)**

RECOMMENDATION:

Planning Commission review and approve Denial Resolution as written.

**Attachments:** [Denial Resolution](#)

**PUBLIC HEARINGS:**

1. [\*\*PLANNING APPLICATION 22-07 FOR A CONDITIONAL USE PERMIT 23-1280 TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2013 NEWPORT BOULEVARD \(STRAINS\)\*\*](#)

**RECOMMENDATION:**

Staff recommends 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) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 22-07, subject to conditions of approval.

**Attachments:** [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Applicant Letter](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Site Photos](#)
- [6. Cannabis Storefront CUP Map](#)
- [7. Plans](#)

**OLD BUSINESS: NONE.**

**NEW BUSINESS: NONE.**

**DEPARTMENT REPORTS:**

1. PUBLIC WORKS REPORT
2. DEVELOPMENT SERVICES REPORT

**CITY ATTORNEY REPORTS:**

1. CITY ATTORNEY

**ADJOURNMENT**

Costa Mesa Planning Commission meets on the second and fourth Monday of each month at 6:00 p.m.

**APPEAL PROCEDURE:**

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review. Applications for appeals are available through the City Clerk's Office; please call (714) 754-5225 for additional information.

**CONTACT CITY STAFF:**

77 Fair Drive, Costa Mesa, CA 92626  
Planning Division (714) 754-5245  
Fax: (714) 754-4913  
[planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov)



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

---

**File #:** 23-1275

**Meeting Date:** 6/26/2023

---

**TITLE:**

NOVEMBER 14, 2022 UNOFFICIAL MEETING MINUTES

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

**RECOMMENDATION:**

Planning Commission approve Minutes of a regular meeting of November 14, 2022.

UNOFFICIAL UNTIL APPROVED

**MEETING MINUTES OF THE CITY OF  
COSTA MESA PLANNING COMMISSION****November 14, 2022****CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Toler led the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Byron de Arakal, Vice Chair Jon Zich, Commissioner Adam Ereth, Commissioner Johnny Rojas, Commissioner Dianne Russell, Commissioner Russell Toler, Commissioner Jimmy Vivar

Absent: None

Officials Present: Assistant Development Services Director Scott Drapkin, Assistant City Attorney Tarquin Preziosi, Associate Planner Christopher Yeager, City Engineer Seung Yang and Recording Secretary Anna Partida

**ANNOUNCEMENTS AND PRESENTATIONS:**

None.

**PUBLIC COMMENTS:**

None

**COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Vivar welcomed the students attending the Planning Commission tonight.

Commissioner Ereth also welcomed the students to the Planning Commission and congratulated Commissioner Rojas for being picked as "Veteran of the Year".

Commissioner Rojas welcomed the students to the meeting and thanked the City for the honor of being chosen as "Veteran of the Year".

Vice Chair Zich welcomed the students and public to the meeting and recognized Commissioner Rojas for his honor. He also wanted to recognize Commissioner Vivar for singing the National Anthem at the November 1<sup>st</sup> City Council meeting.

Chair de Arakal also welcomed the students to the meeting and also congratulated Commission Rojas.

**CONSENT CALENDAR:**

None.

**PUBLIC HEARINGS:**

**1. PLANNING APPLICATION 22-20 AND TENTATIVE PARCEL MAP 2022-140 FOR A FOUR-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 549 BERNARD STREET**

**Project Description:** Planning Application 22-20 and Tentative Parcel Map 2022-140 is a request for a residential small lot subdivision. The project includes a subdivision of an existing 12,003-square-foot parcel into four approximately 3,000-square-foot parcels. The project includes the demolition of the existing two residential units and detached garage and the construction of four new-detached single-family dwelling units with attached two-car garages. In addition, the project proposes site improvements including hardscape and landscape throughout.

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Section 15332 (Class 32), In-Fill Development Projects.

No ex-parte communications.

Associate Planner Christopher Yeager, presented the staff report.

**Commission and Staff:**

Commissioner Ereth asked for clarification on the minimum parking requirements for this project and changes that may have been implemented by the State.

Mr. Yeager noted that the State did enact regulations, but will not be implemented until January. The changes would impact future projects.

Discussion ensued regarding park impact fees, and transportation fees imposed on new housing developments.

Commissioner Ereth asked whether the City imposes best practices as to construction related waste in the conditions of approval for this project.



## UNOFFICIAL UNTIL APPROVED

Assistant Development Services Director Scott Drapkin, noted the City's building department checks this during review and they do have minimum requirements that they impose on the contractors. He noted this is highly regulated.

Commissioner Vivar asked Mr. Yeager to briefly explain the delay in the project coming before the Planning Commission.

Mr. Yeager noted the delay was related to the tentative parcel map consistency, and it is now compliant with local and state laws.

Discussion ensued regarding the urban overlay plans in the west side of the City that allows residential development in industrial zones.

Commissioner Vivar asked whether it was correct that the site plan shows eight parking spaces and a single common driveway for access.

Mr. Yeager answered that each unit has a 2-car garage, plus 7 open spaces and all the spaces are accessed via a common alley.

Commissioner Vivar asked whether there were any relocation plans for the occupied unit on the property.

Mr. Yeager noted the renter had been informed that their lease would not be extended.

Commissioner Toler noted the project has a lot of parking and asked whether there is relief for the applicant if they wanted to reduce that number.

Mr. Yeager noted the applicant would have to apply for a variance.

Discussion ensued regarding small lot developments and ordinances.

Vice Chair Zich asked whether COA number 3 regarding window placement for privacy is also a consideration in approving ADU's.

Mr. Yeager noted windows for first story ADU's or first story residential projects are not generally looked at. Design guidelines specifically call out second story windows and second story ADU's to confirm to specific regulations on window placements.

Discussion ensued on the City's design guidelines approved by City Council and the ground floor existing decks as shown on the plans.

Chair de Arakal asked on the orientation of the garage door for Unit A, and whether it can be moved to enter off Bernard Street rather than the alleyway.

Mr. Yeager noted there were no discussions with the applicant on the placement of this garage.

Discussion ensued regarding the design standards for garages, and any articulation of the second floor wall plane for Unit A.

**The Chair opened public hearing.**

William Lang, authorized agent, stated he read and agreed to the conditions of approval.

**Commission, Applicant and Staff:**

Mr. Lang spoke briefly on the project and introduced the project's architect.

Commissioner Vivar asked whether there are relocation plans for the current tenant on the property.

Mr. Lang noted the tenant has been given a one-year lease and are aware of the construction plans for the property next summer.

Discussion ensued regarding the design choices for the four units and any sustainability aspects incorporated into them.

Commissioner Toler asked the depth of the front porch for Unit A.

The project's architect noted the area is about four feet in depth and 16 feet in length, due to open space requirements.

Discussion ensued regarding grade level of the site, the City's parking requirements and density for the area.

Chair de Arakal spoke on the house facing the street, it's orientation on the site and design. He also spoke on the north elevation facing Bernard Street looking like a side elevation and the design for Unit A.

Discussion ensued on the limitations the architect faced in placing the garage where it is now and changing the front north elevation of Unit A.

Chair de Arakal thought the two taller linear windows on the north elevation should be moved to the west elevation and to also move the two big windows on the west elevation to the north elevation to give more visual interest from the public street.

The architect noted the bigger windows were not placed on the north side due to more indirect light shading, but thought the linear windows could be made larger as suggested.

## UNOFFICIAL UNTIL APPROVED

Discussion ensued regarding window, balcony placements, zoning code issues and articulation relief.

Chair de Arakal asked the applicant to share more of their landscaping plans, especially the placement of trees around Unit A, which the architect noted on the plans.

Discussion ensued regarding up-lighting and the lighting requirements for the development.

**The Chair opened Public Comments.****PUBLIC COMMENT:**

None.

Vice Chair Zich asked for clarification on the civil engineer who stamped the plans, which was answered.

Commissioner Ereth asked whether the upcoming assembly bills regarding new parking requirements would affect this project.

Commissioner Vivar asked for clarification on the reasons for the drive way access for the front unit being placed as it is.

City Engineer, Seung Yang, noted it is for line of site issues and lack of parking spaces it may cause on the street.

Commissioner Vivar noted he was pleased that the driveway access was through the alley and supported residential or commercial projects that designed access through lower volume streets or alleys.

Chair de Arakal asked the applicant to clarify the placement of a small window adjacent to the front door of Unit A, that does not show on the floor plans.

The architect noted the elevation plans are correct and he will change the floor plan to reflect that inconsistency.

Discussion ensued regarding the front door being near the garage door and the floor plans will be updated to show the correct separation distance between the two.

**The Chair closed the public hearing.**

Commissioner Toler agreed with the Chair de Arakal's concerns regarding elevations and he would support to having the applicant come back with revisions.

## UNOFFICIAL UNTIL APPROVED

Commissioner Vivar made a motion to approve the project. Seconded by Vice Chair Zich.

The Chair asked the maker of the motion to add a condition of approval on the project to change the windows on the north elevation of the den to the same size windows as the west elevation above the garage, to break up the wall plain on the north elevation.

The Chair asked the maker of the motion if he agreed to this added condition of approval, which he agreed to.

The Chair asked Vice Chair Zich if he agreed, which he also concurred.

The Chair also asked that the larger windows be installed on the north east corner of the lower floor on north elevation and removal of the window treatment identified as Item G on Unit A floor plan.

Commissioner Vivar asked staff if these modifications would interfere with any lines of sight and privacy issues, which staff noted they would not as they face the north towards the street.

The maker of the motion and the second both agreed to this added modification to the windows.

The Chair noted he would support the project with these modifications.

Commissioner Vivar thanked staff and the applicant and spoke briefly on the project.

Vice Chair Zich, Commissioner Russell, Commissioner Ereth, Commissioner Rojas and Commissioner Toler all spoke on their support of the project.

Commissioner Toler also spoke on parking, over use of vehicles and the City's design guidelines. He also spoke on the porch needing to be larger with railings, the compositions of the north and west elevations and vertical alignment of windows.

**MOVED/SECOND:** Vivar/Zich

**MOTION:** Move staff's recommendation with added condition of approval.

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Ereth, Rojas, Russell, Toler, Vivar

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

**ACTION:** The Planning Commission adopted a resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class

## UNOFFICIAL UNTIL APPROVED

- 15) Minor Division of Land, and Section 15332 (Class 32) In-Fill Development and;
2. Approve Planning Application 22-20 and Tentative Parcel Map 2022-140, subject to conditions of approval and added Condition of Approval No. 29.

**ADDED CONDITION:**

**Condition of Approval No. 29 to read:** The Bernard Street elevation at Unit A shall be modified to enhance the façade to appear more like a front elevation including, but limited to, replacing the windows at the second floor den identified on the approved plan on agenda report page number 45 as “A” with the larger windows identified as “G”, and an additional window “G” to be incorporated into the east corner of the Bernard Street elevation at the first floor living room.

**RESOLUTION PC-2022-30 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-20 AND TENTATIVE PARCEL MAP 2022-140 FOR A FOUR-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 549 BERNARD STREET**

The Chair explained the appeal process.

**DEPARTMENTAL REPORT(S)**

1. Public Services Report – None.
2. Development Services Report – None.

**CITY ATTORNEY’S OFFICE REPORT(S)**

1. City Attorney – None.

**ADJOURNMENT AT 7:41 P.M.**

Submitted by:

---

SCOTT DRAPKIN, SECRETARY  
COSTA MESA PLANNING COMMISSION



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

---

**File #:** 23-1278

**Meeting Date:** 6/26/2023

---

**TITLE:**

MAY 22, 2023 UNOFFICIAL MEETING MINUTES

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

**RECOMMENDATION:**

Planning Commission approve Minutes of a regular meeting of May 22, 2023.

UNOFFICIAL UNTIL APPROVED

**MEETING MINUTES OF THE CITY OF  
COSTA MESA PLANNING COMMISSION**

**May 22, 2023**

**CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Vivar led the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Adam Ereth, Vice Chair Russell Toller, Commissioner Angely Andrade Commissioner, Commissioner Jonny Rojas, Commissioner Tim Taber, Commissioner Vivar, Commissioner Jon Zich

Absent: None.

Staff Present: Assistant Director of Development Services Scott Drapkin, Assistant City Attorney Tarquin Preziosi, Assistant Planner Chris Aldana, Contract Planner Michelle Halligan, City Engineer Seung Yang and Recording Secretary Anna Partida

**ANNOUNCEMENTS AND PRESENTATIONS:**

None.

**PUBLIC COMMENTS:**

Wendy Simo, spoke on Gym 12 and the sound the gym is producing in the early morning hours.

Phone-in caller, informed the public about the public meeting being held on [ourneghborhoodvoiceics.com](http://ourneghborhoodvoiceics.com). to inform the public on an initiative that will be on ballot November 20. She commented on the joint study session between Planning Commission and City Council held the previous week

**COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Vivar spoke on parking concerns at cannabis store front grand openings. He spoke on parking requirements.

## UNOFFICIAL UNTIL APPROVED

Commissioner Zich spoke to the comments from commissioner Vivar.

Vice Chair Toler spoke on Love Costa Mesa Day.

**CONSENT CALENDAR:****1. APRIL 25, 2022 UNOFFICIAL MEETING MINUTES****2. AUGUST 8, 2022 UNOFFICIAL MEETING MINUTES**

Commissioner Vivar made motion to approve minutes as written. Seconded by Chair Ereth.

**MOVED/SECOND:** Vivar/ Ereth

**MOTION:** Moves staff recommendations.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Rojas Vivar, Zich

Nays: None

Absent: Andrade

Abstained: Taber

Motion carried: 5-1-1

Chair Ereth pulled Consent Calendar item number three for review.

Commissioner Andrade joined meeting at 6:14 p.m.

**3. GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF 23-1228 COSTA MESA ONE-YEAR FY 2023-2024 AND FIVE-YEAR FY 2023-2028 CAPITAL IMPROVEMENT PROGRAMS**

Discussion ensued on energy and sustainability, climate action plan, Norma Hertzog Center roof replacement, tree planting program, City Council approval, type of metrics used while preparing the budget, active transportation, and westside park development plans.

Chair Ereth made motion to approve Consent Calendar item number three as written. Seconded by Vice Chair Toler.

**MOVED/SECOND:** Ereth/ Toler

**MOTION:** Moves staff recommendations.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Rojas, Taber, Vivar, Zich

Nays: None

Absent: None

Abstained: None



## UNOFFICIAL UNTIL APPROVED

Motion carried: 7-0

**ACTION:** Planning Commission adopted a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378 in that the City's Capital Improvement Program is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects and does not commit the City to implement any specific project or project design; and
2. Approve the General Plan Conformity Resolution for the City of Costa Mesa one-year FY 2023-2024 and five-year FY 2023-2028 Capital Improvement Program (CIP).

**RESOLUTION NO. PC-2023-15 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED ONE-YEAR FY 2023-2024 AND FIVE-YEAR FY 2023-2028 CAPITAL IMPROVEMENT PROGRAMS ARE IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN**

## PUBLIC HEARINGS

1. **PLANNING APPLICATION 22-14 AND TENTATIVE PARCEL MAP 2022-139 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 185 ROCHESTER STREET**

**Project Description:** Planning Application 22-14 and Parcel Map 20-04 (Tentative Parcel Map 2022-139) is a request for a residential small lot subdivision to create two parcels and for the construction of two units. The project proposes to subdivide the 6,343-square-foot parcel into two parcels; that are approximately 3,334 and 3,009 square feet. The project includes the demolition of an existing single-family residential unit and the construction of two new-detached single-family dwelling units with attached two-car garages. In addition, the project proposes site improvements including new hardscape and landscaping throughout.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15), Minor Division of Land, and Section 15332 (Class 32) In-Fill Development.

No ex-parte communications reported.

Jeffrey Rimando, Assistant Planner, presented the staff report.

## UNOFFICIAL UNTIL APPROVED

**Commission and Staff:**

Discussion ensued on the proposed subdivision HOA, garage storage space, shared driveway, using garage space as storage, property grading, wall height, open space requirements, historic resource requirements, driveway finishing, and sewage updates.

**The Chair opened Public Hearing.**

Stephen Chin, applicant representative, stated he read and agreed to the conditions of approval.

**Commission, Applicant and Staff:**

Discussion ensued on the finished grading of the site, wall height, grass and water conservation.

The Chair opened Public Comments.

**PUBLIC COMMENT:**

None.

The Chair closed Public Comments.

The Chair closed the Public Hearing.

Commissioner Taber made a motion to approve application PA-22-14, Parcel Map 20-04 and Tentative Parcel Map 2022-139, subject to conditions of approval. Seconded by Vice Chair Toler.

Commissioner Taber spoke on his motion.

Vice Chair Toler spoke in support of the motion.

Commissioner Zich spoke in support of the motion.

Commissioner Vivar spoke in support of the motion.

Chair Ereth spoke in support of the motion.

**MOVED/SECOND:** Taber/ Toler

**MOTION:** Moves staff recommendation.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Rojas, Taber, Vivar, Zich

## UNOFFICIAL UNTIL APPROVED

Nays: None  
 Absent: None  
 Recused: None  
 Motion carried: 7-0

**ACTION:** The Planning Commission adopted a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Division of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Planning Application 22-14 and Parcel Map 20-04 (Tentative Parcel Map 2022-139), subject to conditions of approval.

**RESOLUTION NO. PC-2023-16 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-14 AND TENTATIVE PARCEL MAP 2022-139 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 185 ROCHESTER STREET**

The Chair explained the appeal process.

**2. PLANNING APPLICATION 22-04 FOR A CONDITIONAL USE PERMIT TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2790 HARBOR BLVD. SUITES 107, 109, AND 115 (FROM THE EARTH)**

**Project Description:** Planning Application 22-04 is a request for a Conditional Use Permit to allow a 2,370-square-foot retail cannabis storefront with delivery (“From the Earth”) within an existing multi-tenant commercial building located at 2790 Harbor Boulevard, Suites 107, 109, and 115. The proposed use would be subject to Costa Mesa’s regulations, conditions of approval, and State cannabis regulations.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), for the permitting and/or minor alterations of Existing Facilities.

Two ex-parte communications reported:

Commissioner Vivar had a conversation with a tenant at 2790 Harbor.

Commissioner Zich had a conversation with James Dewey.

Christopher Aldana, Assistant Planner, presented the staff report.

## UNOFFICIAL UNTIL APPROVED

Discussion ensued on CUP's approved in the shopping center, sign requirements, procedures for product delivery, previous tenants in the center, parking concerns, tenants being displaced, land use policy and procedures, zoning, saturation concerns, labor peace agreement, reason this location has been vacant for so long, difference between C1 and C2 zoning districts and window visibility requirements.

**The Chair opened Public Hearing.**

Dan Zaharoni, applicant, stated that he had read and agreed to the conditions of approval.

**Commission, Applicant and Staff:**

Discussion ensued on the applicant acquiring of third unit on site, public outreach, armed security, training for employees, From the Earth Foundation and volunteer opportunities, Harold Robinson Foundation sponsorship, donation of money to and sponsoring of local schools, potential conflicts with supporting schools with a cannabis business, communication with current tenant occupying space in proposed site, displacement of current tenant, plans for neighboring relationships, management of parking and traffic, event days, window transparency and natural light, and advertising.

The Chair opened Public Comments.

**PUBLIC COMMENT:**

Public speaker one, spoke in opposition of the item.

Mary Pham, spoke in opposition of the item.

Jason Piazza, spoke in support of the item.

Michael Seagal, does not support or oppose item. However, has parking and security concerns.

Public speaker five, spoke in opposition of the item.

Public speaker six, spoke in opposition of the item.

Public speaker seven, spoke in opposition of the item.

Jurado Camacho, spoke in opposition of the item.

## UNOFFICIAL UNTIL APPROVED

Eferman Rosales, spoke in opposition of the item.

Tony Arietta, spoke in opposition of the item.

Speaker eleven, spoke in opposition of the item.

The Chair closed the Public Comments.

Dan Zaharoni gave closing comments.

**Commission and staff:**

City staff was asked if outreach to neighbors is a requirement.

The Chair closed the Public Hearing.

Chair Ereth made motion to continue Planning Application 22-04 to the next regularly scheduled planning commission meeting. Seconded by Vice Chair Toler.

Chair Ereth spoke on his motion.

Vice Chair Toler spoke in support of the motion.

Commissioner Taber made alternate Motion to deny Planning Application 22-04. Seconded by Commissioner Vivar.

Commissioner Taber spoke on his motion.

Commissioner Vivar spoke in support of the alternate motion.

Commissioner Zich spoke in support of the alternate motion.

Commissioner Rojas spoke in support of the alternate motion.

Commissioner Andrade, spoke in support of the alternate motion.

Chair Ereth spoke in opposition of the alternate motion.

**MOVED/SECOND:** Taber/Vivar

**MOTION:** To deny Planning Application 22-04.

The motion carried by the following roll call vote:

Ayes: Andrade, Rojas, Taber, Vivar, Zich

Nays: Ereth, Toler

Absent: None

Recused: None

## UNOFFICIAL UNTIL APPROVED

Motion carried: 5-2

**ACTION:** The Planning Commission adopted a Resolution to deny Planning Application 22-04.

**RESOLUTION NO. PC-2023-17 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA DENYING PLANNING APPLICATION 22-04 FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY (FROM THE EARTH) IN THE C1 ZONE AT 2790 HARBOR BOULEVARD, SUITES 107, 109, AND 115**

The Chair explained the appeal process.

**DEPARTMENTAL REPORT(S)**

1. Public Services Report – Mr. Yang wished everyone a Happy National Public Works week.
2. Development Services Report – None.

**CITY ATTORNEY’S OFFICE REPORT(S)**

1. City Attorney – None.

**ADJOURNMENT AT 10:00 P.M.**

Submitted by:

---

SCOTT DRAPKIN, SECRETARY  
COSTA MESA PLANNING COMMISSION



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

---

**File #:** 23-1279

**Meeting Date:** 6/26/2023

---

**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**

**CONTACT INFORMATION: PHAYVANH NANTHAVONGDOUANGSY, 714-754-5611;  
PHAYVANH@COSTAMESACA.GOV**

**RECOMMENDATION:**

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



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: June 26, 2023

ITEM NUMBER: CC-3

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

**DATE: JUNE 26, 2023**

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

**PRESENTATION BY: PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL  
PLANNER AND JUSTIN ARIOS, ASSOCIATE PLANNER**

**FOR FURTHER  
INFORMATION  
CONTACT:**

**PHAYVANH NANTHAVONGDOUANGSY  
714-754-5611  
PHAYVANH@COSTAMESACA.GOV**

---

## **RECOMMENDATION:**

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

## **BACKGROUND / ANALYSIS:**

The General Plan Annual Progress Report (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 APR from the City's legislative body be submitted to the State each year for review. 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.



The attached APRs address implementation of the City's 2015-2035 General Plan, which was adopted in July 2016. The City's current APR submittal also addresses the City's adopted General Plan Housing Element and includes a 2021 APR for the 5<sup>th</sup> Cycle Housing Element which was adopted in January 2014 and covers the Regional Housing Needs Assessment (RHNA) planning period between January 2014 through October 2021, and the 2022 APR for the 6<sup>th</sup> Cycle Housing Element, which was adopted November 2022 and covers the RHNA planning period between October 2021 and 2029.

Pursuant to State Law, the Annual Progress Reports include the following elements:

- An overview of the City's General Plan implementation status and its consistency with State general plan guidelines; and
- A review of the City's progress in meeting the Regional Housing Needs Allocation (RHNA) objectives and a summary of local efforts towards development, preservation and rehabilitation of housing.

As summarized in the attached 2021 and 2022 APRs, the City continues to implement General Plan programs, has satisfied its 5<sup>th</sup> Cycle RHNA obligation and has progressed toward meeting its 6<sup>th</sup> Cycle RHNA obligation. As required by the State, the APR specifically addresses the following topics.

- **General Plan Implementation:** The degree to which the General Plan complies with the General Plan guidelines developed and adopted by the State Office of Planning and Research pursuant to section 65040.2. This information is included in Table 1 of the General Plan Annual Review.
- **Housing Element Annual Progress Report Forms:** These forms for calendar years 2021 and 2022 are respectively attached to the General Plan Annual Review as Attachments 3 and 4. The forms are formatted by State HCD and require the City to report the following information.
  - a. The City's progress in meeting its share of the RHNA allocation;
  - b. The number of housing development applications received over the prior year and the number of housing units included in these applications;
  - c. The number of housing units approved and disapproved in the prior year;
  - d. A listing of sites rezoned to accommodate the City's share of regional housing need; and
  - e. The number of net new housing units provided thus far in the housing element cycle.

Each of these reporting requirements (a-e) are addressed under the "Housing Element" heading for years 2021 and 2022 below.

## **City's 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 addresses these categories consistent with the State General Plan statutes. 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 actions and approved projects that are summarized in the General Plan APR, the City's General Plan serves as an effective guide for orderly 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 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. The future updates will also address other topics that are prompted by various State statutes, including incorporating "Environmental Justice" policies and incorporating reference to the recently adopted Local Hazard Mitigation Plan, in accordance to the State OPR General Plan Guidelines.

Below are a list of 2021 and 2022 City actions and project examples that help achieve the goals and objectives of the General Plan. The list below is not exhaustive and the attached annual report notes further specific projects, efforts, and details.

### **2021 General Plan Implementation Highlights**

#### ***Land Use Element***

- **Adoption of Ordinance No. 2021-20** – An ordinance that amends various sections of the Zoning Code to resolve internal inconsistencies, clarify intent and to conform the requirements of State Law. (Implements Land Use Element Goal LU-1 – *"A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs"*).

The update was a zoning code "clean-up" and was necessary to ensure that the City's Zoning Code effectively implements the City's General Plan Land Use Element. In doing so, the General Plan and Zoning Ordinance guide development of a balanced community with a mix of land uses to meet resident and business needs. The ordinance updated the definitions for Accessory

Dwelling Units (ADUs), Convenience Store, Mini-market, Specialty store, finished grade, natural grade, and boardinghouse (small and large); and, special use permit and reasonable accommodation provisions as set forth in City Ordinances and federal law.

- **Adoption of Ordinance No. 2021-02** - An ordinance that amends various sections of the Costa Mesa Municipal Code (CMMC) to clarify existing law in the City of Costa Mesa regarding the powers of code enforcement officers and civil responsibility for code violations in connection with any entitlement, permit, monetary grant, or other discretionary decision of the City. (Implements Land Use Element Goal LU-3 – *“Development that Maintains Neighborhood Integrity and Character”*).

This update was adopted to achieve the Land Use Element Objective LU-3A: *“Establish policies, standards and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods.”* The updates help the City achieve community improvement through enforcement of applicable regulations.

### ***Circulation Element***

- **Merrimac Way Active Transportation Improvement** – This project constructed improvements between Harbor Boulevard and Fairview Road that included cycle tracks, a multiuse path, and pedestrian crossing with pedestrian hybrid beacons. Construction was completed in August 2021. (Circulation Element Goal C-2 – *“Effectively Manage and Improve the Roadway System”*).
- **Fairview Road (Adams to Baker) Improvements** – This project improved traffic operations on Fairview Road and improved bicycle and pedestrian mobility with new Class II bike lanes, enhanced pedestrian crosswalks, new ADA access ramps, sidewalk replacement and a new traffic signal at Village Way. Construction was completed in December 2021. (Circulation Element Goal C-2A – *“Implement policies that encourage and accommodate all users while maintaining the efficiency of the circulation system”*).
- **Complete Streets Safety Assessment, Berkeley Safe TREC**, November 2021. (Circulation Element Goals C-4 – *“Promote Transportation Demand Management, Transit, and Efficiency”*; C-5 – *“Ensure Coordination Between the Land Use and Circulation Systems”*. and C-8 – *“Create a Safer Place to Walk and Ride a Bicycle”*).

### ***Housing Element***

Below is a summary of the 2021 Housing Element APR.

**a. The City's progress in meeting its share of the RHNA allocation:**

The City met its 5<sup>th</sup> Cycle Housing Element RHNA allocation for the planning period which included two lower-income units (one very-low and one low-income).

***Overall Building Permits Issued during the 5<sup>th</sup> Cycle Housing Element and Building Permits Issued during 2021:***

For the 5<sup>th</sup> Cycle Housing Element planning period, the City issued building permits for 1,232 new housing units (see the General Plan APR Attachment 1 Table B). Of the 1,232 building permits issued since 2014, 73 fell into affordable categories. Nine units are deed-restricted very-low income units associated with the approved project at the former Costa Mesa Motor Inn site (LUX Apartment Homes at 2277 Harbor Boulevard). The remaining affordable 64 units are accessory dwelling units (eight ADUs fell into the very-low income category, 37 ADUs fell into the low-income category and 19 ADUs fell into the moderate-income category). ADU affordability is determined by utilizing the Southern California Association of Government's (SCAG's) ADU Affordability Analysis as well as project specific information including ADU size, number of bedrooms and location.

For calendar year 2021, a total of 74 housing units were permitted and 90 completed construction. Nine building permits in 2021 were issued for single-family attached (SFA) units and 39 completed construction, 21 building permits were issued for single-family detached (SFD) units and 42 completed construction, for structures with "2-4 units", one unit was permitted and no "2-4 units" completed construction. In 2021, 43 building permits were issued for ADUs and nine completed construction. No mobile home housing unit development occurred in 2021.

***5<sup>th</sup> Cycle Planning Applications for Housing Development with Five or More Residential Units:***

Within the 5<sup>th</sup> Cycle Housing Element planning period, the City approved a total of 35 housing development applications that comprised of five or more residential units (2,911 housing units), with the majority of the applications approved prior to 2017. For the calendar years between 2014 and 2016, the City approved 28 housing project applications with five or more residential units entitling 1,733 total units. For the remainder of the 5<sup>th</sup> Cycle between 2017 and 2021, the City approved seven housing project applications with five units or more for a total of 1,178 units (one project approved in 2021 included 1,057).

**b. The number of housing development applications received over the prior year, and the number of units included in these applications:**

For the calendar year 2021, the City received a total of 122 housing development applications with 123 total proposed units. For the purpose of the HCD Housing Element APR Forms, the housing development applications include data on housing units and developments for which an application was determined complete. This includes, but is not limited to, developments that involve both discretionary and nondiscretionary approvals. Thus, an application for a single-family unit and an ADU is counted as one housing development application with two housing units. The 2021 HCD Housing Element APR Form is attached to the General Plan APR as Attachment 1. Table A – “Housing Development Applications Submitted” shows that with very few exceptions, the type of housing development (“Unit Category”) proposed in 2021 in the City primarily included “single-family detached” (SFD) units and “accessory dwelling units” (ADUs).

**c. The number of units approved and disapproved in the prior year:**

For the calendar year 2021, the City approved 47 housing units and no units were denied.

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

For the calendar year 2021, there was no rezoning required or approved that specifically accommodated the City’s share of regional housing needs for the 5<sup>th</sup> Cycle Housing Element. The RHNA for the 5<sup>th</sup> Cycle Housing Element was two low-income units and capacity already existed to accommodate those units.

**e. The number of net new housing units provided thus far in the housing element cycle:**

For the calendar year 2021, 90 housing units completed construction and received building permit final.

- **Ordinance No. 2021-03** – An ordinance amending portions of Title 13 of the Costa Mesa Municipal Code Pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units Consistent with State Law (Adopted March 2021).

Staff updated Zoning Ordinance to be consistent with Assembly Bill (AB) 68, AB 881, Senate Bill (SB) 13, AB 587 and AB 670. The ADU application process, fees and City website was also updated to provide public information. (Implements 5<sup>th</sup> Cycle Housing Element Goal HOU 2 – “*Provide a range of housing choices for*

*all social and economic segments of the community, including housing for persons with special needs”.)*

- **Ordinance No. 2021-21** – An ordinance amending portions of Title 13 of the Costa Mesa Municipal Code relating to implementation of Senate Bill 9 for the creation of two (2) residential units per lot and urban lot splits in single family residential zones (Adopted December 2021).

Senate Bill 9 was signed into law on September 2021 and took effect in January 2022. This law provides an opportunity for property owners to establish a second unit and/or split an existing single family residentially-zoned lot through a ministerial process, provided that the proposed housing development meets specific criteria. (Implements Land Use Element LU 1.3 – *“Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities”.*)

## **2022 General Plan Implementation Highlights**

### ***Land Use Element***

- **Adopted Ordinance No. 2022-09, Resolution No. 2022-53, Resolution No. 2022-54, Resolution No. 2022-55, and Resolution No. 2022-56** (Implements Land Use Element Goal LU-1 – *“A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs”*).

In November 2022, voters approved an ordinance to provide for housing opportunities and revitalization along commercial/industrial corridors.

### ***Circulation Element***

- **Bicycle Racks Citywide** – The Public Works Department installed 40 bicycle racks throughout the City in commercial areas and community centers. (Circulation Element Goals C-1 – *Implement “Complete Streets” Policies on Roadways in Costa Mesa*; and C-4 – *Promote Transportation Demand Management, Transit, and Efficiency*”).
- **Draft Pedestrian Master Plan**, completed in June 2022. (Circulation Element Goals C-1 – *Implement “Complete Streets” Policies on Roadways in Costa Mesa*; C-2 – *Effectively Manage and Improve the Roadway System*; and C-4 – *Promote Transportation Demand Management, Transit, and Efficiency*”).
- **Transit Stop Improvements** – This project improved public transit stops and constructed new transit shade structures at three locations: Fairview Road north Arlington Drive, Harbor Boulevard north of Wilson Street, and Placentia Avenue

south of 19<sup>th</sup> Street. Construction has commenced and is to be completed in May 2023. (Circulation Element Goals C-2 – *“Effectively Manage and Improve the Roadway System”*; and C-3 – *“Enhance Regional Mobility and Coordination”*.)

- **Neighborhood Traffic Improvement** – This project includes the implementation of neighborhood traffic improvements including signs, speed humps, crosswalk enhancements, and other landscape improvements to enhance the neighborhood character. Public outreach and surveys were conducted for the Meyer Place Traffic Calming Project and similar pilot projects for Royal Palm Drive, Cabrillo Street and East 18th Street. (Circulation Element Goals C-1 – *“Implement ‘Complete Streets’ Policies on Roadways in Costa Mesa”*; and C-2 – *“Effectively Manage and Improve the Roadway System”*.)
- **Randolph Avenue Improvement** – This project included the installation of new signing, striping, on-street parking, pedestrian and traffic calming improvements along Randolph Avenue and St. Clair Street between Bristol Street and Baker Street. Construction was completed July 2022. This project supports a mix of land uses in the City’s SoBECA neighborhood. (Circulation Element Goals C-1 – *“Implement ‘Complete Streets’ Policies on Roadways in Costa Mesa”*; and C-2 – *“Effectively Manage and Improve the Roadway System”*.)

### **Safety Element**

- **The City completed and released its Draft Local Hazard Mitigation Plan (LHMP) for public review from September to October 2022** - The Local Hazard Mitigation Plan allows the City to better plan for future emergencies. After a disaster occurs, communities take steps to recover from the emergency event and rebuild. An LHMP is a way for the City to prepare in advance for disasters, so when they happen, less damage occurs, and recovery is more manageable. The City approved the its Local Hazard Mitigation Plan on April 4, 2023. Pursuant to State statute, future updates to the Safety Element are required to incorporate reference to City’s Local Hazard Mitigation Plan and address Climate Adaptation. (Safety Element Objectives S-1A – *“Work to mitigate and prevent potential adverse consequences of natural and human-caused disasters”*; and Safety Element Goal S-2 – *“Plan, promote, and demonstrate a readiness to respond and reduce threats to life and property through traditional and innovative emergency services and programs”*.)

### **Housing Element**

Below is a summary of the 2022 Housing Element APR.

#### **a. The City’s progress in meeting its share of the RHNA allocation:**

Staff completed, released for public review, and submitted the City’s 6<sup>th</sup> Cycle draft Housing Element to the State in 2021. The City Council adopted the Housing

Element on February 1, 2022. Following revisions that were made to respond to State comments, the City Council re-adopted the 6<sup>th</sup> Cycle Housing Element on November 15, 2022; and on May 9, 2023, HCD issued a letter acknowledging that the City's Housing Element is completed and meets the statutory requirements of State Housing Element Law. The 6<sup>th</sup> Cycle Housing Element planning period is between October 15, 2021 through October 15, 2029.

The City's 6<sup>th</sup> 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.

***Building Permits Issued during the 6<sup>th</sup> Cycle Housing Element (thus far) and Building Permits Issued during 2022:***

From October 15, 2021 to December 31, 2022, the City issued building permits for a total of 89 residential units, including 79 affordable units and 10 above moderate-income units. (See General Plan APR Attachment 2 - Table B). All 79 affordable units were accessory dwelling units (ADU's) with 24 ADU's in the very low-income category, 44 ADU's in the low-income category and 11 ADU's in the moderate-income category. These permitted housing units are all within existing residential neighborhoods.

Specifically, for calendar year 2022, the City issued 75 housing unit building permits, and 69 of the building permits were issued for ADUs (14 ADUs completed construction in 2022). No building permits were issued in 2022 for single-family attached (SFA) units; however, 11 SFAs completed construction (these housing unit applications were submitted during previous years). Six building permits were issued for single-family detached (SFD) units in 2022 and 13 completed construction.

***6<sup>th</sup> Cycle Planning Applications for Housing Development with Five or More Residential Units:***

Thus far for the 6<sup>th</sup> Cycle Housing Element, the City has not approved any new housing development with five or more residential units.

**b. The number of housing development applications received over the prior year and the number of units included in these applications:**

For calendar year 2022, the City received a total of 119 housing applications for a total of 132 housing units. (The 2022 HCD Housing Element APR Form is attached to the General Plan APR as Attachment 2.)

**c. The number of units approved and disapproved in the prior year:**



For the calendar year 2022, the City approved 28 residential units and denied none.

**d. A listing of sites rezoned to accommodate the City's share of regional housing need:**

The City's 6<sup>th</sup> 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 6<sup>th</sup> Cycle Housing Element; however, the City has assembled a staff team to work on the effort, secured project funding, and will be initiating the community visioning and re-zoning effort in Summer of 2023.

**e. The number of net new housing units provided thus far in the housing element cycle:**

For the calendar year 2022, 38 total housing units completed construction and received building permit final. These units include 11 single family attached (SFA) units, 13 single-family detached (SFD) units, and 14 ADUs.

- **Ordinance No. 23-03 - Accessory Dwelling Unit (ADU) development** - In late 2022, the City held public hearings at Planning Commission for Zoning Code amendments to streamline the development of Accessory Dwelling Units (ADUs) in compliance with State Housing Law. The Code amendments were adopted by the City Council in February 2023. (6th Cycle Housing Element Goal 1 – *"Preserve and enhance the City's existing housing supply".*)
- **Senate Bill (SB) 9 – Urban Lot Split** - In 2022, staff met with several interested property owners and received one SB 9 application for processing. (6th Cycle Housing element Goal 1 – *"Preserve and enhance the City's existing housing supply".*)
- **Fairview Developmental Center Re-Use** - In December of 2022, the City executed an agreement with the State of California, providing for \$3.5 million in State funds to the City for community outreach and land use planning efforts for the re-use of the Fairview Developmental Center for mixed use/mixed income housing. The City has assembled its staff team, secured project funding, and a Request for Proposal (RFP) was released in Summer 2023. (6th Cycle Housing element Goal 3 – *"Identify adequate, suitable sites for residential use and development to meet the City's Regional Housing Needs Assessment (RHNA) at all income levels and promote a range of housing types to meet the needs of all segments of the Costa Mesa community".*)

- **Project Homekey - Motel Conversion to Permanent Supportive Housing -**  
In 2022, the City of Costa Mesa and County of Orange were awarded over \$10 million in State “Homekey” funds to acquire and convert the Motel 6 located at 2274 Newport Boulevard into permanent supportive housing. The conversion of the motel will occur in two phases. Phase 1 includes converting 40 units to Homekey-assisted units with wraparound services for individuals earning 30% or less than Area Median Income (30 of which are permanent supportive housing units serving homeless veterans and 10 of which are set aside for homeless individuals who meet the Mental Health Services Act eligibility criteria). The leasing office and interior/exterior common area spaces will be updated, as well as performing necessary improvements as required by the Americans with Disabilities Act (ADA). A 2-bedroom manager unit will be added. Phase 2 will convert the remaining 48 non-Homekey units into permanent supportive housing with wraparound services for seniors (62+) earning 50% or less of the Area Median Income. The courtyard at the south-end of the property will be updated and additional design elements will be added. Building permits to construct Phase 1 were issued in December 2022. (6th Cycle Housing Element Goal 2 – *“Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs”*.)

#### **ENVIRONMENTAL DETERMINATION:**

The Annual Progress Report for 2021 and 2022 of the 2015-2035 Costa Mesa General Plan and Housing Element 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:**

1. Recommend City Council approval of the Annual Progress Reports for 2021 and 2022 regarding the 2015-2035 Costa Mesa General Plan and adopted Housing Element. Once approved by the City Council, staff will then forward to the State Office of Planning and Research and the State Department of Housing and Community Development for their review; or
2. Suggest modifications to the Annual Progress Reports for 2021 and 2022 regarding the 2015-2035 Costa Mesa General Plan and adopted Housing Element. The Planning Commission may recommend modifications to the Annual Progress Report for City Council consideration.

#### **LEGAL REVIEW:**

The report has been approved as to form by the City Attorney's Office.

**PUBLIC NOTICE:**

There is no public notice requirement for the Annual Report.

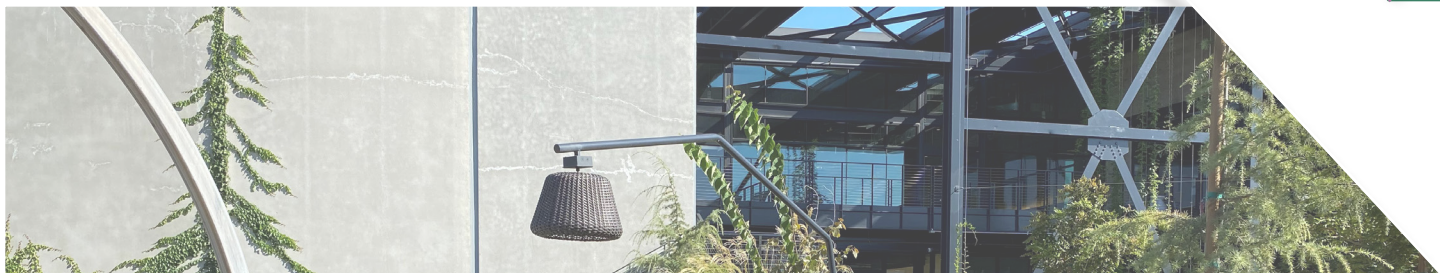
**CONCLUSION:**

As required by the Government Code, the Annual Progress Report for 2021 and 2022 provides a status of the City's General Plan and the City's progress in its implementation for the calendar year (including progress toward meeting Housing Element goals and regional housing needs). 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, as required by State law.



**(DRAFT) 2021  
& 2022**

**ANNUAL  
REPORT**



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



# Table of Contents

Background .....	Page 4
Analysis .....	Page 4
Conclusion .....	Page 5

---

<b>Table 1 – Annual Progress Report Review .....</b>	<b>Page 6</b>
------------------------------------------------------	---------------

<b>Attachment 1 –</b>	Annual Progress Report Form 2021
<b>Attachment 2 –</b>	Annual Progress Report Form 2022
<b>Appendix A.1 –</b>	General Plan Goals, Objectives, Policies (2021 Review)
<b>Appendix A.2 –</b>	General Plan Goals, Objectives, Policies (2022 Review) (Housing Element updated per adopted 2021-2029 Housing Element)
<b>Appendix B.1 –</b>	Housing Successor Annual Report FY 20-21
<b>Appendix B.2 –</b>	Housing Successor Annual Report FY 21- 22

## **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 108,829 persons, and it consists of an overall land area of 16.8 square miles (US Census 2020).

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 2021 and 2022 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.

The purpose of this review is to provide the status of the City's General Plan and progress in its implementation. Table 1 provides a summary of the current status of various General Plan Elements, including the 5<sup>th</sup> Cycle Housing Element, adopted in 2014, and the 6<sup>th</sup> Cycle Housing Element, adopted in November 2022.

## **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. The Department of Housing and Community Development updated their forms and instructions to incorporate new APR requirements, pursuant to Assembly Bill 879, Senate Bill 35, Assembly Bill 1486, Assembly Bill 101, Assembly Bill 1255 and Assembly Bill 83. This 6<sup>th</sup> Edition of the Annual Progress Report includes the annual review for 2021 and 2022.

State Law requires the following:

- Provide by April of each year an annual report to the City Council, the Office of Planning and Research, 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***

Pursuant to State law, the Annual Progress Report of the Costa Mesa General Plan reports to the City Council the progress in implementing the General Plan. The report includes the following elements:

1. Table 1 (Annual Review Summary) describes the status of the 2015-2035 General Plan goals, objectives, and policies and progress in 2021 and 2022 toward implementing the City's long-range plan for land use and development. Table 1 includes a general statement on implementation and, where applicable, highlights specific implementation actions for 2021 and 2022.

2. Attachment 1 (Housing Program Status Report) 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.
3. The conclusion describes the effectiveness of the 2015-2035 General Plan.

### ***2015-2035 General Plan – Goals, Objectives, and Policies***

The 2015-2035 General Plan goals, objectives, and policies are described in a comprehensive document (attached as Appendix A).

- A goal is defined as a broad vision of what the community wants to achieve or provide to residents, landowners, business owners and tourists. It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless.
- A policy is a specific statement that guides decision-making and indicates a particular course of action. A policy is based on and helps implement a goal.

### ***General Plan Update***

The State Office of Planning and Research recommends that Cities update their General Plan every 10 years. City Council approved the City's 2015-2035 General Plan on June 21, 2016. The General Plan update is an extensive process that involves various public meetings with City commissions and Council and extensive community outreach.

As part of this update, the City was also complying with the requirements of Assembly Bill 1358 (enacted in 2008), The California Complete Streets Act that required integrating multimodal transportation network policies into the circulation elements of the general plans. The 5<sup>th</sup> Cycle Housing Element was adopted in January 2014 and compliance was received from the State Department of Housing and Community Development for an eight-year Regional Housing Needs Assessment (RHNA) cycle that began in 2014 and ends in 2021. The 6<sup>th</sup> Cycle Housing Element was adopted in November 2022 and, in May 2023, HCD has determined that the City Housing Element meets the statutory requirements of State Housing Law.

### **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 in Attachment 1, completed City projects such as 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.

Note that to implement the 6th 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. The future updates will also address other topics that are prompted by various State statute, including "Environmental Justice", in accordance to State's OPR General Plan Guidelines.





## Table 1 – Annual Review

### LAND USE ELEMENT

General Plan Goal, Objective, Policy	Description of City Action
<b>Land Use Element Goal LU-1:</b> A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs	
<b>Objective LU-1A:</b> Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.	
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 needs of the business and residential segments of the community.	<p>The Costa Mesa Municipal Code (CMMC) is updated on a regular bases to ensure that it is consistent and implements the policies of the General Plan and various State land use mandates. The General Plan Land Use Policy Map Figure LU-3 correlates with CMMC Zoning Map to ensure a variety of commercial, residential, and industrial uses throughout the City. All commercial development within the City which occurs near residential development requires additional scrutiny and, in many cases, requires a higher level of discretionary approval per the City's Zoning Code to ensure that the use does not negatively impact the residential neighborhood. The Urban Plan Overlays and the Planned Development zoning allow mixed-use development. The City is a major center for employment in Orange County and is striving to add more units to the housing stock to allow employees to live and work in the City.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-10 - Approved Master Plan for 8 new single family detached homes (Planning Application 20-10 and Tentative Tract Map No. 19120)</li> <li>Adopted Ordinance No. 2021-03</li> </ul> <p>Update various sections of Title 13 of CMMC pertaining to accessory dwelling units (ADU) and junior ADU consistent with state law requirements and authorized related fees. Resolution No. 2021-03, establishes park impact fees for ADU and junior ADU.</p> <ul style="list-style-type: none"> <li>Adopted Ordinance No. 2021-20</li> </ul> <p>Ordinance No. 2021-20 is an amendment to Costa Mesa Municipal Code (CMMC) to update various sections of the zoning code to resolve internal inconsistencies, clarify intent and to conform to requirements of State Law. The update was necessary to ensure that the City's Zoning code effectively implements the City's General Plan policies. The ordinance updates definitions for Accessory Dwelling units, Convenience Store, Mini-market, Specialty store, finished grade, natural grade, boardinghouse (small and large). Ordinance No. 2021-20 also updated cross references and definitions for special use permit, reasonable accommodation as set forth in city ordinances and federal law.</p>
LU-1.2 Balance economic gains from new development while preserving the character and densities of residential neighborhoods.	
LU-1.3 Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities.	
LU-1.4 Promote housing and employment opportunities within planned development areas to the extent feasible.	
LU-1.5 Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services.	

	<ul style="list-style-type: none"> <li>• Adopted Ordinance No. 2021-21</li> </ul> <p>Completed an amendment to portions of Title 13 of the CMMC relating to implementation of Senate Bill (SB) 9 for the creation of two (2) residential units per lot and urban lot splits in single family residential zones.</p> <ul style="list-style-type: none"> <li>• Issued 43 ADU building permits and completed 9 ADUs;</li> <li>• City Council provided direction to Economic and Development Services Department/Planning Division regarding potentially entering into a public benefits agreement with the California Statewide Communities Development Authority Community Improvement Authority (CDCDA CIA) to convert the 580 Anton Boulevard property into workforce housing.</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>• Develop process and updated application for SB 9 proposals</li> <li>• Adopted Ordinance No. 2022-09, Resolution No. 2022-53, Resolution No. 2022-54, Resolution No. 2022-55, and Resolution No. 2022-56</li> </ul> <p>Voters approved an ordinance to revitalize commercial and industrial areas and protect residential neighborhoods.</p> <ul style="list-style-type: none"> <li>• 69 ADUs Building permits issued and 17 completed ADUs.</li> <li>• Adopted Resolution No. 2022-63</li> </ul> <p>Resolution of the City setting forth findings for amendments to the 2022 California Building code, the 2022 California Residential Code, and the 2022 California Fire Code relative to local climatic and geographic conditions.</p> <ul style="list-style-type: none"> <li>• Adopted Ordinance No. 2022-04 and Resolution No. 2022-51</li> </ul> <p>Resolution of the City establishing Residential Parking (RPP) Permit Program Annual Fees for fiscal year 2022-2023. Revised RPP guidelines and policies were approved by the City in May/June 2022. RPP program will be limited to areas experiencing external parking impacts from commercial areas, neighboring cities, fairgrounds and recreational uses. All housing types within impacted areas are eligible for permits, with one</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	permit per driver base don verification of residence and vehicle registration.
<b>Land Use Element Goal LU-2: Preserve and Protect Residential Neighborhoods</b>	
<b>Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.</b>	
LU-2.1 In the event of damage or destruction, allow any legal conforming use in existence at the time of adoption of the General Plan that is located in a nonconforming development to be rebuilt to its original building intensity, as long as any such rebuilding would not increase the development's nonconformity, and the damage or destruction was in no way brought about by intentional acts of any owner of such use or property.	<p>Costa Mesa Municipal Code Title 13 Chapter X establishes requirements for nonconforming uses, developments and lots. City policy requires all projects proposing five dwelling units or more on a project site be conditioned to underground all utility poles within the frontage. Densities in excess of maximum density allowed for by the General Plan are subject to approval of a General Plan Amendment unless the proposal includes a density bonus and provides affordable housing. All common roadways and access in common interest developments are subject to recordation of an easement. Several projects under construction in Westside Costa Mesa have replaced underutilized industrial and commercial properties with new housing and live/work developments that also resulted in major environmental clean-up of a few sites. Commercial buildings over 30 feet are subject to Planning Commission approval and considered on a case-by-case basis. Structures in urban overlay plans are typically over 30 feet and are evaluated with respect to privacy and shade and shadow impacts. All projects with three stories or more are required to submit a shade and shadow study during evaluation of the project. Any new development is subject to compliance with the noise standards and installation of sound walls and upgraded windows and wall assemblies to protect residents.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-32</li> </ul> <p>Resolution of the City establishing Underground Utility District No. 22, on Adam Avenue from Albatross Drive to approximately 500 feet west of Mesa Verde Drive East. Removal and underground installation work in the District are anticipated to commence by Fall 2024.</p>
LU-2.2 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines, and encourage undergrounding of utilities in the public right-of-way for residential development consisting of five units or more, to the extent feasible and practical.	
LU-2.3 Develop standards, policies, and other methods to encourage the grouping of individual parcels to eliminate obsolete subdivision patterns and to provide improved living environments while being consistent with the neighborhood character of the surrounding community.	
LU-2.4 Do not allow "rounding up" when calculating the number of permitted residential units, except for lots existing as of March 16, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater may be rounded up to two units.	
LU-2.5 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common-interest developments consistent with the neighborhood character. This policy does not apply to small lot subdivisions.	
LU-2.6 Encourage increased private market investment in declining or deteriorating neighborhoods.	
LU-2.7 Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access.	
LU-2.8 Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing such as elderly, affordable, or student housing, unless otherwise approved by a General Plan amendment. (A four-story/five-level parking structure with roof deck parking on the fifth level is considered a four-story structure.)	

LU-2.9 Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.	
LU-2.10 Promote lot consolidation of residential properties to the extent feasible and practical, including the creation of larger single-family residential lots that exceed the minimum 6,000-square-foot requirement in neighborhoods where the prevailing residential subdivision pattern features larger-sized residential lots.	
LU-2.11 Ensure adequate noise attenuation in urban design, such as walls for sound attenuation, development of landscaped greenbelts, provision of landscape berms, etc.	
<b>Land Use Element Goal LU-3: Development that Maintains Neighborhood Integrity and Character</b>	
<b>Objective LU-3A:</b> Establish policies, standards, and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods.	
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.	Ongoing through the implementation and enforcement of Title 20 – Property Maintenance, of the Municipal Code. Title 20 establishes standards to ensure proper maintenance, removal of hazardous and improper storage, and removal of weeds and other public nuisances. All new development proposed beyond the allowable densities is subject to submittal of a water/sewer assessment study (applicable to larger projects) and will serve letter from the utility companies or other infrastructure planning analysis. Development of mixed-use projects are encouraged through planned development and overlay zones. Staff works with property owners, brokers, and agents to help find the right type of uses to be catalyst for revitalization. This includes conducting interviews with existing businesses, organizing meetings to facilitate an exchange of information and guidance, and taking potential sites to an annual retail conference to assist in sites being redeveloped or tenant vacancies filled. Traffic impacts are evaluated with each development project with consideration to the City's circulation element and any potential impacts to residential neighborhoods. All two-story projects are required to submit privacy and view analysis with exhibits that show location of proposed and existing buildings. In addition, per the Residential Design Guidelines, second story additions are subject to notification of neighboring properties prior to approval. Most projects in Urban Plan areas are proposed with lot consolidation. Lot consolidation is challenging for developers, but encouraged for all new developments. Small lot residential developments are currently allowed by Small Lot Ordinance and Common Interest Development. All two- and three-story residential development is required to meet the intent of the Residential Design Guidelines. FAA is notified and reviews all mid-rise and high-rise development. The General Plan is consistent with the John Wayne Airport Environmental Land Use Plan by the Airport Land Use Commission (ALUC). Filing with FAA and ALUC approval is required for all projects exceeding the established FAA thresholds.
LU-3.2 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings, and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard.	
LU-3.3 Continue code enforcement as a high priority with regard to the regulation of property maintenance standards citywide.	
LU-3.4 Ensure that residential densities can be supported by the infrastructure and are compatible with existing residential neighborhoods in the surrounding area.	
LU-3.5 Provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.	
LU-3.6 Facilitate revitalization of aging commercial centers by working with property owners, developers, local businesses, and other community organizations to coordinate efforts.	
LU-3.7 Promote development/design flexibility that encourages older or poorly maintained high-density residential uses to be rehabilitated.	
LU-3.8 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods.	

LU-3.9 Locate high-intensity developments or high-traffic-generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense development or uses.	<p>Highlighted Implementation Action:</p> <p>2021:</p> <ul style="list-style-type: none"><li>Adopted Ordinance No. 2021-02</li></ul> <p>An ordinance that amends various sections of CMMC to clarify existing law in the City of Costa Mesa regarding the powers of code enforcement officers and civil responsibility for code violations and consideration of history of the civil citations in connection with any entitlement, permit, monetary grant, or other discretionary decision of the City;</p> <p>2022:</p> <ul style="list-style-type: none"><li>Adopted Resolution No. 2021-29</li></ul> <p>Resolution of the City certifying special assessments for collecting delinquent civil fines for violations of the CMMC</p> <ul style="list-style-type: none"><li>Approved one small lot subdivision resulting in four residential units (PA 22-20, PM-2020-05)</li><li>Adopted Resolution No. 2022-52</li></ul> <p>Resolution of the City certifying special assessments for collecting delinquent civil fines for violations of the CMMC</p> <ul style="list-style-type: none"><li>Adopted Ordinance No. 2022-09, Resolution No. 2022-53, Resolution No. 2022-54, Resolution No. 2022-55, and Resolution No. 2022-56</li></ul> <p>Voters approved an ordinance to revitalize commercial and industrial areas and protect residential neighborhoods.</p> <ul style="list-style-type: none"><li>Utilize CBDG funding to fund capital improvement projects, public services programs that benefit low- and moderate-income residents (including programs that improves the quality of life of seniors), housing rehabilitation programs, and community improvement/code enforcement programs.</li><li>Utilize HOME Funds from HUD for Housing Rehabilitation Program, Affordable Rental Housing and for Community Housing Development Organization project</li></ul>
LU-3.10 Minimize effects of new development on the privacy and character of surrounding neighborhoods.	
LU-3.11 Promote small-lot residential development on long, narrow, single parcels or combined residential lots.	
LU-3.12 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development.	
LU-3.13 Prohibit construction of buildings which would present a hazard to air navigation, as determined by the Federal Aviation Administration (FAA).	
LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to federal and State law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development.” Land Use Element (page LU-18) refers to the threshold stated above. It shall be amended to refer to Filing FAA Form 7460-1 Notice of Construction and Alteration, and not to Form 7480-1.	
LU-3.15 The City will ensure that development proposals, including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements.	
LU-3.16 The City shall refer certain projects to the Airport Land Use Commission for Orange County, as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the Airport Environs Land Use Plan for John Wayne Airport.	
LU 3.17 New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft.	
<b>Land Use Element Goal LU-4: New Development that Is Sensitive to Costa Mesa’s Environmental Resources</b>	
<b>Objective LU-4A:</b> Encourage new development and redevelopment that protects and improves the quality of Costa Mesa’s natural environment and resources.	



LU-4.1 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the National Pollutant Discharge Elimination System Stormwater Permit during the planning, project review, and permitting processes.	<p>All development plans are required to submit the appropriate State required permits and water quality management plans per local ordinance. Erosion control plans are consistently required and reviewed prior to grading permits. Zoning Code also doesn't allow a building or structure to be constructed closer than ten (10) feet from a bluff crest, unless permitted by a minor conditional use permit.</p> <p>2021:</p> <ul style="list-style-type: none"><li>• Within Fairview Park, the City maintains 40 acres of wetland and riparian habitat; monitors and maintains approximately 15 acres of vernal pool and marshland/watershed area; and actively restored 6 acres of canyon riparian habitat.</li><li>• Within Canyon Park, the City maintains three separate run-off channels that contain important riparian and aquatic biota.</li></ul> <p>2022:</p> <ul style="list-style-type: none"><li>• City awarded a Professional Services Agreement to Endemic Environmental Services, Inc., for biological management and habitat rehabilitation services at Fairview Park</li></ul>
LU-4.2 Avoid conversion of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and/or establish development guidelines that identifies these areas and protects them from erosion and sediment loss.	
LU-4.3 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota.	
LU-4.4 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies, and protect the integrity of the bluff crest.	
LU-4.5 Promote integration of stormwater quality protection into construction and post-construction activities, as required by the NPDES Stormwater Permit and the City's Local Implementation Plan.	
LU-4.6 Incorporate the principles of sustainability into land use planning, infrastructure, and development processes to reduce greenhouse gas emissions consistent with State goals.	
<b>Land Use Element Goal LU-5: Adequate Community Services, Transportation System, and Infrastructure to Meet Growth</b>	
<b>Objective LU-5A: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.</b>	
LU-5.1 Pursue annexation of certain areas within the City's Sphere of Influence to provide land use regulation and city services within its jurisdiction.	<p>The City of Costa Mesa has approximately 0.3 square miles of land left within its sphere of influence. The City will continue to participate in the JUA between the City and NMUSD. Continue to lease the Balearic Community Center from the NMUSD for recreational and community service use. Currently there are six fire stations operating in the City. The City continues to monitor fire service needs as the population grows with new residential development projects. The Economic Development staff attends industry functions and professional organizations to update businesses about projects and opportunities in Costa Mesa. No project specific General Plan Amendment exceeding the allowable Floor Area Ratio (FAR) was approved in 2021 and 2022. Any intensification of use or additions of floor area for non-conforming structures is subject to the zoning development standards and traffic generation rates. No applications to increase the FAR of a non-conforming structure has been approved in 2021 and 2022. Each project application is reviewed for any potential impacts on the circulation system. Projects with impacts are subject to either traffic improvement requirements and or traffic mitigation/impact fees. Will serve letters from utility companies are required for all projects that could potentially impact the service. Projects with more than 500 units are subject to the preparation of a Water Supply Assessment Study. The Development Phasing and Performance Monitoring Program (DPPMP) Report is no longer</p>
LU-5.2 Strongly encourage protection and preservation of existing but underutilized school sites for future recreational, social, or educational uses.	
LU-5.3 As appropriate and timely, consider the establishment of development impact fee program(s) to fund additional fire and police personnel, library facilities, and related equipment to meet the demands of additional growth in the City.	
LU-5.4 Require appropriate site and environmental analysis for future fire and police station site locations or for the relocation or closure of existing fire and police facilities.	
LU-5.5 Ensure that new development pays its fair share of impact fees such as park fees and traffic impact fees. This can also include impact fees related to community services (police protection services and fire emergency response services) or library facilities, once adopted and applicable.	
LU-5.6 Promote development of revenue-generating land uses to help defray the costs of high-quality public services.	

<p>LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.</p>	<p>a requirement for the Measure M Program. Staff continues to monitor major intersections for any significant issues and program improvements accordingly and reviews each project in terms of traffic impacts, in compliance with Growth Management Element Policy GM-2.3.</p>
<p>LU-5.8 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications.</p>	<p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-11</li> </ul>
<p>LU-5.9 Phase or restrict future development in the City to that which can be accommodated by infrastructure at the time of completion of each phase of a multi-phased project.</p>	<p>City adopted a list of projects for Fiscal Year 2021-22 funded by SB 1, the Road Repair and Accountability Act of 2017. This is the 5<sup>th</sup> year the City is receiving SB 1 funding. City received an estimated \$2,263,862 million for the Road Maintenance and Rehabilitation Account. List of project includes: Adams Avenue Improvements from Royal Palm Drive to the Santa Ana River.</p>
<p>LU-5.10 Building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. Building intensities for proposed new development projects shall not exceed the applicable floor area standards, except for the following conditions:</p> <p>(a) Limited deviations from the graduated floor-area ratio standards for the commercial and industrial land use designations may be approved through a discretionary review process. No deviation shall exceed a 0.05 increase in the FAR in the moderate traffic category, and no deviation shall be allowed in the very low, low, and high traffic categories. Deviations from the FAR standards shall not cause the daily trip generation for the property to be exceeded when compared to the existing daily trip generation for the site without the proposed project or maximum allowable traffic generation for the Moderate Traffic FAR category, whichever is greater.</p> <p>(b) Additions to existing nonconforming nonresidential developments may be allowed if the additions do not affect the overall traffic generation characteristics of the development and if the additions do not substantially affect the existing height and bulk of the development. Additions to nonresidential developments shall be limited to those land uses with traffic generation rates based on variables other than building area square footage. Examples of such additions include, but are not limited to: 1) Hotels/motels: Increases in the size of hotel rooms or lobbies where no increase in the total number of rooms is proposed, and 2) theaters: Increases to "back-stage" support areas or lobbies where no increase in the total number of seats is proposed.</p> <p>(c) In the above conditions, the new development shall be compatible with surrounding land uses.</p> <p>(d) Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council.</p>	<p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-21</li> </ul> <p>Resolution of the City adopting the Operating and Capital Improvement Budget for fiscal year 2021-2022</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-25</li> </ul> <p>City adopted a resolution concerning the status of the Circulation Element and Mitigation Fee Program for the Measure M (M2) Program.</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-48</li> </ul> <p>City adopted a resolution to continue the citywide Traffic Impact Fee for new development in the City of Costa Mesa and conducting the related annual review of the citywide traffic impact fee program and capital improvement plan for transportation improvement. The Public Service Department conducted an audit of the accounts for the traffic impact fee program for the fiscal year ending June 30, 2021 and made it available for public review on December 2021. Resolution No. 2021-48 renews the traffic impact fee and establishes traffic impact fee regulations.</p> <p>2022:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-24</li> </ul> <p>Resolution of the City adopting a list of projects for fiscal year 2022-23 funded by SB 1, the Road Repair and Accountability Act of 2017. This is the 6<sup>th</sup> year the City is receiving SB 1 funding and it will receive an estimated \$2,570,782 in RMRA funds for this fiscal year. The list</p>

LU-5.11 Development plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits.	<p>of project includes the Sunflower Avenue Improvement Project (from Harbor Boulevard to Bear Street). Estimated start date is March 2023.</p> <ul style="list-style-type: none"><li>Adopted Resolution No. 2022-32</li></ul> <p>Resolution of the City adopting operating and capital improvement budget for fiscal year 2022-2023</p> <ul style="list-style-type: none"><li>Adopted Resolution No. 2022-65</li></ul> <p>Resolution of the City continuing the Traffic Impact Fee for new development in the City and conducting the related annual review of the citywide Traffic Impact Fee Program and Capital Improvement Plan for Transportation Improvements</p>
LU-5.12 Development plans shall include an overall buildout plan, which can demonstrate the ability of the circulation system to support the proposed level of development.	
LU-5.13 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area.	
<b>Land Use Element Goal LU-6: Economically Viable and Productive Land Uses that Increase the City's Tax Base</b>	
<b>Objective LU-6A: Ensure the long-term productivity and viability of the community's economic base.</b>	
LU-6.1 Encourage a mixed of land uses that maintain and improve the City's long-term fiscal health.	<p>All development proposals are assigned to a planner who works as a liaison for that project from application submittal until final inspection of the development. Staff has supported the expedited review of multiple reinvestments of several commercial and office uses throughout the City.</p> <p>2021:</p> <ul style="list-style-type: none"><li>Economic Development Strategic Plan Scope of Work</li></ul> <p>City approved the Economic Development Strategic Plan Scope of Work and directed staff to release a Request for Proposal</p> <ul style="list-style-type: none"><li>Costa Mesa Shop Local Financial Incentive Program</li></ul> <p>City authorized the City Manager and City Attorney to negotiate and execute Colu Technologies for the implementation and administration of the Costa Mesa app-based Shop Local financial incentive platform for one year</p> <ul style="list-style-type: none"><li>New Land Management System (LMS): Continue to work with Tyler Technologies develop Land Management System (LMS) – design function and workflows</li></ul>
LU-6.2 Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers.	
LU-6.3 Continue to prioritize commercial and industrial park use of properties north of I-405 and within the Airport Industrial District.	
LU-6.4 Support the continued presence of incubator businesses in the action sports industry and jobs-producing businesses in the Westside.	
LU-6.5 Encourage revitalization of existing, older commercial and industrial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units.	
LU-6.6 Continue to encourage and retain land uses that generate sustainable sales and property tax revenues, including regional commercial destinations and automobile dealerships.	
LU-6.7 Encourage new and retain existing businesses that provide local shopping and services.	
LU-6.8 Provide efficient and timely review of development proposals while maintaining quality customer service standards for the business, development, and residential community.	



<p>LU-6.9 Support the retention and growth of Class A office tenants, including corporate headquarters for the action sports industry, biotech, and high technology companies within the City.</p>	<ul style="list-style-type: none"> <li>Adopted Ordinance No. 2021-08 and Ordinance No. 2021-09</li> </ul> <p>Ordinance amended various section of the Costa Mesa Municipal Code to implement Measure Q, a city voter approved measure that establishes Retail Cannabis Tax and Regulation.</p> <ul style="list-style-type: none"> <li>Adopted Ordinance No. 2021-14</li> </ul> <p>Extended Ordinance No. 2020-14, an urgency ordinance of the City that provided an additional 12-month extension of the time limits set forth in the Zoning Code Section 13-29 (k) (Time Limits and Extension) for all approved discretionary planning applications.</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-15</li> </ul> <p>Resolution of the City declaring its intention to levy an annual assessment for fiscal year 2021-22 for a Business Improvement Area covering certain Costa Mesa Hotels and Motels and setting the time and place for a public hearing on the proposal.</p> <ul style="list-style-type: none"> <li>Adopted Ordinance No. 2021-18</li> </ul> <p>Extended Ordinance No. 2020-15, which allowed restaurants to provide temporary outdoor dining on private properties and within the parking lots as well as certain areas in the public right-of-way, to December 31, 2022. Also, allows religious intuitions to provide religious services within parking lots areas on a temporary basis.</p> <ul style="list-style-type: none"> <li>Adopted Ordinance No. 2021-19</li> </ul> <p>Extended Ordinance No. 2020-16, which allowed temporary outdoor retail sales and services.</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-26</li> </ul> <p>Resolution of the City confirming the annual report filed by Travel Costa Mesa and levying an annual assessment for fiscal year 2021-2022 for a Business Improvement Area Covering certain Costa Mesa Hotels and Motels</p> <p>2022:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-23</li> </ul> <p>Resolution of the City declaring its intention to levy an annual assessment for fiscal year 2022-23 for a Business Improvement Area covering certain hotels and</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>motels and setting the time and place for a public hearing on the proposal</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-45</li> </ul> <p>Resolution of the City confirming the annual report filed by Travel Costa Mesa and levying and annual assessment for fiscal year 2022-2023 for a Business Improvement area covering certain Costa Mesa Hotels and Motels</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-08</li> </ul> <p>Resolution of the City to extend and amend Ordinance No. 2020-15, which allowed restaurants to provide temporary outdoor dining on private properties and within the parking lots as well as certain areas in the public right-of-way, to December 31, 2023. Also, allows religious intuitions to provide religious services within parking lots areas on a temporary basis.</p> <ul style="list-style-type: none"> <li>Adopted Ordinance No. 2022-09, Resolution No. 2022-53, Resolution No. 2022-54, Resolution No. 2022-55, and Resolution No. 2022-56</li> </ul> <p>Voters approved an ordinance to revitalize commercial and industrial areas and protect residential neighborhoods.</p> <ul style="list-style-type: none"> <li>LMS: City-wide subject matter experts to ensure the new LMS successfully launches in summer 2023.</li> </ul>
<b>Objective LU-6B:</b> Encourage and facilitate activities that expand the City's revenue base.	
LU-6.10 Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base.	<p>Staff has been attending quarterly meetings which provide trends and forecasts for the industrial, retail, and office markets. This information is used to provide insight as staff continues to evaluate new business or potential redevelopment projects within the City. Working closely with the Chamber of Commerce, Travel Costa Mesa, South Coast Metro Alliance, and/or local businesses to support each other's activities and develop additional ones when needed. Staff attends local and regional economic development summits, workshops, and meetings; including the annual International Council of Shopping Centers annual events.</p> <p>2022</p> <ul style="list-style-type: none"> <li>Staff began meeting quarterly with the South Coast Metro Alliance.</li> </ul>
LU-6.11 Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost.	
LU-6.12 Track retail trends and tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate the business mix.	
LU-6.13 Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses.	
LU-6.14 Improve ease and accessibility to information to capture opportunities for businesses to establish in Costa Mesa and bring high-skill and professional jobs and new revenue sources into the community.	
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.	

LU-6.16 Examine options for the development of new infrastructure for new technologies and businesses that use those technologies.	
<b>Objective LU-6C:</b> Retain and expand the City's diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique and prototype manufacturing, and industrial businesses.	
LU-6.17 Engage in activities that promote Costa Mesa as a great place to live, work, and develop a business.	Staff attends local and regional economic development summits, workshops, and meetings; including the annual International Council of Shopping Centers (ICSC) annual events.  2021 <ul style="list-style-type: none"><li>Staff and members of the City Council attended the 2021 Las Vegas ICSC event.</li></ul> 2022 <ul style="list-style-type: none"><li>Staff and members of the City Council attended the 2022 Las Vegas ICSC event.</li></ul>
LU-6.18 Continue to work with surrounding cities to strengthen regional economic development	
LU-6.19 Provide flexibility and support for development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility along major corridors outside of significant commercial or industrial nodes.	
<b>Land Use Element Goal LU-7: A Sound Local Sustainable Economy that Attracts Investment, Creates Educational Opportunities, and Generates Employment Opportunities</b>	
LU-7.1 Endeavor to create mixture of employment opportunities for all economic levels of residents and businesses.	Reorganized the Economic and Development Services website page for more efficiency. Continued assisted new development opportunities and support for existing businesses. The City continues to collaborate in regular meetings with private, non-profit, and other public agencies. Collaborating with multiple property owners and businesses to attract new hotels to the City. Conducting yearly updates to the Advantage brochure and Community Economic Profile handout. Conducted interviews with major industries within these areas and will continue ongoing dialogues with local businesses to support them.
LU-7.2 Support linkages between local educational institutions and local industries and businesses. Foster training, collaboration with employers, and new innovative programs that increase job opportunities for residents and students attending school locally.	
LU-7.3 Foster and provide useful and efficient partnerships to implement economic opportunities with private, non-profit, or other public agencies.	
LU-7.4 Cultivate an entrepreneurial and academic environment that fosters innovation through non-traditional housing developments, flexible office spaces, experiential development, and ensuring the diversity of retail/service throughout the urban districts.	
LU-7.5 Support and provide flexibility for development projects and businesses which produce, care, and maintain material goods or fixed assets meant to support the production of market goods, especially for niche industries within the City of Costa Mesa.	
LU-7.6 Seek out opportunities to attract primary businesses within stable industries and support industries that already exist within the City.	
LU-7.7 Explore economic and employment opportunities to retain and strengthen the unique industry niches along Bristol and Paularino, in the Westside, on East 17th Street, and throughout North Costa Mesa.	
LU-7.8 Support the development of pedestrian plazas and gathering places, and institutional spaces, as well as the more efficient use of existing spaces, to support economic growth and branding of existing industries within the City.	
<b>Land Use Element Goal LU-8: Promote a range of multiple uses at the Fairview Developmental Center site</b>	

<p>LU-8.1 In anticipation of the potential closure or repurposing of the Fairview Development Center site, the City will work with appropriate State agencies or private entity (if the property is sold) to plan for a complementary mix of low-scale residential, institutional, public facilities, open spaces, and recreational uses within a campus setting.</p>	<p>2022:</p> <ul style="list-style-type: none"> <li>City approved scope of work for an agreement between the State of California and the City of Costa Mesa, providing for \$3.5 million in state funds to the City for Community outreach and land use planning efforts for the Fairview Development Center.</li> </ul> <p>Funds will be used to retain consultants as well as for staff costs associated with the management, oversight, review, tracking, and reporting associated with the land use planning and site disposition process.</p>
<p><b>Land Use Element Goal LU-9:</b> Ensure that Fairgrounds uses are consistent with the General Plan designation</p>	
<p>LU-9.1 Discourage changes in the allowable uses specified in the Fairgrounds General Plan land use designation for the Orange County Fair &amp; Event Center property. Ensure that amendments to this General Plan designation are approved by the electorate.</p>	<p>Ongoing.</p> <p>2022:</p> <ul style="list-style-type: none"> <li>Staff attended Orange County Fairgrounds Board meeting to provide information regarding the City's cannabis regulations.</li> </ul>
<p><b>Land Use Element Goal LU-10:</b> Promote the growth of tourism</p>	
<p><b>Objective LU-10A:</b> Promote structural improvements of visitor-oriented land uses.</p>	
<p>LU-10.1 Engage with property owners, developers, and business owners to encourage the revitalization of the hotel/motels.</p>	<p>Ongoing.</p>
<p>LU-10.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include:</p> <ul style="list-style-type: none"> <li>Updating building mechanical, electrical, or plumbing to comply with current building standards</li> <li>Updating physical improvements to the site</li> <li>Adding hotel amenities to the site</li> <li>Updating or improving the landscaping on the site</li> <li>Updating or improving the façade of the building(s)</li> </ul>	<p>2022</p> <ul style="list-style-type: none"> <li>Staff has been working with the Avenue of the Arts Hotel to entitle a significant upgrade to local visitor serving amenities including additional rooms, rooftop terrace and conference areas.</li> </ul>
<p><b>Objective LU-10B:</b> Promote growth of visitor-oriented land uses.</p>	
<p>LU-10.3 Motel and hotel land uses should be encouraged to be located near major transportation corridors and close to key tourist/visitor draws, other recreation venues, the airport, regional, and general local shopping centers.</p>	<p>Ongoing.</p>
<p>LU-10.4 Consider the interest of quality of stay for visitors when evaluating projects near visitor-oriented land uses by requiring on-site amenities and upscale guest services.</p>	<p>2022:</p> <p>Staff has been working with the Avenue of the Arts Hotel to entitle a significant upgrade to local visitor serving amenities including additional rooms, rooftop terrace and conference areas.</p>
<p><b>Objective LU-10C:</b> Promote uses and events that make visitor-oriented business more economically viable.</p>	
<p>LU-10.5 Celebrate and promote the arts, culture, and industries of Costa Mesa through special events, civic gatherings, and City marketing and tourism promotion efforts.</p>	<p>The Arts and Culture division is part of the Parks and Community Services department for the City of Costa Mesa.</p> <p>2021:</p>

<p>LU-10.6 Promote the development of small-scale manufacturing uses or other uses that generate multiple secondary and tertiary markets that support business travel tourism-related uses.</p>	<ul style="list-style-type: none"> <li>• March 2021: Adoption of the City's Arts and Culture Master Plan</li> </ul>
<p>LU-10.7 Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County.</p>	<ul style="list-style-type: none"> <li>• The City in partnership with the Segerstrom Center for the Performing Arts hosts the annual ARTventure Event.</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>• Hired first professional arts staff member to Parks and Community Services department</li> <li>• The City in partnership with the Segerstrom Center for the Performing Arts hosts the annual ARTventure Event.</li> </ul>

CIRCULATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
Circulation Element Goal C-1: Implement “Complete Streets” Policies on Roadways in Costa Mesa	
Objective C-1A: Create a transportation network that meets the mobility needs of all Costa Mesa residents, businesses, and visitors.	
C-1.1: Update the City’s engineering standards for public and private streets to provide for safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users of all ages, abilities, and modes of travel.	When streets are resurfaced or reconstructed, the striping is modified to improve travel for all modes and meet the latest standards in the California Manual of Uniform Traffic Control Devices (CA MUTCD). A review of traffic levels of service at key intersections and review of traffic accidents at intersections and segments is conducted annually and with public/private project proposals. Continue to work with adjacent jurisdiction on road improvements, where necessary.  2021: <ul style="list-style-type: none"><li>Adopted Resolution No. 2021-41  Resolution of the City consenting the County of Orange declaring the Hamilton Avenue/Victoria Street Bridge and approaching roadways as a County Highway for the purposes of maintenance by the County of Orange</li><li>Adopted Resolution No. 2021-42  Resolution of the City consenting the County of Orange declaring the Santa Ana Bridge and approaching roadways as a County Highway for purposes of Maintenance by the County of Orange</li><li>Adopted Resolution No. 2021-37  Resolution of the City ratifying the application for a grant award from the California Office of Traffic Safety (OTS) for the Selective Traffic Enforcement Program. OTS allocated the City \$250,000 in grant funds for period of October 2021 – September 2022</li></ul> 2022: <ul style="list-style-type: none"><li>Adopted Resolution No. 2022-60  Resolution of the City ratifying the application for a grant award from the California Office of Traffic Safety (OTS) for the Selective Traffic Enforcement Program. OTS allocated the City \$250,000 in grant funds for period of October 2022 – September 2023</li></ul>
C-1.2: Allow for flexible use of public rights-of-way to accommodate all users of the street system while maintaining safety standards.	
C-1.3: Complete and annually maintain a needs assessment for traffic service levels and traffic safety. Develop and annually update a priority list of improvement projects, with priorities based on: 1) correcting identified hazards; 2) accommodating multimodal trips; 3) improving and/or maintaining peak-hour traffic volumes at critical intersections; 4) improving efficiency of existing infrastructure utilization; and 5) intergovernmental coordination.	
C-1.4: Pursue downgrade of arterials that no longer have the demand requiring their buildout to planned capacity.	
C-1.5: Implement road diets on street segments with excess capacity to enhance bicycle and pedestrian facilities.	
C-1.6: Encourage the conversion of excess on-street parking spaces for expanded sidewalk gathering places or landscaping.	
C-1.7: Encourage community participation in City processes and programs focused on improving mobility and transportation facilities.	
C-1.8: Pursue downgrade of 17th Street from 6-lane Major Arterial to 4-lane Primary Arterial between Orange Ave and Tustin Avenue, through Master Plan of Arterial Highways (MPAH) Amendment process with the Orange County Transportation Authority.	
Objective C-1B: Preserve the character of our residential neighborhoods.	

C-1.9: Implement traffic calming measures that discourage speeding and cut-through traffic on residential streets.	<p>General Statement on Implementation:</p> <p>Speed reduction striping installed on residential streets as needed. Speed limit pavement markings and signs were installed along residential streets as needed. Traffic calming measures and warning signs are installed, as necessary, on local streets to reduce cut through traffic.</p> <p>2021:</p> <ul style="list-style-type: none"><li>City approved Citywide Street Slurry Seal Project (Maintenance Zones 6 and 7), City Project No. 21-02.</li></ul> <p>2022:</p> <ul style="list-style-type: none"><li>Adopted Resolution No. 2022-02</li></ul> <p>Resolution of the City which certifies that the council has authorized the project list submittal for Coronavirus Response and Relief Supplemental Appropriation Act of 2021 (CRRSAA) Funding through the Orange County transportation Authority 2021 Pavement Management Relief Funding Program.</p>
C-1.10: Encourage non-motorized transportation in residential areas by providing sidewalks and implementing bicycle friendly design of local streets.	
C-1.11: Reduce or eliminate intrusion of traffic related to non-residential development on local streets in residential neighborhoods.	
C-1.12: Prioritize intersection improvements which improve through traffic flow on Major, Primary, and Secondary Arterials, and reduce impacts on local neighborhood streets with emphasis on pedestrian safety.	
C-1.13: Promote engineering improvements such as physical measures constructed to lower speeds, improve safety, and otherwise reduce the impacts of motor vehicles.	
C-1.14: Design and Implement transportation projects to meet local and regional system capacity needs in accordance with the Master Plan of Streets and Highways.	
C-1.15: Implement neighborhood approved traffic-calming measures in residential neighborhoods and appropriate commercial areas, such as street narrowing, curb extensions, roundabouts, landscaped medians, and radar speed feedback signs.	
C-1.16: Establish priority-ranking system to evaluate traffic-calming requests for implementation throughout the City.	
C-1.17: Pursue programs that reduce vehicle speeds and cut-through traffic on local streets.	
<b>Circulation Element Goal C-2: Effectively Manage and Improve the Roadway System</b>	
<b>Objective C-2A:</b> Implement policies that encourage and accommodate all users while maintaining the efficiency of the circulation system.	
C-2.1: Establish a citywide crosswalk policy to address installation, maintenance, removal, and enhancements of crosswalks at intersections and mid-block locations. Crosswalk locations and treatment will be based on criteria including, but not limited to safety, traffic volume, and concentration of pedestrian activity. Potential enhancements may include leading pedestrian intervals at signalized intersections, bulb-outs, and median refuges to reduce crossing distances.	<p>2021:</p> <ul style="list-style-type: none"><li>City approved traffic signal installation for Baker Street and Randolph Avenue, City Project No. 21-01</li></ul> <p>2022:</p> <ul style="list-style-type: none"><li>City accepted OCTC Grant and Award for Baker-Placentia-Victoria-19th Street Regional Traffic Signal Synchronization project for the amount of \$2,211,405, includes a local match of \$443,000.</li><li>New businesses approved by the Planning Commission included conditions of approval for the removal of unnecessary driveway entrances.</li></ul>
C-2.2: Avoid creation of frequent driveways for new development access in active pedestrian areas that create conflict points between pedestrians and vehicles.	
C-2.3: Encourage commercial property owners to use shared driveway access and interconnected roads within blocks, where feasible. Require driveway access closures or consolidations, or both when a site is remodeled or redeveloped.	
C-2.4: Collaborate with law enforcement and public safety organizations to coordinate policies and programs that would reduce injuries and deaths on the roadways.	
C-2.5: Designate routes for truck traffic to minimize potential conflicts between trucks and cars, pedestrians, bicycles, transit, and vehicle access and circulation. Establish by ordinance a truck map that depicts allowable truck routes within the City.	



C-2.6: Periodically review and update traffic signal timing at all signalized intersections to maintain traffic signal coordination and to accommodate bicycle and pedestrian needs.	
C-2.7: Develop new traffic level of services criteria in accordance with SB 743 to meet the California Environmental Quality Act (CEQA).	
C-2.8: Continue the use of the Intersection Capacity Utilization (ICU) methodology to address local traffic level of service and impacts, with Level of Service “D” as the threshold for meeting the City’s significance criteria.	
<b>Objective C-2B:</b> Construct street improvements and apply congestion management tools to obtain efficient performance of the transportation system.	
C-2.9: Incorporate the street system improvements identified in the General Plan Environmental Impact Report (EIR) into the Capital Improvement Program.	<div>2021:</div> <ul style="list-style-type: none"><li>Adopted Resolution No. 2021-21  Resolution of the City adopting the Operating and Capital Improvement Budget for fiscal year 2021-2022</li><li>Merrimac Way Active Transportation Improvement, City Project No. 20-01 – the project constructed improvements between Harbor Boulevard and Fairview Road that include cycle tracks, a multiuse path, and pedestrian crossing with pedestrian hybrid beacon. Construction completed in August 2021 and acceptance of improvement November 2021.</li><li>Fairview Road (Adams to Baker) Improvements – project improved traffic operations on Fairview Road and improve bicycle and pedestrian mobility with new Class II bike lanes, enhanced pedestrian crosswalks, new ADA access ramps, sidewalk replacement and a new traffic signal at Village Way. Construction completed in December 2021.</li></ul> <div>2022:</div> <ul style="list-style-type: none"><li>Adopted Resolution No. 2022-02  Resolution of the City which certifies that the City Council has authorized the project list submittal for Coronavirus Response and Relief Supplemental appropriations Act 2021 funding through OCTA 2021 Pavement Management Relief Funding Program. \$331,116 will be utilized for Fairview Road Improvement Project.</li><li>Completed Hamilton Street (from Pomona Avenue to Harbor Boulevard) and Santa Ana Avenue (from 22<sup>nd</sup> Street to 23<sup>rd</sup> Street) Improvement Project, City Project No. 20-16</li></ul>
C-2.10: Continue to deploy intelligent transportation systems (ITS) strategies—such as adaptive signal controls, fiber optic communication equipment, closed circuit television cameras, real-time transit information, and real-time parking availability information—to reduce traffic delays, lower greenhouse gas emissions, improve travel times, and enhance safety for drivers, pedestrians, and cyclists.	
C-2.11: Investigate all operational measures, including the use of one-way streets, to improve traffic circulation and to minimize congestion for all travel modes.	
C-2.12: Investigate and utilize state-of-the-art transportation system management technology and industry practices to address recurring and non-recurring traffic events (i.e., special events, incident/emergency management).	
C-2.13: Continue to evaluate and pursue design and operational improvements (medians, driveway closures, signal synchronization or phasing, parking or turn restrictions, etc.) to improve the efficiency of intersections.	



	<ul style="list-style-type: none"><li>Adopted plans, specifications, and working details for the Wilson Street Improvement Project (from Newport Boulevard to Placentia Avenue), City Project No. 22-01</li></ul>
<b>Circulation Element Goal C-3: Enhance Regional Mobility and Coordination</b>	
<b>Objective C-3A:</b> Promote development of transportation projects along regional corridors.	
C-3.1: Maintain compliance with Orange County Congestion Management Plan (CMP) requirements, including consistency with CMP level of service standards, adoption of a seven-year capital improvement program, analysis of impacts of land use decisions on the CMP highway system, and adoption and implementation of deficiency plans when intersections do not meet adopted performance standards.	<div>2021:</div> <ul style="list-style-type: none"><li>Adopted Resolution No. 2021-21</li></ul> <p>Resolution of the City adopting the Operating and Capital Improvement Budget for fiscal year 2021-2022</p> <div>2022:</div> <ul style="list-style-type: none"><li>The City reviews all projects resulting in an intensification of use on the City corridors in regard to the need for a traffic analysis based on trip generation.</li><li>Adopted Resolution No. 2022-32</li></ul> <p>Resolution of the City adopting operating and capital improvement budget for fiscal year 2022-2023</p> <ul style="list-style-type: none"><li>The City reviews all projects resulting in an intensification of use on the City corridors in regard to the need for a traffic analysis based on trip generation.</li></ul>
C-3.2: Support the goals and objectives of the Orange County Long Range Transportation Plan, including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure.	
C-3.3: Support the goals and objectives of the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure.	
C-3.4: Coordinate signal timing on all major arterials with a local signal synchronization program consistent with the Orange County Traffic Signal Synchronization Master Plan (TSSMP).	
C-3.5: Ensure Costa Mesa's input, participation, and discretionary review of applicable region-wide transportation system policies, programs, and construction.	
C-3.6: Develop short-term and long-term improvements to the SR-55 corridor in coordination with Caltrans and OCTA to address regional mobility needs.	
C-3.7: Promote the City's preferred alternative of undergrounding the SR-55 freeway south of 19th Street within the City limits.	
<b>Objective C-3B:</b> Coordinate and partner with local and regional agencies to promote projects and policies that improve regional mobility.	
C-3.8: Coordinate with adjacent jurisdictions to maintain or improve mobility within the City to achieve a standard Level of Service no worse than "D" at all intersections under State or joint control. Intersection Level of Service analyses for General Plan conditions for locations under State or joint control will be updated periodically and presented to the City Council.	<p>Ongoing coordination with Cities of Santa Ana, Newport Beach and Huntington Beach on traffic signal issues and development projects and with Caltrans on their improvement projects. The current agreement and designation were extended until 2025. Ongoing coordination.</p> <div>2022:</div> <ul style="list-style-type: none"><li>Transit Stop Improvements – this project will improve transit stops and construct new transit shade structures at three locations: Fairview north Arlington, Harbor north of Wilson, and Placentia</li></ul>
C-3.9: Consult with Caltrans and OCTA regarding the I-405 widening project to minimize adverse impacts to Costa Mesa's neighborhoods, businesses, and streets.	
C-3.10: Coordinate with OCTA and other jurisdictions to remove Gisler Avenue Bridge over the Santa Ana River from the City's Master Plan of Streets and Highways and County's Master Plan of Arterial Highways.	

C-3.11: Collaborate with Caltrans and neighboring jurisdiction to improve signal timing and coordination along major arterials across jurisdictional boundaries.	south of 19th. Equipment for improvement was delivered in February 2022 and City received bids for its installation in March 2022. Construction to be completed in May 2023.
C-3.12: Work closely with the State of California and other government agencies to control traffic–related impacts of uses on State- or other agency-owned land (i.e., Orange County Fairgrounds, Orange Coast College, etc.).	
C-3.13: Coordinate with other responsible agencies the planning, funding, prioritization, and implementation of bicycle, pedestrian, and transit programs and supporting infrastructure.	
<b>Circulation Element Goal C-4: Promote Transportation Demand Management, Transit, and Efficiency</b>	
<b>Objective C-4A:</b> Encourage greater utilization of Transportation Demand Management (TDM) strategies to reduce dependence on single-occupancy vehicles.	
C-4.1: Support South Coast Air Quality Management District (SCAQMD) trip reduction programs, including park and ride lots, transit subsidies, carpool and vanpool programs, flexible working hours, bicycle facilities, and other traffic reduction strategies.	Large projects are required to provide Transportation Demand Management (TDM) programs incorporating various trip reduction strategies.
C-4.2: Support local and multi-jurisdictional car-sharing and bike-sharing programs.	2021:
C-4.3: Consider implementing park-once approaches for multiuse districts and regional destinations areas.	<ul style="list-style-type: none"><li>Active Transportation Committee - Complete Streets Safety Assessment, Berkeley Safe TREC, November 2021.</li></ul>
C-4.4: Embrace innovative parking solutions that reduce the required spaced needed for parking, such as automated parking lifts and elevators.	<ul style="list-style-type: none"><li>With discretionary and other permit approvals, the City permits and encourages the use of bike racks to account for one vehicle parking space.</li></ul>
C-4.5: Encourage and provide incentives for commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars.	2022:
C-4.6: Encourage and support programs that increase vehicle occupancy, including the provision of traveler information, shuttles, preferential parking for carpools/vanpools, transit pass subsidies, and other methods.	<ul style="list-style-type: none"><li>Bicycle Racks Citywide – the City installed 40 bicycle racks throughout the city in commercial areas and community centers.</li></ul>
C-4.7: Promote the combination of TDM measures as much more effective than any single measure.	<ul style="list-style-type: none"><li>Active Transportation Committee - <a href="#">Draft Pedestrian Master Plan, June 2022</a></li></ul>
C-4.8: Require discussion of transportation system management (TSM) and TDM measures in all EIRs prepared for major projects.	<ul style="list-style-type: none"><li>Neighborhood Traffic Improvement – this project includes the implementation of neighborhood traffic improvements including signs, approved speed humps, crosswalk enhancements, and other landscape improvements to enhance the neighborhood character.</li></ul>
C-4.9: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use.	<ul style="list-style-type: none"><li>Public outreach and survey conducted for Meyer Place Traffic Calming Project and pilot projects for Royal Palm drive, Cabrillo Street and East 18th Street.</li></ul>
C-4.10: Allow the application of transportation management rideshare programs, integration of complementary land uses, and other methods to reduce project related average daily and peak hour vehicle trips to achieve consistency with allocated trip budgets.	<ul style="list-style-type: none"><li>Randolph Avenue Improvement – install new signing, striping, pedestrian and traffic calming improvements along Randolph Avenue and St. Clair Street between Bristol Street and Baker Street. Construction completed July 2022.</li></ul>

	<ul style="list-style-type: none"><li>With discretionary and other permit approvals, the City permits and encourages the use of bike racks to account for one vehicle parking space.</li></ul>
<b>Objective C-4B:</b> Promote regional and local transit services as an alternative to automobile travel.	
C-4.11: Ensure that roadways designated as transit routes can accommodate transit vehicle circulation and convenient pedestrian access to and from transit stops.	<p>All improvement projects incorporate ADA facility improvements, bus stop improvements and sidewalk enhancements, including modification of street, curb, and sidewalk configurations.</p> <p>2021:</p> <ul style="list-style-type: none"><li>Adopted Resolution No. 2021-21</li></ul> <p>Resolution of the City adopting the Operating and Capital Improvement Budget for fiscal year 2021-2022.</p> <p>2022:</p> <ul style="list-style-type: none"><li>Transit Stop Improvements – this project will improve transit stops and construct new transit shade structures at three locations: Fairview north Arlington, Harbor north of Wilson, and Placentia south of 19th. Equipment for improvement was delivered in February 2022 and City received bids for its installation in March 2022. Construction to be completed in May 2023.</li><li>Adopted Resolution No. 2022-32</li></ul> <p>Resolution of the City adopting operating and capital improvement budget for fiscal year 2022-2023</p>
C-4.12: Review all capital improvement projects to ensure improvements located on existing and planned transit routes include modification of street, curb, and sidewalk configurations to allow for easier and more efficient transit operations and improved passenger access.	
C-4.13: Provide transit stop amenities that facilitate access to and from transit stops and transfer locations. These may include pedestrian pathways approaching stops, high-quality benches and shelters, traveler information systems (real-time transit arrival information), and bike storage and bicycle connections. Bus stops should accommodate timed transfers between buses and other transit services where necessary.	
C-4.14: Encourage new development along major transit corridors to provide efficient and safe access to transit stops and public sidewalks.	
C-4.15: Support and participate with OCTA ACCESS Service in providing transportation assistance to senior citizens and the disabled.	
C-4.16: Consult with OCTA for transit services, such as changes to bus routes, bus stops, and hours of operation. Additionally, coordinate with OCTA for changes to transit services provided for seniors, the disabled, and transit dependent populations.	
C-4.17: Consult with the Newport-Mesa Unified School District to maintain school bus services provided for local schoolchildren.	
C-4.18: Coordinate with OCTA to improve transit services in the City, including strategies such as bus rapid transit, express services, community circulators, and other strategies.	
C-4.19: Encourage new local transit programs in coordination with OCTA, consisting of shuttle services to local and regional destinations.	
C-4.20: Coordinate with OCTA to construct bus turnouts at appropriate locations, with attractive shelters designed for safe and comfortable use.	
C-4.21: Require discussion of transit service needs and site design amenities for transit ridership in EIR for major projects.	
<b>Circulation Element Goal C-5: Ensure Coordination between the Land Use and Circulation Systems</b>	
<b>Objective C-5A:</b> Coordinate land use policies and development activities that support a sustainable transportation system.	
C-5.1: Ensure that new development projects are consistent with the vehicular trip budgets, where adopted.	<p>A traffic impact study is be required for all development projects estimated by the public services director to generate one hundred (100) or more vehicle trip ends during a peak hour.</p>
C-5.2: Require that large developments and redevelopments provide short-term and long-term vehicular traffic impact studies.	
C-5.3: Encourage permitted General Plan land uses which generate high traffic volumes to be located near	

major transit and transportation corridors to minimize vehicle use, congestion, and delay.	
C-5.4: Maintain balance between land use and circulation systems by phasing new developments to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project.	
C-5.5: Promote development of mixed-use projects to reduce number of vehicle trips.	
C-5.6: Coordinate the design and improvement of pedestrian and bicycle ways in major residential, shopping and employment centers, parks, schools, other public facilities, public transportation facilities, and bicycle networks with adjacent cities.	
C-5.7: Require dedication of right-of-way, in an equitable manner, for development that increases the intensity of land use.	
C-5.8: Minimize circulation improvements that will necessitate the taking of private property on existing developed properties.	
C-5.9: Require that circulation necessary to provide or attain the minimum traffic level of service standard at an intersection to which a development project contributes measurable traffic be completed within three years of issuance of the first building permit for such development project, unless additional right-of-way or coordination with other government agencies is required to complete the improvement. Improvements may be required sooner if, because of extraordinary traffic generation characteristics of the project or extraordinary impacts to the surrounding circulation system, such improvements are necessary to prevent significant adverse impacts.	
C-5.10: Allow for construction of circulation improvements for a phased development project to be constructed commensurate with the project construction, based upon the findings of a traffic study approved by the City of Costa Mesa.	
C-5.11: Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project.	
C-5.12: Support consistency with the Orange County Sustainable Communities Strategy (OC SCS) and SCAG RTP/SCS by providing an integrated land use and transportation plan to meet mandated emissions reduction targets consistent with SB 375.	
<b>Objective C-5B:</b> Establish strategies and processes that allow large developments to analyze and mitigate traffic impacts and infrastructure needs.	
C-5.13: Require that new development projects improve access to and accommodations for multimodal transportation.	<ul style="list-style-type: none"><li>A traffic impact study shall be required for all development projects estimated by the public services director to generate one hundred (100) or more vehicle trip ends during a peak hour.</li></ul>
C-5.14: Require developers of new building and redevelopment/reuse projects as part of the project development review process that are located along bus routes to pay a designated fair share of the cost of providing improved bus stop facilities and related street	

furniture or, where appropriate, dedicate land for improved bus stop facilities.	<ul style="list-style-type: none"><li>The Municipal Code requires that any increase in traffic generation by the change of use shall be subject to review by the appropriate reviewing authority who may impose additional conditions on the development project for the mitigation of the increased traffic generation, including fees that will be used to contribute to implementation of the Comprehensive Transportation System Improvement Program and mitigate development project's impacts.</li></ul>
C-5.15: Consider the needs of the transportation and infrastructure system early for large developments and coordinate with developers to design projects that minimize traffic impacts and infrastructure demands, and implement complete streets wherever feasible. Alternatively, address transportation and infrastructure system impact through the implementation of development agreements.	
<b>Circulation Element Goal C-6: Fund and Evaluate the City's Transportation Network</b>	
<b>Objective C-6A:</b> Pursue funding sources to maintain and enhance the transportation and infrastructure system.	
C-6.1: Evaluate traffic collision data regularly, and identify top collision locations for automobiles, bicycles, pedestrians, transit in Costa Mesa. Develop appropriate countermeasures and pursue funding from all available sources to implement them.	City submits an annual report to OCTA for Measure M2 eligibility. Ongoing coordination with OCTA continuing. Measure M2 requires that M2 funds do not supplant developer fee requirements.
C-6.2: Continue to develop and maintain long-range capital improvement programs consistent with the General Plan and M2 eligibility requirements.	2021:
C-6.3: Coordinate with OCTA to fund, develop, and maintain a Master Plan of Streets and Highways consistent with the Master Plan of Arterial Highways (MPAH).	<ul style="list-style-type: none"><li>Adopted Resolution No. 2021-47</li></ul> <p>Resolution of the City adopting Measure M2 Expenditure report for the City of Costa Mesa for the Fiscal year ending June 30, 2021</p>
C-6.4: Require a locally collected and administered traffic mitigation fee program to guarantee that new development pays for its fair share toward improvements resulting in reductions in air pollutant and GHG emissions and traffic impacts generated by the development.	<ul style="list-style-type: none"><li>Adopted Resolution No. 2021-48</li></ul> <p>Resolution of the City continuing the citywide traffic impact fee for new development in the City and conducting the related annual review of the citywide traffic impact fee program and capital improvement plan for transportation improvement</p>
C-6.5: Actively pursue local, State, and federal funding to implement, maintain, and evaluate the transportation and infrastructure system.	2022:
C-6.6: Supplement funding from annual fees or assessments on existing and new development with grants and other nonlocal sources.	
C-6.7: Develop strategies to implement an infrastructure and transportation system to be consistent with State policies on resiliency and sustainability.	
C-6.8: Amend the General Plan, if necessary, to be responsive to evolving funding requirements and to comply with State and federal regulations affecting the goals and policies of the Circulation Element.	
C-6.9: Coordinate with OCTA and Caltrans to seek funding and implementation solutions to improve Newport Boulevard at the terminus of the State Route 55 freeway to relieve congestion from regional traffic.	
C-6.10: Review the City's transportation impact fee program on a regular basis, and adjust fees as needed to ensure that funding is available for planned transportation improvements that will benefit all travel modes.	
C-6.11: Prioritize funding and timing for implementing transportation improvements. Consider prioritizing multimodal projects that provide the most benefit to all users.	
C-6.12: Require that every new development project pay its share of costs associated with the mitigation of project generated impacts.	



C-6.13: Measure M2 sales tax revenues shall not be used to replace private funding which has been committed for any project.	
C-6.14: The City's seven-year capital improvement program shall be adopted and maintained in conformance with the provisions of Measure M2 for the purpose of maintaining the established level of service standard.	
C-6.15: Maintain a traffic impact fee for circulation system improvements to the Master Plan of Streets and Highways; review and update fees on a regular basis.	
<b>Objective C-6B:</b> Evaluate the transportation system to ensure that it meets the City's circulation goals.	
C-6.16: Provide an annual Capital Improvement Program General Plan consistency report.	The CIP is annually reviewed by the Planning Commission prior to its adoption to ensure consistency with General Plan. The CIP includes transportation system project upgrades.  2021: <ul style="list-style-type: none"><li>City Council Study Session for Proposed Capital Improvement Plan [May 2021]</li></ul> 2022: <ul style="list-style-type: none"><li>Adopted Resolution No. 2022-32</li></ul> Resolution of the City adopting operating and capital improvement budget for fiscal year 2022-2023
C-6.17: Provide annual public review of implementation status reports of goals, policies, and objectives stated in the Circulation Element.	
C-6.18: Adopt and seek out methods and processes that provide appropriate and accurate data for evaluating the performance of the transportation and infrastructure system.	
<b>Circulation Element Goal C-7: Promote a Friendly Active Transportation System in Costa Mesa</b>	
<b>Bikeways and Pedestrian Paths</b> <b>Objective C-7A:</b> Expand, enhance, and protect the existing bicycle and pedestrian network to provide a comprehensive, system of Class I, Class II, Class III, and Class IV facilities to increase connectivity between homes, jobs, schools transit, and recreational resources in Costa Mesa.	
Recommendation C-7.1: Develop an extensive bicycle and pedestrian backbone network through the use of standard and appropriate innovative treatments.	<ul style="list-style-type: none"><li>Staff regularly investigates and pursues State and federal grant opportunities to assist in funding local bike and pedestrian improvements.</li><li>The Adams Avenue project is under design to provide Class I facilities in the east to west direction with access to the Santa Ana River Trail. Safe Route to School routes designated and provided to schools and posted online.</li></ul>
Recommendation C-7.2: Plan and install new bicycle lanes on Major Arterials, where feasible and appropriate.	
Recommendation C-7.3: Plan and install shared lane markings ("sharrows") and signage on appropriate existing and planned bicycle routes where bicycle lane implementation is demonstrated to be infeasible.	
Recommendation C-7.4: Where feasible, Class I shared-use paths should be a priority for future developments.	
Recommendation C-7.5: Plan and install new shared-use paths in utility corridors and/or along flood control channels, and extend existing bicycle and shared-use paths.	
Recommendation C-7.6: Plan and complete north/south multi-purpose and bicycle routes through the City to augment the east/west route.	
Recommendation C-7.7: Consider the identification and feasibility of potential Class IV cycle tracks.	
Recommendation C-7.8: When feasible, implement the completion through regional coordination of the Costa	

Mesa roadway and trail segments of regional bikeway plans.	
Recommendation C-7.9: Encourage reallocation of roadway rights-of-way where appropriate to accommodate shared-use path and bicycle facilities, while preserving and respecting the character of each adjacent neighborhood.	
Recommendation C-7.10: Support bicycle improvement projects that close gaps in the regional bicycle network either by implementing specific projects recommended in the Plan or through other treatments.	
Recommendation C-7.11: Encourage bicycle projects that connect local facilities and neighborhoods to major bicycle corridors.	
Recommendation C-7.12: Work cooperatively with adjoining jurisdictions and local/regional agencies to coordinate bicycle planning, and implementation activities. Where required, develop consistent active transportation plans and policies with regional and adjacent agencies.	
Recommendation C-7.13: Prioritize safe access to major regional trails such as the OC Loop/Santa Ana River Trail and the Newport Back Bay Trail System. Where feasible, plan and provide a continuous low-stress Class I and/or Class IV facility from east to west across the city between these facilities.	
Recommendation C-7.14: Explore favorable opportunities to remove parking to accommodate bicycle lanes.	
Recommendation C-7.15: Identify favorable opportunities to retain parallel parking adjacent to sidewalks to maintain pedestrian safety.	
Recommendation C-7.16: Consider every street in Costa Mesa as a street that cyclists could use.	
Recommendation C-7.17: Link on-road and off-road bicycle and pedestrian facilities within Costa Mesa to existing and planned facilities in adjacent and regional jurisdictions.	
Recommendation C-7.18: Low-stress design techniques should be considered where necessary to attract a wide variety of users.	
Recommendation C-7.19: Establish designated safe routes to schools for biking and walking.	
Recommendation C-7.20: Designate walkable districts in the City.	
<b>Bike and Pedestrian Facilities</b>	
<b>Objective C-7B:</b> Provide end-of-trip facilities that support the bicycle network.	
Recommendation C-7.21: Provide bike parking and bike-related amenities at public facilities and along public rights-of-way.	Bicycle racks have been installed at public parks, public facilities, and along public rights-of-way. Additional bicycle racks will continue to be installed at public facilities. Encouraged provision of bicycle parking at OC Fair and Concerts in the Park summer series.  The City will install complementary bicycle racks in public right-of-way to help promote biking to and from local businesses and services.  2022:
Recommendation C-7.22: Pursue public-private partnerships to furnish local businesses with secure bike parking and other related amenities.	
Recommendation C-7.23: Develop and adopt bicycle parking equipment standards for bicycle parking to be installed within the public right-of-way and post on the City website.	
Recommendation C-7.24: Work with local schools and colleges to provide ample and secure bike parking and other related amenities for students and employees.	

Recommendation C-7.25: Work with OCTA to maximize bicycle amenities, such as bus stop solar lighting and bicycle lockers, at high-volume transit stops.	<ul style="list-style-type: none"><li>• Bicycle Racks Citywide – the City installed 40 bicycle racks throughout the city in commercial areas and community centers.</li><li>• The Planning Commission has required as a condition of approval for new business operations the installation of employee locker and bike racks.</li></ul>
Recommendation C-7.26: Prioritize the installation of bicycle-scale and/or pedestrian-scale lighting.	
Recommendation C-7.27: Encourage and incentivize providing attended bicycle parking services, such as a bicycle valet, at major City events, OC Fair, Farmers' Markets, holiday festivals, and other community events.	
Recommendation C-7.28: Prioritize schools with the highest auto traffic volume during peak hours and insufficient parking for staff and parents. Plan and install bicycle facilities adjacent those schools.	
Recommendation C-7.29: Provide bike parking and bike-related amenities at public facilities and along public right-of-way.	
<b>"First and Last Mile" Programs</b> <b>Objective C-7C:</b> Encourage sustainable modes of transportation to fill gaps between the first and last miles of trips (walking, biking, ride sharing, transit, taxi and car-sharing).	
Recommendation C-7.30: Identify citywide infrastructure needed to create the interconnected multi-trail system.	Ongoing.
Recommendation C-7.31: Improve the quality, aesthetics, and safety of high-use pedestrian corridors.	
Recommendation C-7.32: Development and implement a bicycle sharing system.	
Recommendation C-7.33: Proposed new mode split goals: <ul style="list-style-type: none"><li>• 50 percent motor vehicles</li><li>• 10 percent transit</li><li>• 10 percent bicycles</li><li>• 20 percent walking</li><li>• 10 percent carpools, taxi, transportation network company services, and car sharing</li></ul>	
Recommendation C-7.34: Establish a goal for all trips of less than three miles to be 30 percent by bicycle, and establish a goal of less than 1 mile to be 30 percent by walking.	
Recommendation C-7.35: Consider implementing a small-scale transportation system to encourage mode shift to popular destinations as defined by users.	
<b>Circulation Element Goal C-8: Create a Safer Place to Walk and Ride a Bicycle</b>	
<b>Design and Way-finding</b> <b>Objective C-8A:</b> Develop bicycle and pedestrian facilities with approved uniform design standards, and implementation of way-finding signage providing information on various destinations.	
Recommendation C-8.1: Require that all facilities be designed in accordance with the latest federal, state, and local standards.	The City's Public Works Department has installed high visibility crosswalks and various bike lanes through the implementation of the 2021 and 2022 CIP.
Recommendation C-8.2: Provide and maintain bicycle and pedestrian signal detectors, informational signage, and lighting, along City bikeways.	
Recommendation C-8.3: Develop, install and maintain a bicycle and pedestrian way-finding signage program to indicate route turns, the presence of intersecting bikeways, streets and distances to nearby local and major destinations.	
Recommendation C-8.4: Develop a list of acceptable plant materials for shared use paths that will not damage, create security problems or hazards for bicyclists. Incorporate canopy trees and native, drought-tolerant	



landscaping as a standard Class I facility (shared use path) feature. Encourage the use of sustainable drainage designs, such as bio-swales.	
Recommendation C-8.5: Utilize Complete Streets elements as demonstrated in most recent versions of National Association of City Transportation Officials (NACTO) Urban Street Design Guide and Bikeway Design Guide.	
Recommendation C-8.6: Crosswalks will include high visibility crossing treatments.	
Recommendation C-8.7: Paint direction arrows on all bike lanes and bike paths to reduce the risk of collisions.	
<b>Safety Enforcement and Reporting</b> <b>Objective C-8B:</b> Continue and expand enforcement activities that enhance safety of bicyclists on bike paths and roadways.	
Recommendation C-8.8: Enforce laws that reduce bicycle/pedestrian/motor vehicle incidents and conflicts.	Suggested Routes to School maps were provided to all schools.
Recommendation C-8.9: Train police officers on bicyclists' rights and responsibilities and bicycle/pedestrian/vehicle collision evaluation.	
Recommendation C-8.10: Utilize the City's bicycle-mounted patrol officer program to educate and enforce pedestrian and bicycle user violations not necessarily to punish, but to correct.	
Recommendation C-8.11: Promote efficient reporting mechanisms for behaviors that endanger cyclists and pedestrians.	
Recommendation C-8.12: Develop a partnership with the school community to establish and update suggested routes to schools for biking and walking.	
<b>Safe Roadway Conditions</b> <b>Objective C-8C:</b> Maintain bicycle and pedestrian facilities that are clear of debris and provide safe conditions for all users.	
Recommendation C-8.13: Establish routine maintenance schedule/standards for bicycle and pedestrian facilities such as sweeping, litter removal, landscaping, repainting of striping, signage, and signal actuation devices.	Costa Mesa Connect includes provision to notify bicycle-related issues to the City. Weekly Public Works staff meeting to discuss status of citizens requests.
Recommendation C-8.14: Encourage and empower citizens to report maintenance issues that impact bicyclist and pedestrian safety including, but not limited to, potholes, sidewalk lifting, and overgrown vegetation.	
Recommendation C-8.15: Establish procedures for responding to citizen reports in a timely manner.	
Recommendation C-8.16: Where feasible, reduce or eliminate conflict points such as driveways that cross the sidewalk.	
<b>Safety Education</b> <b>Objective C-8D:</b> Increase education of bicycle and pedestrian safety through programs and training of school children and the public.	
Recommendation C-8.17: Create, fund, and implement bicycle-safety curricula and provide to the public, tourists, various ethnic groups, diverse ages and disadvantaged communities.	Bicycle-safety maps and brochures provided in adult and children English versions. Bicycle Rodeo events conducted by Costa Mesa Police Department.
Recommendation C-8.18: Provide multilingual bicycle-safety maps and brochures (print and electronic versions) in languages that are widely used in Costa Mesa.	
Recommendation C-8.19: Encourage schools to develop and provide bicycle-safety curricula for use in elementary,	

middle, and high schools, such as the Bicycle Rodeo events.	
Recommendation C-8.20: Support marketing and public awareness campaigns aimed at improving bicycle and pedestrian safety.	
Recommendation C-8.21: Provide a user education program developed and promoted to encourage proper trail use and etiquette.	
Recommendation C-8.22: Work with local bicycle advocacy organizations to develop, promote and support a series of bicycle education classes. Include information on bicycle safety, maintenance, and security.	
Recommendation C-8.23: Develop and distribute education material regarding bicycle and pedestrian responsibilities and laws.	
<b>Safety Data</b>	
<b>Objective C-8E:</b> Monitor and analyze bicycle and pedestrian safety.	
Recommendation C-8.24: Request bicycle and pedestrian collision reports from local law enforcement periodically and consider improvements to address problem areas.	The development of a Local Road Safety Plan and Pedestrian Master Plan is underway.
Recommendation C-8.25: Establish an expedited process to report maintenance and safety concerns, e.g. pavement markings (sharrows, missing bike lane lines), ramps, curb cut-outs, broken walk/bike signal buttons, signage, minor maintenance of bike lanes/paths (street/path sweeping, minor surface patching, inoperable traffic signal bicycle detection).	
Recommendation C-8.26: Conduct Roadside Safety Audits (RSAs) on a regular basis to provide periodic snapshots of roadway safety, including bicycle, pedestrian, equestrian, skateboard, and other non-motorized modes of travel.	
<b>Circulation Element Goal C-9:</b> Integrate Active Transportation Elements into Circulation System and Land Use Planning	
<b>Land Use Planning Decisions and Active Transportation</b>	
<b>Objective C-9A:</b> Consider bicycle and pedestrian facilities during land use planning process.	
Recommendation C-9.1: Incorporate the Costa Mesa Bicycle and Pedestrian Master Plan into the City's General Plan.	The City's General Plan was updated with the adopted Active Transportation Plan in June 2018. The Active Transportation Plan includes a Bicycle Master Plan. The Active Transportation Plan with a Bicycle Master Plan is part of overall City's General Plan Circulation Element. Custom Artistic City Bicycle racks have been installed at public parks, public facilities, and along public rights-of-way. 2021 <ul style="list-style-type: none"><li>With discretionary and other permit approvals, the City permits and encourages the use of bike racks to account for one vehicle parking space.</li></ul> 2022: <ul style="list-style-type: none"><li>Bicycle Racks Citywide – the City installed 40 bicycle racks throughout the city in commercial areas and community centers.</li></ul>
Recommendation C-9.2: Ensure that all current and proposed land use planning is consistent with the Costa Mesa Bicycle and Pedestrian Master Plan.	
Recommendation C-9.3: Require new developments provide adequate bicycle parking and pedestrian access.	
Recommendation C-9.4: Collaborate with property owners to increase bicycle parking over time.	
Recommendation C-9.5: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use.	
Recommendation C-9.6: Provide a fully integrated network of modern active transportation facilities to and from major activity centers and residential centers.	
Recommendation C-9.7: Identify areas where an increase in the need for active transportation can reasonably be anticipated due to housing/business growth.	
Recommendation C-9.8: Make commercial and recreational areas more enjoyable for pedestrians by implementing measures such as providing shade, planting	

<p>trees, eliminating visible parking lots and vacant land, and minimizing long stretches of building façade.</p> <p>Recommendation C-9.9: Develop creative, artistic, and functional bicycle parking solutions, and install them throughout the City as a standard.</p>	<ul style="list-style-type: none"> <li>With discretionary and other permit approvals, the City permits and encourages the use of bike racks to account for one vehicle parking space.</li> </ul>
<p><b>Active Transportation in Developments</b></p> <p><b>Objective C-9B:</b> Integrate bicycle and pedestrian facility improvements during planning, design and implementation of transportation projects.</p>	
<p>Recommendation C-9.10: Promote the preservation of bicycle access within all roadway rights-of-way, as well as the development of innovative, safety-enhanced on-street facilities, such as bicycle boulevards and cycle tracks.</p> <p>Recommendation C-9.11: Establish bike boulevards on streets with low traffic volumes and slow speeds to encourage bicycling.</p> <p>Recommendation C-9.12: Proactively seek new opportunities for acquisition of abandoned rights-of-way and other lands for the development of new multi-use pathways that integrate with the planned network.</p> <p>Recommendation C-9.13: Improve the safety of all road users through the implementation of neighborhood traffic-calming treatments.</p> <p>Recommendation C-9.14: Detours through or around construction zones should be designed for safety and convenience, and with adequate signage for cyclists and pedestrians.</p> <p>Recommendation C-9.15: Provide opportunity for public input prior to the removal of an existing bicycle or pedestrian facility or the approval of any development or street improvement that would preclude these planned facilities.</p>	<p>Bicycle Boulevards have been identified and included in the adopted Active Transportation Plan. Traffic calming improvements are being implemented on neighborhood streets.</p>
<p><b>Circulation Element Goal C-10: Promote an Active Transportation Culture</b></p> <p><b>An Active Transportation Culture</b></p> <p><b>Objective C-10A:</b> Encourage more people to walk and bicycle by supporting programs that foster community support for bicycling and walking, and raise public awareness about active transportation.</p>	
<p>Recommendation C-10.1: Support marketing and public awareness campaigns through a variety of media aimed at promoting bicycling and walking as a safe, healthy, cost-effective, environmentally friendly transportation choice.</p> <p>Recommendation C-10.2: Support programs aimed at increasing bicycle and walk trips by providing incentives, recognition, or services that make bicycling and walking a more convenient transportation mode.</p> <p>Recommendation C-10.3: Promote bicycling and walking at City-sponsored and public events, such as Earth Day, Bike to Work Day/Month, farmers' markets, public health fairs, art walks, craft fairs, and civic events.</p> <p>Recommendation C-10.4: Encourage and promote bicycle related businesses within Costa Mesa including, but not limited to, involvement of civic clubs and organizations.</p> <p>Recommendation C-10.5: Promote active transportation events in Costa Mesa to raise awareness and encourage bicycling, including, but not limited to, those that may involve temporary road closures, bike to work/school, senior walks, historic walks, and ciclovías.</p> <p>Recommendation C-10.6: Encourage major employment centers and employers to promote commuting by bicycle including the use of flex-time work schedules to support</p>	<p>Ongoing.</p>

non-rush bicycle commuting. Build a coalition with City, businesses, schools, and residents to promote active transportation.	
Recommendation C-10.7: Encourage participation in bicycle and pedestrian promotion activities by education facilities, arts programs, active transportation clubs, and entertainment providers.	
Recommendation C-10.8: Achieve “Silver Level Bicycle Friendly Community” by League of American Bicyclists by 2025.	
Recommendation C-10.9: Achieve “Walk Friendly Community” status from WalkFriendly.org by 2025.	
Recommendation C-10.10: Achieve “HEAL City” designation by 2017.	
<b>Circulation Element Goal C-11:</b> Promote the Positive Air Quality, Health, and Economic Benefits of Active Transportation	
<b>Improving the Environment with Active Transportation</b>	
<b>Objective C-11A:</b> Improve air quality and public health and reduce ambient noise by promoting Active Transportation programs.	
Recommendation C-11.1: Determine baseline emissions levels, then track and communicate changes in emissions as modes of transportation trips shift to encourage more walking and biking.	Ongoing.
Recommendation C-11.2: Improve the quality of life in Costa Mesa by reducing neighborhood traffic and noise.	
Recommendation C-11.3: Increase pedestrian and bicycle trips, thereby reducing vehicle trips and vehicle miles Traveled.	
Recommendation C-11.4: Coordinate with appropriate federal, state, and county health agencies on active transportation programs to achieve health benefits.	
<b>Economic and Other Incentives</b>	
<b>Objective C-11B:</b> Provide economic incentives for expanding and enhancing bicycle and pedestrian facilities.	
Recommendation C-11.5: Incentivize the business community to support pedestrians and bicycle users in tangible ways.	The Traffic Impact Fee includes a five percent (5%) reduction in automobile trips for developments proposing to implement active transportation improvements beyond typical development requirements. Representative from the Chamber of Commerce is a liaison on the Bikeway and Walkability Committee.
Recommendation C-11.6: Partner with the business and school communities to create a marketing strategy to encourage individual businesses to market Costa Mesa as a bicycle-friendly City.	
Recommendation C-11.7: Encourage developers to include features, amenities and programs that are proven to increase walking and/or bicycling.	
Recommendation C-11.8: Offer incentives for businesses whose employees walk or bike to work.	
Recommendation C-11.9: Encourage the Chamber of Commerce and the business community to promote active transportation in commercial areas to stimulate economic vitality.	
<b>Circulation Element Goal C-12:</b> Monitor, Evaluate, and Pursue Funding for Implementation of the Bicycle and Pedestrian Master Plan	
<b>Objective 12A:</b> Continuously monitor and evaluate Costa Mesa’s implementation progress on the Bicycle and Pedestrian Master Plan policies, programs, and projects.	
Recommendation C-12.1: Establish a monitoring program to measure the effectiveness and benefits of the Costa Mesa Bicycle and Pedestrian Master Plan.	Ongoing.
Recommendation C-12.2: Track citywide trends in active transportation through the use of Census data.	

bicycle and pedestrian counts, travel surveys, and online surveys as part of annual reviews of the General Plan.	
Recommendation C-12.3: Ensure that Bicycle and Pedestrian Master Plan programs and projects are implemented in an equitable manner geographically, socioeconomically, and serving disadvantaged communities.	
<b>Fund the Plans</b>	
<b>Objective C-12B:</b> Pursue grants and other sources of funding for bicycle and pedestrian projects.	
Recommendation C-12.4: Strategize use of resources on developing effective and efficient grant application and program administration.	The City Council approved traffic impact fees to fund active transportation plan projects.
Recommendation C-12.5: Pursue multiple sources of funding and support efforts to maintain or increase federal, state and local funding for the implementation of the Bicycle and Pedestrian Master Plan.	
Recommendation C-12.6: Consider designating a portion of development traffic impact fees to fund bicycle and pedestrian facilities.	

GROWTH MANAGEMENT ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
Growth Management Element Goal GM-1: Inter-jurisdictional Coordination	
Objective GM-1A: Coordinate land use and transportation planning policies with State, regional, and local growth management efforts.	
GM-1.1: Cooperate with the Orange County Transportation Authority (OCTA) and other jurisdictions on development, all future regional transportation plans, and land use planning on a countywide basis.	Ongoing and currently being implemented. Annual reports are provided to CDR, SCAG, Dept. of Finance and Newport Mesa Unified for potential growth in the City. Large scale projects either require a legislative act or are located in overlay districts that require a Master Plan and full environmental analysis. All impacts are analyzed and included in the project report.
GM-1.2: Coordinate population, housing, and employment projections with the State Department of Finance, Southern California Association of Governments, Center for Demographic Research, Newport-Mesa Unified School District, and County of Orange agencies in terms of infrastructure planning.	
GM-1.3: Work with inter-jurisdictional forums such as the City-County Coordinating Committee to make sure that the City's fees are consistent with minimally acceptable impact fees in the region.	
GM-1.4: Participate in inter-jurisdictional planning forums to discuss implementation of traffic improvements, cooperative land use planning, and appropriate mitigation measures for developments with multijurisdictional impacts.	
GM-1.5: Continue to require that any new large developments prepare a master plan and environmental impact analysis. This allows the City to anticipate the impacts of large projects prior to development of any portion and permits more time to plan for public services and facilities needed to support the project.	
Growth Management Element Goal GM-2: Integration of Land Use and Transportation Planning	
Objective GM-2A: Maintain the Level of Service standards by integration of land use and transportation planning	
GM-2.1: Ensure that land use designations are reflected in the sub-regional county model and SCAG's model through consistent assumptions and methodologies.	Ongoing. Provided comments/revisions for the City's land use information in the sub-regional and SCAG planning scenario models and databases.
GM-2.2: Coordinate with State, county, and local agencies for planning and construction of public utilities to minimize negative impacts on the circulation system.	
GM-2.3: Use the Development Phasing and Performance Monitoring Program to assess the impact of existing and new development on the circulation system.	
GM-2.4: Support uses and development which create synergistic relationships with neighboring uses and development, especially those whose addition does not create mutually exclusive additional vehicular trips but adds to the value of the destination by any potential visitor.	
GM-2.5: Support creative and flexible solutions that provide for additional economic or physical growth within the City but does not place greater impact on the circulation system. These would include shared parking agreements, offset hours of operation, and clustering of harmonious and supportive uses.	



Note that for the Calendar Year 2021, the table summarizes the 5<sup>th</sup> and 6<sup>th</sup> Cycle Housing Element policy implementation. The 5<sup>th</sup> Cycle Housing Element remaining planning period is from January 1, 2021 through October 15, 2021. The City adopted its 6<sup>th</sup> Cycle Housing Element in November 2022. The City has progressed towards implementing the programs in the 6<sup>th</sup> Cycle Housing Element, which has a planning period of October 15, 2021 through October 15, 2029.

5 <sup>th</sup> CYCLE HOUSING ELEMENT [January 2021- October 2021]	
General Plan Goal, Objective, Policy	Description of City Action
5 <sup>th</sup> Cycle Housing Element Goal HOU-1: Preservation and Enhancement	
Preserve the availability of existing housing opportunities and conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.	
HOU-1.1: Develop standard and/or guidelines for new development with emphasis on site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity.	<p>There have been no new development affecting stabilized residential neighborhoods or mobile home parks. The City has taken additional action to protect existing stabilized residential neighborhoods. Active enforcement of existing regulations through the implementation and enforcement of Title 20 – Property Maintenance, of the Municipal Code. Title 20 establishes standards to ensure proper maintenance, removal of hazardous and improper storage, and removal of weeds and other public nuisances. Rehabilitation loan and grant programs are ongoing as funding is available.</p> <p>2021:</p> <ul style="list-style-type: none"><li>Community Development Block Grant Coronavirus (CDBG-CV) Rental Assistance Program [June 1, 2021]</li></ul> <p>1. City Council and the Housing Authority Board of Directors approved Amendment No. 1 to the Subrecipient Agreement (SRA) with Mercy House Living Centers increasing the compensation by \$150,000, for a total Not-To-Exceed amount of \$330,321 and to add two one-year renewal terms for program administration of the City's CDBG-CV Rental Assistant Program for lower-income households without children. 2. Approved Amendment No. 1 to the Subrecipient Agreement (SRA) with Serving People in Need (SPIN), Inc. increasing the compensation by \$250,000, for a total Not-To-Exceed amount of \$457,000 and to add two one-year renewal terms for program administration of a Rental Assistance Program for lower-income households with children.</p>
HOU-1.2: Protect existing stabilized residential neighborhoods, including but not limited to mobile home parks and manufactured home parks, from the encroachment of incompatible or potentially disruptive land uses and/or activities.	
HOU-1.3: Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal building and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.	
HOU-1.4: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.	
HOU-1.5: Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investments in declining or deteriorating neighborhoods.	
HOU-1.6: Continue existing rehabilitation loan and grant programs for low and moderate-income homeowners as long as funds are available.	
HOU-1.7: Minimize the displacement of existing residences due to public projects.	
HOU-1.8: Encourage the development of housing that fulfills specialized needs.	
5 <sup>th</sup> Cycle Housing Element Goal HOU-2: Preserving and Expanding Affordable Housing Opportunities	
Provide a range of housing choices for all social and economic segments of the community, including housing for persons with special needs.	
HOU-2.1: Encourage concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance request, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.	Applications for multiple family residential projects requiring multiple approvals are generally processed concurrently. All units under density bonus agreements with the City are monitored on an annual basis. Property

5 <sup>th</sup> CYCLE HOUSING ELEMENT [January 2021- October 2021]	
General Plan Goal, Objective, Policy	Description of City Action
HOU-2.2: Promote the use of State density bonus provisions to encourage the development of affordable housing for lower and moderate-income households, as well as senior housing.	owners are encouraged to redevelop the site bringing them into conformance with keeping the same number of units. The Zoning Code includes regulations that address reasonable accommodation per State requirements. This section is regularly updated to be consistent with State requirements.
HOU-2.3: Provide incentive bonus units to encourage the redevelopment of residential units that are nonconforming in terms of density. The incentive shall be limited to the multi-family residential land use designations. The density incentive shall be limited to an increase of 25 percent above the Medium-Density or an increase of 50 percent above High-Density. In no case shall the resulting number of units exceed the existing number of units on each site.	
HOU-2.4: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.	
HOU-2.5: Continue membership in the Orange County Housing Authority to provide rental assistance to very low-income households.	
HOU-2.6: Provide clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing. Policies and procedures should be ministerial and include but not be limited to identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provisions for relief from the various land-use, zoning, or building regulations that may constrain the housing for persons of disabilities.	
HOU-2.7: Monitor the implementation of the City’s ordinances, codes, policies, and procedures to ensure they comply with the “reasonable accommodation” for disabled provisions and all fair housing laws.	
5 <sup>th</sup> Cycle Housing Element Goal HOU-3: Provisions of Adequate Sites	
Provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segment of the community at a level that can be supported by infrastructure.	
HOU-3.1: Encourage the conversion of existing marginal or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development.	In 2006, the City adopted three Urban Plans to encourage the conversion of existing marginal or vacant industrial land in the West Side to mixed-use and residential developments. Ongoing consideration for all rezone applications, specifically as it relates to impacts on housing opportunity.  2021: <ul style="list-style-type: none"><li>Urban Plan Master Plan Screening request reviewed by City Council</li></ul> UMP-21-004- for 8 units live/work development located at 1711 and 1719 Pomona Avenue
HOU-3.2: Provide opportunities for the development of well-planned and designed project which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.	
HOU-3.3: Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.	
HOU-3.4: Consider the potential impact on housing opportunities and existing residential neighborhoods when reviewing rezone petitions affecting residential properties.	
HOU-3.5: Encourage transit-oriented development along transportation corridors.	



5 <sup>th</sup> CYCLE HOUSING ELEMENT [January 2021- October 2021]	
General Plan Goal, Objective, Policy	Description of City Action
5 <sup>th</sup> Cycle Housing Element Goal HOU-4: Equal Housing Opportunity	
Ensure that all existing and future housing opportunities are open and available to 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.	
HOU-4.1: Support the intent and spirit of equal housing opportunities as express in Federal and State fair housing laws.	2021: <ul style="list-style-type: none"><li>St. John’s Manor – approved the transfer of St. John’s manor affordable housing development to Avanath St. Johns Manor LP. St. John’s Manor located at 2031 Orange Avenue is a 36-unit senior citizen affordable housing development. The approval of the assignment agreement will ensure that the housing units will be occupied at affordable rents until September 2062.</li></ul> 2022: <ul style="list-style-type: none"><li>Urban Plan Master Plan Screening request reviewed by City Council</li></ul> City Council review and provided feedback on the proposed nine-unit live/work project at 1540 Superior Avenue.
HOU-4.2: Continue to provide fair housing and counseling services for all Costa Mesa residents in an effort to remove barriers and promote access to affordable housing in the City.	
HOU-4.3: Encourage programs that address the housing needs of senior citizens.	
HOU-4.4: Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements.	
HOU-4.5: Encourage and support the construction, maintenance and preservation of residential developments to meet the needs of the developmentally disabled.	
5 <sup>th</sup> Cycle Housing Element Goal HOU-5: Coordination and Cooperation	
Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.	
HOU-5.1: Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems.	2021: <ul style="list-style-type: none"><li>CBDG-CV Homelessness Prevention and Services to Low/Moderate Income Households</li></ul> City authorized the City Manager/Executive Director to execute an agreement for CBDG-CV Round 3 funding with Project Hope Alliance and Families Forward to provide safety net services for the City’s most impacted by the COVID-19 pandemic.  2022 <ul style="list-style-type: none"><li>The City operates a 70-bed Homeless shelter at 3175 Airway Avenue. Individuals receive various assistance to obtain permanent housing.</li></ul>

<b>6<sup>th</sup> CYCLE HOUSING ELEMENT [October 2021- December 2022]</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
<b>6<sup>th</sup> Cycle Housing Element Goal 1: Preserve and enhance the City's existing housing supply.</b>	
HOU-1.1: Assist low and moderate-income homeowners and renters through housing assistance programs as long as funds are available.	<p>2021/2022:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-61</li> </ul>
HOU-1.2: Minimize the displacement risk for existing residents when considering approval of future redevelopment and public projects.	

6 <sup>th</sup> CYCLE HOUSING ELEMENT [October 2021- December 2022]	
General Plan Goal, Objective, Policy	Description of City Action
HOU-1.3: Prioritize enforcement of City regulations regarding derelict or abandoned vehicles, outdoor storage, substandard or illegal construction and establish regulations to abate blighted or substantially unmaintained properties, particularly when any of the above is deemed to constitute a health, safety, or fire hazard.	Resolution of the City approving and authorizing submission of the Home-ARP Allocation Plan, a substantial amendment to the FY 2021-2022 Annual Action Plan for the application and expenditure of Home Investment Partnership Act American Rescue Partnership Funds to the United States Department of Housing and Urban Development. Utilize funds for 1. Development and Support of Affordable Housing; 2. Supportive Services including those defined at 24 CFR 578.53 e – including McKinney-Vento Supportive Services, Homelessness Prevention Services; and Housing Counseling Services
HOU-1.4: Establish housing programs and code enforcement as a high priority and provide adequate funding and staffing to support those programs.	
6 <sup>th</sup> Cycle Housing Element Goal # 2: Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs.	
HOU-2.1: Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs.	Applications for multiple family residential projects requiring multiple approvals are generally processed concurrently. All units under density bonus agreements with the City are monitored on an annual basis. There are no current applications submitted under the State Density Bonus program. Property owners are encouraged to redevelop the site bringing them into conformance with keeping the same number of units. The Zoning Code includes regulations that address reasonable accommodation per State requirements. This section is regularly updated to be consistent with State requirements.  2021/2022: <ul style="list-style-type: none"><li>Adopted Resolution No. 2022-08</li></ul>
HOU-2.2: Promote the use of State density bonus provisions to encourage the development of affordable housing for lower and moderate-income households, as well as senior housing through the dissemination of informational materials and discussions with project applicants.	
HOU-2.3: Monitor the implementation of the City's ordinances, codes, policies, and procedures to ensure they comply with State requirements for "reasonable accommodation" for disabled persons and all fair housing laws.	

<b>6<sup>th</sup> CYCLE HOUSING ELEMENT [October 2021- December 2022]</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
<p>HOU-2.4: Encourage housing programs and future actions that address the need for affordable housing options as well as the housing needs of Costa Mesa's senior resident population and the large households population.</p>	<p>Resolution of the City approving minor conditional use permit ZA 21-48 to amend previously approved conditional use permit PA -91-102 for the Costa Mesa Village Affordable Housing Development and approving a regulatory agreement and the transfer of ownership of the Costa Mesa Village Property located at 2450 New Port Boulevard. Applicant will provide 96 units to 50% AMI Very Low-Income households in perpetuity</p> <ul style="list-style-type: none"> <li>Motel 6 Project Homekey</li> </ul> <p>City collaborated with County of Orange and Community Development to apply to State HCD for Homekey Round 2 for the Motel 6 project. The City and County received \$10,675,000 million to acquire and convert Motel 6 located at 2274 Newport Boulevard into 88-unit permanent housing.</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-61</li> </ul> <p>Resolution of the City approving and authorizing submission of the Home-ARP Allocation Plan, a substantial amendment to the FY 2021-2022 Annual Action Plan for the application and expenditure of Home Investment Partnership Act American Rescue Partnership Funds to the United States Department of Housing and Urban Development. Utilize funds for 1. Development and Support of Affordable Housing; 2. Supportive Services including those defined at 24 CFR 578.53 e – including McKinney-Vento Supportive Services, Homelessness Prevention Services; and Housing Counseling Services</p>
<b>6th Cycle Housing Element Goal # 3: Identify adequate, suitable sites for residential use and development to meet the City's Regional Housing Needs Assessment (RHNA) at all income levels and promote a range of housing types to meet the needs of all segments of the Costa Mesa community.</b>	
<p>HOU-3.1: Encourage the conversion of existing marginal, underutilized, or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development.</p>	<p>In 2006, the City adopted three Urban Plans to encourage the conversion of existing marginal or vacant industrial land in the West Side to mixed-use and residential developments. Ongoing consideration for all rezone applications, specifically as it relates to impacts on housing opportunity.</p> <p>2021/2022:</p> <ul style="list-style-type: none"> <li>Motel 6 Project Homekey</li> </ul>
<p>HOU-3.2: Encourage the development of well-planned and designed residential or mixed-use projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project, neighborhood, or geographic area within the City.</p>	

6 <sup>th</sup> CYCLE HOUSING ELEMENT [October 2021- December 2022]	
General Plan Goal, Objective, Policy	Description of City Action
HOU-3.3: Actively engage and partner with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.	City collaborated with County of Orange and Community Development to apply to State HCD for Homekey Round 2 for the Motel 6 project. The City and County received \$10,675,000 million to acquire and covert Motel 6 located at 2274 Newport Boulevard into 88-unit permanent housing.
HOU-3.4: Consider the potential impact of new housing opportunities and their impacts on existing residential neighborhoods when reviewing development applications affecting residential properties.	
HOU-3.5: Encourage residential and mixed-use development along transportation routes and major commercial/mixed use corridors.	
6 <sup>th</sup> Cycle Housing Element 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	
HOU-4.1: Support equal housing opportunities as expressed in Federal and State fair housing laws.	2021/2022: <ul style="list-style-type: none"><li>City approved utilizing HOME-ARP funds to provide supportive services including Housing Counseling Services.</li></ul>
HOU-4.2: Promote actions and programs that provide fair housing and counseling services and other housing assistance programs for all Costa Mesa residents in an effort to remove barriers and promote access to affordable housing in the City as funding is available.	
HOU-4.3: Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements, including those with developmental disabilities.	

<b>CONSERVATION ELEMENT</b>	
<b>General Plan Goal, Objective, Policy</b>	<b>Description of City Action</b>
<b>Conservation Element Goal CON-1: Preserved and Restored Natural Coastal Habitat and Landforms</b>	
<b>Objective CON-1.A:</b> Evaluate existing biotic resources and preserve them in ecologically viable and natural conditions, where possible; and/or restore and integrate these resources into the urban environment, where feasible.	
CON-1.A.1: Natural habitat is essential to ensuring biodiversity and protecting sensitive biological resources. Protect these areas and consult with the California Department of Fish and Wildlife, Orange County Water District, Orange County Parks, and other regional agencies to identify areas for special protection, and establish appropriate protection measures for these areas.	Staff has communicated with representatives from the Department of USFW regarding areas of local biologically sensitive plant and animal species. Staff also communicates with OC Parks, City of Torrance (Marsh Project), Irvine Ranch Water District, Orange County River Park group and the US Army Corps of Engineers (ACOE). Staff also continues to dialogue and meet with local, state and federal agencies as is related to sensitive habitats and ecosystems. Coordinated on projects including vernal pool restoration, protective fencing, wetlands maintenance permitting and community events, all at Fairview Park. Fairview Park Steering Committee to review all potential projects at Fairview Park. Erosion control plans are required with all grading permits. City Staff coordinates with the local, state and federal agencies to ensure all improvements are consistent with the Parks Master Plan. The City's Zoning Code includes a
CON-1.A.2: Contribute to regional biodiversity and the preservation of rare, unique, and sensitive biological resources by maintaining functional wildlife corridors and habitat linkages.	
CON-1.A.3: Coordinate with the United States Fish and Wildlife service, the California Department of Fish and Wildlife, and other regulatory agencies to mitigate project impacts affecting open and natural spaces.	
CON-1.A.4: Promote and protect native plant species within Fairview Park, and remove and control the spread of invasive species, including plants, animals, and fungi.	

CONSERVATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CON-1.A.5: Ensure that all future development is reviewed with regard to protecting natural topography and bluffs to preserve and enhance Costa Mesa's natural beauty.	bluff setback requirement to protect the City's natural hillsides and prevent erosion.  2022: <ul style="list-style-type: none"><li>City awarded a Professional Services Agreement to Endemic Environmental Services, Inc., for biological management and habitat rehabilitation services at Fairview Park</li></ul>
CON-1.A.6: Minimize soil depletion and erosion in development projects. Prevent erosion caused by construction activities, and encourage preservation of natural vegetation and topography.	
CON-1.A.7: Improve access to large-scale natural areas in the City. These areas should be open for controlled access to improve public enjoyment. Access should be limited where natural habitat is extremely sensitive. Work with transit agencies to improve connections and access to open space and recreation facilities from all Costa Mesa neighborhoods.	
CON-1.A.8: Require the provision of adequate visitor-serving on-site parking facilities that do no impact sensitive resources within the Coastal Zone.	
CON-1.A.9: Coordinate the development of plans, policies, and design standards for projects within the Coastal Zone with appropriate local, regional, and federal agencies.	
Conservation Element Goal CON-2: Conserved Natural Resources through Environmental Sustainability	
Objective CON-2.A: Work to conserve energy resources in existing and new buildings, utilities, and infrastructure.	
CON-2.A.1: Promote efficient use of energy and conservation of available resources in the design, construction, maintenance, and operation of public and private facilities, infrastructure, and equipment.	Promotion of efficient use of energy and conservation of available resources is ongoing and currently being implemented. Examples include the LEED certified Lions Park Projects, including library. EV Charging Stations now installed at City Hall. Ongoing promotion of environmentally sustainable development principles as development is submitted for review. The ongoing Lions Park Projects are proposed gold and silver LEED certified projects. The new library designed to achieve a U.S. Green Building Council (USGBC) Leadership in Energy & Environmental Design (LEED) rating of Gold and renovation of the existing 8,740 SF Donald Dungan Library to achieve a USGBC LEED rating of Silver. Currently implementing waste management programs and are required with all building permits. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor is required to use a City-Permitted Waste Hauler(s) to haul any debris or soiled waste from the jobsite.  2021: <ul style="list-style-type: none"><li>Adopted Ordinance No. 2021-16</li></ul> An Ordinance of the City amending sections of CMMC to implement the requirements of SB 1383 (Mandatory Organic Waste Disposal Reduction)
CON-2.A.2: Consult with regional agencies and utility companies to pursue energy efficiency goals. Expand renewable energy strategies to reach zero net energy for both residential and commercial new construction.	
CON-2.A.3: Continue to develop partnerships with participating jurisdictions to promote energy efficiency, energy conservation, and renewable energy resource development by leveraging the abilities of local governments to strengthen and reinforce the capacity of energy efficiency efforts.	
CON-2.A.4: Encourage new development to take advantage of Costa Mesa's optimal climate in the warming and cooling of buildings, including use of heating, ventilation and air conditioning (HVAC) systems.	
CON-2.A.5: Promote environmentally sustainable development principles for buildings, master planned communities, neighborhoods, and infrastructure.	
CON-2.A.6: Encourage construction and building development practices that reduce resource expenditures throughout the lifecycle of a structure.	
CON-2.A.7: Continue to require all City facilities and services to incorporate energy and resource conservation standards and practices and require that new municipal facilities be built within the LEED Gold standards or equivalent.	
CON-2.A.8: Continue City green initiatives in purchases of equipment, and agreements that favor sustainable products and practices.	



CONSERVATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CON-2.A.9 Encourage waste management programs that promote waste reduction and recycling to minimize materials sent to landfills. Maintain robust programs encourage residents and businesses to reduce, reuse, recycle, and compost.	
CON-2.A.10 Support waste management practices that provide recycling programs. Promote organic recycling, landfill diversion, zero waste goals, proper hazardous waste collections, composting, and the continuance of recycling centers.	
CON-2.A.11 Continue construction and demolition programs that require recycling and minimize waste in haul trips.	
Conservation Element Goal CON-3: Improved Water Supply and Quality	
Objective CON-3.A: Work towards the protection and conservation of existing and future water resources by recognizing water as a limited resource that requires conservation.	
CON-3.A.1: Continue to consult with local water districts and the Orange County Water District to ensure reliable, adequate, and high-quality sources of water supply at a reasonable cost.	The City has adopted Water Efficient Landscape Guidelines and provides public education materials that promote water-efficient practices and policies. Compliance with the guidelines minimizes use of turf for commercial and residential projects and the City encourages use of drought-tolerant landscaping for new developments.  The City consults with local water districts and the Orange County Water District where applicable, to integrate recycled water into Capital Improvement Projects and development projects.  Project plans are reviewed for compliance with development standards for water quality, including implementation of low-impact development Best Management Practices to the maximum extent practicable. Water Quality Management Plans and Stormwater Pollution Prevention Plans are reviewed and inspected for compliance with respect to development projects.  2022: <ul style="list-style-type: none"><li>Adopted Resolution No. 2022-47</li></ul> Resolution of the City authorizing an application for funds for the Tier 1 Grant Environmental Cleanup Program, under Orange County Local Transportation Ordinance No.3 (known and cited as the Renewed Measure M Transportation Ordinance and Investment Plan), for the 2022 Connector Pipe Screen Installation Project.
CON-3.A.2: Encourage residents, public facilities, businesses, and industry to minimize water consumption, especially during drought years.	
CON-3.A.3: Restrict use of turf in new construction and landscape reinstallation that requires high irrigation demands, except for area parks and schools, and encourage the use of drought-tolerant landscaping.	
CON-3.A.4: Consult with local water districts and the Orange County Water District to advance water recycling program for new and existing developments, including the use of treated wastewater to irrigate parks, golf courses, roadway landscaping, and other intensive irrigation consumers.	
CON-3.A.5: Work with public and private property owners to reduce stormwater runoff in urban areas to protect water quality in storm drainage channels, the Santa Ana River, and other local water courses that lead to the Pacific Ocean.	
CON-3.A.6: Continue to develop strategies to promote stormwater management techniques and storm drain diversion programs that collectively and naturally filter urban runoff.	
CON-3.A.7: Continue to comply with the National Pollutant Discharge Elimination System Program (NPDES) by participating in the Countywide Drainage Area Management Plan (DAMP), which stipulates water quality requirements for minimizing urban runoff and discharge from new development and requires the provisions of applicable Best Management Practices (BMP).	
CON-3.A.8: Require that all applicable development projects be reviewed with regards to requirements of both the on-site Water Quality Management Plan and State requirements for runoff and obtaining a Storm Water Pollution Prevention Plan (SWPPP) permit.	

CONSERVATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CON-3.A.9: Continue to consult with the Costa Mesa Sanitation District and the Orange County Sanitation District to modernize wastewater treatment facilities to avoid overflows of untreated sewage.	
<b>Conservation Element Goal CON-4: Improved Air Quality</b>	
<b>Objective CON-4.A:</b> Pursue the prevention of the significant deterioration of local and regional air quality.	
CON-4.A.1: Support regional policies and efforts that improve air quality to protect human and environmental health, and minimize disproportionate impacts on sensitive population groups.	<p>As part of the City's Urban Forest Management, City has implemented the Costa Mesa Parkway Tree Planting Program that is free to residents. Residents can request a free 15-gallon size tree planted in front of their property if they do not already have one. Homeowners are responsible for providing watering and the city will provide trimming and re-staking services as needed.</p> <p>2022:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2022-09</li> </ul> <p>Resolution of the City for funding from the Urban and Community Forestry Grant Program Entitled "City Forest Renewal 2.0", as proved through the California Greenhouse Gas Reduction Fund. City Council approves the filing of the application for participation in this program</p>
CON-4.A.2: Encourage businesses, industries and residents to reduce the impact of direct, indirect, and cumulative impacts of stationary and non-stationary pollution sources.	
CON-4.A.3: Require that sensitive uses such as schools, childcare centers, parks and playgrounds, housing, and community gathering places are protected from adverse impacts of emissions.	
CON-4.A.4: Continue to participate in regional planning efforts with the Southern California Association of Governments, nearby jurisdictions, and the South Coast Air Quality Management District to meet or exceed air quality standards.	
CON-4.A.5: Encourage compact development, infill development, and a mix of uses that are in proximity to transit, pedestrian, and bicycling infrastructures.	
CON-4.A.6: Enhance bicycling and walking infrastructure, and support public bus service, pursuant to the Circulation Element's goals, objectives, and policies.	
CON-4.A.7: Encourage installation of renewable energy devices for businesses and facilities and strive to reduce community-wide energy consumption.	
CON-4.A.8: Develop long-term, community-wide strategies and programs that work at the local level to reduce greenhouse gases and Costa Mesa's "carbon footprint".	

NOISE ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Noise Element Goal N-1: Noise Hazards and Conditions</b>	
<b>Objective N-1A:</b> Control noise levels within the City for the protection of residential areas, park areas, and other sensitive land uses from excessive and unhealthful noise.	
N-1.1: Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL.	<p>The existing and projected noise environment is reviewed and considered for all projects. Specific sound attenuation for interior and exterior spaces is incorporated to projects when required by an acoustical study. Title 24 standards are applied to projects as applicable for all new residential projects. The City regularly monitors any new development in the John Wayne Airport operations, such as the recent General Aviation Program, to ensure that the noise levels are not increased.</p>
N-1.2: Give full consideration to the existing and projected noise environment when considering alterations to the City's circulation system and Master Plan of Highways.	
N-1.3: Encourage Caltrans to construct noise attenuation barriers along I-405, SR-55, and SR-73 where these freeways adjoin residential and other noise-sensitive areas.	

NOISE ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
N-1.4: Ensure that appropriate site design measures are incorporated into residential developments, when required by an acoustical study, to obtain appropriate exterior and interior noise levels.  When necessary, require field testing at the time of project completion to demonstrate compliance.	
N-1.5: Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units.	
N-1.6: Discourage sensitive land uses from locating within the 65 CNEL noise contour of John Wayne Airport. Should it be deemed by the City as appropriate and/or necessary for a sensitive land use to locate in the 65 CNEL noise contour, ensure that appropriate interior noise levels are met and that minimal outdoor activities are allowed.	
N-1.7: Support alternative methods for the reduction of noise impacts at John Wayne Airport while continuing to maintain safety and existing limitations on aircraft daily departures.	
N-1.8: Monitor the noise levels at OC Fair and Event Center and the Pacific Amphitheater, and continue to monitor the status of legally binding noise levels on the OC Fair and the Event Center and the Pacific Amphitheater.	
Goal N-2: Noise and Land Use Compatibility	
Objective N-2A: Plan for the reduction in noise impacts on sensitive receptors and land uses.	
N-2.1: Require the use of sound walls, berms, interior noise insulation, double-paned windows, and other noise mitigation measures, as appropriate, in the design of new residential or other new noise sensitive land uses that are adjacent to arterials, freeways, or adjacent to industrial or commercial uses.	Potential opportunities for noise mitigation measures is part of staff’s review for all projects and appropriate environmental review processes are implemented when required. Ongoing consideration of alternative noise level standards for mixed-use projects utilizing the City’s Urban Plans (19 West Urban Plan, Mesa West Bluffs Urban Plan, Mesa West Residential Ownership Urban Plan and SoBeca Urban Plan). All projects are reviewed for compatibility with adopted noise and land use criteria, in addition to applicable interior and exterior noise standards. New mixed-use developments are required to have potential noise sources located away from the residential portion of the development and adjacent established residential developments.  201/2022 - The Zoning Administrator and Planning Commission continuously include noise reduction conditions to sensitive receptors with discretionary approvals.
N-2.2: Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment.	
N-2.3: Consider alternative noise level standards for mixed-use projects that take into consideration the interaction of industrial operation noise impacts and the mixed-use developments planned for the Westside and SoBeca.	
N-2.4: Require that all proposed projects are compatible with adopted noise/land use compatibility criteria.	
N-2.5: Enforce applicable interior and exterior noise standards.	
N-2.6: Allow a higher exterior noise level standard for infill projects in existing residential areas adjacent to major arterials if it can be shown that there are no feasible mechanisms to meet the exterior noise levels. The interior standard of 45 dBA CNEL shall be enforced for any new residential project.	
N-2.7: Encourage effective site planning in mixed-use areas that provides the optimal distance between source of excessive sound and residents.	



NOISE ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
N-2.8: Require new mixed-use developments to site loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development and adjacent established residential development.	
N-2.9: Limit hours and/or require attenuation of commercial/entertainment operations adjacent to residential and other noise sensitive uses in order to minimize excessive noise to these receptors.	

SAFETY ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Safety Element Goal S-1: Risk Management of Natural and Human-Caused Disasters</b>	
<b>Objective S-1A:</b> Work to mitigate and prevent potential adverse consequences of natural and human-caused disasters.	
S-1.1: Continue to incorporate geotechnical hazard data into future land use decision-making, site design, and construction standards.	Geotechnical reports and seismic standards are reviewed in detail for each project and building permit application process. The City maintains the most current flood hazard and floodplain information, with the latest improvements in the flood channels reflected in the 2009 Flood maps; there are no residential properties within flood hazard areas.
S-1.2: Enforce standards, review criteria, and ensure that structures on or adjacent to bluffs are set back sufficiently to preserve the natural contours and aesthetic value of the bluff line and to provide sufficient access for fire protection.	
S-1.3: Require geologic surveys of all new development located on or adjacent to bluffs.	Office of Emergency Management is developed a Local Hazard Mitigation Plan, which will address flood hazards and related issues specific to Costa Mesa. As part of the development of the Local Hazard Mitigation Plan, it is required that the Office of Emergency Management engage and share information with the public regarding flood and other local hazards. Additionally, the Emergency Services Administrator is currently participating in planning multiple agencies, including the Orange County Operational Area, regarding dam inundation on a regional level. The City currently participates in the countywide mass notification system, Alert OC, which provides mass notifications to the citizens and businesses of Costa Mesa. In addition, the City has received authorization from the Department of Homeland Security to disseminate Integrated Public Alert and Warning (IPAWS) Wireless Emergency Alerts (WEA)
S-1.4: Encourage retrofitting of structures—particularly older buildings—to withstand earthquake shaking and landslides consistent with State and historical building codes.	
S-1.5: Enforce applicable building codes relating to the seismic design of structures to reduce the potential for loss of life and property damage.	
S-1.6: Identify through a study the issue of unreinforced masonry buildings and soft stories and other structures not meeting earthquake standards in Costa Mesa. Provide assistance if necessary to unreinforced masonry building owners once those buildings have been identified.	
S-1.7: Continue to implement the Seismic Hazard Mapping Act, which requires sites within liquefaction hazard areas to be investigated for liquefaction susceptibility prior to building construction or human occupancy.	
S-1.8: Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability.	
S-1.9: Continue to consult with appropriate local, State, and federal agencies to maintain the most current flood hazard and floodplain information; use the information as a basis for project review and to guide development in accordance with federal, State, and local standards.	
	2021: <ul style="list-style-type: none"> <li>Community Survey for Local Hazard Mitigation Plan released March 2021</li> <li>Adopted Resolution No. 2021-19</li> </ul>

SAFETY ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
S-1.10: Regularly review and update Article 10 - Floodway and Floodplain Districts of the City's Municipal Code consistent with federal and State requirements.	<p>Resolution of the City accepting a report on the status of 2020 State mandated annual fire inspections in the city pursuant to California Health and Safety Code Section 13146.4. All fire departments that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities for compliance with building standards. Annual inspections are required of specified Educational Group E occupancies and Residential Group R occupancies.</p> <ul style="list-style-type: none"> <li>City approved MOU between City and the County of Orange to allow the use of the County's Countywide Mass Notification System. Approval of the MOU allows the City to continue using the County's Countywide Mass Notification System, Alert IC, to notify residents in an event of an emergency</li> </ul>
S-1.11: Improve and maintain local storm drainage infrastructure in a manner that reduces flood hazards.	
S-1.12: Continue to develop hazard preparedness plans to prepare for large storms that could bring flooding hazards and other related issues.	
S-1.13: Actively promote public education, research, and information dissemination on flooding hazards.	
S-1.14: Minimize flood hazard risks to people, property, and the environment by addressing potential damage tsunamis and sea level rise.	
S-1.15: Consult with regional agencies and study strategies that employ engineering defensive methods along the Santa Ana River that limit potential flooding hazards from sea level rise.	
S-1.16: Develop emergency response, early warning notification, and evacuation plans for areas that are within dam inundation areas, where feasible.	
S-1.17: Utilize the John Wayne Airport Environs Land Use Plan (AELUP) as a planning resource for evaluation of land use compatibility and land use intensity in areas affected by airport operations. In particular, future land use decisions within the Safety/Runway Protection Zone will be evaluated in light of the risk to life and property associated with aircraft operations.	
S-1.18: Comply with Federal Aviation Regulations (FAR) and the John Wayne AELUP requirements relative to Objects Affecting Navigable Airspace.	
S-1.19: Use the Federal Aviation Regulations as a guideline to establish the ultimate height of structures as defined in FAR Part 77.	
	<p>2022</p> <ul style="list-style-type: none"> <li>Draft Local Hazard Mitigation Plan released for public review period September- October 2022</li> <li>Adopted Resolution No. 2022-30</li> </ul>
	<p>Resolution of the City accepting a report on the status of 2021 mandated annual fire inspections in the City pursuant to California Health and Safety Code Section 13146.4</p> <ul style="list-style-type: none"> <li>Adopted Ordinance No. 2022-07 and Resolution No. 2022-63</li> </ul>
S-1.20: Minimize hazards to aeronautical operations by ensuring land uses do not emit excessive glare, light, steam, smoke, dust, or electronic interference in compliance with FAR regulations and the John Wayne AELUP.	<p>Amendment various section of CMMC and setting forth findings for amendments to the 2022 California Building code, the 2022 California Residential Code, and the 2022 California Fire Code relative to local climatic and geographic conditions.</p>
<b>Objective S-2A:</b> Plan, promote, and demonstrate a readiness to respond and reduce threats to life and property through traditional and innovative emergency services and programs.	

SAFETY ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
S-2.1: Promote crime prevention strategies and provide a high level of response to incidents.	<p>Costa Mesa Fire and Rescue (CMFR) participates in a county-wide Automatic Aid response program for emergency incidents. CMFR hosts a Community Emergency Response Team Program and volunteer Mutual Aid agreement with neighboring jurisdictions for the response to emergency incidents. Community Risk Reduction staff continued to ensure adequate water supply through participation in the development and plan review processes. Projects are assessed in the development review process for potential impacts that would require adjustments to fire and emergency medical response. Projects in areas designated to the fire protection system development impact fees had them assessed. Fire Development Impact and Cost Recovery fees continue to be assessed. Community Risk Reduction staff continued to monitor fire activity. CMFR collaborated with NMUSD to provide preparedness and safety resources, educational materials, and outreach in all media formats to schools. Preparedness materials and educational resources were available and shared via the city website and social media. CMFR continues to develop and support preparedness for the community, including hosting Community Emergency Response Team (CERT) training annually and hosting seven virtual training meetings with current active volunteers. CMFR continued to develop staff and outreach efforts to bring personal preparedness through the LISTOS (Ready in Spanish) program to the community. CMFR continues to update preparedness and safety information on the city's website and through social media. Promotions and succession planning activities were completed at all ranks of the Fire Department. Staff participated in county-wide Orange County Environmental Health Department meetings. Staff reviewed hazardous materials disclosure submittals for compliance with the California Fire Code and CalEPA regulations. CMFR staff conducted joint inspections of undocumented facilities with the Orange County Environmental Health Department to ensure compliance. Taskforce inspections and enforcement actions were completed on facilities suspected of illegal use, production, transportation, and disposal. CMFR conducted plan reviews and inspections of facilities that use and store hazardous materials through the CFC Operational Permit Program. Taskforce inspections and enforcement actions were completed on facilities suspected of illegal use, production, transportation, and disposal.</p> <p>The Police Department and Office of Emergency Management continue to identify areas for improvement regarding facility composition, size, security, equipment, and overall ability to support current and future public safety requirements. The Police Department and Office of Emergency Management continue to work with local,</p>
S-2.2: Emphasize and prioritize crime prevention strategies, such as pedestrian-scale lighting in targeted areas.	
S-2.3: Timely response to incidents and monitoring areas with high crime rates should be part of a comprehensive strategy to reduce crime in the community.	
S-2.4: Provide a high level of police and fire service in the community. Secure adequate facilities, equipment, and personnel for police and fire.	
S-2.5: Consult with neighboring jurisdictions and partner agencies to respond appropriately to emergencies and incidents in all parts of the City.	
S-2.6: Require that water supply systems for development are adequate to combat structural fires in terms of location and minimum required fire-flow pressures.	
S-2.7: Require development to contribute its fair share toward funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	
S-2.8: Regularly update regulations that will protect the community from fire hazards.	
S-2.9: Emphasize prevention and awareness of fire safety guidelines to minimize risk and potential damage to life, property, and the environment. In areas designated by the Costa Mesa Fire Department as having a high fire hazard, ensure adequate fire equipment, personnel, firebreaks, facilities, water, and access for a quick and efficient response in any area.	
S-2.10: Maintain staff and facilities that will continue to support a coordinated and effective response to emergencies and natural disasters throughout the City.	
S-2.11: Consult with neighboring jurisdictions, local employers, and industries to ensure that emergency preparedness and disaster response programs equitably serve all parts of the City.	
S-2.12: Continue to maintain adequate police and fire staffing, facilities, equipment, and maintenance sufficient to protect the community.	
S-2.13: Continue to consult with the County of Orange in the implementation of the Orange County Hazardous Waste Management Plan.	
S-2.14: Ensure that appropriate in-depth environmental analysis is conducted for any proposed hazardous waste materials treatment, transfer, and/or disposal facility.	
S-2.15: Continue to consult with the County of Orange to identify and inventory all users of hazardous materials and all hazardous waste generators, and prepare clean-up action plans for identified disposal sites.	
S-2.16: Require the safe production, transportation, handling, use, and disposal of hazardous materials that may cause air, water, or soil contamination.	

SAFETY ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
S-2.17: Encourage best practices in hazardous waste management, and ensure consistency with City, County, and federal guidelines, standards, and requirements.	regional, state, and federal partners to coordinate information sharing, intelligence dissemination, and emergency response. Coordinating organizations include law enforcement, public health, communications, utilities, education, and business. The Office of Emergency Management is leading training efforts for city staff to support planning, response and recovery efforts due to emergencies or natural disasters on a local and regional level. The City also maintains an Emergency Operations Center, which is currently being assessed for upgrades to support the response to emergencies and disasters. The Office of Emergency Management continues to improve upon the City's emergency preparedness through active engagement in all aspects and the continuous planning and preparedness to respond to an event on a local and/or regional level. The Police Department continues to hire sworn and civilian staff to fill vacancies within the Department. Current staffing is prioritized to provide quality levels of service to the community, along with equipment and facilities that promote top-tier law enforcement within Orange County.
S-2.18: Consult with federal, State, and local agencies and law enforcement to prevent the illegal transportation and disposal of hazardous waste.	

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Community Design Element Goal CD-1: Vehicular and Pedestrian Corridors</b>	
<b>Objective CD-1A:</b> Contribute to City beautification by enhancing the visual environment of Costa Mesa's vehicular and pedestrian paths and corridors.	
CD-1.1 Implement the City of Costa Mesa Streetscape and Median Development Guidelines in all new streetscape corridor and parkway projects. Coordinate with new development adjacent to public rights-of-ways to integrate landscape features and design elements consistent with the streetscape standards and recommendations.	<p>Through implementation of the City's Streetscape and Median Development Guidelines, new and consistent landscape palette is required for all new developments along Harbor Blvd., south of the I-405 Freeway. All new residential development projects are subject to a standard condition that requires decorative walls along the perimeter of the development.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Citywide Alley Rehabilitation Project</li> </ul> <p>City approved improvements for Plumer Street Alley, Wallace Avenue Alley, 17<sup>th</sup> Street Alley, Tustin Avenue Alley, Rosemary Alley, and Costa Mesa Street Alley Improvement Project – City Project No. 20-20</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-32</li> </ul> <p>Resolution of the City establishing Underground Utility District No. 22, on Adam Avenue from</p>
CD-1.2 Coordinate street furniture elements (benches, bus shelters, newspaper racks, trash receptacles, kiosks, etc.) whenever possible. Develop design standards and guidelines for the street furniture within and adjacent to public rights-of-way to complement the specific recommendations provided for streets in the City of Costa Mesa Streetscape and Median Development Guidelines.	
CD-1.3 Promote treatments for walls and fences and utility cabinets along public rights-of-way that contribute to an attractive street and sidewalk environment. Require that new walls and fences complement the style and character of the local district and adjacent buildings. Newly constructed or reconstructed walls and fences adjacent to sidewalks and roadways should incorporate architectural treatments such as pilasters, masonry, or wrought iron, and should integrate tiered plantings to soften their appearance.	

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CD-1.4 Promote a consistent landscape character along City streets to reinforce the unique qualities of each corridor and district, including the development of landscaped medians. Support implementation of the recommended street tree palette for each City street, as identified in the City of Costa Mesa Streetscape and Median Development Guidelines.	Albatross Drive to approximately 500 feet west of Mesa Verde Drive East. Removal and underground installation work in the District are anticipated to commence by Fall 2024.
CD-1.5 Encourage electric and communication lines to be placed underground and electrical substations and telephone facilities to be screened to minimize visual impacts from sidewalks, streets, and adjacent properties. Support utility undergrounding through conditions of project approval, preparation of undergrounding plans, and the formation of assessment districts.	
Objective CD-1B: Encourage clear connections between districts within the City.	
CD-1.6 Promote linkages between separate districts using bike trails, pedestrian paths, common medians or parkway landscaping, and other location-appropriate physical improvements. Through conditions of approval, public improvement projects, and other measures, support development of new connections and the enhancement of existing connections between districts.	Ongoing efforts to encourage/promote linkages between districts when applicable and appropriate.
Community Design Element Goal CD-2: Cohesive and Identifiable Districts	
Objective CD-2A: Encourage future development and redevelopment to reinforce district scale, identity, and urban form.	
CD-2.1 Consider urban design guidelines for each identified district in Costa Mesa that recognizes, maintains, and enhances the character and identity of each district; integrate existing specific plans’ policies and design guidelines as applicable.	Ongoing and currently being implemented.
CD-2.2 Support and seek land uses and development that correspond or enrich our existing districts.	
Community Design Element Goal CD-3: High Quality and Visually Interesting Nodes	
Objective CD-3A: Create a sense of arrival to Costa Mesa, and develop prominent community focal points at key nodes within the City.	
CD-3.1 Introduce entry monument signs at key gateway locations, as identified in Figure CD-4. Utilize the standard design specifications for entry signs included in the City of Costa Mesa Streetscape and Median Development Guidelines.	CIP projects are being reviewed with monument sign installation in mind, as identified in Figure CD-4. New and consistent landscape palette is required for new development along Harbor Boulevard and major corridors located within the City. The City also completed the design phase of the Citywide Way Finding Signage Program.
CD-3.2 Reinforce a sense of arrival into the City by promoting architecturally significant development and significant landscape plantings at key nodes. Undertake a visioning process to develop specific design guidelines that articulate the desired character for each node within Costa Mesa.	
CD-3.3 Design and development of entry and internal wayfinding signage to be located throughout the City in areas that correspond to the existing nodes and districts.	
Community Design Element Goal CD-4: Identifiable and Protected City Landmarks.	
Objective CD-4A: Promote the maintenance, use, and improvement of landmarks to enhance the visual image and identity of Costa Mesa.	



COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CD-4.1 Support efforts to introduce new monuments and landmarks, and preserve, maintain, and improve the condition of Costa Mesa landmarks.	Ongoing. Lions Park construction calls for the new Library landmarks, such as the Panther Jet at Lions Park, which are being preserved. In addition, Costa Mesa Historical Society is active in preserving City landmarks, such as the Diego Sepulveda Adobe house.
Community Design Element Goal CD-5: Edges	
Objective CD-5A: Develop and implement programs that preserve and enhance City edges.	
CD-5.1 Preserve and optimize natural views and open spaces in Costa Mesa.	Ongoing preservation and optimization of natural views and open spaces, in addition to the visual impacts of new development on natural views of the coast and the wetlands. Ongoing efforts by the Public Works department are implemented on open space corridors and trails along the edges of Costa Mesa to connect these trails to existing and potential future trails in addition to continued work with Caltrans to improve the design quality of freeway edges.  The City promotes Talbert Park preservation events via City resources, ongoing communications with OC Parks staff, and OCRP. The City continues the protection of Fairview Park as an open space and recreation area.  2022: <ul style="list-style-type: none"><li>Adopted Resolution No. 2022-04</li></ul> Resolution of the City in support of the acquisition of Banning Ranch by the Trust for Public Land. Banning Ranch located in Newport Beach covers 401 acres of undeveloped land and is the largest private piece of land remaining on the California coast between Ventura County and the United States/Mexico Boarder
CD-5.2 Control the visual impacts of new development on natural views of the coast and the wetlands.	
CD-5.3 Develop open space corridors and trails along the edges of Costa Mesa where feasible and connect these trails to existing and potential future trails throughout the City.	
CD-5.4 Continue to preserve natural open space, including restoration of the natural areas of Talbert Regional Park.	
CD-5.5 Continue protection of Fairview Park as an open space and recreation area.	
CD-5.6 Continue to work with Caltrans to improve the design quality of freeway edges.	
Community Design Goal CD-6: Image	
Objective CD-6A: Establish development policies and design guidelines that create an aesthetically pleasing and functional environment.	
CD-6.1 Encourage the inclusion of public art and attractive, functional architecture into new development that will have the effect of promoting Costa Mesa as the “City of the Arts”.	Arts and Culture Master Plan approved by the Parks, Arts, and Community (PACS) Commission, and additional efforts are underway with potential for recommendations to formalize policies for artistic inclusion in development design. Cultural Arts Committee ongoing projects include
CD-6.2 Encourage the use of creative and well-designed signs that establish a distinctive image for the City.	

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CD-6.3 Continue to work with Code Enforcement to ensure continued maintenance of properties and compliance with adopted development standards.	<p>gallery spaces, public art installations and sculpture donations.</p> <p>The Public Works Department currently implements and encourages the use of creative and well-designed signs that establish a distinctive image for the City.</p> <p>Ongoing work through the Community Improvement Division to ensure continued maintenance of properties and compliance with adopted development standards.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-29</li> </ul> <p>Resolution of the City certifying special assessments for collecting delinquent civil fines for violations of the CMMC.</p> <ul style="list-style-type: none"> <li>Community Improvement Division continues to host several yearly neighborhood clean-up events.</li> </ul>
<b>Community Design Element Goal CD-7: Quality Residential</b>	
<b>Objective CD-7A:</b> Encourage excellence in architectural design.	
CD-7.1 Ensure that new and remodeled structures are designed in architectural styles that reflect the City's eclectic quality, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Continue to update and maintain the Costa Mesa Residential Guidelines.	<p>Ongoing and reviewed for all discretionary and non-discretionary residential projects to encourage excellence in architectural design and conformance with the City's Residential Design Guidelines.</p> <p>Staff meets with ADU applicants to design improvements that are compatible with existing development and consistent with surrounding development.</p>
CD-7.2 Preserve the character and scale of Costa Mesa's established residential neighborhoods where possible; when new residential development is proposed, encourage that the new structures are consistent with the prevailing character of existing development in the immediate vicinity, and that new development does not have a substantial adverse impact on adjacent areas.	
<b>Objective CD-7B:</b> Encourage the use of native plant palettes in the creation of landscaping plans used to establish a sense of place in neighborhood identification efforts.	
CD-7.3 Ensure that California native plants are used to support the local ecology and save water. Develop landscaping guidelines that reflect the local community.	<p>Ongoing. The City continues to adhere to the revisions of the January 2016 Water Efficient Landscape Guidelines to reflect Governor Brown's April 1, 2015 Drought Executive Order (B-19-25) for public and private projects. Staff implements the City's landscape project requirements which include amount, location and type of landscaping.</p>
<b>Community Design Element Goal CD-8: Quality Commercial Development</b>	
<b>Objective CD-8A:</b> Encourage a high level of architectural and site design quality.	

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CD-8.1 Require that new and remodeled commercial development be designed to reflect architectural diversity, yet be compatible with the scale and character of the district.	Ongoing for all applicable projects. Architectural diversity and varying architectural styles are encouraged, and reviewed to ensure compatibility with the scale and character of the commercial district. The City also reviews commercial projects to ensure pedestrian amenities are included, decorative paving treatments are proposed when appropriate, and that site access, parking, and circulation are designed in a logical, safe manner. Proposed areas for outside equipment, trash receptacles, storage, and loading areas are required to be located in the least conspicuous part of the site. Furthermore, all commercial projects are subject to submittal of a lighting and photometric plan to ensure consistency in design, adequate lighting for safety and minimize light spillover onto adjacent properties.
CD-8.2 Use distinctive commercial architectural styles to reinforce a positive sense of place. Commercial architectural design elements and materials must be of high quality and style as well as suitable for long-term maintenance. Consistent architectural design should be considered in choosing materials, finishes, decorative details, color, accent features and include the following elements and materials appropriate for their context (see Table CD-3: Elements and Materials)	
CD-8.3 Encourage the use of entrance patios, courtyards, plazas, arcades, fountains, porches, tower elements, covered walks, and other features in commercial areas. Promote pedestrian amenities.	
CD-8.4 Ensure that common areas, walkways, driveways, and parking spaces be landscaped consistent with landscaping standards contained in the Planning, Zoning, and Development Code. Utilize landscaping to provide project amenities for new and remodeled commercial uses, and to screen parking and equipment areas. Landscaped areas generally should incorporate planting utilizing a three-tiered system: 1) grasses and ground covers, 2) shrubs and vines, and 3) trees.	
CD-8.5 Ensure that site access, parking, and circulation for commercial uses are designed in a logical, safe manner. Parking should not dominate the site in areas adjacent to street, and should be well landscaped with a clear hierarchy of circulation. Wherever possible, parking lots should be divided into a series of connected smaller lots utilizing walkways and raised landscape strips. Parking lots should also include landscaping that accents the importance of driveways from the street, frames the major circulation aisles, and highlights pedestrian pathways.	
CD-8.6 Require that areas for outside equipment, trash receptacles, storage, and loading areas be located in the least conspicuous part of the site. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) should be concealed from view from public streets, neighboring properties, and nearby higher buildings. Trash enclosures should be architecturally compatible with the project. Landscaping should be incorporated into the design of trash enclosures to deter graffiti.	



COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<p>CD-8.7 Encourage decorative paving treatments to be incorporated throughout commercial developments, including driveway entries, pedestrian walkways, plazas, and other areas. The design, materials, and colors of decorative paving treatments (e.g., stamped concrete, stone, brick or granite pavers, exposed aggregate, or colored concrete) should complement the architectural style of the primary buildings and make a positive contribution to the aesthetic and function of the site.</p> <p>CD-8.8 Require that exterior lighting on commercial properties be consistent with the architectural style of the commercial building. On each commercial site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. Lighting sources should be shielded, diffused or indirect to avoid spillover on adjacent properties, nighttime sky light pollution, and glare to pedestrians and motorists. To minimize the total number of freestanding light standards, wall-mounted and pathway lights should be utilized to the greatest extent possible.</p>	
<b>Objective CD-8B:</b> Preserve the scale and character of established neighborhoods near commercial uses.	
<p>CD-8.9 Ensure that new commercial development utilize site planning and design features that optimize compatibility with adjacent residential neighborhoods. The following guidance should be considered: When adjacent residential and nonresidential uses can mutually benefit from connection, appropriate linkages (e.g., walkways, common landscape areas, and building orientation) are encouraged. Successful interaction between commercial and residential uses may be achieved through adequate setbacks, landscape buffers, screening, decorative masonry walls, berms, building orientation, and limitations of commercial activities. Loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment should be located as far as possible from adjacent residences.</p> <p>Building orientation and landscaping of commercial buildings should minimize direct lines of sight into adjacent residential private open space.</p>	Ongoing for all new commercial projects to preserve the scale and character of established neighborhoods near commercial uses.
<b>Community Design Element Goal CD-9: Mixed Use</b>	
<b>Objective CD-9A:</b> Design mixed use development projects to achieve a high-quality character.	
<p>CD-9.1 Require that mixed-use development projects be designed to mitigate potential conflicts between uses. Consider noise, lighting, and security.</p> <p>CD-9.2 Provide adequate parking, open space and recreational facilities to serve residents in mixed-use development projects. Design parking and other areas to acknowledge different users (residents versus shoppers) and to be compatible with the architectural character of the building(s).</p>	Ongoing review and currently being implemented for all mixed-use development projects, with specific consideration related to potential noise, lighting and security conflicts.
<b>Objective CD-9B:</b> Provide for the development of projects that integrate housing with commercial uses and other compatible uses.	

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CD-9.3 Encourage mixed-use development along the east side of Newport Boulevard between Mesa Drive and Walnut Street. Establish incentives for the development of projects in planned development zones that integrate housing with retail and office uses.	Ongoing. The City encourages mixed use developments through the City’s approved Plans including: the 19 West Urban Plan, the Mesa West Residential Ownership Urban Plan, the Mesa West Bluffs Urban Plan, which allow for mixed used development along the main commercial corridors.
CD-9.4 Encourage the development of mixed-use urban villages along specified areas of West 17th Street, West 19th Street, and Superior Avenue that integrates residential with office, retail, business services, personal services, public spaces and uses, and other community amenities in a single building (vertical mixed-use development) or in proximity on the same site (horizontal mixed-use development).	
CD-9.5 Promote new types of urban housing that could be target-marketed to people seeking alternative housing choices in proximity to a major commercial area.	
CD-9.6 Support efforts to mix compatible uses and activities. Encourage the siting of community-oriented services, businesses, and amenities in and near mixed-use neighborhoods, including schools, libraries, open space, and parks.	
Community Design Element Goal CD-10: Industrial and Business Parks	
Objective CD-10A: Require that industrial and business park projects meet high-quality design standards.	
CD-10.1 Require that industrial projects be designed to convey visual interest and a positive image. Architectural qualities and design elements encouraged for industrial uses are: <ul style="list-style-type: none"><li>• Building modulation indentations and architectural details</li><li>• Building entry accentuation</li><li>• Screening of equipment and storage areas</li><li>• Landscaping to soften building exteriors and to serve as a buffer between uses</li></ul>	Ongoing and required for all applicable projects. Staff works with applicants to encourage compatible design, both visually and physically, and encourages the adaptive reuse of existing structures. In addition, standard conditions of approval for industrial projects ensure sufficient landscaping for the size and scale of adjacent buildings as well as minimal visual impacts and light spillover onto surrounding properties.
CD-10.2 Encourage that the design of industrial buildings considers the visual and physical relationship to adjacent uses. An industrial structure which dominates its surrounding environment by its relative size shall generally be discouraged.	
CD-10.3 Encourage adaptive reuse of existing industrial structures which results in rehabilitated buildings with distinctive and attractive architecture.	
CD-10.4 Promote the use of materials and colors that produce diversity and visual interest in industrial buildings. The use of various siding materials (i.e., masonry, concrete texturing, cement, or plaster) can produce effects of texture and relief that provide architectural interest.	

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CD-10.5      Require that landscaping be used to define areas such as entrances to industrial buildings and parking lots; define the edges of developments; provide transition between neighboring properties; and provide screening for outdoor storage, loading, and equipment areas. Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose.	
CD-10.6      Require that the design of lighting fixtures and their structural support be of a scale and architectural design compatible with on-site industrial buildings. Large areas should be illuminated to minimize the visual impact and amount of spillover light onto surrounding projects.	
<b>Objective CD-10B:</b> Ensure that the development of industrial projects are positive additions to the City's community setting and do not result in adverse impacts with adjacent uses.	
CD-10.7      Require industrial projects to incorporate landscape setbacks, screening walls, and/or other elements that mitigate negative impacts with adjacent uses.	Ongoing and required for all applicable projects. Appropriate landscaping, screening and other elements are utilized to ensure compatibility.
CD-10.8      Protect transitional areas between industrial and other uses.	
CD-10.9      Storage yards, parking areas, and service areas should be screened from public view.	
<b>Community Design Element Goal CD-11:</b> Attractive Signs that Reflect Costa Mesa	
<b>Objective CD-11A:</b> Facilitate the installation of signs that contribute to a positive image of the public realm.	
CD-11.1      Encourage homeowners' associations and neighborhoods to maintain housing tract entrance signs in an attractive condition, and encourage the placement of such signs at the entrance of major developments which do not have such identification.	Ongoing efforts are made to encourage neighborhoods to maintain housing tract entrance signs. In certain zoning districts, Planned Signing Programs are required to ensure consistency in design, size and location of signs. The Planned Signing Program also promotes creativity and flexibility while upholding design quality.  The City continues to introduce distinctive entry signage for unique districts and neighborhoods as well as signage that helps with way-finding throughout the City.
CD-11.2      Encourage the use of common design elements in signs for commercial and industrial centers through the development of planned sign programs to improve center identity by publicizing the benefits of such programs to developers and local business operators.	
CD-11.3      Encourage citywide sign design guidelines that promote creativity and flexibility while upholding design quality. Design guidelines could include the design and placement of business signs, public street graphics, street signs, locational and directional signs, traffic signs, etc.	
CD-11.4      Introduce distinctive entry signage within the Costa Mesa Streetscape and Median Development Guidelines which effectively announces arrival to unique districts and neighborhoods.	
CD-11.5      Develop and design signage that helps with way-finding throughout the City so visitors and residents can easily access destination locations and identify landmarks.	
<b>Community Design Element Goal CD-12:</b> Public Safety through Design	
<b>Objective CD-12A:</b> Incorporate public safety considerations into community design.	

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CD-12.1 Decrease the opportunity for criminal activity by addressing high-risk circumstances (e.g., dark alleys, enclosed stairwells, and dark entrances). Involve the Police and Fire Departments in reviewing and making design recommendations during the project review process.	For all new projects, the Police and Fire Departments review and makes design recommendations during the project review process. The City also continues to implement and refine development standards and guidelines based on Crime Prevention Through Environmental Design (CPTED).  City staff regularly meets with applicants to assist them in designing improvements that are both secure and high-quality design.
CD-12.2 Continue to implement and refine development standards and/or guidelines based on Crime Prevention Through Environmental Design (CPTED) for new development and redevelopment with emphasis on site and building design to minimize vulnerability to criminal activity.	
CD-12.3 Continue to provide CPTED training to City staff and local planning and design professionals to optimize public safety through community design.	

OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Open Space and Recreation Element Goal OSR-1: Balanced and Accessible System of Parks and Open Spaces</b>	
<b>Objective OSR-1A:</b> Maintain and preserve existing parks, and strive to provide additional parks, public spaces, and recreation facilities that meet the community's evolving needs.	
OSR-1.1: Maintain a system of Neighborhood and Community Parks that provide a variety of active and passive recreational opportunities throughout the City.	<p>The City conducts regular maintenance and oversight of all community parks through the Public Services and Parks and Community Services Departments. New active recreational opportunities arise through recreation class offerings and youth sports offerings. The City is in regular collaboration with Park Ranger staff in the Police Department, maintenance staff in the Public Services Department and Field ambassador staff and the Fairview Park Administrator in the Parks and Community Services Department. Interagency meeting with the Homeless Task Force and other City departments occur as well. The City works to properly delineate sensitive and/or unsafe habitats/areas of open space parks, including permanent or temporary fencing as well as appropriate signage.</p> <p>2021:</p> <ul style="list-style-type: none"> <li>Adopted Resolution No. 2021-08</li> </ul> <p>Approved filing grant application for Ketchum-Libolt Park Renovation/Expansion Project</p> <ul style="list-style-type: none"> <li>Adopt Plans, specification and work details for Jack Hammett Sports Complex Expansion Project, City Project No. 21-05</li> </ul>
OSR-1.2: Provide parks and recreation facilities appropriate for the individual neighborhoods in which they are located and reflective of the needs and interests of the population they serve.	
OSR-1.3: Pursue the acquisition and development of pocket and neighborhood parks within park-deficient areas, as identified in Figure OSR-3: Planning Areas and Underserved Park Areas.	
OSR-1.4: Prioritize the acquisition of land for parks in underserved neighborhoods.	
OSR-1.5: Maximize public space by requiring plazas and public gathering spaces in private developments that can serve multiple uses, including recreation and social needs.	
OSR-1.6: Provide maximum visibility and accessibility for future public parks by locating facilities in close proximity to public streets.	
OSR-1.7: Adjust and update development fee programs to accumulate funds for the acquisition and improvement of parks and recreation facilities commensurate with identified need and population growth.	
OSR-1.8: Require that parks and recreation facilities reflect new trends and population changes, and are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas.	

OPEN SPACE AND RECREATION ELEMENT		
General Plan Goal, Objective, Policy	Description of City Action	
OSR-1.9: Conduct a sports facility study to review current outdoor facility locations and resources and a demographic study for future facility requirements as they relate to planned growth within the City.	<ul style="list-style-type: none"><li>Award a Professional Services Agreement to Pacific Advance Civil Engineering for design services for the Tewinkle Park Lakes Upgrades Project</li><li>Purchase Playground equipment for Tanger Park and Jordan Park</li></ul> 2022: <ul style="list-style-type: none"><li>Adopted Resolution No. 2022-78</li></ul> <p>Resolution of the City approving applications for specified grant funds from Budget Act 2022/23 for improvements of various City park sites, including Jack Hammett Sports Complex, TeWinkle Park and Athletic Complex, Fairview Park Mesa, and Shalimar Park</p> <ul style="list-style-type: none"><li>Acceptance of Lions Parks Playground Improvement Project, City Project No. 20-15</li></ul>	
OSR-1.10: Pursue additional community garden lots and spaces to meet demand and need by the community.		
OSR-1.11: Perform regular maintenance of facilities to ensure proper working order of all recreation facilities and equipment.		
OSR-1.12: Retrofit parks and recreation facilities to provide disability access as required by law.		
OSR-1.13: Design and reform parks to reflect the latest recreational features that respond to demographic changes and community needs.		
OSR-1.14: Consult with law enforcement agencies, surrounding cities, community policing groups, and OC Parks to create a safe and healthy environment at Talbert Regional Park, Fairview Park, and along the Santa Ana River.		
OSR-1.15: Continue to pursue opportunities to create joint-use community space at facilities owned by private organizations such as private schools, faith-based groups, service clubs, and hospitals.		
OSR-1.16: Continue to coordinate with the Newport-Mesa Unified School District to supplement City park facilities through joint-use agreements.		
OSR-1.17: Consult with Orange County Fairgrounds in implementing OC Fair & Event Center Master Plan.		
OSR-1.18: Provide a minimum of 4.26 acres of parkland per 1,000 residents.		
OSR-1.19: Update the Parks, Recreation and Open Space Master Plan every 10 years, as feasible.		
OSR-1.20: Enhance pedestrian, bicycle, and transit linkages to meet the needs of residents and to provide better access to parks, recreation, and public spaces.		
OSR-1.21: Provide opportunities for public access to all open space areas, except where sensitive resources may be threatened or damaged, public health and safety may be compromised, or access would interfere with the managed production of resources.		
Open Space and Recreation Element GOAL OSR-2: Community Services Programs Meeting Community Needs		
Objective OSR-2A: Provide activities, classes, and a variety of programs to meet the year-round recreational needs of all residents: children, adult, seniors, and persons with special needs.		
OSR-2.1: Provide high-quality community services programs that are flexible and responsive to the community's changing needs.	The City offers over 1.5K classes/programs annually at a low to no cost. With the onset of the COVID-19 pandemic, the City transitioned to provide virtual content and classes through the Virtual Community Center in addition to special events, such as the virtual Scarecrow Contest, Holiday Door Decoration, Drive-In Movies, etc. An annual calendar of special events is administered annually by staff. City staff attends monthly Costa Mesa Youth Sports Council meetings. Regular building modifications and CIP projects have taken place at the Balearic Community	
OSR-2.2: Plan and conduct citywide special events that bring residents together to create an enhanced quality of life and promote economic development.		
OSR-2.3: Continue to consult with nonprofit sports organizations and recreational groups to support their offering of diverse recreational programs that complement and supplement those offered by the City.		



OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
OSR-2.4: Update existing facilities for senior citizens, youth, adults, and overall community use.	Center, the Downtown Recreation Center, the Downtown Aquatics Center and the Costa Mesa Senior Center. The City utilizes surveys to solicit feedback on programs and services to monitor and research the ever-changing community services. Rental opportunities at community facilities and parks are available at the new NHCC and the DD Library Adams room. Outreach related to recreation programming includes: quarterly surveys, mailing the quarterly Recreation Guide to 45K+ rooftops, in addition to the publishing of the Senior Center Monthly News Letter. The City coordinates with multiple volunteer committees (Cultural Arts, Historical Preservation, Fairview Park, Animal Services, Youth Sports), as well as the Costa Mesa Foundation and the Network for Homeless Solutions. The City has identified innovative funding and development opportunities through Prop 68, HOAG Grant, NRPA Grant, CDBG Funding as well as County Funding for homeless services. The City continues to solicit further community sponsors and partners, looking to build upon established relationships with NMUSD, City of Newport Beach, SOY, Segerstrom Center for the Arts, etc. Related to community services programs and activities that meet the needs of specialized populations the City has partnered with SeniorServ, Meals on Wheels, Second Harvest Food Bank, Alzheimer's OC, Special Olympics, Regional Center of OC, and SCFTA Inclusion programs.
OSR-2.5: Monitor and research the ever-changing community services needs of the community, and develop action plans to address those needs through partnerships with service agencies.	
OSR-2.6: Continue to provide rental opportunities at community facilities and parks for residents, nonprofit groups, and businesses to meet their recreational and professional needs.	
OSR-2.7: Continue broad-based public outreach activities that inform residents of all available community services programs, and obtain input from the community regarding program and service needs.	
OSR-2.8: Encourage resident input and utilize demographic data, partnerships, volunteers, and existing resources to identify the needs of community.	
OSR-2.9: Identify innovative funding and development opportunities to support and sustain a responsive community services network.	
OSR-2.10: Continue and expand the development of community partnerships to offer both standard and innovative services to meet residents' needs.	
OSR-2.11: Develop and implement community services programs and activities that meet the needs of specialized populations through the development of community partnerships.	
OSR-2.12: Provide support for volunteer groups that conduct special activities open to the entire community.	<p>2021:</p> <ul style="list-style-type: none"> <li>Approved Senior Transportation Programs and Network for Homeless solutions transportation award of Contract.</li> <li>Accept and approve revenue expense appropriations for Meals Gap Service Grant Funds from the City of Orange to provide meals for those facing food insecurities.</li> </ul> <p>2022:</p> <ul style="list-style-type: none"> <li>Award a professional service agreement to Bracken's Kitchen for commercial kitchen operation and meal services for the Costa Mesa Bridge Shelter.</li> <li>City executed a subrecipient agreement with the County of Orange to Accept Grant Funds for the Benefit of Bridge Shelter; approximately \$100,000 to support shelter and support services for people experiencing homelessness.</li> </ul>

OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Objective OSR-3A:</b> Preserve the City's open space lands and provide additional community and neighborhood parkland in underserved areas.	
OSR-3.1: Preserve open space areas along The Santa Ana River, large open space parks, and along the mesa formations to protect natural habitat and to maintain the integrity of the natural environment.	Ongoing, with increased attention given to Canyon Park. Monthly/quarterly educational programs are offered for low/no cost related to nature programs, including Native American/Adobe history. The City consults regularly with Native American representatives regarding Fairview Park items. The City's also meets regularly with Orange Coast River Park, Inc. (OCRP) to discuss long-term objectives and compatibility with City efforts at Fairview Park.
OSR-3.2: Encourage the preservation of coastal views from City and County parkland and public streets within Costa Mesa.	
OSR-3.3: Identify current open space areas for protection, management, and potential enhancement to maintain and, if possible, increase its value as wildlife habitat.	
OSR-3.4: Encourage the long-term maintenance and management of open space lands through open space easements, development rights transfers or acquisition, zoning regulations, and other incentives.	
OSR-3.5: Encourage the greening and beautifying of the Santa Ana River.	
OSR-3.6: Encourage opportunities for recreation, history, education, interpretive materials, and art associated with the Santa Ana River open spaces.	
OSR-3.7: Promote water quality strategies to improve water quality along the Santa Ana River.	
OSR-3.8: Consult with State and regional agencies and the California Native American Heritage Commission (NAHC), regarding open space planning efforts.	
OSR-3.9: Consult with the Orange Coast River Park, Inc. and surrounding cities and other government agencies in maintaining and rehabilitating open space lands along the Santa Ana River.	
OSR-3.10: Consult with OC Parks over the enhancements and management of Talbert Regional Park without adversely impacting surrounding residential neighborhoods.	
<b>Open Space and Recreation Element GOAL OSR-4: Extensive Arts and Culture Programs and Services</b>	
<b>Objective OSR-4A:</b> Support performing and visual arts programs, facilities, and activities that stimulate the minds and intellectual thinking of community members to increase awareness of the City's motto, "The City of the Arts."	
OSR-4.1: Continue to support the mission of the Segerstrom Center for the Arts and associate venues and facilities.	The City supports the mission of the Segerstrom Center for the Arts by collaborating on several events annually including ARTventure, Veterans Day event, Summer Jazz series and Holiday events. The City also promotes school of dance inclusion programs. The City has supported the development and operations of an arts museum at the Segerstrom Center for the Arts by participating in afternoon team fundraiser event, hosted ARTventure on site, bringing more awareness and tourism to the areas. The City encourages financial support of the arts with the CAC grants program established. The Arts and Culture Master Plan was approved by the City Council, 2021. Extensive public outreach has been conducted for the Arts and Culture Master Plan. An Artist Directory have
OSR-4.2: Support the development and operations of an arts museum at the Segerstrom Center for the Arts.	
OSR-4.3: Encourage additional indoor and outdoor facility spaces citywide to display public art and host arts and culture special events.	
OSR-4.4: Expand the City's role as a supporter of the arts.	
OSR-4.5: Encourage financial support of the arts by supporting non-profit groups and foundations.	
OSR-4.6: Consider preparation of an arts and culture master plan for the City.	

OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
OSR-4.7: Consult with local agencies and surrounding cities to address the creation and implementation of arts-friendly policies.	<p>been established and are maintained. Several calls for artists released annually for varying artistic participation efforts. The City also conducts monthly artist showcase receptions, installation of sculpture donation and historical plaque dedication. The City support arts activities, programs, events, and facilities such as the ARTventure event, Action Arts in the Park event and Concerts in the Park event. Increased arts, language and music class offerings for all ages have been offered. The City works with the NMUSD for the summer SMART Camp (Sports, Music and Arts Camps). A formal Public Art review process is in process / being researched. In an attempt to pursue public art in prominent locations, the City's utility box program has resulted in installations on varying travel corridors. The Arts and Culture Master Plan has the potential to include incentives and/or programs to encourage art in new developments.</p>
OSR-4.8: Enhance Costa Mesa's position as a leader in the arts in Southern California and its recognition nationally as a city devoted to arts institutions of superior quality.	
OSR-4.9: Engage community members in arts activities, and utilize the arts to provide educational and cultural awareness opportunities.	
OSR-4.10: Continue the City's commitment to its arts in cooperation with the private sector.	
OSR-4.11: Provide opportunities for local artists to create and display their work.	
OSR-4.12: Support arts activities, programs, events, and facilities for patrons to enjoy and share experiences, and that enhance the City's economic vitality.	
OSR-4.13: Designate Community Services Department staff with the responsibility for expanding and implementing activities related to recreational arts programming.	
OSR-4.14: Pursue cooperative educational cultural programs enlisting the aid of public and private institutions.	
OSR-4.15: Continue to review adopting an Arts in Public Places Program.	
OSR-4.16: Pursue the placement of public art in prominent locations, particularly along major travel corridors to enliven and beautify the public realm.	
OSR-4.17: Develop incentives or programs that encourage art in new developments.	

HISTORICAL AND CULTURAL RESOURCES ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
<b>Historical and Cultural Resources Element Goal HCR-1:</b> Historical, Archeological, and Paleontological Resource Preservation	
<b>Objective HCR-1A:</b> Encourage preservation and protection of the City's archaeological, paleontological, and historical resources.	
HCR-1.1: Encourage protection and enhancement of the diverse range of historical sites and resources in the City for the benefit of current and future residents and visitors.	<p>The City committed to a phase IV of the Historical Marker Project and began a 50 Years and Still recognition project for businesses that have been open for more than 50 years. The Mills Act website is maintained and is advertised semi-annually. The City identified locations for six historical marker locations and purchased plaques to complete Phase III of the Historical Marker Project. HPC voted to explore opportunities for adding historical signage around the City. Cultural resources studies are required for all applicable discretionary projects, in accordance with CEQA regulations, which is also</p>
HCR-1.2: Encourage the preservation of significant historical resources (as identified in Table HCR-1) by developing and implementing incentives such as building and planning application permit fee waivers, Mills Act contracts, grants and loans, and implementing other incentives identified in the Historical Preservation Ordinance.	



HISTORICAL AND CULTURAL RESOURCES ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
HCR-1.3: Promote context-sensitive design that respects and celebrates the history and historical character of sites and resources while meeting contemporary needs of the community.	<p>mandatory for any grading given passage of Measure AA in 2016. Compliance with requirements of the California Environmental Quality Act, as it relates to archaeological and paleontological resources is required as a standard condition of approval for projects with extensive grading. Paleontological studies are required for all applicable discretionary projects, with the studies identifying paleontological resources and providing mitigation measures for any resources in the project area that cannot be avoided.</p> <p>The City maintains conformance with public and private project reviews in coordination with AB 56 (Tribal Cultural Resource consultations) during the CEQA process.</p>
HCR-1.4: Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources, and the impact of proposed development on those resources.	
HCR-1.5: Continue to identify local landmarks with markers and way-finding signage. Include informational signage about local history, utilizing maps to highlight locations of other historical resources at popular historical sites.	
HCR-1.6: Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City.	
HCR-1.7: Require cultural resources studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify cultural resources (i.e., prehistorical sites, historical sites, and isolated artifacts and features) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided. Cultural resources studies shall be completed by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistorical or historical archaeology.	
HCR-1.8: Comply with requirements of the California Environmental Quality Act regarding protection and recovery of archaeological resources discovered during development activities.	
HCR-1.9: Require paleontological studies for all applicable discretionary projects. The studies should identify paleontological resources in the project area, and provide mitigation measures for any resources in the project area that cannot be avoided.	
HCR-1.10: Comply with the California Environmental Quality Act regarding the protection and recovery of paleontological resources during development activities.	



## **Attachment 1**

### **Annual Progress Report (APR) Forms For 2021**

<b>Jurisdiction</b>	Costa Mesa	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	27
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		31
Total Units		74

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	9	39
SFD	8	21	42
2 to 4	0	1	0
5 +	0	0	0
ADU	0	43	9
MH	0	0	0
<b>Total</b>	<b>8</b>	<b>74</b>	<b>90</b>

Housing Applications Summary	
Total Housing Applications Submitted:	122
Number of Proposed Units in All Applications Received:	123
Total Housing Units Approved:	47
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Costa Mesa	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Note: "\*" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes
	1				2	3	4	5						6	7	8	9	10		11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below																						
	422-051-07	2255 Canyon Drive, Unit C		BC21-00901	ADU	R	12/17/2021				1				1	0	0	No	No	N/A	Pending	
	422-051-07	2255 Canyon Drive, Unit B		BC21-00900	ADU	R	12/17/2021				1				1	0	0	No	No	N/A	Pending	
	422-051-07	2255 Canyon Drive		BC21-00899	SFD	O	12/17/2021							1	1	0	0	No	No	N/A	Pending	
	422-051-07	1008 West Wilson Street		BC21-00898	SFD	O	12/17/2021							1	1	0	0	No	No	N/A	Pending	
	422-203-34	2158 Charlie Drive, Unit D		BC21-00883	ADU	R	12/09/2021				1				1	0	0	No	No	N/A	Pending	
	426-062-13	2235 Orange Avenue		BC21-00873	ADU	R	12/07/2021								1	0	0	No	No	N/A	Pending	
	426-062-13	2235 Orange Avenue		BC21-00872	ADU	R	12/07/2021				1				1	0	0	No	No	N/A	Pending	
	141-424-04	2526 Carnegie Avenue, Unit B		BC21-00871	ADU	R	12/07/2021								1	0	0	No	No	N/A	Pending	
	422-203-34	2158 Charlie Drive, Unit C		BC21-00869	ADU	R	12/06/2021								1	0	0	No	No	N/A	Pending	
	425-191-17	376 16th Place, Unit C		BC21-00828	ADU	R	11/17/2021				1				1	0	0	No	No	N/A	Pending	
	119-134-17	2373 Santa Ana Avenue, Unit B		BC21-00827	ADU	R	11/17/2021						1		1	0	0	No	No	N/A	Pending	
	141-161-01	1396 Galway Lane, Unit B		BC21-00815	ADU	R	11/10/2021						1		1	0	0	No	No	N/A	Pending	
	141-395-33	223 Wellesley Lane, Unit B		BC21-00811	ADU	R	11/09/2021								1	0	0	No	No	N/A	Pending	
	422-281-06	2083 Wallace Avenue		BC21-00804	ADU	R	11/06/2021								1	0	0	No	No	N/A	Pending	
	422-281-07	2077 Wallace Avenue		BC21-00803	ADU	R	11/06/2021				1				1	0	0	No	No	N/A	Pending	
	422-242-07	1929 Arnold Avenue, Unit B		BC21-00778	ADU	R	11/02/2021								1	0	0	No	No	N/A	Pending	
	425-401-05	218 18th Street, Unit B		BC21-00763	ADU	R	10/26/2021						1		1	0	0	No	No	N/A	Pending	
	422-202-14	2167 Miner Street, Unit B		BC21-00747	2 to 4	O	10/19/2021							1	1	0	0	No	No	N/A	Pending	
	422-202-14	2167 Miner Street, Unit A		BC21-00746	2 to 4	O	10/19/2021							1	1	0	0	No	No	N/A	Pending	
	426-031-17	181 Costa Mesa Street, Unit C		BC21-00740	ADU	R	10/19/2021				1				1	0	0	No	No	N/A	Pending	
	422-262-14	1940 Wallace Avenue, Unit 11		BC21-00734	ADU	R	10/15/2021				1				1	0	0	No	No	N/A	Pending	
	425-232-02	166 Magnolia Street, Unit C		BC21-00733	ADU	R	10/15/2021						1		1	0	0	No	No	N/A	Pending	
	422-281-11	2039 Wallace Avenue, Unit H		BC21-00704	ADU	R	10/05/2021		1						1	0	0	No	No	N/A	Pending	
	422-281-11	2039 Wallace Avenue, Unit G		BC21-00704	ADU	R	10/05/2021		1						1	0	0	No	No	N/A	Pending	
	425-152-17	473 Ogile Street		BC21-00694	SFD	O	09/30/2021							1	1	1	0	No	No	N/A	Issued	
	426-301-12	1901 Tustin Avenue, Unit B		BC21-00688	ADU	R	09/29/2021						1		1	0	0	No	No	N/A	Pending	
	422-402-01	2245 Raleigh Avenue, Unit B		BC21-00667	ADU	R	09/21/2021		1						1	0	0	No	No	N/A	Pending	
	419-054-10	2263 Rutgers Drive, Unit B		BC21-00658	ADU	R	09/20/2021				1				1	0	0	No	No	N/A	Pending	
	141-384-15	355 Princeton Drive, Unit B		BC21-00657	ADU	R	09/20/2021								1	0	0	No	No	N/A	Pending	
	117-213-26	257 Flower Street		BC21-00644	SFD	O	09/14/2021							1	1	1	0	No	No	N/A	Issued	
	422-505-30	2064 Monrovia Avenue, Unit B		BC21-00632	ADU	R	09/10/2021		1						1	0	0	No	No	N/A	Pending	
	119-102-46	2458 Norse Avenue		BC21-00626	SFD	O	09/08/2021							1	1	1	0	No	No	N/A	Issued	
	425-021-10	363 Rochester Street, Unit A		BC21-00625	ADU	R	09/08/2021				1				1	1	0	No	No	N/A	Issued	
	141-542-07	830 Sonora Road, Unit B		BC21-00624	ADU	R	09/08/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 117		BC21-00608	ADU	R	09/01/2021		1						1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 118		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 119		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 120		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 121		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 122		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 123		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 124		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 125		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 126		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 127		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 128		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-163-21	530 West Wilson Street, Unit 129		BC21-00608	ADU	R	09/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-503-21	2020 Continental Avenue, Unit B		BC21-00593	ADU	R	08/24/2021								1	0	0	No	No	N/A	Pending	
	425-331-02	206 East 15th Street		BC21-00542	SFD	O	08/09/2021							1	1	1	0	No	No	N/A	Approved	
	422-092-25	2014 Maple Avenue, Unit 109		BC21-00535	ADU	R	08/06/2021								1	1	0	No	No	N/A	Issued	
	422-092-25	2014 Maple Avenue, Unit 108		BC21-00534	ADU	R	08/06/2021								1	1	0	No	No	N/A	Issued	
	439-081-22	2687 Elden Avenue, Unit B		BC21-00530	ADU	R	08/04/2021								1	1	0	No	No	N/A	Issued	
	141-632-47	3109 Lincoln Way, Unit B		BC21-00500	ADU	R	07/26/2021								1	0	0	No	No	N/A	Pending	
	425-211-06	319 16th Place, Unit C		BC21-00471	ADU	R	07/14/2021				1				1	0	0	No	No	N/A	Pending	
	426-273-25	1984 Orange Avenue, Unit B		BC21-00461	ADU	R	07/08/2021						1		1	1	0	No	No	N/A	Issued	
	424-511-11	1040 Spinnaker Run, Unit B		BC21-00435	ADU	R	06/29/2021				1				1	0	0	No	No	N/A	Pending	
	426-083-17	274 Cecil Place, Unit B		BC21-00423	ADU	R	06/24/2021				1				1	1	0	No	No	N/A	Issued	
	425-341-22	1589 Orange Avenue, Unit B		BC21-00418	ADU	R	06/24/2021						1		1	0	0	No	No	N/A	Pending	
	117-332-27	466 18th Street, Unit B		BC21-00408	ADU	R	06/21/2021				1				1	1	0	No	No	N/A	Issued	
	422-522-07	933 Dogwood Street, Unit B		BC21-00401	ADU	R	06/18/2021								1	0	0	No	No	N/A	Pending	
	117-332-16	477 Magnolia Street, Unit B		BC21-00396	ADU	R	06/17/2021						1		1	0	0	No	No	N/A	Pending	
	426-321-18	460 19th Street, Unit B		BC21-00393	ADU	R	06/16/2021				1				1	0	0	No	No	N/A	Pending	
	422-021-26	560 Hamilton Street, Unit 15		BC21-00392	ADU	R	06/16/2021		1						1	0	0	No	No	N/A	Pending	
	42																					

	141-031-03	1388 Watson Avenue, Unit B		BC21-00277	ADU	R	04/29/2021				1				1	0	0	No	No	N/A	Pending	
	418-041-04	586 Marquette Circle, Unit B		BC21-00275	ADU	R	04/29/2021				1				1	0	0	No	No	N/A	Pending	
	422-362-05	861 Joann Street, Unit B		BC21-00269	ADU	R	04/28/2021					1			1	1	0	No	No	N/A	Issued	
	141-512-10	3078 Rosanoke Lane, Unit B		BC21-00285	ADU	R	04/27/2021					1			1	1	0	No	No	N/A	Issued	
	425-451-30	118 Magnolia Street, Unit B		BC21-00261	ADU	R	04/22/2021				1				1	1	0	No	No	N/A	Issued	
	422-061-17	2283 Pacific Avenue, Unit E		BC21-00245	ADU	R	04/19/2021				1				1	0	0	No	No	N/A	Pending	
	419-181-20	379 Hamilton Street, Unit B		BC21-00236	ADU	R	04/15/2021				1				1	0	0	No	No	N/A	Pending	
	419-172-17	366 Ralcam Place, Unit B		BC21-00232	ADU	R	04/14/2021				1				1	0	0	No	No	N/A	Pending	
	425-163-18	257 Knox Place, Unit B		BC21-00228	ADU	R	04/13/2021					1			1	1	0	No	No	N/A	Issued	
	139-102-31	1873 New Jersey Street, Unit B		BC21-00226	ADU	R	04/13/2021		1						1	0	0	No	No	N/A	Pending	
	439-191-10	2545 Westminster Avenue, Unit B		BC21-00225	ADU	R	04/13/2021		1						1	1	0	No	No	N/A	Issued	
	422-091-08	2084 Caleigh Lane		BC21-00216	SFD	O	04/07/2021					1			1	1	0	No	No	N/A	Issued	
	422-091-01	2092 Caleigh Lane		BC21-00215	SFD	O	04/07/2021					1			1	1	0	No	No	N/A	Issued	
	422-091-02	2093 Caleigh Lane		BC21-00214	SFD	O	04/07/2021					1			1	1	0	No	No	N/A	Issued	
	422-091-02	2085 Caleigh Lane		BC21-00213	SFD	O	04/07/2021					1			1	1	0	No	No	N/A	Issued	
	422-091-01	2088 Caleigh Lane		BC21-00212	SFD	O	04/07/2021					1			1	1	0	No	No	N/A	Issued	
	422-091-01	2096 Caleigh Lane		BC21-00211	SFD	O	04/07/2021					1			1	1	0	No	No	N/A	Issued	
	422-091-02	2089 Caleigh Lane		BC21-00210	SFD	O	04/07/2021					1			1	1	0	No	No	N/A	Issued	
	422-091-08	2081 Caleigh Lane		BC21-00209	SFD	O	04/07/2021					1			1	1	0	No	No	N/A	Issued	
	141-412-34	2520 Ardover Place		BC21-00207	SFD	O	04/06/2021					1			1	0	0	No	No	N/A	Pending	
	117-204-14	375 19th Street, Unit B		BC21-00190	ADU	R	03/25/2021			1					1	1	0	No	No	N/A	Issued	
	422-513-11	1939 Continental Avenue, Unit B		BC21-00166	ADU	R	03/16/2021		1						1	1	0	No	No	N/A	Issued	
	422-203-10	2158 Myran Drive		BC21-00163	SFD	O	03/15/2021					1			1	0	0	No	No	N/A	Pending	
	422-203-10	2156 Myran Drive		BC21-00162	SFD	O	03/15/2021						1		1	0	0	No	No	N/A	Pending	
	422-152-08	653 Joann Street, Unit B		BC21-00149	ADU	R	03/09/2021		1						1	1	0	No	No	N/A	Issued	
	439-431-11	227 Mesa Drive, Unit B		BC21-00140	ADU	R	03/04/2021						1		1	1	0	No	No	N/A	Issued	
	422-483-10	974 Linden Place, Unit B		BC21-00137	ADU	R	03/03/2021		1						1	1	0	No	No	N/A	Issued	
	422-442-28	2135 President Place, Unit B		BC21-00126	ADU	R	03/01/2021				1				1	0	0	No	No	N/A	Pending	
	422-464-11	700 Hamilton Street, Unit B		BC21-00125	ADU	R	02/26/2021				1				1	0	0	No	No	N/A	Pending	
	141-233-02	2994 Crofton Street, Unit B		BC21-00123	ADU	R	02/25/2021					1			1	1	0	No	No	N/A	Issued	
	426-171-07	2175 Tuslin Avenue, Unit C		BC21-00121	ADU	R	02/24/2021				1				1	1	0	No	No	N/A	Issued	
	422-492-08	2049 Monrovia Avenue, Unit B		BC21-00113	ADU	R	02/19/2021						1		1	1	0	No	No	N/A	Issued	
	425-311-45	382 Ramona Way, Unit B		BC21-00110	ADU	R	02/19/2021			1					1	1	0	No	No	N/A	Finald	
	139-452-07	2033 Lemnos Drive		BC21-00105	SFD	O	02/17/2021						1		1	1	0	No	No	N/A	Issued	
	141-073-01	3125 Yellowstone Drive		BC21-00082	SFD	O	02/09/2021						1		1	0	0	No	No	N/A	Pending	
	425-013-21	1759 Santa Ana Avenue, Unit B		BC21-00074	ADU	R	02/04/2021					1			1	0	0	No	No	N/A	Pending	
	439-221-18	2674 Elden Avenue, Unit G		BC21-00068	ADU	R	02/02/2021				1				1	1	0	No	No	N/A	Finald	
	439-221-18	2674 Elden Avenue, Unit B		BC21-00067	ADU	R	02/02/2021				1				1	1	0	No	No	N/A	Issued	
	422-372-03	787 Joann Street, Unit B		BC21-00066	ADU	R	02/02/2021				1				1	0	0	No	No	N/A	Issued	
	422-494-41	900 20th Street, Unit B		BC21-00060	ADU	R	01/29/2021				1				1	1	0	No	No	N/A	Issued	
	426-303-12	1965 Tuslin Avenue, Unit B		BC21-00056	ADU	R	01/28/2021				1				1	1	0	No	No	N/A	Issued	
	422-371-22	754 Joann Street, Unit C		BC21-00051	ADU	R	01/27/2021				1				1	0	0	No	No	N/A	Pending	
	938-190-01	2004 Meyer Place, Unit C		BC21-00049	ADU	R	01/27/2021						1		1	0	0	No	No	N/A	Pending	
	422-202-14	2167 Miner Street		DR 21-05	2 to 4	R	05/21/2021							2	2	0	0	No	No	N/A	Pending	Became BC21-00746 & BC21-00747

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4						5	6		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							67	0	39	0	0	0	959		1065	
	422-142-37 422-142-07 930-610-20	1978 Meyer Place & 1979 Anaheim Avenue 1683 Sunflower Avenue	One Metro West	PA-20-10 PA-19-19	SFD 5+	O R			67	39			8 951	04/06/2021 07/20/2021	8 1057	
	426-211-15	282 E 20th Street, Unit B		BC20-00276	ADU	R									0	
	117-372-29	493 Abbie Way		BC20-00522	ADU	R									0	
	426-261-13	1923 Church Street		BC20-00421	SFD	O									0	
	426-261-13	1921 Church Street		BC20-00422	SFD	O									0	
	425-212-02	1630 Santa Ana Avenue, Unit B		BC20-00306	ADU	R									0	
	426-064-21	154 Albert Place, Unit B		BC20-00419	2 to 4	R									0	
	422-232-03	645 Seal Street		BC20-00562	ADU	R									0	
	139-472-07	1983 Flamingo Drive, Unit B		BC20-00653	ADU	R									0	
	426-131-08	165 Merrill Place		BC19-00349	SFD	O									0	
	422-091-08	2081 Caleigh Lane		BC21-00209	SFA	O									0	
	422-091-08	2084 Caleigh Lane		BC21-00216	SFA	O									0	
	422-091-02	2085 Caleigh Lane		BC21-00213	SFA	O									0	
	422-091-01	2088 Caleigh Lane		BC21-00212	SFA	O									0	
	422-091-02	2089 Caleigh Lane		BC21-00210	SFA	O									0	
	422-091-01	2092 Caleigh Lane		BC21-00215	SFA	O									0	
	422-091-02	2093 Caleigh Lane		BC21-00214	SFA	O									0	
	422-091-01	2096 Caleigh Lane		BC21-00211	SFA	O									0	
	426-132-13	2141 Orange Avenue		BC19-00909	SFD	O									0	
	141-521-23	13661 Olympic Avenue, Unit B		BC19-00597	ADU	R									0	
	141-611-25	1163 Salvador Street		BC20-00393	ADU	R									0	
	139-452-07	2033 Lemnos Drive		BC21-00105	SFD	O									0	
	439-201-09	2645 Westminster Place		BC20-00200	SFD	O									0	
	422-412-36	2168 Placentia Avenue, Unit E		BC20-00673	ADU	R									0	
	422-412-36	2168 Placentia Avenue, Unit F		BC20-00674	ADU	R									0	
	439-221-18	2674 Elden Avenue, Unit B		BC21-00067	ADU	R									0	
	439-221-18	2674 Elden Avenue, Unit G		BC21-00068	ADU	R									0	
	139-383-35	1827 Pitcairn Drive, Unit B		BC20-00116	ADU	R									0	
	422-494-41	900 W 20th Street		BC21-00060	ADU	R									0	
	141-233-02	2994 Croftdon Street, Unit B		BC21-00123	ADU	R									0	
	139-421-13	1850 Paros Circle		BC20-00583	ADU	R									0	
	426-202-35	230 Sherwood Place, Unit B		BC20-00469	ADU	R									0	
	425-163-18	257 Knox Place		BC21-00228	ADU	R									0	
	426-171-07	2175 Tustin Avenue, Unit C		BC21-00121	ADU	R									0	
	439-191-10	2545 Westminster Avenue, Unit B		BC21-00225	ADU	R									0	
	426-284-07	281 E 20th Street, Unit B		BC20-00376	ADU	R									0	
	426-284-07	281 E 20th Street		BC20-00376	SFD	O									0	
	425-451-30	118 Magnolia Street, Unit B		BC21-00261	ADU	R									0	
	425-311-45	382 Ramona Way, Unit B		BC21-00110	ADU	R									0	

Table A2

## Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	4	0	27	0	12	31		74
422-142-37 422-142-07	1978 Meyer Place & 1979 Anaheim Avenue										0
930-610-20	1683 Sunflower Avenue	One Metro West									0
426-211-15	282 E 20th Street, Unit B					1				01/11/2021	1
117-372-29	493 Abbie Way							1		01/27/2021	1
426-261-13	1923 Church Street								1	01/28/2021	1
426-261-13	1921 Church Street								1	01/28/2021	1
425-212-02	1630 Santa Ana Avenue, Unit B					1				02/02/2021	1
426-064-21	154 Albert Place, Unit B								1	02/09/2021	1
422-232-03	645 Seal Street					1				02/11/2021	1
139-472-07	1983 Flamingo Drive, Unit B			1						03/04/2021	1
426-131-08	165 Merrill Place								1	03/04/2021	1
422-091-08	2081 Caleigh Lane								1	04/07/2021	1
422-091-08	2084 Caleigh Lane								1	04/07/2021	1
422-091-02	2085 Caleigh Lane								1	04/07/2021	1
422-091-01	2088 Caleigh Lane								1	04/07/2021	1
422-091-02	2089 Caleigh Lane								1	04/07/2021	1
422-091-01	2092 Caleigh Lane								1	04/07/2021	1
422-091-02	2093 Caleigh Lane								1	04/07/2021	1
422-091-01	2096 Caleigh Lane								1	04/07/2021	1
426-132-13	2141 Orange Avenue								1	04/07/2021	1
141-521-23	13661 Olympic Avenue, Unit B					1				04/08/2021	1
141-611-25	1163 Salvador Street							1		05/11/2021	1
139-452-07	2033 Lemnos Drive								1	05/11/2021	1
439-201-09	2645 Westminster Place								1	05/21/2021	1
422-412-36	2168 Placentia Avenue, Unit E					1				06/09/2021	1
422-412-36	2168 Placentia Avenue, Unit F					1				06/09/2021	1
439-221-18	2674 Elden Avenue, Unit B					1				06/24/2021	1
439-221-18	2674 Elden Avenue, Unit G					1				06/24/2021	1
139-383-35	1827 Pitcairn Drive, Unit B							1		06/29/2021	1

422-494-41	900 W 20th Street					1				07/06/2021	1
141-233-02	2994 Croftdon Street, Unit B							1		07/07/2021	1
139-421-13	1850 Paros Circle							1		07/07/2021	1
426-202-35	230 Sherwood Place, Unit B					1				07/12/2021	1
425-163-18	257 Knox Place							1		07/16/2021	1
426-171-07	2175 Tustin Avenue, Unit C					1				07/20/2021	1
439-191-10	2545 Westminster Avenue, Unit B					1				07/20/2021	1
426-284-07	281 E 20th Street, Unit B					1				07/27/2021	1
426-284-07	281 E 20th Street								1	07/27/2021	1
425-451-30	118 Magnolia Street, Unit B					1				08/11/2021	1
425-311-45	382 Ramona Way, Unit B					1				08/11/2021	1
422-251-08	700 W 20th Street, Unit D			1						08/12/2021	1
426-252-39	482 E 20th Street, Unit A					1				08/13/2021	1
422-492-08	2049 Monrovia Avenue, Unit B							1		08/31/2021	1
422-091-07	536 Caleigh Lane								1	09/08/2021	1
426-292-15	324 Costa Mesa Street, Unit B					1				09/20/2021	1
439-213-26	227 Mesa Drive, Unit B							1		09/22/2021	1
425-213-11	330 Ogle Street, Unit B					1				09/27/2021	1
117-294-14	379 E 19th Street, Unit B					1				09/28/2021	1
422-362-05	861 Joann Street, Unit B							1		09/28/2021	1
426-032-40	1951 Rosemary Place, Unit B							1		09/28/2021	1
426-032-40	1951 Rosemary Place								1	09/28/2021	1
422-513-11	1939 Continental Avenue, Unit B			1						10/05/2021	1
426-273-25	1984 Orange Avenue							1		10/13/2021	1
141-424-02	2510 Carnegie Avenue					1				10/14/2021	1
422-483-10	974 Linden Place			1						10/14/2021	1
439-081-22	2687 Elden Avenue, Unit B					1				10/18/2021	1
426-041-32	320 Colleen Place, Unit B					1				11/05/2021	1
141-512-10	3078 Roanoke Lane, Unit B							1		11/05/2021	1
426-041-32	320 Colleen Place								1	11/05/2021	1
426-073-16	246 Cecil Place								1	11/16/2021	1
422-092-25	2014 Maple Avenue, Unit 108					1				11/22/2021	1
422-092-25	2014 Maple Avenue, Unit 109					1				11/22/2021	1
117-332-27	466 E 18th Street, Unit B					1				11/23/2021	1
117-213-26	257 Flower Street								1	12/03/2021	1
119-102-46	2458 Norse Avenue								1	12/03/2021	1



139-335-06	2845 Ellesmere Avenue, Unit B					1				12/07/2021	1
425-152-17	473 Ogle Street								1	12/14/2021	1
425-021-10	363 Rochester Street, Unit A					1				12/20/2021	1
422-433-42	861 Governor Street										0
425-013-01	302 Cabrillo Street										0
425-013-01	1748 Santa Ana Avenue										0
426-141-38	220 21st Street										0
439-281-43	134 Santa Isabel Avenue										0
439-281-43	132 Santa Isabel Avenue										0
439-281-43	136 Santa Isabel Avenue										0
422-262-09	726 Lynn Court										0
422-262-09	730 Lynn Court										0
422-262-09	734 Lynn Court										0
422-262-09	738 Lynn Court										0
422-262-09	742 Lynn Court										0
426-131-16	2125 Orange Avenue										0
426-081-09	2219 Santa Ana Avenue										0
419-212-04	340 Ford Road										0
419-212-04	338 Ford Road										0
419-212-04	336 Ford Road										0
419-212-04	334 Ford Road										0
419-212-04	328 Ford Road										0
419-212-04	330 Ford Road										0
419-212-04	332 Ford Road										0
419-212-04	326 Ford Road										0
419-212-04	324 Ford Road										0
419-212-04	322 Ford Road										0
419-212-04	320 Ford Road										0
419-212-04	318 Ford Road										0
419-212-04	310 Ford Road										0
419-212-04	308 Ford Road										0
419-212-04	306 Ford Road										0
419-212-04	304 Ford Road										0
419-212-04	302 Ford Road										0
419-212-04	300 Ford Road										0
419-212-04	301 Ford Road										0
419-212-04	303 Ford Road										0
419-212-04	305 Ford Road										0
419-212-04	307 Ford Road										0
419-212-04	309 Ford Road										0
419-212-04	311 Ford Road										0
419-212-04	313 Ford Road										0
419-212-04	315 Ford Road										0
419-212-04	317 Ford Road										0
419-212-04	319 Ford Road										0
419-212-04	321 Ford Road										0
419-212-04	323 Ford Road										0
419-212-04	325 Ford Road										0
419-212-04	327 Ford Road										0
419-212-04	329 Ford Road										0

419-212-04	331 Ford Road										0
419-212-04	333 Ford Road										0
419-212-04	335 Ford Road										0
419-212-04	337 Ford Road										0
419-212-04	339 Ford Road										0
425-311-55	1592 Riverside Place										0
425-311-55	1590 Riverside Place										0
426-171-09	2185 Tustin Avenue										0
426-171-09	2185 Tustin Avenue										0
422-091-09	2068 Caleigh Lane										0
422-091-07	535 Caleigh Lane										0
424-203-04	785 Center Street, Unit B										0
426-302-07	381 Walnut Street										0
426-284-01	251 E 20th Street, Unit B										0
422-261-15	1931 Pomona Avenue, Unit G										0
422-261-15	1931 Pomona Avenue, Unit H										0
426-284-07	281 E 20th Street										0
426-284-07	281 E 20th Street, Unit B										0
119-092-06	238 E Wilson Street, Unit B										0
422-091-07	523 Caleigh Lane										0
422-091-07	527 Caleigh Lane										0
422-091-07	531 Caleigh Lane										0
422-091-07	539 Caleigh Lane										0
422-091-07	524 Caleigh Lane										0
422-091-07	520 Caleigh Lane										0
422-091-07	516 Caleigh Lane										0
422-091-09	2073 Caleigh Lane										0
422-091-07	512 Caleigh Lane										0
422-091-08	2077 Caleigh Lane										0
422-091-07	515 Caleigh Lane										0
422-091-07	519 Caleigh Lane										0
422-091-08	2080 Caleigh Lane										0
422-091-09	2076 Caleigh Lane										0
422-091-09	2072 Caleigh Lane										0
141-322-02	933 Magellan Street										0
141-233-02	2994 Croftdon Street, Unit B										0
139-452-07	2033 Lemnos Drive							1	02/09/2021		1
426-032-40	1951 Rosemary Place							1	04/05/2021		1
426-132-13	2141 Orange Avenue							1	04/07/2021		1
426-041-32	320 Colleen Place							1	05/04/2021		1
117-213-26	257 Flower Street							1	08/05/2021		1
119-102-46	2458 Norse Avenue							1	09/08/2021		1
426-073-16	246 Cecil Place							1	09/30/2021		1
425-152-17	473 Ogle Street							1	11/19/2021		1
425-311-62	1593 Riverside Place										0
426-131-08	165 Merrill Place										0
											0
											0
											0
											0
											0
											0

Table A2

## Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name*	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			0	1	0	5	0	3	81		90
422-142-37	1978 Meyer Place &										0
422-142-07	1979 Anaheim Avenue										0
930-610-20	1683 Sunflower Avenue	One Metro West									0
426-211-15	282 E 20th Street, Unit B										0
117-372-29	493 Abbie Way										0
426-261-13	1923 Church Street										0
426-261-13	1921 Church Street										0
425-212-02	1630 Santa Ana Avenue, Unit B										0
	154 Albert Place, Unit B										0
426-064-21	645 Seal Street										0
422-232-03	1983 Flamingo Drive, Unit B										0
139-472-07	165 Merrill Place										0
426-131-08	2081 Caleigh Lane										0
422-091-08	2084 Caleigh Lane										0
422-091-02	2085 Caleigh Lane										0
422-091-01	2088 Caleigh Lane										0
422-091-02	2089 Caleigh Lane										0
422-091-01	2092 Caleigh Lane										0
422-091-02	2093 Caleigh Lane										0
422-091-01	2096 Caleigh Lane										0
426-132-13	2141 Orange Avenue										0
141-521-23	13661 Olympic Avenue, Unit B										0
141-611-25	1163 Salvador Street										0
139-452-07	2033 Lemnos Drive										0
439-201-09	2645 Westminster Place										0
422-412-36	2168 Placentia Avenue, Unit E										0
422-412-36	2168 Placentia Avenue, Unit F										0
439-221-18	2674 Elden Avenue, Unit B										0
439-221-18	2674 Elden Avenue, Unit G										0
139-383-35	1827 Pitcairn Drive, Unit B										0

139-335-06	2845 Ellesmere Avenue, Unit B										0
425-152-17	473 Ogle Street										0
425-021-10	363 Rochester Street, Unit A										0
422-433-42	861 Governor Street							1	07/01/2021		1
425-013-01	302 Cabrillo Street							1	05/05/2021		1
425-013-01	1748 Santa Ana Avenue							1	08/24/2021		1
426-141-38	220 21st Street							1	05/12/2021		1
439-281-43	134 Santa Isabel Avenue							1	10/14/2021		1
439-281-43	132 Santa Isabel Avenue							1	10/14/2021		1
439-281-43	136 Santa Isabel Avenue							1	10/14/2021		1
422-262-09	726 Lynn Court							1	10/21/2021		1
422-262-09	730 Lynn Court							1	10/21/2021		1
422-262-09	734 Lynn Court							1	10/21/2021		1
422-262-09	738 Lynn Court							1	10/21/2021		1
422-262-09	742 Lynn Court							1	10/21/2021		1
426-131-16	2125 Orange Avenue							1	02/03/2021		1
426-081-09	2219 Santa Ana Avenue							1	03/23/2021		1
419-212-04	340 Ford Road							1	09/08/2021		1
419-212-04	338 Ford Road							1	07/20/2021		1
419-212-04	336 Ford Road							1	09/08/2021		1
419-212-04	334 Ford Road							1	09/14/2021		1
419-212-04	328 Ford Road							1	09/14/2021		1
419-212-04	330 Ford Road							1	09/14/2021		1
419-212-04	332 Ford Road							1	09/14/2021		1
419-212-04	326 Ford Road							1	10/21/2021		1
419-212-04	324 Ford Road							1	10/21/2021		1
419-212-04	322 Ford Road							1	10/21/2021		1
419-212-04	320 Ford Road							1	10/21/2021		1
419-212-04	318 Ford Road							1	10/21/2021		1
419-212-04	310 Ford Road							1	04/20/2021		1
419-212-04	308 Ford Road							1	10/21/2021		1
419-212-04	306 Ford Road							1	04/20/2021		1
419-212-04	304 Ford Road							1	04/20/2021		1
419-212-04	302 Ford Road							1	04/20/2021		1
419-212-04	300 Ford Road							1	04/20/2021		1
419-212-04	301 Ford Road							1	08/24/2021		1
419-212-04	303 Ford Road							1	05/20/2021		1
419-212-04	305 Ford Road							1	04/20/2021		1
419-212-04	307 Ford Road							1	07/20/2021		1
419-212-04	309 Ford Road							1	04/20/2021		1
419-212-04	311 Ford Road							1	04/20/2021		1
419-212-04	313 Ford Road							1	04/20/2021		1
419-212-04	315 Ford Road							1	04/20/2021		1
419-212-04	317 Ford Road							1	04/20/2021		1
419-212-04	319 Ford Road							1	04/20/2021		1
419-212-04	321 Ford Road							1	10/21/2021		1
419-212-04	323 Ford Road							1	10/21/2021		1
419-212-04	325 Ford Road							1	10/21/2021		1
419-212-04	327 Ford Road							1	10/21/2021		1
419-212-04	329 Ford Road							1	10/21/2021		1

419-212-04	331 Ford Road							1	10/21/2021	1
419-212-04	333 Ford Road							1	10/21/2021	1
419-212-04	335 Ford Road							1	10/21/2021	1
419-212-04	337 Ford Road							1	10/21/2021	1
419-212-04	339 Ford Road							1	10/21/2021	1
425-311-55	1592 Riverside Place							1	06/24/2021	1
425-311-55	1590 Riverside Place							1	09/09/2021	1
426-171-09	2185 Tustin Avenue							1	11/10/2021	1
426-171-09	2185 Tustin Avenue						1		11/10/2021	1
422-091-09	2068 Caleigh Lane							1	11/10/2021	1
422-091-07	535 Caleigh Lane							1	09/30/2021	1
424-203-04	785 Center Street, Unit B					1			09/10/2021	1
426-302-07	381 Walnut Street							1	04/01/2021	1
426-284-01	251 E 20th Street, Unit B						1		10/22/2021	1
422-261-15	1931 Pomona Avenue, Unit G					1			06/24/2021	1
422-261-15	1931 Pomona Avenue, Unit H					1			06/24/2021	1
426-284-07	281 E 20th Street							1	11/08/2021	1
426-284-07	281 E 20th Street, Unit B					1			11/08/2021	1
119-092-06	238 E Wilson Street, Unit B			1					05/18/2021	1
422-091-07	523 Caleigh Lane							1	09/30/2021	1
422-091-07	527 Caleigh Lane							1	09/30/2021	1
422-091-07	531 Caleigh Lane							1	09/30/2021	1
422-091-07	539 Caleigh Lane							1	09/30/2021	1
422-091-07	524 Caleigh Lane							1	09/30/2021	1
422-091-07	520 Caleigh Lane							1	09/30/2021	1
422-091-07	516 Caleigh Lane							1	11/10/2021	1
422-091-09	2073 Caleigh Lane							1	11/10/2021	1
422-091-07	512 Caleigh Lane							1	11/10/2021	1
422-091-08	2077 Caleigh Lane							1	11/10/2021	1
422-091-07	515 Caleigh Lane							1	11/10/2021	1
422-091-07	519 Caleigh Lane							1	11/10/2021	1
422-091-08	2080 Caleigh Lane							1	11/10/2021	1
422-091-09	2076 Caleigh Lane							1	11/10/2021	1
422-091-09	2072 Caleigh Lane							1	11/10/2021	1
141-322-02	933 Magellan Street					1			01/12/2021	1
141-233-02	2994 Croftdon Street, Unit B						1		12/06/2021	1
139-452-07	2033 Lemnos Drive									0
426-032-40	1951 Rosemary Place							1	05/18/2021	1
426-132-13	2141 Orange Avenue									0
426-041-32	320 Colleen Place							1	11/09/2021	1
117-213-26	257 Flower Street							1	10/27/2021	1
119-102-46	2458 Norse Avenue							1	10/26/2021	1
426-073-16	246 Cecil Place							1	10/28/2021	1
425-152-17	473 Ogle Street									0
425-311-62	1593 Riverside Place							1	01/07/2021	1
426-131-08	165 Merrill Place							1	07/14/2021	1
										0
										0
										0
										0
										0

Table A2

## Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				
			13	14	15	16	17	18	19	20			21	22	23	24	
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	
			1	0						10		0					
422-142-37	1978 Meyer Place & 1979 Anaheim Avenue	One Metro West		N	Y												
930-610-20	1683 Sunflower Avenue			N	Y		Other		40								
426-211-15	282 E 20th Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
117-372-29	493 Abbie Way			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-261-13	1923 Church Street			N	Y												
426-261-13	1921 Church Street			N	Y												
425-212-02	1630 Santa Ana Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-064-21	154 Albert Place, Unit B			N	Y												
422-232-03	645 Seal Street			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
139-472-07	1983 Flamingo Drive, Unit B		1	N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-131-08	165 Merrill Place			N	Y												
422-091-08	2081 Caleigh Lane			N	Y												
422-091-08	2084 Caleigh Lane			N	Y												
422-091-02	2085 Caleigh Lane			N	Y												
422-091-01	2088 Caleigh Lane			N	Y												
422-091-02	2089 Caleigh Lane			N	Y												
422-091-01	2092 Caleigh Lane			N	Y												
422-091-02	2093 Caleigh Lane			N	Y												
422-091-01	2096 Caleigh Lane			N	Y												
426-132-13	2141 Orange Avenue			N	Y												
141-521-23	13661 Olympic Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
141-611-25	1163 Salvador Street			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
139-452-07	2033 Lemnos Drive			N	Y												
439-201-09	2645 Westminster Place			N	Y												
422-412-36	2168 Placencia Avenue, Unit E			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-412-36	2168 Placencia Avenue, Unit F			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
439-221-18	2674 Elden Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
439-221-18	2674 Elden Avenue, Unit G			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
139-383-35	1827 Pitcam Drive, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-494-41	900 W 20th Street			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
141-233-02	2994 Crofton Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
139-421-13	1850 Paros Circle			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-202-35	230 Sherwood Place, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
425-163-18	257 Knox Place			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-171-07	2175 Tustin Avenue, Unit C			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
439-191-10	2545 Westminster Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-284-07	281 E 20th Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-284-07	281 E 20th Street			N	Y												
425-451-30	118 Magnolia Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
425-311-45	382 Ramona Way, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-251-08	700 W 20th Street, Unit D			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-252-39	482 E 20th Street, Unit A			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-492-08	2049 Monrovia Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-091-07	536 Caleigh Lane			N	Y												
426-292-15	324 Costa Mesa Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
439-213-26	227 Mesa Drive, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
425-213-11	330 Ogle Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
117-294-14	379 E 19th Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-362-05	861 Joann Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-032-40	1951 Rosemary Place, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-032-40	1951 Rosemary Place			N	Y												

422-513-11	1939 Continental Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-273-25	1984 Orange Avenue			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
141-424-02	2510 Carnegie Avenue			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-483-10	974 Linden Place			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
439-081-22	2687 Elden Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-041-32	320 Colleen Place, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
141-512-10	3078 Roanoke Lane, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-041-32	320 Colleen Place			N	Y												
426-073-16	246 Cecil Place			N	Y												
422-092-25	2014 Maple Avenue, Unit 108			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-092-25	2014 Maple Avenue, Unit 109			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
117-332-27	466 E 18th Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
117-213-26	257 Flower Street			N	Y												
119-102-46	2458 Norse Avenue			N	Y												
139-335-06	2845 Ellesmere Avenue, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
425-152-17	473 Ogilvie Street			N	Y												
425-021-10	363 Rochester Street, Unit A			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-433-42	861 Governor Street			N	Y												
425-013-01	302 Cabrillo Street			N	Y												
425-013-01	1748 Santa Ana Avenue			N	Y												
426-141-38	220 21st Street			N	Y												
439-281-43	134 Santa Isabel Avenue			N	Y												
439-281-43	132 Santa Isabel Avenue			N	Y												
439-281-43	136 Santa Isabel Avenue			N	Y												
422-262-09	726 Lynn Court			N	Y												
422-262-09	730 Lynn Court			N	Y												
422-262-09	734 Lynn Court			N	Y												
422-262-09	738 Lynn Court			N	Y												
422-262-09	742 Lynn Court			N	Y												
426-131-16	2125 Orange Avenue			N	Y												
426-081-09	2219 Santa Ana Avenue			N	Y												
419-212-04	340 Ford Road			N	Y												
419-212-04	338 Ford Road			N	Y												
419-212-04	336 Ford Road			N	Y												
419-212-04	334 Ford Road			N	Y												
419-212-04	328 Ford Road			N	Y												
419-212-04	330 Ford Road			N	Y												
419-212-04	332 Ford Road			N	Y												
419-212-04	326 Ford Road			N	Y												
419-212-04	324 Ford Road			N	Y												
419-212-04	322 Ford Road			N	Y												
419-212-04	320 Ford Road			N	Y												
419-212-04	318 Ford Road			N	Y												
419-212-04	310 Ford Road			N	Y												
419-212-04	308 Ford Road			N	Y												
419-212-04	306 Ford Road			N	Y												
419-212-04	304 Ford Road			N	Y												
419-212-04	302 Ford Road			N	Y												
419-212-04	300 Ford Road			N	Y												
419-212-04	301 Ford Road			N	Y												
419-212-04	303 Ford Road			N	Y												
419-212-04	305 Ford Road			N	Y												
419-212-04	307 Ford Road			N	Y												
419-212-04	309 Ford Road			N	Y												
419-212-04	311 Ford Road			N	Y												
419-212-04	313 Ford Road			N	Y												
419-212-04	315 Ford Road			N	Y												
419-212-04	317 Ford Road			N	Y												
419-212-04	319 Ford Road			N	Y												
419-212-04	321 Ford Road			N	Y												
419-212-04	323 Ford Road			N	Y												
419-212-04	325 Ford Road			N	Y												
419-212-04	327 Ford Road			N	Y												
419-212-04	329 Ford Road			N	Y												
419-212-04	331 Ford Road			N	Y												
419-212-04	333 Ford Road			N	Y												
419-212-04	335 Ford Road			N	Y												
419-212-04	337 Ford Road			N	Y												
419-212-04	339 Ford Road			N	Y												
425-311-55	1592 Riverside Place			N	Y												
425-311-55	1590 Riverside Place			N	Y												
426-171-09	2185 Tustin Avenue			N	Y												
426-171-09	2185 Tustin Avenue			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-091-09	2088 Caleigh Lane			N	Y												
422-091-07	535 Caleigh Lane			N	Y												
424-203-04	785 Center Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-302-07	381 Walnut Street			N	Y												
426-284-01	251 E 20th Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-261-15	1931 Pomona Avenue, Unit G			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
422-261-15	1931 Pomona Avenue, Unit H			N	Y			SCAG ADU Affordability Analysis & Project Specifics									
426-284-07	281 E 20th Street			N	Y												
426-284-07	281 E 20th Street, Unit B			N	Y			SCAG ADU Affordability Analysis & Project Specifics									





Jurisdiction	Costa Mesa	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1	-	-	-	-	-	-	-	9	-	17	-
	Non-Deed Restricted		-	-	-	-	-	-	-	4	4		
Low	Deed Restricted	1	-	-	-	-	-	-	-	-	-	37	-
	Non-Deed Restricted		-	-	-	-	-	3	4	10	20		
Moderate	Deed Restricted	-	-	-	-	-	-	-	-	-	-	19	-
	Non-Deed Restricted		-	-	-	-	-	1	2	5	11		
Above Moderate		-	-	50	93	115	260	177	192	247	25	1,159	-
Total RHNA		2											
Total Units			-	50	93	115	260	181	198	275	60	1,232	-

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Costa Mesa	
Reporting Year		2021	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Owner-Occupied Housing Rehabilitation	Assist 3 households annually for a total of 24 households (8 extremely low income, 8 very low income, and 8 low income)	2021	During FY 20-21, the City completed 1 owner-occupied rehabilitation project (very low income). For this Housing Cycle, a total of 8 owner-occupied rehabilitation projects were completed (4 extremely low income, 2 very low income and 2 low income).
Mobile Home Rehabilitation	Rehabilitation objectives are included under Program 1, Neighborhood Improvement.	2021	During FY 20-21, the City completed 6 mobile home rehabilitation projects (4 extremely low income and 2 very low income). For this Housing Cycle, a total of 108 mobile home rehabilitation projects were completed (70 extremely low income, 34 very low income and 4 low income).
Go Green	Continue to offer discount on permit fees for solar panels and promote the program on City website and public counters. Pursue funding to reinstate the Go Green program.	2021	Review of solar panel permit fees are expedited and approved over the counter. However, discounts are not offered on permit fees.
Incentives for Affordable Housing	Promote the use of density bonus incentives and deferral of fees for affordable housing projects, including but not limited to, the Urban Plan areas and in North Costa Mesa Specific Plan area. Density bonus information is available on the City's website and at the public counter, and will be provided to developers of projects in the Urban Plan, North Costa Mesa Specific Plan areas, and other areas targeted for future residential and transit-oriented developments. Annually utilize the HOME Community Housing Development Organization (CHDO) funds to pursue affordable housing projects, especially for permanent affordable projects that may include accessible units for the disabled. Provide a fee waiver to projects that include at least ten percent housing affordable to extremely low income households. Engage the community and stakeholders to explore and establish additional incentives and funding sources, as appropriate, to promote affordability in targeted growth areas by 2015 and monitor and revise strategies, as appropriate, to assure effectiveness as part of the annual progress report.	2021	Implementing ordinance in effect, 98 density bonus units currently exist in the City as a result of this ordinance. Annual review is conducted to ensure compliance with the program's requirements in terms of maximum affordable rental rates. A separate memo will be provided to the Planning Commission and City Council on the status of the Density Bonus units in mid-2022.
Second Units	Promote the use of second units by providing information on the City's website and at public counters.	2021	In 2019, the City adopted an urgency ordinance amending Title 13 of Costa Mesa Municipal Code, for compliance with new state regulations (Senate Bill 13, Assembly Bill 68, Assembly Bill 587, Assembly Bill 670, Assembly Bill 671, and Assembly Bill 881). Over 50 ADUs were submitted, issued or finalized in 2021.
Federal/State Housing Programs	Encourage private sector to utilize available Federal and State housing programs to increase the supply of extremely low, very low, low and moderate income housing. If proposed projects are consistent with the vision, goals, and objectives of the City's General Plan and other planning documents that guide residential development, the City will provide letters of support for funding applications. In conjunction with potential affordable housing projects in the City, the City will pursue affordable housing funds from HCD to leverage local resources. Annually, the City will contact nonprofit housing developers to explore potential affordable housing projects and funding possibilities.	2021	Ongoing. No single- and multiple-family units constructed over the last several years through a combination of public/private partnerships. No new units were constructed in the past year.
Rental Housing Assistance	Continue to provide assistance to 442 very low income households in the City. Continue to promote the use of Housing Choice vouchers by providing program information on City website and at public counters. Encourage property owners to accept Housing Choice Vouchers.	2021	Ongoing rental assistance voucher program (formerly Section 8) assistance through OCHA, during FY 20-21.
Preservation of At-Risk Housing	Monitor at-risk status of affordable units. For Casa Bella, work with HUD and the property owner to extend the Section 8 rent subsidy contract. Notify tenants of potential risk of conversion at least one year prior to conversion. Provide information regarding HUD's special vouchers set aside for households losing project-based Section 8 assistance (applicable to Casa Bella only). Work with property owners and nonprofit housing providers to pursue State and federal funds for preserving at-risk housing. For density bonus projects, require property owners to inform the tenants of affordable units at least two years in advance of the expiration of affordability controls to allow tenants adequate time to explore other affordable housing options. Work to replenish the City's affordable housing inventory via the City's Density Bonus ordinance to create new affordable units.	2021	Implementing ordinance in effect, 98 density bonus units currently exist in the City as a result of this ordinance. Annual review is conducted to ensure compliance with the program's requirements in terms of maximum affordable rental rates. A separate memo will be provided to the Planning Commission and City Council on the status of the Density Bonus units in mid-2022.
Condominium Conversion	Adopt condominium conversion ordinance in Zoning Code in 2014 with the objective of removing constraints to conversion.	2021	No apartment conversions were approved in 2021. The review procedures for condominium conversions is consistent with other review procedures.
Adaptive Reuse for Multi-Family Housing	Process Zoning Code Amendment in 2014/15 to allow a discretionary review of motel conversions to multi-family housing.	2021	In 2016, the City Council amended the Zoning Code to adopt the Residential Incentive Overlay District, which expanded development opportunities on residential and commercial properties not developed to their full potential or supporting outdated buildings and underperforming uses, which included eight motels. In 2018, the City Council amended the Zoning Code related to maximum allowable density, height requirements, and reduced height abutting residential properties on Newport Boulevard.







Jurisdiction	Costa Mesa	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									







Jurisdiction	Costa Mesa
Reporting Year	2021 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 500,000.00 <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	55000	\$0.00	In Progress	Other	SB2 Grant other funding
Inclusionary Housing Ordinance	70000	\$20,486.88	In Progress	None	
General Plan Amendment and Zoning Actions necessary to implement the Housing Element	375000	\$0.00	Other (Please Specify in Notes)	None	to be started upon certification of the Housing Element

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	67
	Non-Deed Restricted	0
Low	Deed Restricted	39
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		959
Total Units		1065

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	27
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		31
Total Units		74

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		81
Total Units		90



## **Attachment 2**

### **Annual Progress Report (APR) Forms For 2022**

Jurisdiction	Costa Mesa	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	24
Low	Deed Restricted	0
	Non-Deed Restricted	37
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		4
Total Units		75

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	11
SFD	4	6	13
2 to 4	0	0	0
5+	0	0	0
ADU	0	69	14
MH	0	0	0
Total	4	75	38

Housing Applications Summary	
Total Housing Applications Submitted:	119
Number of Proposed Units in All Applications Received:	132
Total Housing Units Approved:	28
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Costa Mesa	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "\*" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A  
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Notes				
1				2		3	5								6		7	8		9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,ADU)	Tenure R=Renter O=Owner	Date Application Submitted* (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to DC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*		
Summary Row: Start Data Entry Below																								
	141-662-19	968 Mission Dr. Unit B102		BC22-00037	ADU	R	01/20/2022	0	14	0	78	0	16	24	132	28	0				Approved			
	141-662-19	968 Mission Dr. Unit B101		BC22-00038	ADU	R	01/20/2022				1				1	1	0	No	No	No	Approved			
	141-645-08	811 Saint Clair St		BC22-00190	ADU	R	03/22/2022						1		1	1	0	No	No	No	Approved			
	422-092-04	2077 Charlie St		BC22-00314	ADU	R	05/06/2022		1						1	0	0	No	No	No	Pending			
	422-241-12	660 Beach St		BC22-00329	ADU	R	05/13/2022						1		1	0	0	No	No	No	Pending			
	426-262-08	1993 Church St. Unit 101		BC22-00348	ADU	R	05/19/2022				1				1	1	0	No	No	No	Approved			
	426-262-08	1993 Church St. Unit 106		BC22-00348	ADU	R	05/19/2022				1				1	1	0	No	No	No	Approved			
	422-211-08	673 Victoria St		BC22-00391	ADU	R	06/03/2022				2				2	0	0	No	No	No	Pending	2 ADUs		
	422-211-07	677 Victoria St		BC22-00392	ADU	R	06/02/2022				2				2	0	0	No	No	No	Pending	2 ADUs		
	426-032-20	1954 Fullerton Ave		BC22-00817	ADU	R	11/03/2022				1				1	0	0	No	No	No	Pending			
	139-154-15	3097 Molokai Pl		BC22-00823	ADU	R	11/04/2022						1		1	0	0	No	No	No	Pending			
	426-232-07	2041 Tustin Ave		BC22-00828	ADU	R	11/07/2022				1				1	0	0	No	No	No	Pending			
	418-033-16	526 Pleasant Dr		BC22-00866	ADU	R	11/30/2022				1				1	0	0	No	No	No	Pending			
	439-213-27	2691 Club Mesa Pl		BC22-00871	ADU	R	12/01/2022				1				1	0	0	No	No	No	Pending	JADU		
	422-494-19	2074 President Pl		BC22-00941	ADU	R	12/22/2022				1				1	0	0	No	No	No	Pending			
	141-646-07	834 Saint Clair St		BC22-00910	ADU	R	01/06/2022				1				1	1	0	No	No	No	Approved			
	425-402-19	219 Broadway		BC22-00021	ADU	R	01/12/2022				1				1	0	0	No	No	No	Pending			
	422-532-05	1934 Whittier Ave		BC22-00041	ADU	R	01/25/2022				1				1	1	0	No	No	No	Approved			
	141-395-19	213 Hanover Dr		BC22-00062	ADU	R	02/02/2022				1				1	0	0	No	No	No	Pending			
	426-034-16	120 Albert Pl		BC22-00077	ADU	R	02/04/2022				2				2	2	0	No	No	No	Approved	2 ADUs		
	422-442-47	2119 National Ave		BC22-00096	ADU	R	02/14/2022				1				1	0	0	No	No	No	Withdrawn			
	426-211-22	257 Sierra St		BC22-00099	ADU	R	02/15/2022				1				1	0	0	No	No	No	Pending			
	422-251-01	2039 Pomona Ave. Unit B		BC22-00152	ADU	R	03/04/2022				1				1	0	0	No	No	No	Approved			
	422-251-01	2039 Pomona Ave. Unit H		BC22-00152	ADU	R	03/04/2022		1						1	1	0	No	No	No	Approved			
	424-621-09	1789 Nantucket Pl		BC22-00167	ADU	R	03/09/2022				1				1	1	0	No	No	No	Approved			
	424-204-09	707 Center St		BC22-00185	ADU	R	03/17/2022		1						1	1	0	No	No	No	Approved			
	141-642-07	830 Sonoma Rd		BC22-00188	ADU	R	03/22/2022				1				1	0	0	No	No	No	Approved			
	418-031-02	522 Travlers Dr		BC22-00191	ADU	R	03/22/2022								1	0	0	No	No	No	Pending			
	422-041-13	2186 Pacific Ave Unit G		BC22-00196	ADU	R	03/23/2022				1				1	1	0	No	No	No	Approved			
	422-041-13	2186 Pacific Ave Unit F		BC22-00197	ADU	R	03/23/2022				1				1	1	0	No	No	No	Approved			
	422-353-14	889 Darrel St		BC22-00220	ADU	R	04/04/2022				1				1	0	0	No	No	No	Pending			
	139-281-21	1646 Samar Pl		BC22-00235	ADU	R	04/07/2022				1				1	1	0	No	No	No	Approved			
	439-191-05	2521 Westminster Ave		BC22-00240	ADU	R	04/11/2022				1				1	0	0	No	No	No	Pending	JADU		
	141-665-25	984 El Camino Dr		BC22-00244	ADU	R	04/13/2022				1				1	0	0	No	No	No	Approved			
	139-252-13	2934 Maui Pl		BC22-00281	ADU	R	04/26/2022								1	1	0	No	No	No	Approved			
	424-263-25	1769 Anaheim Ave		BC22-00297	ADU	R	05/02/2022		1						1	0	0	No	No	No	Pending			
	424-202-12	738 Center St		BC22-00355	2 to 4	R	05/23/2022				1				1	0	0	No	No	No	Pending			
	418-041-04	585 Marquette Cir		BC22-00366	ADU	R	05/25/2022				1				1	0	0	No	No	No	Pending			
	419-021-15	326 Hamilton St		BC22-00368	ADU	R	05/25/2022						1		1	0	0	No	No	No	Pending			
	422-231-02	641 Cove St		BC22-00378	ADU	R	06/01/2022				1				1	0	0	No	No	No	Pending			
	422-142-30	1548 Meyer Pl		BC22-00401	ADU	R	06/06/2022				1				1	0	0	No	No	No	Pending			
	422-142-31	1692 Meyer Pl		BC22-00402	ADU	R	06/06/2022				1				1	0	0	No	No	No	Pending			
	426-251-33	2023 Paloma Dr		BC22-00414	ADU	R	06/08/2022				1				1	1	0	No	No	No	Approved			
	419-172-15	358 Ralston Pl		BC22-00418	ADU	R	06/10/2022				1				1	0	0	No	No	No	Pending			
	422-401-02	723 Wilson St		BC22-00426	ADU	R	06/14/2022				1				1	0	0	No	No	No	Pending	2 ADUs		
	422-503-23	2030 Continental Ave		BC22-00442	ADU	R	06/20/2022				1				1	0	0	No	No	No	Pending			
	439-171-21	2573 Eden Ave. Unit A		BC22-00455	SFD	O	06/23/2022							1	1	1	0	No	No	No	Approved	SLO Project - PA-17-41		
	439-171-21	2573 Eden Ave. Unit B		BC22-00456	SFD	O	06/23/2022							1	1	1	0	No	No	No	Approved	SLO Project - PA-17-41		
	439-171-21	2573 Eden Ave. Unit C		BC22-00457	SFD	O	06/23/2022							1	1	1	0	No	No	No	Approved	SLO Project - PA-17-41		
	439-171-21	2573 Eden Ave. Unit D		BC22-00458	SFD	O	06/23/2022							1	1	1	0	No	No	No	Approved	SLO Project - PA-17-41		
	426-262-08	1933 Church St		BC22-00468	ADU	R	06/24/2022						1		1	0	0	No	No	No	Pending			
	424-203-11	734 Center St		BC22-00472	ADU	R	06/26/2022		1						1	0	0	No	No	No	Pending			
	425-402-06	224 Magnolia St		BC22-00474	ADU	R	06/27/2022				1				1	0	0	No	No	No	Pending			
	426-063-03	159 Albert Pl		BC22-00513	ADU	R	07/14/2022				1				1	0	0	No	No	No	Pending			
	422-192-20	2235 Miner St		BC22-00530	ADU	R	07/19/2022						1		1	0	0	No	No	No	Pending			
	426-041-35	308 Colleen Pl		BC22-00537	ADU	R	07/21/2022				1				1	0	0	No	No	No	Pending			
	422-422-06	960 Congress St		BC22-00561	ADU	R	07/28/2022				1				1	0	0	No	No	No	Pending			
	141-351-09	1250 Adams Ave		BC22-00577	ADU	R	08/01/2022				2				2	0	0	No	No	No	Pending	2 ADUs		
	139-341-15	1614 Pitman Dr		BC22-00582	ADU	R	08/02/2022						1		1	0	0	No	No	No	Pending			
	419-171-30	432 Hamilton St		BC22-00586	ADU	R	08/03/2022				2				2	0	0	No	No	No	Pending	2 ADUs		
	424-271-28	571 Park Dr		BC22-00589	ADU	R	08/04/2022		1						1	1	0	No	No	No	Approved			
	117-372-52	466 Shady Dr		BC22-00645	ADU	R	08/24/2022						1		1	0	0	No	No	No	Pending			
	141-																							

Table A2															
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4								5
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	4	4
	422-103-29	549 Bernard St		PA-22-20 & TPM-2021-140	SFD	O							4	11/14/2022	4
	426-083-17	274 Cecil Pl		BC21-00423	ADU	R									0
	422-402-01	2245 Raleigh Ave		BC21-00667	ADU	R									0
	426-303-12	1965 Tustin Ave		BC21-00056	ADU	R									0
	139-252-13	2934 Maui Pl		BC22-00281	ADU	R									0
	141-384-15	355 Princeton Dr		BC22-00791	ADU	R									0
	141-662-19	968 Mission Dr		BC22-00038	ADU	R									0
	141-662-19	968 Mission Dr		BC22-00038	ADU	R									0
	424-271-28	571 Park Dr		BC22-00589	ADU	R									0
	141-395-33	223 Wellesley Ln		BC21-00811	ADU	R									0
	422-532-05	1934 Whittier Ave		BC22-00041	ADU	R									0
	117-332-39	408 E 18th St		BC22-00800	ADU	R									0
	422-392-04	881 Capital St		BC21-00360	ADU	R									0
	424-204-09	707 Center St		BC22-00185	ADU	R									0
	426-262-08	1993 Church St		BC22-00348	ADU	R									0
	422-211-20	600 Hamilton St		BC22-00500	ADU	R									0
	422-211-20	600 Hamilton St		BC22-00500	ADU	R									0
	426-251-33	2023 Paloma Dr		BC22-00414	ADU	R									0
	139-341-15	1814 Pitcairn Dr		BC22-00582	ADU	R									0
	426-302-08	385 Walnut St		BC22-00908	ADU	R									0
	422-242-07	1929 Arnold Ave		BC21-00778	ADU	R									0
	422-522-07	933 Dogwood St		BC21-00401	ADU	R									0
	424-174-08	1833 Pomona Ave		BC20-00172	ADU	R									0
	141-031-03	1388 Watson Ave		BC21-00277	ADU	R									0
	425-211-06	319 E 16th Pl		BC21-00471	ADU	R									0
	422-021-26	560 Hamilton St		BC21-00380	ADU	R									0
	422-021-26	560 Hamilton St		BC21-00392	ADU	R									0
	141-652-47	3109 Lincoln Way		BC21-00500	ADU	R									0
	425-232-02	166 Magnolia St		BC21-00733	ADU	R									0
	422-503-21	2020 Continental Ave		BC21-00593	ADU	R									0
	422-505-30	2064 Monrovia Ave		BC21-00632	ADU	R									0
	439-333-05	271 Monte Vista Ave		BC21-00792	ADU	R									0
	141-384-15	355 Princeton Dr		BC21-00657	ADU	R									0
	141-545-08	811 Saint Clair St		BC22-00190	ADU	R									0
	425-192-14	376 E 16th Pl		BC21-00828	ADU	R									0
	425-401-05	218 E 18th St		BC21-00763	ADU	R									0
	439-181-48	2531 Fairway Dr		BC21-00186	ADU	R									0
	141-161-01	1396 Galway Ln		BC21-00815	ADU	R									0
	119-134-17	2373 Santa Ana Ave		BC21-00827	ADU	R									0
	425-143-46	1654 Tustin Ave		BC20-00552	ADU	R									0
	141-424-04	2526 Carnegie Ave		BC21-00871	ADU	R									0
	439-171-21	2573 Elden Ave, Unit A		BC22-00455	SFD	O									0
	439-171-21	2573 Elden Ave, Unit B		BC22-00456	SFD	O									0
	439-171-21	2573 Elden Ave, Unit C		BC22-00457	SFD	O									0
	439-171-21	2573 Elden Ave, Unit D		BC22-00458	SFD	O									0
	422-163-21	530 W Wilson St		BC21-00608	ADU	R									0
	422-163-21	530 W Wilson St		BC21-00608	ADU	R									0
	422-163-21	530 W Wilson St		BC21-00608	ADU	R									0
	422-163-21	530 W Wilson St		BC21-00608	ADU	R									0
	422-163-21	530 W Wilson St		BC21-00608	ADU	R									0

Table A2

## Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name <sup>+</sup>	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	24	0	37	0	10	4		75
422-103-29	549 Bernard St										0
426-083-17	274 Cecil Pl			1						01/05/2022	1
422-402-01	2245 Raleigh Ave			1						01/28/2022	1
426-303-12	1965 Tustin Ave					1				01/06/2022	1
139-252-13	2934 Maui Pl					1				10/13/2022	1
141-384-15	355 Princeton Dr					1				10/25/2022	1
141-662-19	968 Mission Dr					1				11/22/2022	1
141-662-19	968 Mission Dr					1				11/22/2022	1
424-271-28	571 Park Dr			1						11/18/2022	1
141-395-33	223 Wellesley Ln					1				11/14/2022	1
422-532-05	1934 Whittier Ave					1				11/08/2022	1
117-332-39	408 E 18th St							1		12/16/2022	1
422-392-04	881 Capital St					1				12/19/2022	1
424-204-09	707 Center St			1						12/05/2022	1
426-262-08	1993 Church St					2				12/21/2022	2
422-211-20	600 Hamilton St					1				12/01/2022	1
422-211-20	600 Hamilton St			1						12/01/2022	1
426-251-33	2023 Paloma Dr					1				12/06/2022	1
139-341-15	1814 Pitcairn Dr							1		12/19/2022	1
426-302-08	385 Walnut St					1				12/16/2022	1
422-242-07	1929 Arnold Ave					1				02/16/2022	1
422-522-07	933 Dogwood St					1				02/23/2022	1
424-174-08	1833 Pomona Ave					1				02/15/2022	1
141-031-03	1388 Watson Ave					1				02/24/2022	1
425-211-06	319 E 16th Pl					1				03/16/2022	1
422-021-26	560 Hamilton St					1				03/22/2022	1
422-021-26	560 Hamilton St			1						03/22/2022	1
141-652-47	3109 Lincoln Way					1				03/17/2022	1
425-232-02	166 Magnolia St							1		03/25/2022	1
422-503-21	2020 Continental Ave					1				04/19/2022	1
422-505-30	2064 Monrovia Ave			1						04/20/2022	1
439-333-05	271 Monte Vista Ave					1				04/14/2022	1
141-384-15	355 Princeton Dr					1				04/07/2022	1
141-545-08	811 Saint Clair St							1		04/19/2022	1
425-192-14	376 E 16th Pl					1				05/20/2022	1
425-401-05	218 E 18th St							1		05/23/2022	1
439-181-48	2531 Fairway Dr			1						05/04/2022	1
141-161-01	1396 Galway Ln							1		05/06/2022	1
119-134-17	2373 Santa Ana Ave							1		05/09/2022	1

[illegible]



Table A2

## Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name <sup>+</sup>	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			0	3	0	10	0	1	24		38
422-103-29	549 Bernard St										0
426-083-17	274 Cecil Pl										0
422-402-01	2245 Raleigh Ave			1						06/16/2022	1
426-303-12	1965 Tustin Ave					1				08/03/2022	1
139-252-13	2934 Maui Pl										0
141-384-15	355 Princeton Dr										0
141-662-19	968 Mission Dr										0
141-662-19	968 Mission Dr										0
424-271-28	571 Park Dr										0
141-395-33	223 Wellesley Ln										0
422-532-05	1934 Whittier Ave										0
117-332-39	408 E 18th St										0
422-392-04	881 Capital St										0
424-204-09	707 Center St										0
426-262-08	1993 Church St										0
422-211-20	600 Hamilton St										0
422-211-20	600 Hamilton St										0
426-251-33	2023 Paloma Dr										0
139-341-15	1814 Pitcairn Dr										0
426-302-08	385 Walnut St					1				12/29/2022	1
422-242-07	1929 Arnold Ave										0
422-522-07	933 Dogwood St					1				06/28/2022	1
424-174-08	1833 Pomona Ave										0
141-031-03	1388 Watson Ave										0
425-211-06	319 E 16th Pl					1				09/07/2022	1
422-021-26	560 Hamilton St										0
422-021-26	560 Hamilton St										0
141-652-47	3109 Lincoln Way										0
425-232-02	166 Magnolia St							1		11/18/2022	1
422-503-21	2020 Continental Ave										0
422-505-30	2064 Monrovia Ave										0
439-333-05	271 Monte Vista Ave					1				09/08/2022	1
141-384-15	355 Princeton Dr										0
141-545-08	811 Saint Clair St										0
425-192-14	376 E 16th Pl										0
425-401-05	218 E 18th St										0
439-181-48	2531 Fairway Dr			1						12/15/2022	1
141-161-01	1396 Galway Ln										0
119-134-17	2373 Santa Ana Ave										0

425-143-46	1654 Tustin Ave										0
141-424-04	2526 Carnegie Ave										0
439-171-21	2573 Elden Ave, Unit A										0
439-171-21	2573 Elden Ave, Unit B										0
439-171-21	2573 Elden Ave, Unit C										0
439-171-21	2573 Elden Ave, Unit D										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-163-21	530 W Wilson St										0
422-041-13	2186 Pacific Ave										0
422-041-13	2186 Pacific Ave										0
422-251-01	2039 Pomona Ave										0
422-251-01	2039 Pomona Ave										0
425-321-06	321 Ramona Pl										0
141-546-07	834 Saint Clair St										0
139-281-21	1646 Samar Pl										0
141-542-07	830 Sonora Rd										0
426-294-05	323 Alva Ln										0
422-511-17	1910 Federal Ave										0
425-341-22	1589 Orange Ave										0
141-302-04	2813 Drake Ave										0
141-665-25	984 El Camino Dr										0
424-521-09	1789 Nantucket Pl										0
426-062-13	2235 Orange Ave										0
424-511-11	1040 Spinnaker Run										0
426-171-09	2183 Tustin Ave							1	02/23/2022		1
425-331-02	206 E 15th St							1	03/28/2022		1
422-091-07	536 Caleigh Ln							1	05/10/2022		1
426-301-04	369 Costa Mesa St							1	07/29/2022		1
425-312-10	377 La Perle Pl							1	12/13/2022		1
425-312-10	379 La Perle Pl							1	12/13/2022		1
425-312-09	385 La Perle Pl							1	12/14/2022		1
425-312-09	387 La Perle Pl							1	12/14/2022		1
426-152-14	272 Rose Ln							1	06/23/2022		1
426-261-13	1923 Church St							1	11/18/2022		1
426-261-13	1921 Church St							1	07/27/2022		1
422-091-07	532 Caleigh Ln							1	06/14/2022		1
422-091-07	528 Caleigh Ln							1	02/11/2022		1
439-221-18	2674 Elden Ave, Unit B					1			01/12/2022		1
439-221-18	2674 Elden Ave, Unit G					1			01/12/2022		1



Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (If affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0	N	N					2	Demolished	R				
422-103-29	549 Bernard St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics		0						
426-083-17	274 Cecil Pl		0	N	N			SCAG ADU Affordability Analysis & Project Specifics		0						
422-402-01	2245 Raleigh Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics		0						
426-303-12	1965 Tustin Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics		0						
139-252-13	2934 Maui Pl		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
141-384-15	355 Princeton Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
141-662-19	968 Mission Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
141-662-19	968 Mission Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
424-271-28	571 Park Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
141-395-33	223 Wellesley Ln		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
422-532-05	1934 Whittier Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
117-332-39	408 E 18th St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
422-392-04	881 Capital St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
424-204-09	707 Center St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
426-262-08	1993 Church St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
422-211-20	600 Hamilton St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
422-211-20	600 Hamilton St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
426-251-33	2023 Paloma Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
139-341-15	1814 Pitcairn Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
426-302-08	385 Walnut St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
422-242-07	1929 Arnold Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
422-522-07	933 Dogwood St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
424-174-08	1833 Pomona Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
141-031-03	1388 Watson Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
425-211-06	319 E 16th Pl		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
422-021-26	560 Hamilton St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
422-021-26	560 Hamilton St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
141-652-47	3109 Lincoln Way		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
425-232-02	166 Magnolia St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
422-503-21	2020 Continental Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
422-505-30	2064 Monrovia Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
439-333-05	271 Monte Vista Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
141-384-15	355 Princeton Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
141-545-08	811 Saint Clair St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
425-192-14	376 E 16th Pl		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
425-401-05	218 E 18th St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
439-181-48	2531 Fairway Dr		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
141-161-01	1396 Galway Ln		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
119-134-17	2373 Santa Ana Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
425-143-46	1654 Tustin Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
141-424-04	2526 Carnegie Ave		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								
439-171-21	2573 Elden Ave, Unit A		0	N	N											
439-171-21	2573 Elden Ave, Unit B		0	N	N											
439-171-21	2573 Elden Ave, Unit C		0	N	N											
439-171-21	2573 Elden Ave, Unit D		0	N	N											
422-163-21	530 W Wilson St		0	N	N			SCAG ADU Affordability Analysis & Project Specifics								



Jurisdiction	Costa Mesa	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,919	-	-	-	-	-	-	-	-	-	-	24	2,895
	Non-Deed Restricted		-	-	24	-	-	-	-	-	-	-		
Low	Deed Restricted	1,794	-	-	-	-	-	-	-	-	-	-	44	1,750
	Non-Deed Restricted		-	7	37	-	-	-	-	-	-	-		
Moderate	Deed Restricted	2,088	-	-	-	-	-	-	-	-	-	-	11	2,077
	Non-Deed Restricted		-	1	10	-	-	-	-	-	-	-		
Above Moderate		4,959	-	6	4	-	-	-	-	-	-	-	10	4,949
Total RHNA		11,760												
Total Units			-	14	75	-	-	-	-	-	-	-	89	11,671
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
		Extremely low-income Need											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		1,460		-	-	-	-	-	-	-	-	-	-	1,460

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Costa Mesa
<b>Reporting Year</b>	2022 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

<b>Housing Programs Progress Report</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Owner-Occupied Housing Rehabilitation	<ul style="list-style-type: none"> <li>• Provide informational materials on the Owner-Occupied Housing Rehabilitation program.</li> <li>• Encourage the participation of seniors, veterans, and disabled residents in this program.</li> <li>• Evaluate the effectiveness of this program and, if necessary, modify program characteristics.</li> </ul>	Annually market information and evaluate the program's effectiveness. Any program modifications to be made by December 2023	City will update the Home and Community Development website to provide encourage participation and evaluate effectiveness - complete by December 2023
Mobile Home Rehabilitation	<ul style="list-style-type: none"> <li>• Provide financial assistance as long as funding from HOME funds remains available.</li> <li>• Market information on funding as available.</li> </ul>	Annually market assistance available and grant funding on a case-by-case basis	<p>Information regarding HOME Grant funds for mobile home rehabilitation are made available online at <a href="https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/residential-rehabilitation-programs">https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/residential-rehabilitation-programs</a></p> <p>Mobile home Retrofit Application received: FY 2020/2021 - 14 FY 2021/2022 - 8</p>
Monitoring and Preservation of At-Risk Housing Units	<ul style="list-style-type: none"> <li>• Regularly monitor deed-restricted units that have the potential of converting to market-rate during the planning period.</li> <li>• Work with the property owners of Casa Bella on potential extensions past the current 2025 agreement.</li> <li>• Comply with noticing requirements and coordinate with qualified entities to preserve at-risk units.</li> </ul>	Coordinate with property owners of at-risk units through the end of financial agreements. Annually market tenant education information and available assistance.	City will evaluate how deed-restricted units are monitor and will reach out to appropriate property owners to extend agreements by December 2023; and annually thereafter.
Inclusionary Housing Ordinance	Adopt an inclusionary housing ordinance.	To be completed by December 2023.	City retained Keyser Marston Associates (KMA) to complete Financial Evaluation and Policy Recommendation for Inclusionary Housing in March 2021. KMA worked with staff to complete the draft report in 2022; and anticipates completion in 2023
Affordable Housing Development	<ul style="list-style-type: none"> <li>• Pursue State and regional funding for affordable housing development.</li> <li>• Pursue local partnerships and annually meet with affordable housing organizations to encourage the development of housing affordable to all segments of the population.</li> <li>• Establish development incentives (i.e. deferment of fees, priority processing, modified development standards, etc.) for affordable housing projects that meet objective evaluation criteria similar to the process for density bonus concessions.</li> <li>• Develop clear instructional materials for achieving incentives and make them publicly available on the City's website.</li> </ul>	Establish incentives and instructional materials by December 2023. Pursue funding and partnership annually. Meet with organizations annually.	City will evaluate programs and incentives to encourage the development of Affordable Housing, and will make it available by December 2023; and pursue funding and partnership on an annual basis.
Supportive Services for Persons with Special Needs	<ul style="list-style-type: none"> <li>• Provide information regarding the City's Annual Action Plan findings regarding special needs groups and the availability and allocation of CDBG funds on the City's website.</li> <li>• Outreach to local organizations working with special needs populations to receive feedback and provide information on the availability of funding.</li> </ul>	Annually outreach to local organizations and provide information online regarding the Annual Action Plan findings regarding special needs populations and availability and allocation of CDBG funds.	The City reaches out to local organization and provide information on the Annual Action Plan on its webpage at <a href="https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development">https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development</a>



Facilitate Development of Senior Housing Options	<ul style="list-style-type: none"> <li>Identify potential opportunities for Senior Housing developments within Costa Mesa, including working with developers who specialize in the development of Senior Housing.</li> <li>Pursue opportunities for senior housing on the Senior Center parcel identified as part of the candidate housing site analysis and/or other sites within the City.</li> </ul>	Annually meet with senior housing developers to receive feedback, market housing sites adequate for the development of senior housing and pursue other opportunities for senior housing development.	City will identify potential opportunities for senior housing development, to be completed by December 2023 and will meet on annual basis thereafter
Encourage Development of Housing Options for Large-Family Households	<ul style="list-style-type: none"> <li>Promote and work with applicants who propose for-rent residential projects to encourage 4-bedroom units as part of proposed developments.</li> <li>Review development standards to determine if any pose an impediment to the development of larger units. If it is found that certain standards present an impediment, the City will adopt amendments to the Zoning Code to alleviate those impediments.</li> </ul>	Review development standards for larger units and, if necessary, amend the Zoning Code by Winter 2025. Annually meet with housing developers to encourage the development of larger units.	City will review the development standards for large units and recommend amendments to the Zoning Code by Winter 2025.
Persons with Physical and Developmental Disabilities	<ul style="list-style-type: none"> <li>Take actions to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate through the implementation of Title 24, as well as reviewing and amending its procedures to comply with State law.</li> <li>Review procedures and, as necessary, provide more flexibility in housing accommodations for persons with physical and developmental disabilities.</li> <li>City will proactively reach out to developers and other agencies annually to take steps to improve and develop housing for persons with disabilities.</li> </ul>	Review procedures to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate, and, if necessary, amend the Zoning Code by Winter 2025	City will review procedures to accommodate ADA retrofit efforts and comply with ADA measures, where appropriate by Winter 2025
Safety Element Update and adoption of Environmental Justice Policies	<ul style="list-style-type: none"> <li>Revise and amend the current Safety Element.</li> <li>Amend portions of the General Plan to include environmental justice policies in compliance with SB 1000.</li> </ul>	To be completed by December 2023.	Safety Element Update - City has a working draft that incorporates references to Local Hazardous Mitigation Plan (SB 379) as well as to address other applicable State laws including - SB 1035, AB 747, SB 99. As part of this process, City is also evaluating other General Plan Elements to address SB 1000
Farmworker Housing	Amend the current Zoning Code to meet requirement set forth in the California Health and Safety Code Sections 17021.5 and 17021.6.	To be completed by December 2023.	City will review and amend Zoning Code to address Farmworker Housing by December 2023
Promote State Density Bonus Incentives	Evaluate and update the Density Bonus Ordinance to comply with State Density Bonus Law.	To be completed by December 2024.	City will review and update the Zoning Code to comply with the State Density Bonus Law by December 2024
Transitional and Supportive Housing	<ul style="list-style-type: none"> <li>Amend the Zoning Code to include transitional and permanent supportive housing within the City's land use matrix in compliance with Senate Bill 2 and Government Code Section 65651</li> <li>Monitor the inventory of sites appropriate to accommodate transitional and supportive housing.</li> <li>Proactively engage relevant organizations to meet the needs of persons experiencing homelessness and extremely low-income residents.</li> </ul>	To be completed by December 2024.	City will review and amend the Zoning code to address Transitional and Supportive Housing by December 2024
Planning Application Fees	Review planning 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.	To be completed by December 2024.	City will review planning application fees to avoid creating a constraint to the development of affordable housing by December 2024
Development of Housing for Extremely Low and Lower-Income Households	<ul style="list-style-type: none"> <li>Subsidize up to 100 percent of the City's application processing fees for qualifying developments where all units are affordable to 80 percent AMI or lower, as funding is available.</li> <li>Annually promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with land development applications regarding development opportunities and incentives.</li> <li>Proactively reach out to developers at least once annually to identify and promote development opportunities.</li> <li>Adopt priority processing and streamlined review for developments with units affordable to lower income households.</li> <li>Support funding development applications throughout the planning period for projects proposing units affordable to lower income households.</li> </ul>	As funding is available, promote the program and outreach; adopt priority processing and other incentives by December 2024.	City will evaluate processing, funding resources, incentive, and fees associated with the development of Housing for extremely low and lower- income households by December 2024
Parking Standards for Residential Developments	Review and revise the Zoning Code's requirements for residential off-street parking for multi-family projects to facilitate the development of multi-family housing, and specifically affordable housing.	Review by December 2024; revise Code by Winter 2025.	City will evaluate parking standards for residential development by December 2024 and revise the code by Winter 2025

Reasonable Accommodation	<ul style="list-style-type: none"><li>• Review and revise the Reasonable Accommodation procedure to promote access to housing for persons with disabilities, address potential constraints and establish potential objective standards, and provide guidance and amend as necessary to promote greater certainty on how approval findings will be implemented.</li><li>• Meet with local organizations and developers to promote access to housing for persons with disabilities and address potential constraints.</li></ul>	Review and revise Code by December 2024. Annually review and, if necessary, revise the reasonable accommodations procedures. Annually meet with local organizations and housing developers to promote access to housing for persons with disabilities and address potential constraints.	City will review and revise the Reasonable Accommodation procedures and Zoning Code by December 2024
Definition of Single Housekeeping Unit	Review and revise the definition of “single housekeeping unit” within the zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together.	Review and revise Code by December 2024.	City will review and revise the Zoning Code definition of Single Housekeeping Unit by December 2024
Group Homes	Review and revise the City’s zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses.	Review and revise Code by Winter 2024.	City will review and revise the Zoning Code application procedure, where necessary by Winter 2024
Adequate Sites	<ul style="list-style-type: none"><li>• Maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers.</li><li>• Monitor its status of meeting the Regional Housing Needs Allocation (RHNA) annually and ensure that the City has adequate sites available to accommodate its RHNA. If the City’s inventory of adequate sites falls below its remaining RHNA, the City will take actions to identify additional capacity to accommodate the shortfall.</li><li>• Promote the development of housing, live/work, and mixed-use development on the sites identified within the inventory through actions such as:<ul style="list-style-type: none"><li>- Make information on candidate housing sites readily available through a database available to the public.</li><li>- Priority processing for candidate housing sites which provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites.</li><li>- If funding becomes available, the City shall subsidize up to 100 percent of the City’s application processing fees for qualifying developments that provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites.</li></ul></li></ul>	Publish candidate housing sites on the City website by December 2023. Provide priority processing for candidate housing sites that meet the outlined requirements throughout the planning period. Market available funding, as available, for projects on candidate housing sites that meet outlined requirements	A website that provides information to interested developers and general public regarding the adequate sites will be completed by December 2023

Fairview Development Center – State Property	<ul style="list-style-type: none"><li>• Partner with the State to pursue compatible development on the Fairview Development Center site consistent with the State’s Site Assessment and the Housing Element’s sites analysis to permit residential development at the identified densities.</li><li>• Complete rezoning actions at the Fairview Developmental Center through development of a Specific Plan, rezone to an existing City zone, and/or other appropriate rezoning action within three years of an agreement with the State of California. Development at the site will be subject to the City’s Inclusionary Housing Ordinance (to be established as outlined in Program 2A) or equivalent affordability requirements and will be subject to development process incentives such as expedited processing including a dedicated staff project manager to promote future projects within the Fairview Developmental Center property to include affordable housing. The City will develop standards as part of the applicable zoning action to give clear guidance to future development projects with the intent of reducing the time it takes to entitle and develop projects for residential uses. The City will facilitate parceling and site planning at appropriate sizes as part of the Specific Plan, concurrent with the rezoning of the parcel.</li><li>• If building permits/entitlements are not issued by mid-2027, the City will identify additional alternative sites within the City that can accommodate a potential shortfall in housing sites to accommodate the remaining RHNA within 180 days of determination of a shortfall of adequate sites as required by SB 166 (No Net Loss) consistent with the objective in Program 3A.</li><li>• The City will coordinate land use and zoning efforts concurrent with the city-wide rezoning efforts to implement the housing element. Fairview Developmental Center will go through an RFP process within the next three years to plan to for the development of up to 2,300 residential units (including approximately 900 affordable units).</li><li>• On October 4, 2022 the City approved an agreement with the State of California to fund planning services relating to the Fairview Development Center. The agreement stipulates that the State will provide up to \$3.5 million in funds to the City to support an up to three-year agreement for a City-led local outreach and land planning effort for the FDC site. The funds will be used for the following land use planning activities: extensive community engagement, technical analysis and infrastructure studies, conceptual land use exhibits and Land Use Alternatives, preparation of a Specific Plan and associated general plan and zoning amendment, preparation of the Environmental Impact Report and associated technical studies pursuant to the California Environmental Quality Act, public hearings and review of the State prepared RFP process for site disposition. The City will facilitate development as appropriate including zoning, incentives, expedited processing and similar actions within three years of final adoption of the 2021-2029 Housing Element.</li><li>• Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h &amp; i)</li></ul>	Negotiate agreement to develop housing at the Fairview Developmental Center site by Winter 2025, or as modified by the State. If unsuccessful, identify additional sites to accommodate shortfall.	<p>October 2022: City approved scope of work for an agreement between the State of California and the City of Costa Mesa, providing for \$3.5 million in state funds to the City for Community outreach and land use planning efforts for the Fairview Development Center.</p> <p>Funds will be used to retain consultants as well as for staff costs associated with the management, oversight, review, tracking, and reporting associated with the land use planning and site disposition process.</p>
----------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Update the North Costa Mesa Specific Plan	<p>Complete the required zoning code/Specific Plan amendments to update the North Costa Mesa Specific Plan based on the sites analysis to permit residential development at an allowable density of up to 90 dwelling units per acre. The City will update standards which apply to the entirety of the specific plan area, including the 16 sites totaling approximately 70.75 acres that are identified within the sites inventory list. 6,435 units identified within the North Costa Mesa Specific Plan across all income levels are identified to meet the City's shortfall in units. As noted in the program, development capacity is determined by density so effectively there are no total unit caps within the North Costa Mesa Specific Plan. Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h &amp; i)</p>	To be completed by Winter 2025.	City will evaluate and update the North Costa Mesa Specific Plan and Zoning code to permit up to 90 du/acre by Winter 2025.
Update the City's Urban Plans and Overlays	<p>• Complete the required zoning code amendments to update the existing Urban Plans and Overlays based on the candidate housing sites analysis to permit residential development at the identified allowable densities:</p> <ul style="list-style-type: none"> <li>- 19 West Urban Plan (50 du/ac). The City will update standards which apply to the entirety of the 19 West Urban Plan area, including the 12 sites totaling approximately 12.97 acres that are identified within the sites inventory list. 640 anticipated dwelling units identified within the 19 West Urban Plan across all income levels are identified to meet the City's shortfall in units. This update will include appropriate development standards to facilitate allowable densities.</li> <li>- SoBECA Urban Plan (60 du/ac). The City will update standards which apply to the entirety of the SoBECA Urban Plan area, including the 18 sites totaling approximately 12.33 acres that are identified within the sites inventory list. 732 anticipated dwelling units identified within the SoBECA Urban Plan across all income levels are identified to meet the City's shortfall in units. This update will include appropriate development standards to facilitate allowable densities.</li> <li>- Mesa West Bluff Urban Plan (40 du/ac). The City will update standards which apply to the entirety of the Mesa West Bluff Urban Plan area, including the 16 sites totaling approximately 27.02 acres that are identified within the sites inventory list. 1,071 anticipated dwelling units identified within the Mesa West Bluff Urban Plan across all income levels are identified to meet the City's shortfall in units. This update will include appropriate development standards to facilitate maximum densities.</li> <li>- Harbor Mixed-Use Overlay (50 du/ac). The City will update standards which apply to the entirety of the Harbor Mixed-Use Overlay area, including the 27 sites totaling approximately 29.38 acres that are identified within the sites inventory list. 1,485 anticipated dwelling units identified within the Harbor Mixed-Use Overlay across all income levels are identified to meet the City's shortfall in units. This update will including appropriate development standards to facilitate maximum densities.</li> </ul> <ul style="list-style-type: none"> <li>• Remove the Mesa West Residential Ownership Overlay.</li> <li>• Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h &amp; i)</li> </ul>	To be completed by Winter 2025.	City will initiate Housing Element Visioning and rezoning program in Fall 2023 and will complete updates to the City's Urban Plans/Overlays, by Winter 2025

Promote the Development of Accessory Dwelling Units (ADUs)	<ul style="list-style-type: none"> <li>• Review and revise the City's ADU ordinance as necessary to comply with State law.</li> <li>• Coordinating with the County on implementation of a permit-ready ADU program.</li> <li>• Post a user-friendly FAQ on the City's website to assist the public.</li> <li>• Offer permitting fee waivers, as funding is available.</li> <li>• Creating an expedited plan check review process to ease the process for homeowners.</li> <li>• Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners.</li> <li>• Engaging with residential development applicants regarding ADU opportunities that may not have been considered.</li> </ul>	Program components analyzed within by December 2023, with implementation by December 2024. Review and revise the ADU ordinance within one year.	<p>City updated ADU provisions to be consistent with State Housing Laws for ADUs. An information al Table is available on the City's webpage at: <a href="https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/accessory-dwelling-units-adu">https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/accessory-dwelling-units-adu</a>.</p> <p>Website will continue to be updated, as necessary.</p>
Motel Conversions, Efficiency Units, and Co-living Housing Types	<ul style="list-style-type: none"> <li>• Establish definitions of co-living and efficiency housing options within the Costa Mesa Zoning Code</li> <li>• Develop informational materials which outline the City's process for permitting efficiency unit and co-living housing types and distribute them to interested members of the development community.</li> <li>• Explore opportunities to implement motel conversions through Project Homekey.</li> <li>• Comply with State and Federal laws related to displacement and relocation of long-term residents when considering motel conversion opportunities.</li> </ul>	To be completed by December 2024.	City will update the Zoning Code and create informational materials regarding Motel Conversions, Efficiency Units, and Co-living Housing Types by December 2024
Address City-wide Vote Requirement in Relation to Housing Element Compliance	Minimize the constraint of a city-wide vote requirement on creation of housing including affordable housing through the modification of existing City overlays, urban plan areas, and specific plans to rezone candidate housing sites that can accommodate affordable housing and a variety of mixed use/ housing options near jobs and transit. By 2025, initiate a ballot measure, or other alternative option, to provide City Council greater discretion in approving affordable housing and mixed use/housing options in appropriate locations.	To be completed by Winter 2025.	<p>November 2022 Voters approved amendment to CMMC to revitalize key commercial and industrial corridors to allow for housing opportunities as described in the Housing Element</p> <p>Visioning and Community Outreach for rezoning will occur in Fall 2023</p>
Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the Airport Industrial Area	<ul style="list-style-type: none"> <li>• Evaluate the potential to add an overlay to an area in the airport industrial area which would permit residential development.</li> <li>• Complete a market analysis to determine the potential factors involved with permitting residential uses in the airport industrial area.</li> </ul>	To be completed by Winter 2025.	City will evaluate the potential of establishing an land use overlay in the airport industrial area to allow for residential uses, to be completed by Winter 2025
Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the 17th Street Corridor Area	<ul style="list-style-type: none"> <li>• Evaluate the potential to add an overlay to an area in the 17th Street corridor area which would permit residential development.</li> <li>• Complete a market analysis to determine the potential factors involved with permitting residential uses in the 17th Street corridor area.</li> </ul>	To be completed by Winter 2025.	City will evaluate the potential of establishing and overlay to permit residential uses in the 17th Street Corridor area, to be completed by Winter 2025
Analyze the Potential of Modifying the Newport Boulevard Specific Plan to Promote Residential Uses along Newport Boulevard	Evaluate potential modifications to the Newport Boulevard Specific Plan that would promote quality residential development.	To be completed by Winter 2025.	City will evaluate the potential of modifying the Newport Boulevard Specific Plan to promote residential uses along Newport Boulevard, to be completed by Winter 2025
Explore Potential Future Housing Opportunities on Church Sites	<ul style="list-style-type: none"> <li>• Collaborate with members of the faith-based community to discuss housing and the unique opportunities and challenges faced by faith-based organizations when considering creating housing opportunities on church properties with the potential for wrap around services.</li> <li>• Develop materials outlining the development process and make them available on the City's website.</li> </ul>	Develop online materials on the development process by December 2023 and update, as necessary.	City will explore potential future housing opportunity on Church sites, to be completed by December 2023

Annual Progress Reports	Annually complete the required housing status reporting through the City's Annual Progress Report.	Annually complete and submit an Annual Progress Report to HCD.	City will complete and submit an Annual Progress Report to HCD
ADU and JADU Monitoring Program	<ul style="list-style-type: none"> <li>• Create a monitoring program to track ADU and JADU development and affordability levels throughout the planning period.</li> <li>• Conduct a review of ADU development and affordability every two years and make adjustments to accommodate a potential shortfall if determined necessary (i.e. additional incentives for ADU development or identification of adequate sites to meet the City's identified unaccommodated need).</li> </ul>	Monitoring program created by Winter 2025. Reviews conducted every two years throughout the planning period, and potential adjustments made within six months.	City currently monitors ADU development and will launch a new land management system (LMS) that will improve monitoring of all land use development. City will use the new LMS system to monitor the affordability levels throughout the planning period, and make adjustment as necessary.
Candidate Sites Used in Previous Housing Elements	Place a housing overlay zone over all nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning periods that permits by right housing development for projects that meet the requirements of State housing law (Gov Code Section 65583.2(c).	To be completed by Winter 2025.	City will evaluate the use of a housing overlay zone over candidate sites used in previous housing elements that were included in two or more consecutive planning permits to permit housing development by right as required by State housing law; to be completed by Winter 2025
Water and Sewer Resources	Submit the General Plan amendment and rezone sites to local water and sewer providers for their review and consideration when reviewing new residential projects.	To be completed by July 2023.	City will coordinate with Water and Sewer Resources for their review and consideration when reviewing new residential projects by July 2023
Federal/State Housing Programs	<ul style="list-style-type: none"> <li>• Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects using Federal and State housing programs/grants.</li> <li>• Continue to partner with the OC Housing Finance Trust to identify potential funding sources.</li> </ul>	Annually market available Federal and State housing programs and grants. Meet with qualified interested parties annually to provide technical assistance. Partner with the OC Housing Finance Trust throughout the planning period to identify additional potential funding sources.	City will continue to market available Federal and State Housing Programs and grants on its Housing and Community Development website.
Lot Consolidation	<ul style="list-style-type: none"> <li>• Promote consolidation of residential properties to the development community and property owners to facilitate and promote the development of housing on smaller sites.</li> <li>• Maintain information on the lot consolidation process and fees online and at City Hall.</li> <li>• Continue to provide streamlined measures to facilitate consolidation and establish a menu of incentives by 2025</li> <li>• Evaluate the effectiveness of streamlining measures by midpoint and make adjustments within 6 months</li> </ul>	To be completed by December 2023, outreach and promote lot consolidation to the development community/property owners, and publish and maintain updated information on the City's lot consolidation processes and fees online and at City Hall.	City will evaluate as part of the Housing Element Visioning program,
Development of Large Sites	<ul style="list-style-type: none"> <li>• Evaluate the development status of the five identified large candidate sites within three years of the applicable zoning amendments being completed. If the sites show no indication of development progress including the assumed density and affordability, the City will review current RHNA progress and identify additional candidate sites within one-year if necessary.</li> <li>• Continue outreach to property owners through annual meetings. Provide technical assistance, incentives, and strategies as appropriate to facilitate the development of affordable housing, including parceling at appropriate sizes or other tools.</li> <li>• Promote development of large sites at the densities and affordability levels identified within the housing element.</li> <li>• Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the initial development phases and when applications come into the City for the identified parcels.</li> </ul>	Direct outreach to property owners two times per year throughout the planning period. Review of development progress and potential identification of additional candidate housing sites following the schedule within the objectives.	<p>Planning Division keeps a record of properties where the property owners have expressed interest in housing development. Staff provides initial comments and discuss development review process with potential developers.</p> <p>City will continue to reach out to property owners of candidate sites as part of the Housing Element Visioning effort and rezoning project - and track status of implementation after completion of the rezoning effort.</p>
Review and Revise Findings	Review all approval findings for Conditional Use Permits, Design Review, and Master Plans and revise findings which are capable of being interpreted broadly, with the goal of improving housing cost, supply, timing of approvals, and approval certainty.	To be completed by December 2023.	City is currently reviewing CMMC Findings Section for listed applications - to be completed by December 2023

Fair Housing	Achieve the Metrics outlined in Table outlined in Program 4A: Fair Housing to address factors as contributing to fair housing issues in Costa Mesa.	Annually outreach to local organizations and lower income communities to discuss fair housing issues and promote actions to mitigate local contributing factors. Promote available funds, ownership information, and details on affordable housing units on the City's webpage by Winter 2025.	Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions, in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law. The City will continue current efforts to further fair housing as well as implement an inventory of comprehensive actions listed in the Housing Element – Chapter 4 (Program 4A).
Rental Housing Assistance	<ul style="list-style-type: none"> <li>• Participate in the Orange County Housing Authority's Housing Choice Vouchers program to provide rent subsidies to very low-income households provided funding is available.</li> <li>• Evaluate and offer rental housing assistance programs based on the availability of funding.</li> </ul>	Promote OCHA Housing Choice Voucher information and rental housing assistance programs, as available, on the City's website.	City promotes the Rental Assistance Program on the following website: <a href="https://www.costamesaca.gov/trending/rental-assistance-asistencia-de-alquiler">https://www.costamesaca.gov/trending/rental-assistance-asistencia-de-alquiler</a> and various housing programs on its Housing and Community Development Website: <a href="https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development">https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development</a>
Ownership Housing Assistance	<ul style="list-style-type: none"> <li>• Evaluate and adopt ownership housing assistance programs, such as a First-Time Home Buyer Program, based on the availability of funding.</li> <li>• Provide informational materials, online and at City Hall, on potential paths to home ownership and on assistance and resources available for first-time home buyers.</li> </ul>	Annually evaluate and, as funding is available, offer ownership housing assistance programs. Promote informational materials online and at City hall on potential paths to home ownership and on assistance and resources available by Winter 2025.	The City is currently evaluating program for ownership housing assistance; to be completed by Winter 2025
Fair Housing Assistance	Continue to contract with the Fair Housing Foundation and promote available services on the City's webpage.	Contract with the Fair Housing Foundation throughout the planning period and promote updated information on available services online by Winter 2025.	<ul style="list-style-type: none"> <li>• Adopted Resolution No. 2022-61</li> </ul> <p>Resolution of the City approving and authorizing submission of the Home-ARP Allocation Plan, a substantial amendment to the FY 2021-2022 Annual Action Plan for the application and expenditure of Home Investment Partnership Act American Rescue Partnership Funds to the United States Department of Housing and Urban Development. Utilize funds for 1. Development and Support of Affordable Housing; 2. Supportive Services including those defined at 24 CFR 578.53 e – including McKinney-Vento Supportive Services, Homelessness Prevention Services; and Housing Counseling Services</p>
Low Barrier Navigation Centers	Update the Zoning Code to permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of state law.	To be completed by December 2024.	The City will update applicable sections of its Zoning Code to permit Low Barrier Navigation Center Development and complete it by December 2024
Homeless Shelter	<ul style="list-style-type: none"> <li>• Continue to operate and maintain the Bridge Shelter throughout the planning period.</li> <li>• Promote information on services and assistance available to residents online on the City's website.</li> </ul>	Annually review and, if necessary, revise services and assistance programs available based on funding availability. Annually meet with homeless services providers to respond to the needs of persons experiencing homelessness and identify potential opportunities.	<ul style="list-style-type: none"> <li>• Award a professional service agreement to Bracken's Kitchen for commercial kitchen operation and meal services for the Costa Mesa Bridge Shelter</li> <li>• City executed a subrecipient agreement with the County of Orange to Accept Grant Funds for the Benefit of Bridge Shelter; approximately \$100,000 to support shelter and support services for people experiencing homelessness</li> </ul>
Assembly Bill 139	Review and update, as necessary, the Zoning Code to comply with parking requirements of AB 139 for emergency shelters.	To be completed by Winter 2025.	City will update applicable sections of its Zoning Code to address AB 139, by Winter 2025

Housing Education and Outreach Program	Develop an outreach program providing educational materials about the purpose and benefits of affordable housing options in the City.	Develop program by December 2023 and distribute materials by December 2024.	City will develop a program providing education materials about he purpose and benefits of affordable housing options in the City by Winter 2023
Partnerships with Local Organizations and Community Groups	Partner with local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources.	Initiate program by December 2024.	City will reach out to local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources. The City will complete the program by December 2024
General Comments			





Jurisdiction	Costa Mesa	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the ckcklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									







**NOTE: SB 9 PROJECTS ONLY.** This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.

**Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.**

Cells in grey contain auto-calculation formulas

[illegible]



Jurisdiction	Costa Mesa
Reporting Year	2022 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 500,000.00 <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	55000	\$0.00	In Progress	Other	\$B2 Grant other funding
Inclusionary Housing Ordinance	70000	\$20,486.88	In Progress	None	
General Plan Amendment and Zoning Actions necessary to implement the Housing Element	375000	\$0.00	Other (Please Specify in Notes)	None	to be started upon certification of the Housing Element

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	0	
Above Moderate		4	
Total Units		4	

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	24	
Low	Deed Restricted	0	
	Non-Deed Restricted	37	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	10	
Above Moderate		4	
Total Units		75	

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	3	
Low	Deed Restricted	0	
	Non-Deed Restricted	10	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	1	
Above Moderate		24	
Total Units		38	





## **Appendix A.1**

### **2015-2035 General Plan Goals, Objectives, Policies (2021)**

# **2015–2035 Costa Mesa General Plan Goals, Objectives, and Policies**

- 2021 Annual Review -

## 2015-2035 GENERAL PLAN GOALS AND POLICIES

Each element of the General Plan contains goals and policies based upon the needs and desires of the community, as derived from the previously adopted 2015-2035 General Plan, background research, planning staff, and members of the City Council.

A goal is defined as a broad vision of what the community wants to achieve or provide to residents, landowners, business owners and tourists. It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless. A policy is a specific statement that guides decision-making. It indicates a commitment of the City to a particular course of action. A policy is based on and helps implement a goal.

One of the objectives for the 2015-2035 General Plan and General Plan EIR was to review the 2000 General Plan goals, objectives, and policies for relevancy, completion and applicability for the long-term development in the City. City staff reviewed the goals, objectives, and policies in the 2000 General Plan and determined if the goals, objectives, and policies had been completed, and if not, determined their relevancy and applicability for the 2015-2035 General Plan. The following are the goals and associated objectives and policies that have been set for the Costa Mesa 2015-2035 General Plan.

At the conclusion of each goal, objective or policy is a statement within [brackets] that indicates one of four possible scenarios: 1) the goal, objective, or policy remains the same as the 2000 General Plan, 2) the goal, objective or policy has been modified from the 2000 General Plan statement for the 2015-2035 General Plan, 3) the goal, objective or policy is a new statement for the 2000 General Plan, or 4) in the case of the Housing Element, no changes were made to the goals, objectives or policies. Examples of the wording for the aforementioned scenarios are as follows:

- 1) [2000 GP Goal LU-1],
- 2) [2000 GP Policy LU-1A.4 – Modified for 2015-2035 GP],
- 3) [New Objective for 2015-2035 GP], and
- 4) [No Change].

## Land Use Element

The goals, objectives, and policies that address land use are as follows:

### **Goal LU-1:**

A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs [2000 GP Goal LU-1]

- Objective LU-1A:** Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure. [2000 GP Objective LU-1A]
- 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 needs of the business and residential segments of the community. [2000 GP Policy LU-1A.1]
  - LU-1.2 Balance economic gains from new development while preserving the character and densities of residential neighborhoods. [New Policy for 2015-2035 GP]
  - LU-1.3 Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities. [2000 GP Policy LU-1A.4]
  - LU-1.4 Promote housing and employment opportunities within planned development areas to the extent feasible. [2000 GP Policy LU-1A.5]
  - LU-1.5 Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services. [New Policy for 2015-2035 GP]

### **Goal LU-2:**

Preserve and Protect Residential Neighborhoods [2000 GP Goal LU-1]

- Objective LU-2A:** Promote land use patterns and development that contribute to community and neighborhood identity. [2000 GP Objective LU-1C]
- LU-2.1 In the event of damage or destruction, allow any legal conforming use in existence at the time of adoption of the General Plan that is located in a nonconforming development to be rebuilt to its original building intensity, as long as any such rebuilding would not increase the development's nonconformity, and the damage or destruction was in no way brought about by intentional acts of any owner of such use or property. [2000 GP Policy LU-2A.4]
  - LU-2.2 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines, and encourage undergrounding of utilities in the public right-of-way for residential development consisting of five units or more, to the extent feasible and practical. [2000 GP Policy LU-2A.9 – Modified for 2015-2035 GP]
  - LU-2.3 Develop standards, policies, and other methods to encourage the grouping of individual parcels to eliminate obsolete subdivision patterns and to provide improved living environments while being consistent with the neighborhood character of the surrounding community. [2000 GP Policy LU-2A.5 – Modified for 2015-2035 GP]

- LU-2.4 Do not allow "rounding up" when calculating the number of permitted residential units, except for lots existing as of March 16, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater may be rounded up to two units. [2000 GP Policy LU-2A.6]
- LU-2.5 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common-interest developments consistent with the neighborhood character. This policy does not apply to small lot subdivisions. [2000 GP Policy LU-2A.7]
- LU-2.6 Encourage increased private market investment in declining or deteriorating neighborhoods. [2000 GP Policy LU-2A.8]
- LU-2.7 Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access. [2000 GP Policy LU-1C.1]
- LU-2.8 Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing such as elderly, affordable, or student housing, unless otherwise approved by a General Plan amendment. (A four-story/five-level parking structure with roof deck parking on the fifth level is considered a four-story structure.) [2000 GP Policy LU-1C.2]
- LU-2.9 Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties. [2000 GP Policy LU-1C.4]
- LU-2.10 Promote lot consolidation of residential properties to the extent feasible and practical, including the creation of larger single-family residential lots that exceed the minimum 6,000-square-foot requirement in neighborhoods where the prevailing residential subdivision pattern features larger-sized residential lots. [2000 GP Policy LU-1C.5 – Modified for 2015-2035 GP]
- LU-2.11 Ensure adequate noise attenuation in urban design, such as walls for sound attenuation, development of landscaped greenbelts, provision of landscape berms, etc. [2000 GP Policy LU-1C.6 – Modified for 2015-2035 GP]

**Goal LU-3:**

Development that Maintains Neighborhood Integrity and Character [2000 GP Goal LU-1]

**Objective LU-3A:** Establish policies, standards, and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods. [2000 GP Objective LU-1F]

- 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. [2000 GP Policy LU-1F.1]
- LU-3.2 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings, and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard. [2000 GP Policy LU-1F.2]
- LU-3.3 Continue code enforcement as a high priority with regard to the regulation of property maintenance standards citywide. [2000 GP Policy LU-1F.3 – Modified for 2015-2035 GP]

- LU-3.4 Ensure that residential densities can be supported by the infrastructure and are compatible with existing residential neighborhoods in the surrounding area. [2000 GP Policy LU-1F.4 – Modified for 2015-2035 GP]
- LU-3.5 Provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood. [2000 GP Policy LU-1F.5]
- LU-3.6 Facilitate revitalization of aging commercial centers by working with property owners, developers, local businesses, and other community organizations to coordinate efforts. [New Policy for 2015-2035 GP]
- LU-3.7 Promote development/design flexibility that encourages older or poorly maintained high-density residential uses to be rehabilitated. [New Policy for 2015-2035 GP]
- LU-3.8 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods. [New Policy for 2015-2035 GP]
- LU-3.9 Locate high-intensity developments or high-traffic-generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense development or uses. [2000 GP Policy LU-1A.3]
- LU-3.10 Minimize effects of new development on the privacy and character of surrounding neighborhoods. [New Policy for 2015-2035 GP]
- LU-3.11 Promote small-lot residential development on long, narrow, single parcels or combined residential lots. [New Policy for 2015-2035 GP]
- LU-3.12 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development. [New Policy for 2015-2035 GP]
- LU-3.13 Prohibit construction of buildings which would present a hazard to air navigation, as determined by the Federal Aviation Administration (FAA). [2000 GP Policy LU-1C.3 – Modified for 2015-2035 GP]
- LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to federal and State law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development.” Land Use Element (page LU-18) refers to the threshold stated above. It shall be amended to refer to Filing FAA Form 7460-1 Notice of Construction and Alteration, and not to Form 7480-1. [New Policy for 2015-2035 GP]
- LU-3.15 The City will ensure that development proposals, including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements. [New Policy for 2015-2035 GP]

- LU-3.16 The City shall refer certain projects to the Airport Land Use Commission for Orange County, as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the Airport Environs Land Use Plan for John Wayne Airport. [New Policy for 2015-2035 GP]
- LU 3.17 New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft. [New Policy for 2015-2035 GP]

**Goal LU-4:**

New Development that Is Sensitive to Costa Mesa's Environmental Resources [2000 GP Goal LU-2]

**Objective LU-4A:** Encourage new development and redevelopment that protects and improves the quality of Costa Mesa's natural environment and resources. [2000 GP Objective LU-2A]

- LU-4.1 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the National Pollutant Discharge Elimination System Stormwater Permit during the planning, project review, and permitting processes. [2000 GP Policy LU-2A.10]
- LU-4.2 Avoid conversion of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and/or establish development guidelines that identifies these areas and protects them from erosion and sediment loss. [2000 GP Policy LU-2A.11]
- LU-4.3 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota. [2000 GP Policy LU-2A.12]
- LU-4.4 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies, and protect the integrity of the bluff crest. [2000 GP Policy LU-2A.13]
- LU-4.5 Promote integration of stormwater quality protection into construction and post-construction activities, as required by the NPDES Stormwater Permit and the City's Local Implementation Plan. [2000 GP Policy LU-2A.14]
- LU-4.6 Incorporate the principles of sustainability into land use planning, infrastructure, and development processes to reduce greenhouse gas emissions consistent with State goals. [New Policy for 2015-2035 GP]

**Goal LU-5:**

Adequate Community Services, Transportation System, and Infrastructure to Meet Growth [2000 GP Goal LU-1 and Goal LU-3]

**Objective LU-5A:** Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area. [2000 GP Objective LU-3A]

- LU-5.1 Pursue annexation of certain areas within the City's Sphere of Influence to provide land use regulation and city services within its jurisdiction. [2000 GP Policy LU-3A.1]
- LU-5.2 Strongly encourage protection and preservation of existing but underutilized school sites for future recreational, social, or educational uses. [2000 GP Policy LU-3A.2]

- LU-5.3 As appropriate and timely, consider the establishment of development impact fee program(s) to fund additional fire and police personnel, library facilities, and related equipment to meet the demands of additional growth in the City. [2000 GP Policy LU-3A.3 – Modified for 2015-2035 GP]
- LU-5.4 Require appropriate site and environmental analysis for future fire and police station site locations or for the relocation or closure of existing fire and police facilities. [2000 GP Policy LU-3A.4]
- LU-5.5 Ensure that new development pays its fair share of impact fees such as park fees and traffic impact fees. This can also include impact fees related to community services (police protection services and fire emergency response services) or library facilities, once adopted and applicable. [New Policy for 2015-2035 GP]
- LU-5.6 Promote development of revenue-generating land uses to help defray the costs of high quality public services. [New Policy for 2015-2035 GP]
- LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile. [New Policy for 2015-2035 GP]
- LU-5.8 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications. [2000 GP Policy LU-1D.1]
- LU-5.9 Phase or restrict future development in the City to that which can be accommodated by infrastructure at the time of completion of each phase of a multi-phased project. [2000 GP Policy LU-1D.2]
- LU-5.10 Building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. Building intensities for proposed new development projects shall not exceed the applicable floor area standards, except for the following conditions:
- (a) Limited deviations from the graduated floor-area ratio standards for the commercial and industrial land use designations may be approved through a discretionary review process. No deviation shall exceed a 0.05 increase in the FAR in the moderate traffic category, and no deviation shall be allowed in the very low, low, and high traffic categories. Deviations from the FAR standards shall not cause the daily trip generation for the property to be exceeded when compared to the existing daily trip generation for the site without the proposed project or maximum allowable traffic generation for the Moderate Traffic FAR category, whichever is greater.
  - (b) Additions to existing nonconforming nonresidential developments may be allowed if the additions do not affect the overall traffic generation characteristics of the development and if the additions do not substantially affect the existing height and bulk of the development. Additions to nonresidential developments shall be limited to those land uses with traffic generation rates based on variables other than building area square footage. Examples of such additions include, but are not limited to: 1) Hotels/motels: Increases in the size of hotel rooms or lobbies where no increase in the total number of rooms is proposed, and 2) theaters: Increases to “back-stage” support areas or lobbies where no increase in the total number of seats is proposed.
  - (c) In the above conditions, the new development shall be compatible with surrounding land uses.



- (d) Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council. [2000 GP Policy LU-1E.1 – Modified for 2015-2035 GP]
- LU-5.11 Development plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits. [2000 GP Policy LU-1E.2]
- LU-5.12 Development plans shall include an overall buildout plan, which can demonstrate the ability of the circulation system to support the proposed level of development. [2000 GP Policy LU-1E.3]
- LU-5.13 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area. [2000 GP Policy LU-1E.4]

**Goal LU-6:**

Economically Viable and Productive Land Uses that Increase the City's Tax Base [2000 GP Goal LU-1]

**Objective LU-6A:** Ensure the long-term productivity and viability of the community's economic base. [2000 GP Objective LU-1B]

- LU-6.1 Encourage a mixed of land uses that maintain and improve the City's long-term fiscal health. [New Policy for 2015-2035 GP]
- LU-6.2 Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers. [New Policy for 2015-2035 GP]
- LU-6.3 Continue to prioritize commercial and industrial park use of properties north of I-405 and within the Airport Industrial District. [New Policy for 2015-2035 GP]
- LU-6.4 Support the continued presence of incubator businesses in the action sports industry and jobs-producing businesses in the Westside. [New Policy for 2015-2035 GP]
- LU-6.5 Encourage revitalization of existing, older commercial and industrial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units. [New Policy for 2015-2035 GP]
- LU-6.6 Continue to encourage and retain land uses that generate sustainable sales and property tax revenues, including regional commercial destinations and automobile dealerships. [New Policy for 2015-2035 GP]
- LU-6.7 Encourage new and retain existing businesses that provide local shopping and services. [New Policy for 2015-2035 GP]
- LU-6.8 Provide efficient and timely review of development proposals while maintaining quality customer service standards for the business, development, and residential community. [New Policy for 2015-2035 GP]
- LU-6.9 Support the retention and growth of Class A office tenants, including corporate headquarters for the action sports industry, biotech, and high technology companies within the City. [New Policy for 2015-2035 GP]

**Objective LU-6B:** Encourage and facilitate activities that expand the City's revenue base. [New Objective for 2015-2035 GP]

- LU-6.10 Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base. [New Policy for 2015-2035 GP]
- LU-6.11 Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost. [New Policy for 2015-2035 GP]
- LU-6.12 Track retail trends and tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate the business mix. [New Policy for 2015-2035 GP]
- LU-6.13 Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses. [New Policy for 2015-2035 GP]
- LU-6.14 Improve ease and accessibility to information to capture opportunities for businesses to establish in Costa Mesa and bring high-skill and professional jobs and new revenue sources into the community. [New Policy for 2015-2035 GP]
- 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. [New Policy for 2015-2035 GP]
- LU-6.16 Examine options for the development of new infrastructure for new technologies and businesses that use those technologies. [New Policy for 2015-2035 GP]

**Objective LU-6C:** Retain and expand the City's diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique and prototype manufacturing, and industrial businesses. [New Objective for 2015-2035 GP]

- LU-6.17 Engage in activities that promote Costa Mesa as a great place to live, work, and develop a business. [New Policy for 2015-2035 GP]
- LU-6.18 Continue to work with surrounding cities to strengthen regional economic development. [New Policy for 2015-2035 GP]
- LU-6.19 Provide flexibility and support for development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility along major corridors outside of significant commercial or industrial nodes. [New Policy for 2015-2035 GP]

**Goal LU-7:**

A Sound Local Sustainable Economy that Attracts Investment, Creates Educational Opportunities, and Generates Employment Opportunities [New Goal for 2015-2035 GP]

- LU-7.1 Endeavor to create mixture of employment opportunities for all economic levels of residents and businesses. [New Policy for 2015-2035 GP]
- LU-7.2 Support linkages between local educational institutions and local industries and businesses. Foster training, collaboration with employers, and new innovative programs that increase job opportunities for residents and students attending school locally. [New Policy for 2015-2035 GP]
- LU-7.3 Foster and provide useful and efficient partnerships to implement economic opportunities with private, non-profit, or other public agencies. [New Policy for 2015-2035 GP]

- LU-7.4 Cultivate an entrepreneurial and academic environment that fosters innovation through non-traditional housing developments, flexible office spaces, experiential development, and ensuring the diversity of retail/service throughout the urban districts. [New Policy for 2015-2035 GP]
- LU-7.5 Support and provide flexibility for development projects and businesses which produce, care, and maintain material goods or fixed assets meant to support the production of market goods, especially for niche industries within the City of Costa Mesa. [New Policy for 2015-2035 GP]
- LU-7.6 Seek out opportunities to attract primary businesses within stable industries and support industries that already exist within the City. [New Policy for 2015-2035 GP]
- LU-7.7 Explore economic and employment opportunities to retain and strengthen the unique industry niches along Bristol and Paularino, in the Westside, on East 17th Street, and throughout North Costa Mesa. [New Policy for 2015-2035 GP]
- LU-7.8 Support the development of pedestrian plazas and gathering places, and institutional spaces, as well as the more efficient use of existing spaces, to support economic growth and branding of existing industries within the City. [New Policy for 2015-2035 GP]

**Goal LU-8:**

Promote a range of multiple uses at the Fairview Developmental Center site [New Goal for 2015-2035 GP]

- LU-8.1 In anticipation of the potential closure or repurposing of the Fairview Development Center site, the City will work with appropriate State agencies or private entity (if the property is sold) to plan for a complementary mix of low-scale residential, institutional, public facilities, open spaces, and recreational uses within a campus setting. [New Policy for 2015-2035 GP]

**Goal LU-9:**

Ensure that Fairgrounds uses are consistent with the General Plan designation [New Goal for 2015-2035 GP]

- LU-9.1 Discourage changes in the allowable uses specified in the Fairgrounds General Plan land use designation for the Orange County Fair & Event Center property. Ensure that amendments to this General Plan designation are approved by the electorate. [New Policy for 2015-2035 GP]

**Goal LU-10:**

Promote the growth of tourism [New Goal for 2015-2035 GP]

**Objective LU-10A:** Promote structural improvements of visitor-oriented land uses. [New Objective for 2015-2035 GP]

- LU-10.1 Engage with property owners, developers, and business owners to encourage the revitalization of the hotel/motels. [New Policy for 2015-2035 GP]

- LU-10.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include:
- a. Updating building mechanical, electrical, or plumbing to comply with current building standards
  - b. Updating physical improvements to the site
  - c. Adding hotel amenities to the site
  - d. Updating or improving the landscaping on the site
  - e. Updating or improving the façade of the building(s) [New Policy for 2015-2035 GP]

**Objective LU-10B:** Promote growth of visitor-oriented land uses. [New Objective for 2015-2035 GP]

- LU-10.3 Motel and hotel land uses should be encouraged to be located near major transportation corridors and close to key tourist/visitor draws, other recreation venues, the airport, regional, and general local shopping centers. [New Policy for 2015-2035 GP]

- LU-10.4 Consider the interest of quality of stay for visitors when evaluating projects near visitor-oriented land uses by requiring on-site amenities and upscale guest services. [New Policy for 2015-2035 GP]

**Objective LU-10C:** Promote uses and events that make visitor-oriented business more economically viable. [New Objective for 2015-2035 GP]

- LU-10.5 Celebrate and promote the arts, culture, and industries of Costa Mesa through special events, civic gatherings, and City marketing and tourism promotion efforts. [New Policy for 2015-2035 GP]

- LU-10.6 Promote the development of small-scale manufacturing uses or other uses that generate multiple secondary and tertiary markets that support business travel tourism-related uses. [New Policy for 2015-2035 GP]

- LU-10.7 Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County. [New Policy for 2015-2035 GP]

## Circulation Element

The goals, objectives, and policies that address circulation are as follows:

### **Goal C-1:**

Implement “Complete Streets” Policies on Roadways in Costa Mesa

Plan, develop, and implement a comprehensive transportation system that serves all users and modes of travel. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-1A:** Create a transportation network that meets the mobility needs of all Costa Mesa residents, businesses, and visitors. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-1.1: Update the City’s engineering standards for public and private streets to provide for safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users of all ages, abilities, and modes of travel. [New Policy for 2015-2035 GP]
- C-1.2: Allow for flexible use of public rights-of-way to accommodate all users of the street system while maintaining safety standards. [New Policy for 2015-2035 GP]
- C-1.3: Complete and annually maintain a needs assessment for traffic service levels and traffic safety. Develop and annually update a priority list of improvement projects, with priorities based on: 1) correcting identified hazards; 2) accommodating multimodal trips; 3) improving and/or maintaining peak-hour traffic volumes at critical intersections; 4) improving efficiency of existing infrastructure utilization; and 5) intergovernmental coordination. [2000 GP Policy CIR-2C.2]
- C-1.4: Pursue downgrade of arterials that no longer have the demand requiring their buildout to planned capacity. [New Policy for 2015-2035 GP]
- C-1.5: Implement road diets on street segments with excess capacity to enhance bicycle and pedestrian facilities. [New Policy for 2015-2035 GP]
- C-1.6: Encourage the conversion of excess on-street parking spaces for expanded sidewalk gathering places or landscaping. [New Policy for 2015-2035 GP]
- C-1.7: Encourage community participation in City processes and programs focused on improving mobility and transportation facilities. [New Policy for 2015-2035 GP]
- C-1.8: Pursue downgrade of 17th Street from 6-lane Major Arterial to 4-lane Primary Arterial between Orange Ave and Tustin Avenue, through Master Plan of Arterial Highways (MPAH) Amendment process with the Orange County Transportation Authority. [New Policy for 2015-2035 GP]

**Objective C-1B:** Preserve the character of our residential neighborhoods. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-1.9: Implement traffic calming measures that discourage speeding and cut-through traffic on residential streets. [2000 GP Policy CIR-1A.14]
- C-1.10: Encourage non-motorized transportation in residential areas by providing sidewalks and implementing bicycle friendly design of local streets. [New Policy for 2015-2035 GP]
- C-1.11: Reduce or eliminate intrusion of traffic related to non-residential development on local streets in residential neighborhoods. [New Policy for 2015-2035 GP]

- C-1.12: Prioritize intersection improvements which improve through traffic flow on Major, Primary, and Secondary Arterials, and reduce impacts on local neighborhood streets with emphasis on pedestrian safety. [2000 GP Policy CIR-1A.14]
- C-1.13: Promote engineering improvements such as physical measures constructed to lower speeds, improve safety, and otherwise reduce the impacts of motor vehicles. [New Policy for 2015-2035 GP]
- C-1.14: Design and Implement transportation projects to meet local and regional system capacity needs in accordance with the Master Plan of Streets and Highways. [New Policy for 2015-2035 GP]
- C-1.15: Implement neighborhood approved traffic-calming measures in residential neighborhoods and appropriate commercial areas, such as street narrowing, curb extensions, roundabouts, landscaped medians, and radar speed feedback signs. [New Policy for 2015-2035 GP]
- C-1.16: Establish priority-ranking system to evaluate traffic-calming requests for implementation throughout the City. [New Policy for 2015-2035 GP]
- C-1.17: Pursue programs that reduce vehicle speeds and cut-through traffic on local streets. [New Policy for 2015-2035 GP]

**Goal C-2:**

Effectively Manage and Improve the Roadway System

Develop and maintain a robust and efficient vehicular circulation network. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-2A:** Implement policies that encourage and accommodate all users while maintaining the efficiency of the circulation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-2.1: Establish a citywide crosswalk policy to address installation, maintenance, removal, and enhancements of crosswalks at intersections and mid-block locations. Crosswalk locations and treatment will be based on criteria including, but not limited to safety, traffic volume, and concentration of pedestrian activity. Potential enhancements may include leading pedestrian intervals at signalized intersections, bulb-outs, and median refuges to reduce crossing distances. [New Policy for 2015-2035 GP]
- C-2.2: Avoid creation of frequent driveways for new development access in active pedestrian areas that create conflict points between pedestrians and vehicles. [New Policy for 2015-2035 GP]
- C-2.3: Encourage commercial property owners to use shared driveway access and interconnected roads within blocks, where feasible. Require driveway access closures or consolidations, or both when a site is remodeled or redeveloped. [New Policy for 2015-2035 GP]
- C-2.4: Collaborate with law enforcement and public safety organizations to coordinate policies and programs that would reduce injuries and deaths on the roadways. [New Policy for 2015-2035 GP]
- C-2.5: Designate routes for truck traffic to minimize potential conflicts between trucks and cars, pedestrians, bicycles, transit, and vehicle access and circulation. Establish by ordinance a truck map that depicts allowable truck routes within the City. [New Policy for 2015-2035 GP]

- C-2.6: Periodically review and update traffic signal timing at all signalized intersections to maintain traffic signal coordination and to accommodate bicycle and pedestrian needs. [New Policy for 2015-2035 GP]
- C-2.7: Develop new traffic level of services criteria in accordance with SB 743 to meet the California Environmental Quality Act (CEQA). [New Policy for 2015-2035 GP]
- C-2.8: Continue the use of the Intersection Capacity Utilization (ICU) methodology to address local traffic level of service and impacts, with Level of Service "D" as the threshold for meeting the City's significance criteria. [New Policy for 2015-2035 GP]

**Objective C-2B:** Construct street improvements and apply congestion management tools to obtain efficient performance of the transportation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-2.9: Incorporate the street system improvements identified in the General Plan Environmental Impact Report (EIR) into the Capital Improvement Program. [New Policy for 2015-2035 GP]
- C-2.10: Continue to deploy intelligent transportation systems (ITS) strategies—such as adaptive signal controls, fiber optic communication equipment, closed circuit television cameras, real-time transit information, and real-time parking availability information—to reduce traffic delays, lower greenhouse gas emissions, improve travel times, and enhance safety for drivers, pedestrians, and cyclists. [New Policy for 2015-2035 GP]
- C-2.11: Investigate all operational measures, including the use of one-way streets, to improve traffic circulation and to minimize congestion for all travel modes. [New Policy for 2015-2035 GP]
- C-2.12: Investigate and utilize state-of-the-art transportation system management technology and industry practices to address recurring and non-recurring traffic events (i.e., special events, incident/emergency management). [New Policy for 2015-2035 GP]
- C-2.13: Continue to evaluate and pursue design and operational improvements (medians, driveway closures, signal synchronization or phasing, parking or turn restrictions, etc.) to improve the efficiency of intersections. [2000 GP Policy CIR-2A.4]

### **Goal C-3:**

Enhance Regional Mobility and Coordination

Encourage development of a regional transportation network that addresses regional mobility needs for all modes of travel. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-3A:** Promote development of transportation projects along regional corridors. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-3.1: Maintain compliance with Orange County Congestion Management Plan (CMP) requirements, including consistency with CMP level of service standards, adoption of a seven-year capital improvement program, analysis of impacts of land use decisions on the CMP highway system, and adoption and implementation of deficiency plans when intersections do not meet adopted performance standards. [New Policy for 2015-2035 GP]

- C-3.2: Support the goals and objectives of the Orange County Long Range Transportation Plan, including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure. [New Policy for 2015-2035 GP]
- C-3.3: Support the goals and objectives of the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure. [New Policy for 2015-2035 GP]
- C-3.4: Coordinate signal timing on all major arterials with a local signal synchronization program consistent with the Orange County Traffic Signal Synchronization Master Plan (TSSMP). [2000 GP Policy CIR-2A.2 – Modified for 2015-2035 GP]
- C-3.5: Ensure Costa Mesa’s input, participation, and discretionary review of applicable region-wide transportation system policies, programs, and construction. [New Policy for 2015-2035 GP]
- C-3.6: Develop short-term and long-term improvements to the SR-55 corridor in coordination with Caltrans and OCTA to address regional mobility needs. [New Policy for 2015-2035 GP]
- C-3.7: Promote the City’s preferred alternative of undergrounding the SR-55 freeway south of 19th Street within the City limits. [New Policy for 2015-2035 GP]
- Objective C-3B:** Coordinate and partner with local and regional agencies to promote projects and policies that improve regional mobility. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]
- C-3.8: Coordinate with adjacent jurisdictions to maintain or improve mobility within the City to achieve a standard Level of Service no worse than “D” at all intersections under State or joint control. Intersection Level of Service analyses for General Plan conditions for locations under State or joint control will be updated periodically and presented to the City Council. [2000 GP Policy CIR-1A.12]
- C-3.9: Consult with Caltrans and OCTA regarding the I-405 widening project to minimize adverse impacts to Costa Mesa’s neighborhoods, businesses, and streets. [New Policy for 2015-2035 GP]
- C-3.10: Coordinate with OCTA and other jurisdictions to remove Gisler Avenue Bridge over the Santa Ana River from the City’s Master Plan of Streets and Highways and County’s Master Plan of Arterial Highways. [2000 GP Policy CIR-1A.18]
- C-3.11: Collaborate with Caltrans and neighboring jurisdiction to improve signal timing and coordination along major arterials across jurisdictional boundaries. [2000 GP Policy CIR-2A.3 – Modified for 2015-2035 GP]
- C-3.12: Work closely with the State of California and other government agencies to control traffic-related impacts of uses on State- or other agency-owned land (i.e., Orange County Fairgrounds, Orange Coast College, etc.). [2000 GP Policy CIR-1A.17]
- C-3.13: Coordinate with other responsible agencies the planning, funding, prioritization, and implementation of bicycle, pedestrian, and transit programs and supporting infrastructure. [New Policy for 2015-2035 GP]



**Goal C-4:**

Promote Transportation Demand Management, Transit, and Efficiency

Utilize Transportation Demand Management strategies to manage demand and maximize available capacity. [2000 GP Goal CIR-2 – Modified for 2015-2035 GP]

**Objective C-4A:** Encourage greater utilization of Transportation Demand Management (TDM) strategies to reduce dependence on single-occupancy vehicles. [2000 GP Objective CIR-2A – Modified for 2015-2035 GP]

- C-4.1: Support South Coast Air Quality Management District (SCAQMD) trip reduction programs, including park and ride lots, transit subsidies, carpool and vanpool programs, flexible working hours, bicycle facilities, and other traffic reduction strategies. [New Policy for 2015-2035 GP]
- C-4.2: Support local and multi-jurisdictional car-sharing and bike-sharing programs. [New Policy for 2015-2035 GP]
- C-4.3: Consider implementing park-once approaches for multiuse districts and regional destinations areas. [New Policy for 2015-2035 GP]
- C-4.4: Embrace innovative parking solutions that reduce the required spaced needed for parking, such as automated parking lifts and elevators. [New Policy for 2015-2035 GP]
- C-4.5: Encourage and provide incentives for commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars. [New Policy for 2015-2035 GP]
- C-4.6: Encourage and support programs that increase vehicle occupancy, including the provision of traveler information, shuttles, preferential parking for carpools/vanpools, transit pass subsidies, and other methods. [New Policy for 2015-2035 GP]
- C-4.7: Promote the combination of TDM measures as much more effective than any single measure. [New Policy for 2015-2035 GP]
- C-4.8: Require discussion of transportation system management (TSM) and TDM measures in all EIRs prepared for major projects. [2000 GP Policy Policy CIR-2D.5]
- C-4.9: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use. [2000 GP Policy CIR-1A.8]
- C-4.10: Allow the application of transportation management rideshare programs, integration of complementary land uses, and other methods to reduce project related average daily and peak hour vehicle trips to achieve consistency with allocated trip budgets. [2000 GP Policy CIR-1A.10]

**Objective C-4B:** Promote regional and local transit services as an alternative to automobile travel. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-4.11: Ensure that roadways designated as transit routes can accommodate transit vehicle circulation and convenient pedestrian access to and from transit stops. [2000 GP Policy CIR-1A.11 – Modified for 2015-2035 GP]
- C-4.12: Review all capital improvement projects to ensure improvements located on existing and planned transit routes include modification of street, curb, and sidewalk configurations to allow for easier and more efficient transit operations and improved passenger access. [New Policy for 2015-2035 GP]

- C-4.13: Provide transit stop amenities that facilitate access to and from transit stops and transfer locations. These may include pedestrian pathways approaching stops, high-quality benches and shelters, traveler information systems (real-time transit arrival information), and bike storage and bicycle connections. Bus stops should accommodate timed transfers between buses and other transit services where necessary. [New Policy for 2015-2035 GP]
- C-4.14: Encourage new development along major transit corridors to provide efficient and safe access to transit stops and public sidewalks. [New Policy for 2015-2035 GP]
- C-4.15: Support and participate with OCTA ACCESS Service in providing transportation assistance to senior citizens and the disabled. [New Policy for 2015-2035 GP]
- C-4.16: Consult with OCTA for transit services, such as changes to bus routes, bus stops, and hours of operation. Additionally, coordinate with OCTA for changes to transit services provided for seniors, the disabled, and transit dependent populations. [New Policy for 2015-2035 GP]
- C-4.17: Consult with the Newport-Mesa Unified School District to maintain school bus services provided for local schoolchildren. [New Policy for 2015-2035 GP]
- C-4.18: Coordinate with OCTA to improve transit services in the City, including strategies such as bus rapid transit, express services, community circulators, and other strategies. [New Policy for 2015-2035 GP]
- C-4.19: Encourage new local transit programs in coordination with OCTA, consisting of shuttle services to local and regional destinations. [New Policy for 2015-2035 GP]
- C-4.20: Coordinate with OCTA to construct bus turnouts at appropriate locations, with attractive shelters designed for safe and comfortable use. [2000 GP Policy CIR-2B.1]
- C-4.21: Require discussion of transit service needs and site design amenities for transit ridership in EIR for major projects. [2000 GP Policy CIR-2D.4]

**Goal C-5:**

Ensure Coordination between the Land Use and Circulation Systems

Facilitate close coordination between development of land use and circulation system. [2000 GP Goal CIR-2 – Modified for 2015-2035 GP]

**Objective C-5A:** Coordinate land use policies and development activities that support a sustainable transportation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-5.1: Ensure that new development projects are consistent with the vehicular trip budgets, where adopted. [New Policy for 2015-2035 GP]
- C-5.2: Require that large developments and redevelopments provide short-term and long-term vehicular traffic impact studies. [New Policy for 2015-2035 GP]
- C-5.3: Encourage permitted General Plan land uses which generate high traffic volumes to be located near major transit and transportation corridors to minimize vehicle use, congestion, and delay. [2000 GP Policy CIR-1A.9]
- C-5.4: Maintain balance between land use and circulation systems by phasing new developments to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project. [2000 GP Policy GM-1A.2 and Policy CIR-1A.16]

- C-5.5: Promote development of mixed-use projects to reduce number of vehicle trips. [New Policy for 2015-2035 GP]
- C-5.6: Coordinate the design and improvement of pedestrian and bicycle ways in major residential, shopping and employment centers, parks, schools, other public facilities, public transportation facilities, and bicycle networks with adjacent cities. [2000 GP Policy CIR-1A.3]
- C-5.7: Require dedication of right-of-way, in an equitable manner, for development that increases the intensity of land use. [2000 GP Policy CIR-1A.6]
- C-5.8: Minimize circulation improvements that will necessitate the taking of private property on existing developed properties. [2000 GP Policy CIR-1A.19]
- C-5.9: Require that circulation necessary to provide or attain the minimum traffic level of service standard at an intersection to which a development project contributes measureable traffic be completed within three years of issuance of the first building permit for such development project, unless additional right-of-way or coordination with other government agencies is required to complete the improvement. Improvements may be required sooner if, because of extraordinary traffic generation characteristics of the project or extraordinary impacts to the surrounding circulation system, such improvements are necessary to prevent significant adverse impacts. [2000 GP Policy CIR-2D.1]
- C-5.10: Allow for construction of circulation improvements for a phased development project to be constructed commensurate with the project construction, based upon the findings of a traffic study approved by the City of Costa Mesa. [2000 GP Policy CIR-2D.2]
- C-5.11: Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project. [2000 GP Policy GM-1A.2 and Policy CIR-1A.16]
- C-5.12: Support consistency with the Orange County Sustainable Communities Strategy (OC SCS) and SCAG RTP/SCS by providing an integrated land use and transportation plan to meet mandated emissions reduction targets consistent with SB 375. [New Policy for 2015-2035 GP]
- Objective C-5B:** Establish strategies and processes that allow large developments to analyze and mitigate traffic impacts and infrastructure needs. [2000 GP Objective CIR-2D – Modified for 2015-2035 GP]
- C-5.13: Require that new development projects improve access to and accommodations for multimodal transportation. [New Policy for 2015-2035 GP]
- C-5.14: Require developers of new building and redevelopment/reuse projects as part of the project development review process that are located along bus routes to pay a designated fair share of the cost of providing improved bus stop facilities and related street furniture or, where appropriate, dedicate land for improved bus stop facilities. [New Policy for 2015-2035 GP]
- C-5.15: Consider the needs of the transportation and infrastructure system early for large developments and coordinate with developers to design projects that minimize traffic impacts and infrastructure demands, and implement complete streets wherever feasible. Alternatively, address transportation and infrastructure system impacts through the implementation of development agreements. [New Policy for 2015-2035 GP]

**Goal C-6:**

Fund and Evaluate the City's Transportation Network

Explore opportunities to secure funding for enhancing the circulation system. [New Goal for 2015-2035 GP]

**Objective C-6A:** Pursue funding sources to maintain and enhance the transportation and infrastructure system. [2000 GP Objective CIR-2C – Modified for 2015-2035 GP]

- C-6.1: Evaluate traffic collision data regularly, and identify top collision locations for automobiles, bicycles, pedestrians, transit in Costa Mesa. Develop appropriate countermeasures and pursue funding from all available sources to implement them. [New Policy for 2015-2035 GP]
- C-6.2: Continue to develop and maintain long-range capital improvement programs consistent with the General Plan and M2 eligibility requirements. [New Policy for 2015-2035 GP]
- C-6.3: Coordinate with OCTA to fund, develop, and maintain a Master Plan of Streets and Highways consistent with the Master Plan of Arterial Highways (MPAH). [New Policy for 2015-2035 GP]
- C-6.4: Require a locally collected and administered traffic mitigation fee program to guarantee that new development pays for its fair share toward improvements resulting in reductions in air pollutant and GHG emissions and traffic impacts generated by the development. [New Policy for 2015-2035 GP]
- C-6.5: Actively pursue local, State, and federal funding to implement, maintain, and evaluate the transportation and infrastructure system. [New Policy for 2015-2035 GP]
- C-6.6: Supplement funding from annual fees or assessments on existing and new development with grants and other nonlocal sources. [New Policy for 2015-2035 GP]
- C-6.7: Develop strategies to implement an infrastructure and transportation system to be consistent with State policies on resiliency and sustainability. [New Policy for 2015-2035 GP]
- C-6.8: Amend the General Plan, if necessary, to be responsive to evolving funding requirements and to comply with State and federal regulations affecting the goals and policies of the Circulation Element. [New Policy for 2015-2035 GP]
- C-6.9: Coordinate with OCTA and Caltrans to seek funding and implementation solutions to improve Newport Boulevard at the terminus of the State Route 55 freeway to relieve congestion from regional traffic. [2000 GP Policy CIR-2A.1 Modified for 2015-2035 GP]
- C-6.10: Review the City's transportation impact fee program on a regular basis, and adjust fees as needed to ensure that funding is available for planned transportation improvements that will benefit all travel modes. [New Policy for 2015-2035 GP]
- C-6.11: Prioritize funding and timing for implementing transportation improvements. Consider prioritizing multimodal projects that provide the most benefit to all users. [New Policy for 2015-2035 GP]
- C-6.12: Require that every new development project pay its share of costs associated with the mitigation of project generated impacts. [New Policy for 2015-2035 GP]

- C-6.13: Measure M2 sales tax revenues shall not be used to replace private funding which has been committed for any project. [2000 GP Policy GM-1A.5 – Modified for 2015-2035 GP]
- C-6.14: The City's seven-year capital improvement program shall be adopted and maintained in conformance with the provisions of Measure M2 for the purpose of maintaining the established level of service standard. [2000 GP Policy GM-1A.6 – Modified for 2015-2035 GP]
- C-6.15: Maintain a traffic impact fee for circulation system improvements to the Master Plan of Streets and Highways; review and update fees on a regular basis. [2000 GP Policy GM-1A.4 AND Policy CIR-2D.3 – Modified for 2015-2035 GP]
- Objective C-6B:** Evaluate the transportation system to ensure that it meets the City's circulation goals. [2000 GP Objective CIR-2A – Modified for 2015-2035 GP]
- C-6.16: Provide an annual Capital Improvement Program General Plan consistency report. [New Policy for 2015-2035 GP]
- C-6.17: Provide annual public review of implementation status reports of goals, policies, and objectives stated in the Circulation Element. [New Policy for 2015-2035 GP]
- C-6.18: Adopt and seek out methods and processes that provide appropriate and accurate data for evaluating the performance of the transportation and infrastructure system. [New Policy for 2015-2035 GP]

#### **Goal C-7:**

Promote a Friendly Active Transportation System in Costa Mesa

Create a bicycle and pedestrian friendly environment throughout Costa Mesa for all types of users and all trip purposes in accordance with the five "Es:" Education, Encouragement, Enforcement, Engineering, and Evaluation. [New Goal for 2015-2035 GP]

*The following recommendations are aimed at providing the maximum flexibility in meeting the goals and policies in this Circulation Element.*

#### **Bikeways and Pedestrian Paths**

- Objective C-7A:** Expand, enhance, and protect the existing bicycle and pedestrian network to provide a comprehensive, system of Class I, Class II, Class III, and Class IV facilities to increase connectivity between homes, jobs, schools transit, and recreational resources in Costa Mesa. [New Objective for 2015-2035 GP]
- Recommendation C-7.1: Develop an extensive bicycle and pedestrian backbone network through the use of standard and appropriate innovative treatments. [New Policy for 2015-2035 GP]
- Recommendation C-7.2: Plan and install new bicycle lanes on Major Arterials, where feasible and appropriate. [New Policy for 2015-2035 GP]
- Recommendation C-7.3: Plan and install shared lane markings ("sharrows") and signage on appropriate existing and planned bicycle routes where bicycle lane implementation is demonstrated to be infeasible. [New Policy for 2015-2035 GP]
- Recommendation C-7.4: Where feasible, Class I shared-use paths should be a priority for future developments. [New Policy for 2015-2035 GP]

Recommendation C-7.5:	Plan and install new shared-use paths in utility corridors and/or along flood control channels, and extend existing bicycle and shared-use paths. [New Policy for 2015-2035 GP]
Recommendation C-7.6:	Plan and complete north/south multi-purpose and bicycle routes through the City to augment the east/west route. [New Policy for 2015-2035 GP]
Recommendation C-7.7:	Consider the identification and feasibility of potential Class IV cycle tracks. [New Policy for 2015-2035 GP]
Recommendation C-7.8:	When feasible, implement the completion through regional coordination of the Costa Mesa roadway and trail segments of regional bikeway plans. [New Policy for 2015-2035 GP]
Recommendation C-7.9:	Encourage reallocation of roadway rights-of-way where appropriate to accommodate shared-use path and bicycle facilities, while preserving and respecting the character of each adjacent neighborhood. [New Policy for 2015-2035 GP]
Recommendation C-7.10:	Support bicycle improvement projects that close gaps in the regional bicycle network either by implementing specific projects recommended in the Plan or through other treatments. [New Policy for 2015-2035 GP]
Recommendation C-7.11:	Encourage bicycle projects that connect local facilities and neighborhoods to major bicycle corridors. [New Policy for 2015-2035 GP]
Recommendation C-7.12:	Work cooperatively with adjoining jurisdictions and local/regional agencies to coordinate bicycle planning, and implementation activities. Where required, develop consistent active transportation plans and policies with regional and adjacent agencies. [New Policy for 2015-2035 GP]
Recommendation C-7.13:	Prioritize safe access to major regional trails such as the OC Loop/Santa Ana River Trail and the Newport Back Bay Trail System. Where feasible, plan and provide a continuous low-stress Class I and/or Class IV facility from east to west across the city between these facilities. [New Policy for 2015-2035 GP]
Recommendation C-7.14:	Explore favorable opportunities to remove parking to accommodate bicycle lanes. [New Policy for 2015-2035 GP]
Recommendation C-7.15:	Identify favorable opportunities to retain parallel parking adjacent to sidewalks to maintain pedestrian safety. [New Policy for 2015-2035 GP]
Recommendation C-7.16:	Consider every street in Costa Mesa as a street that cyclists could use. [New Policy for 2015-2035 GP]
Recommendation C-7.17:	Link on-road and off-road bicycle and pedestrian facilities within Costa Mesa to existing and planned facilities in adjacent and regional jurisdictions. [New Policy for 2015-2035 GP]

- Recommendation C-7.18: Low-stress design techniques should be considered where necessary to attract a wide variety of users. [New Policy for 2015-2035 GP]
- Recommendation C-7.19: Establish designated safe routes to schools for biking and walking. [New Policy for 2015-2035 GP]
- Recommendation C-7.20: Designate walkable districts in the City. [New Policy for 2015-2035 GP]

#### **Bike and Pedestrian Facilities**

**Objective C-7B:** Provide end-of-trip facilities that support the bicycle network. [New Objective for 2015-2035 GP]

- Recommendation C-7.21: Provide bike parking and bike-related amenities at public facilities and along public rights-of-way. [New Policy for 2015-2035 GP]
- Recommendation C-7.22: Pursue public-private partnerships to furnish local businesses with secure bike parking and other related amenities. [New Policy for 2015-2035 GP]
- Recommendation C-7.23: Develop and adopt bicycle parking equipment standards for bicycle parking to be installed within the public right-of-way and post on the City website. [New Policy for 2015-2035 GP]
- Recommendation C-7.24: Work with local schools and colleges to provide ample and secure bike parking and other related amenities for students and employees. [New Policy for 2015-2035 GP]
- Recommendation C-7.25: Work with OCTA to maximize bicycle amenities, such as bus stop solar lighting and bicycle lockers, at high-volume transit stops. [New Policy for 2015-2035 GP]
- Recommendation C-7.26: Prioritize the installation of bicycle-scale and/or pedestrian-scale lighting. [New Policy for 2015-2035 GP]
- Recommendation C-7.27: Encourage and incentivize providing attended bicycle parking services, such as a bicycle valet, at major City events, OC Fair, Farmers' Markets, holiday festivals, and other community events. [New Policy for 2015-2035 GP]
- Recommendation C-7.28: Prioritize schools with the highest auto traffic volume during peak hours and insufficient parking for staff and parents. Plan and install bicycle facilities adjacent those schools. [New Policy for 2015-2035 GP]
- Recommendation C-7.29: Provide bike parking and bike-related amenities at public facilities and along public right-of-way. [New Policy for 2015-2035 GP]

### **“First and Last Mile” Programs**

<b>Objective C-7C:</b>	Encourage sustainable modes of transportation to fill gaps between the first and last miles of trips (walking, biking, ride sharing, transit, taxi and car-sharing). [New Objective for 2015-2035 GP]
Recommendation C-7.30:	Identify citywide infrastructure needed to create the interconnected multi-trail system. [New Policy for 2015-2035 GP]
Recommendation C-7.31:	Improve the quality, aesthetics, and safety of high-use pedestrian corridors. [New Policy for 2015-2035 GP]
Recommendation C-7.32:	Development and implement a bicycle sharing system. [New Policy for 2015-2035 GP]
Recommendation C-7.33:	Proposed new mode split goals: <ul style="list-style-type: none"> <li>• 50 percent motor vehicles</li> <li>• 10 percent transit</li> <li>• 10 percent bicycles</li> <li>• 20 percent walking</li> <li>• 10 percent carpools, taxi, transportation network company services, and car sharing [New Policy for 2015-2035 GP]</li> </ul>
Recommendation C-7.34:	Establish a goal for all trips of less than three miles to be 30 percent by bicycle, and establish a goal of less than 1 mile to be 30 percent by walking. [New Policy for 2015-2035 GP]
Recommendation C-7.35:	Consider implementing a small-scale transportation system to encourage mode shift to popular destinations as defined by users. [New Policy for 2015-2035 GP]

### **Goal C-8:**

#### **Create a Safer Place to Walk and Ride a Bicycle**

Provide a safe, convenient, and attractive bicycling and pedestrian environment. Apply design standards, enforcement of traffic laws, maintenance practices, and safety awareness campaigns to encourage and increase the use of bicycle and pedestrian facilities. [New Goal for 2015-2035 GP]

### **Design and Way-finding**

<b>Objective C-8A:</b>	Develop bicycle and pedestrian facilities with approved uniform design standards, and implementation of way-finding signage providing information on various destinations. [New Objective for 2015-2035 GP]
Recommendation C-8.1:	Require that all facilities be designed in accordance with the latest federal, state, and local standards. [New Policy for 2015-2035 GP]
Recommendation C-8.2:	Provide and maintain bicycle and pedestrian signal detectors, informational signage, and lighting, along City bikeways. [New Policy for 2015-2035 GP]



- Recommendation C-8.3: Develop, install and maintain a bicycle and pedestrian way-finding signage program to indicate route turns, the presence of intersecting bikeways, streets and distances to nearby local and major destinations. [New Policy for 2015-2035 GP]
- Recommendation C-8.4: Develop a list of acceptable plant materials for shared use paths that will not damage, create security problems or hazards for bicyclists. Incorporate canopy trees and native, drought-tolerant landscaping as a standard Class I facility (shared use path) feature. Encourage the use of sustainable drainage designs, such as bio-swailes. [New Policy for 2015-2035 GP]
- Recommendation C-8.5: Utilize Complete Streets elements as demonstrated in most recent versions of National Association of City Transportation Officials (NACTO) Urban Street Design Guide and Bikeway Design Guide. [New Policy for 2015-2035 GP]
- Recommendation C-8.6: Crosswalks will include high visibility crossing treatments. [New Policy for 2015-2035 GP]
- Recommendation C-8.7: Paint direction arrows on all bike lanes and bike paths to reduce the risk of collisions. [New Policy for 2015-2035 GP]

#### **Safety Enforcement and Reporting**

**Objective C-8B:** Continue and expand enforcement activities that enhance safety of bicyclists on bike paths and roadways. [New Objective for 2015-2035 GP]

- Recommendation C-8.8: Enforce laws that reduce bicycle/pedestrian/motor vehicle incidents and conflicts. [New Policy for 2015-2035 GP]
- Recommendation C-8.9: Train police officers on bicyclists' rights and responsibilities and bicycle/pedestrian/vehicle collision evaluation. [New Policy for 2015-2035 GP]
- Recommendation C-8.10: Utilize the City's bicycle-mounted patrol officer program to educate and enforce pedestrian and bicycle user violations not necessarily to punish, but to correct. [New Policy for 2015-2035 GP]
- Recommendation C-8.11: Promote efficient reporting mechanisms for behaviors that endanger cyclists and pedestrians. [New Policy for 2015-2035 GP]
- Recommendation C-8.12: Develop a partnership with the school community to establish and update suggested routes to schools for biking and walking. [New Policy for 2015-2035 GP]

#### **Safe Roadway Conditions**

**Objective C-8C:** Maintain bicycle and pedestrian facilities that are clear of debris and provide safe conditions for all users. [New Objective for 2015-2035 GP]

- Recommendation C-8.13: Establish routine maintenance schedule/standards for bicycle and pedestrian facilities such as sweeping, litter removal, landscaping, repainting of striping, signage, and signal actuation devices. [New Policy for 2015-2035 GP]

- Recommendation C-8.14: Encourage and empower citizens to report maintenance issues that impact bicyclist and pedestrian safety including, but not limited to, potholes, sidewalk lifting, and overgrown vegetation. [New Policy for 2015-2035 GP]
- Recommendation C-8.15: Establish procedures for responding to citizen reports in a timely manner. [New Policy for 2015-2035 GP]
- Recommendation C-8.16: Where feasible, reduce or eliminate conflict points such as driveways that cross the sidewalk. [New Policy for 2015-2035 GP]

### Safety Education

**Objective C-8D:** Increase education of bicycle and pedestrian safety through programs and training of school children and the public. [New Objective for 2015-2035 GP]

- Recommendation C-8.17: Create, fund, and implement bicycle-safety curricula and provide to the public, tourists, various ethnic groups, diverse ages and disadvantaged communities. [New Policy for 2015-2035 GP]
- Recommendation C-8.18: Provide multilingual bicycle-safety maps and brochures (print and electronic versions) in languages that are widely used in Costa Mesa. [New Policy for 2015-2035 GP]
- Recommendation C-8.19: Encourage schools to develop and provide bicycle-safety curricula for use in elementary, middle, and high schools, such as the Bicycle Rodeo events. [New Policy for 2015-2035 GP]
- Recommendation C-8.20: Support marketing and public awareness campaigns aimed at improving bicycle and pedestrian safety. [New Policy for 2015-2035 GP]
- Recommendation C-8.21: Provide a user education program developed and promoted to encourage proper trail use and etiquette. [New Policy for 2015-2035 GP]
- Recommendation C-8.22: Work with local bicycle advocacy organizations to develop, promote and support a series of bicycle education classes. Include information on bicycle safety, maintenance, and security. [New Policy for 2015-2035 GP]
- Recommendation C-8.23: Develop and distribute education material regarding bicycle and pedestrian responsibilities and laws. [New Policy for 2015-2035 GP]

### Safety Data

**Objective C-8E:** Monitor and analyze bicycle and pedestrian safety. [New Objective for 2015-2035 GP]

- Recommendation C-8.24: Request bicycle and pedestrian collision reports from local law enforcement periodically and consider improvements to address problem areas. [New Policy for 2015-2035 GP]

- Recommendation C-8.25: Establish an expedited process to report maintenance and safety concerns, e.g. pavement markings (sharrows, missing bike lane lines), ramps, curb cut-outs, broken walk/bike signal buttons, signage, minor maintenance of bike lanes/paths (street/path sweeping, minor surface patching, inoperable traffic signal bicycle detection). [New Policy for 2015-2035 GP]
- Recommendation C-8.26: Conduct Roadside Safety Audits (RSAs) on a regular basis to provide periodic snapshots of roadway safety, including bicycle, pedestrian, equestrian, skateboard, and other non-motorized modes of travel. [New Policy for 2015-2035 GP]

**Goal C-9:**

Integrate Active Transportation Elements into Circulation System and Land Use Planning

Provide bikeway and walkway facilities that are integrated with other transportation systems and land use planning decisions. [New Goal for 2015-2035 GP]

**Land Use Planning Decisions and Active Transportation**

**Objective C-9A:** Consider bicycle and pedestrian facilities during land use planning process. [New Objective for 2015-2035 GP]

- Recommendation C-9.1: Incorporate the Costa Mesa Bicycle and Pedestrian Master Plan into the City's General Plan. [New Policy for 2015-2035 GP]
- Recommendation C-9.2: Ensure that all current and proposed land use planning is consistent with the Costa Mesa Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]
- Recommendation C-9.3: Require new developments provide adequate bicycle parking and pedestrian access. [New Policy for 2015-2035 GP]
- Recommendation C-9.4: Collaborate with property owners to increase bicycle parking over time. [New Policy for 2015-2035 GP]
- Recommendation C-9.5: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use. [New Policy for 2015-2035 GP]
- Recommendation C-9.6: Provide a fully integrated network of modern active transportation facilities to and from major activity centers and residential centers. [New Policy for 2015-2035 GP]
- Recommendation C-9.7: Identify areas where an increase in the need for active transportation can reasonably be anticipated due to housing/business growth. [New Policy for 2015-2035 GP]
- Recommendation C-9.8: Make commercial and recreational areas more enjoyable for pedestrians by implementing measures such as providing shade, planting trees, eliminating visible parking lots and vacant land, and minimizing long stretches of building façade. [New Policy for 2015-2035 GP]
- Recommendation C-9.9: Develop creative, artistic, and functional bicycle parking solutions, and install them throughout the City as a standard. [New Policy for 2015-2035 GP]

### Active Transportation in Developments

**Objective C-9B:** Integrate bicycle and pedestrian facility improvements during planning, design and implementation of transportation projects. [New Objective for 2015-2035 GP]

- |                        |                                                                                                                                                                                                                                              |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recommendation C-9.10: | Promote the preservation of bicycle access within all roadway rights-of-way, as well as the development of innovative, safety-enhanced on-street facilities, such as bicycle boulevards and cycle tracks. [New Policy for 2015-2035 GP]      |
| Recommendation C-9.11: | Establish bike boulevards on streets with low traffic volumes and slow speeds to encourage bicycling. [New Policy for 2015-2035 GP]                                                                                                          |
| Recommendation C-9.12: | Proactively seek new opportunities for acquisition of abandoned rights-of-way and other lands for the development of new multi-use pathways that integrate with the planned network. [New Policy for 2015-2035 GP]                           |
| Recommendation C-9.13: | Improve the safety of all road users through the implementation of neighborhood traffic-calming treatments. [New Policy for 2015-2035 GP]                                                                                                    |
| Recommendation C-9.14  | Detours through or around construction zones should be designed for safety and convenience, and with adequate signage for cyclists and pedestrians. [New Policy for 2015-2035 GP]                                                            |
| Recommendation C-9.15: | Provide opportunity for public input prior to the removal of an existing bicycle or pedestrian facility or the approval of any development or street improvement that would preclude these planned facilities. [New Policy for 2015-2035 GP] |

### **Goal C-10:**

Promote an Active Transportation Culture

Develop educational and promotional programs to increase bicycle and pedestrian usage that respects and accommodates all users to foster a more balanced transportation system. [New Goal for 2015-2035 GP]

### **An Active Transportation Culture**

**Objective C-10A:** Encourage more people to walk and bicycle by supporting programs that foster community support for bicycling and walking, and raise public awareness about active transportation. [New Objective for 2015-2035 GP]

- |                        |                                                                                                                                                                                                                                        |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recommendation C-10.1: | Support marketing and public awareness campaigns through a variety of media aimed at promoting bicycling and walking as a safe, healthy, cost-effective, environmentally friendly transportation choice. [New Policy for 2015-2035 GP] |
| Recommendation C-10.2: | Support programs aimed at increasing bicycle and walk trips by providing incentives, recognition, or services that make bicycling and walking a more convenient transportation mode. [New Policy for 2015-2035 GP]                     |

Recommendation C-10.3:	Promote bicycling and walking at City-sponsored and public events, such as Earth Day, Bike to Work Day/Month, farmers' markets, public health fairs, art walks, craft fairs, and civic events. [New Policy for 2015-2035 GP]
Recommendation C-10.4:	Encourage and promote bicycle related businesses within Costa Mesa including, but not limited to, involvement of civic clubs and organizations. [New Policy for 2015-2035 GP]
Recommendation C-10.5:	Promote active transportation events in Costa Mesa to raise awareness and encourage bicycling, including, but not limited to, those that may involve temporary road closures, bike to work/school, senior walks, historic walks, and ciclovías. [New Policy for 2015-2035 GP]
Recommendation C-10.6:	Encourage major employment centers and employers to promote commuting by bicycle including the use of flex-time work schedules to support non-rush bicycle commuting. Build a coalition with City, businesses, schools, and residents to promote active transportation. [New Policy for 2015-2035 GP]
Recommendation C-10.7:	Encourage participation in bicycle and pedestrian promotion activities by education facilities, arts programs, active transportation clubs, and entertainment providers. [New Policy for 2015-2035 GP]
Recommendation C-10.8:	Achieve "Silver Level Bicycle Friendly Community" by League of American Bicyclists by 2025. [New Policy for 2015-2035 GP]
Recommendation C-10.9:	Achieve "Walk Friendly Community" status from WalkFriendly.org by 2025. [New Policy for 2015-2035 GP]
Recommendation C-10.10:	Achieve "HEAL City" designation by 2017. [New Policy for 2015-2035 GP]

#### **Goal C-11:**

Promote the Positive Air Quality, Health, and Economic Benefits of Active Transportation

Encourage active transportation by promoting air quality, health, and economic benefits, and by pursuing multiple sources of funding for active transportation programs and facilities. [New Goal for 2015-2035 GP]

#### **Improving the Environment with Active Transportation**

<b>Objective C-11A:</b>	Improve air quality and public health and reduce ambient noise by promoting Active Transportation programs. [New Objective for 2015-2035 GP]
Recommendation C-11.1:	Determine baseline emissions levels, then track and communicate changes in emissions as modes of transportation trips shift to encourage more walking and biking. [New Policy for 2015-2035 GP]
Recommendation C-11.2:	Improve the quality of life in Costa Mesa by reducing neighborhood traffic and noise. [New Policy for 2015-2035 GP]

Recommendation C-11.3: Increase pedestrian and bicycle trips, thereby reducing vehicle trips and vehicle miles Traveled. [New Policy for 2015-2035 GP]

Recommendation C-11.4: Coordinate with appropriate federal, state, and county health agencies on active transportation programs to achieve health benefits. [New Policy for 2015-2035 GP]

#### **Economic and Other Incentives**

**Objective C-11B:** Provide economic incentives for expanding and enhancing bicycle and pedestrian facilities. [New Objective for 2015-2035 GP]

Recommendation C-11.5: Incentivize the business community to support pedestrians and bicycle users in tangible ways. [New Policy for 2015-2035 GP]

Recommendation C-11.6: Partner with the business and school communities to create a marketing strategy to encourage individual businesses to market Costa Mesa as a bicycle-friendly City. [New Policy for 2015-2035 GP]

Recommendation C-11.7: Encourage developers to include features, amenities and programs that are proven to increase walking and/or bicycling. [New Policy for 2015-2035 GP]

Recommendation C-11.8: Offer incentives for businesses whose employees walk or bike to work. [New Policy for 2015-2035 GP]

Recommendation C-11.9: Encourage the Chamber of Commerce and the business community to promote active transportation in commercial areas to stimulate economic vitality. [New Policy for 2015-2035 GP]

#### **Goal C-12:**

Monitor, Evaluate, and Pursue Funding for Implementation of the Bicycle and Pedestrian Master Plan. [New Goal for 2015-2035 GP]

**Objective C-12A:** Continuously monitor and evaluate Costa Mesa's implementation progress on the Bicycle and Pedestrian Master Plan policies, programs, and projects. [New Objective for 2015-2035 GP]

Recommendation C-12.1: Establish a monitoring program to measure the effectiveness and benefits of the Costa Mesa Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]

Recommendation C-12.2: Track citywide trends in active transportation through the use of Census data, bicycle and pedestrian counts, travel surveys, and online surveys as part of annual reviews of the General Plan. [New Policy for 2015-2035 GP]

Recommendation C-12.3: Ensure that Bicycle and Pedestrian Master Plan programs and projects are implemented in an equitable manner geographically, socioeconomically, and serving disadvantaged communities. [New Policy for 2015-2035 GP]

**Fund the Plans**

**Objective C-12B:** Pursue grants and other sources of funding for bicycle and pedestrian projects. [New Objective for 2015-2035 GP]

Recommendation C-12.4: Strategize use of resources on developing effective and efficient grant application and program administration. [New Policy for 2015-2035 GP]

Recommendation C-12.5: Pursue multiple sources of funding and support efforts to maintain or increase federal, state and local funding for the implementation of the Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]

Recommendation C-12.6: Consider designating a portion of development traffic impact fees to fund bicycle and pedestrian facilities. [New Policy for 2015-2035 GP]

## Growth Management Elements

The goals, objectives, and policies that address growth management are as follows:

### **Goal GM-1:**

Inter-jurisdictional Coordination [New Goal for 2015-2035 GP]

**Objective GM-1A:** Coordinate land use and transportation planning policies with State, regional, and local growth management efforts. [New Objective for 2015-2035 GP]

- GM-1.1: Cooperate with the Orange County Transportation Authority (OCTA) and other jurisdictions on development, all future regional transportation plans, and land use planning on a countywide basis. [New Policy for 2015-2035 GP]
- GM-1.2: Coordinate population, housing, and employment projections with the State Department of Finance, Southern California Association of Governments, Center for Demographic Research, Newport-Mesa Unified School District, and County of Orange agencies in terms of infrastructure planning. [New Policy for 2015-2035 GP]
- GM-1.3: Work with inter-jurisdictional forums such as the City-County Coordinating Committee to make sure that the City's fees are consistent with minimally acceptable impact fees in the region. [New Policy for 2015-2035 GP]
- GM-1.4: Participate in inter-jurisdictional planning forums to discuss implementation of traffic improvements, cooperative land use planning, and appropriate mitigation measures for developments with multijurisdictional impacts. [New Policy for 2015-2035 GP]
- GM-1.5: Continue to require that any new large developments prepare a master plan and environmental impact analysis. This allows the City to anticipate the impacts of large projects prior to development of any portion and permits more time to plan for public services and facilities needed to support the project. [New Policy for 2015-2035 GP]

### **Goal GM-2:**

Integration of Land Use and Transportation Planning [2000 GP Goal GM-1 – Modified for 2015-2035 GP]

**Objective GM-2A:** Maintain the Level of Service standards by integration of land use and transportation planning. [2000 GP Objective GM-1A – Modified for 2015-2035 GP]

- GM-2.1: Ensure that land use designations are reflected in the sub-regional county model and SCAG's model through consistent assumptions and methodologies. [New Policy for 2015-2035 GP]
- GM-2.2: Coordinate with State, county, and local agencies for planning and construction of public utilities to minimize negative impacts on the circulation system. [New Policy for 2015-2035 GP]
- GM-2.3: Use the Development Phasing and Performance Monitoring Program to assess the impact of existing and new development on the circulation system. [New Policy for 2015-2035 GP]
- GM-2.4: Support uses and development which create synergistic relationships with neighboring uses and development, especially those whose addition does not create mutually exclusive additional vehicular trips but adds to the value of the destination by any potential visitor. [New Policy for 2015-2035 GP]
- GM-2.5: Support creative and flexible solutions that provide for additional economic or physical growth within the City but does not place greater impact on the circulation system. These would include shared parking agreements, offset hours of operation, and clustering of harmonious and supportive uses. [New Policy for 2015-2035 GP]



## Housing Element

The goals and policies, from the adopted 2013-2021 Housing Element, that address housing are as follows:

### **Goal HOU-1:**

#### Preservation and Enhancement

Preserve the availability of existing housing opportunities and conserve as well as enhance the quality of existing dwelling units and residential neighborhoods. [No Change]

- HOU-1.1: Develop standard and/or guidelines for new development with emphasis on site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity. [No Change]
- HOU-1.2: Encourage existing stabilized residential neighborhoods, including but not limited to mobile home parks and manufactured home parks, from the encroachment of incompatible or potentially disruptive land uses and/or activities. [No Change]
- HOU-1.3: Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal building and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard. [No Change]
- HOU-1.4: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs. [No Change]
- HOU-1.5: Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investments in declining or deteriorating neighborhoods. [No Change]
- HOU-1.6: Continue existing rehabilitation loan and grant programs for low and moderate-income homeowners as long as funds are available. [No Change]
- HOU-1.7: Minimize the displacement of existing residences due to public projects. [No Change]
- HOU-1.8: Encourage the development of housing that fulfills specialized needs. [No Change]

### **Goal HOU-2:**

#### Preserving and Expanding Affordable Housing Opportunities

Provide a range of housing choices for all social and economic segments of the community, including housing for persons with special needs.

- HOU-2.1: Encourage concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance request, etc.) if multiple approvals are required, and if consistent with applicable processing requirements. [No Change]
- HOU-2.2: Promote the use of State density bonus provisions to encourage the development of affordable housing for lower and moderate income households, as well as senior housing. [No Change]

- HOU-2.3: Provide incentive bonus units to encourage the redevelopment of residential units that are nonconforming in terms of density. The incentive shall be limited to the multi-family residential land use designations. The density incentive shall be limited to an increase of 25 percent above the Medium-Density or an increase of 50 percent above High-Density. In no case shall the resulting number of units exceed the existing number of units on each site. [No Change]
- HOU-2.4: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply. [No Change]
- HOU-2.5: Continue membership in the Orange County Housing Authority to provide rental assistance to very low income households. [No Change]
- HOU-2.6: Provide clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing. Policies and procedures should be ministerial and include but not be limited to identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provisions for relief from the various land-use, zoning, or building regulations that may constrain the housing for persons of disabilities. [No Change]
- HOU-2.7: Monitor the implementation of the City's ordinances, codes, policies, and procedures to ensure they comply with the "reasonable accommodation" for disabled provisions and all fair housing laws. [No Change]

**Goal HOU-3:**

**Provisions of Adequate Sites**

Provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segment of the community at a level that can be supported by infrastructure. [No Change]

- HOU-3.1: Encourage the conversion of existing marginal or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development. [No Change]
- HOU-3.2: Provide opportunities for the development of well planned and designed project which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood. [No Change]
- HOU-3.3: Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities. [No Change]
- HOU-3.4: Consider the potential impact on housing opportunities and existing residential neighborhoods when reviewing rezone petitions affecting residential properties. [No Change]
- HOU-3.5: Encourage transit-oriented development along transportation corridors. [No Change]

**Goal HOU-4:**

Equal Housing Opportunity

Ensure that all existing and future housing opportunities are open and available to 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. [No Change]

- HOU-4.1: Support the intent and spirit of equal housing opportunities as express in Federal and State fair housing laws. [No Change]
- HOU-4.2: Continue to provide fair housing and counseling services for all Costa Mesa residents in an effort to remove barriers and promote access to affordable housing in the City. [No Change]
- HOU-4.3: Encourage programs that address the housing needs of senior citizens. [No Change]
- HOU-4.4: Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements. [No Change]
- HOU-4.5: Encourage and support the construction, maintenance and preservation of residential developments to meet the needs of the developmentally disabled. [No Change]

**Goal HOU-5:**

Coordination and Cooperation

Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems. [No Change]

- HOU-5.1: Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems. [No Change]

## Conservation Element

The goals, objectives, and policies that address conservation are as follows:

### **Goal CON-1:**

#### **Preserved and Restored Natural Coastal Habitat and Landforms**

It is the goal of the City of Costa Mesa to provide residents with a high-quality environment through the conservation of resources, including land, water, wildlife, and vegetation; and the protection of areas of unique natural beauty. [2000 GP Goal CON-1]

**Objective CON-1.A:** Evaluate existing biotic resources and preserve them in ecologically viable and natural conditions, where possible; and/or restore and integrate these resources into the urban environment, where feasible. [2000 GP Objective CON-1A]

#### **Habitat and Biological Resources Protection and Restoration**

- CON-1.A.1: Natural habitat is essential to ensuring biodiversity and protecting sensitive biological resources. Protect these areas and consult with the California Department of Fish and Wildlife, Orange County Water District, Orange County Parks, and other regional agencies to identify areas for special protection, and establish appropriate protection measures for these areas. [2000 GP Policy CON-1A.1 – Modified for 2015-2035 GP]
- CON-1.A.2: Contribute to regional biodiversity and the preservation of rare, unique, and sensitive biological resources by maintaining functional wildlife corridors and habitat linkages. [New Policy for 2015-2035 GP]
- CON-1.A.3: Coordinate with the United States Fish and Wildlife service, the California Department of Fish and Wildlife, and other regulatory agencies to mitigate project impacts affecting open and natural spaces. [New Policy for 2015-2035 GP]
- CON-1.A.4: Promote and protect native plant species within Fairview Park, and remove and control the spread of invasive species, including plants, animals, and fungi. [New Policy for 2015-2035 GP]
- CON-1.A.5: Ensure that all future development is reviewed with regard to protecting natural topography and bluffs to preserve and enhance Costa Mesa's natural beauty. [New Policy for 2015-2035 GP]
- CON-1.A.6: Minimize soil depletion and erosion in development projects. Prevent erosion caused by construction activities, and encourage preservation of natural vegetation and topography. [New Policy for 2015-2035 GP]

#### **Access to Large-Scale Natural Areas**

- CON-1.A.7: Improve access to large-scale natural areas in the City. These areas should be open for controlled access to improve public enjoyment. Access should be limited where natural habitat is extremely sensitive. Work with transit agencies to improve connections and access to open space and recreation facilities from all Costa Mesa neighborhoods. [New Policy for 2015-2035 GP]
- CON-1.A.8: Require the provision of adequate visitor-serving on-site parking facilities that do no impact sensitive resources within the Coastal Zone. [2000 GP Policy CON-1D.4]
- CON-1.A.9: Coordinate the development of plans, policies, and design standards for projects within the Coastal Zone with appropriate local, regional, and federal agencies. [2000 GP Policy CON-1D.5]

**Goal CON-2:**

Conserved Natural Resources through Environmental Sustainability

Reduce the City's carbon footprints and manage resources wisely to meet the needs of a growing population and economy. Base community planning decisions on sustainable practices that reduce environmental pollutants, conserve resources, and minimize waste. Encourage the design of energy-efficient buildings, use renewable energy, and promote alternative methods of transportation. [2000 GP Goal CON-1]

**Objective CON-2.A:** Work to conserve energy resources in existing and new buildings, utilities, and infrastructure. [2000 GP Objective CON-1C]

**Energy Efficiency and Conservation**

- CON-2.A.1: Promote efficient use of energy and conservation of available resources in the design, construction, maintenance, and operation of public and private facilities, infrastructure, and equipment. [New Policy for 2015-2035 GP]
- CON-2.A.2: Consult with regional agencies and utility companies to pursue energy efficiency goals. Expand renewable energy strategies to reach zero net energy for both residential and commercial new construction. [New Policy for 2015-2035 GP]
- CON-2.A.3: Continue to develop partnerships with participating jurisdictions to promote energy efficiency, energy conservation, and renewable energy resource development by leveraging the abilities of local governments to strengthen and reinforce the capacity of energy efficiency efforts. [New Policy for 2015-2035 GP]
- CON-2.A.4: Encourage new development to take advantage of Costa Mesa's optimal climate in the warming and cooling of buildings, including use of heating, ventilation and air conditioning (HVAC) systems. [New Policy for 2015-2035 GP]

**Green Building Sustainable Development Practices**

- CON-2.A.5: Promote environmentally sustainable development principles for buildings, master planned communities, neighborhoods, and infrastructure. [New Policy for 2015-2035 GP]
- CON-2.A.6: Encourage construction and building development practices that reduce resource expenditures throughout the lifecycle of a structure. [New Policy for 2015-2035 GP]
- CON-2.A.7: Continue to require all City facilities and services to incorporate energy and resource conservation standards and practices and require that new municipal facilities be built within the LEED Gold standards or equivalent. [New Policy for 2015-2035 GP]
- CON-2.A.8: Continue City green initiatives in purchases of equipment, and agreements that favor sustainable products and practices. [New Policy for 2015-2035 GP]

**Solid Waste Reduction and Recycling**

- CON-2.A.9: Encourage waste management programs that promote waste reduction and recycling to minimize materials sent to landfills. Maintain robust programs encourage residents and businesses to reduce, reuse, recycle, and compost. [New Policy for 2015-2035 GP]

- CON-2.A.10 Support waste management practices that provide recycling programs. Promote organic recycling, landfill diversion, zero waste goals, proper hazardous waste collections, composting, and the continuance of recycling centers. [2000 GP Policy CON-1B.4 – Modified for 2015-2035 GP]
- CON-2.A.11 Continue construction and demolition programs that require recycling and minimize waste in haul trips. [New Policy for 2015-2035 GP]

**Goal CON-3:**

**Improved Water Supply and Quality**

Pursue a multijurisdictional approach to protecting, maintaining, and improving water quality and the overall health of the watershed. A comprehensive, integrated approach will ensure compliance with federal and State standards, and will address a range of interconnected priorities, including water quality and runoff; stormwater capture, storage, and flood management techniques that focus on natural drainage; natural filtration and groundwater recharge through green infrastructure and habitat restoration; and water recycling and conservation. [New Goal for 2015-2035 GP]

- Objective CON-3.A:** Work towards the protection and conservation of existing and future water resources by recognizing water as a limited resource that requires conservation. [2000 GP Objective CON-1B]

**Water Supply**

- CON-3.A.1: Continue to consult with local water districts and the Orange County Water District to ensure reliable, adequate, and high-quality sources of water supply at a reasonable cost. [2000 GP Policy CON-1B.3 – Modified for 2015-2035 GP]

**Water Conservation**

- CON-3.A.2: Encourage residents, public facilities, businesses, and industry to minimize water consumption, especially during drought years. [2000 GP Policy CON-1B.3 – Modified for 2015-2035 GP]
- CON-3.A.3: Restrict use of turf in new construction and landscape reinstallation that requires high irrigation demands, except for area parks and schools, and encourage the use of drought-tolerant landscaping. [2000 GP Policy 1A.2 – Modified for 2015-2035 GP]

**Water Recycling**

- CON-3.A.4: Consult with local water districts and the Orange County Water District to advance water recycling program for new and existing developments, including the use of treated wastewater to irrigate parks, golf courses, roadway landscaping, and other intensive irrigation consumers. [2000 GP Policy CON-1B.2 – Modified for 2015-2035 GP]

**Water Quality and Urban Runoff**

- CON-3.A.5: Work with public and private property owners to reduce stormwater runoff in urban areas to protect water quality in storm drainage channels, the Santa Ana River, and other local water courses that lead to the Pacific Ocean. [New Policy for 2015-2035 GP]
- CON-3.A.6: Continue to develop strategies to promote stormwater management techniques and storm drain diversion programs that collectively and naturally filter urban runoff. [2000 GP Policy CON-1E.5 – Modified for 2015-2035 GP]
- CON-3.A.7: Continue to comply with the National Pollutant Discharge Elimination System Program (NPDES) by participating in the Countywide Drainage Area Management Plan (DAMP), which stipulates water quality requirements for minimizing urban runoff and discharge from new development and requires

the provisions of applicable Best Management Practices (BMP). [2000 GP Policy CON-1A.3]

- CON-3.A.8: Require that all applicable development projects be reviewed with regards to requirements of both the on-site Water Quality Management Plan and State requirements for runoff and obtaining a Storm Water Pollution Prevention Plan (SWPPP) permit. [2000 GP Policy CON-1E.6 – Modified for 2015-2035 GP]

#### **Municipal Sewer System**

- CON-3.A.9: Continue to consult with the Costa Mesa Sanitation District and the Orange County Sanitation District to modernize wastewater treatment facilities to avoid overflows of untreated sewage. [New Policy for 2015-2035 GP]

#### **Goal CON-4:**

##### **Improved Air Quality**

Take steps to improve and maintain air quality for the benefit of the health and vitality of residents and the local economy. In alignment with State emissions reduction goals and in cooperation with the South Coast Air Quality Management District, pursue regional collaboration to reduce emissions from all sources. [New Goal for 2015-2035 GP]

- Objective CON-4.A:** Pursue the prevention of the significant deterioration of local and regional air quality. [2000 GP Objective CON-1E]

##### **Air Quality**

- CON-4.A.1: Support regional policies and efforts that improve air quality to protect human and environmental health, and minimize disproportionate impacts on sensitive population groups. [New Policy for 2015-2035 GP]
- CON-4.A.2: Encourage businesses, industries and residents to reduce the impact of direct, indirect, and cumulative impacts of stationary and non-stationary pollution sources. [New Policy for 2015-2035 GP]
- CON-4.A.3: Require that sensitive uses such as schools, childcare centers, parks and playgrounds, housing, and community gathering places are protected from adverse impacts of emissions. [New Policy for 2015-2035 GP]
- CON-4.A.4: Continue to participate in regional planning efforts with the Southern California Association of Governments, nearby jurisdictions, and the South Coast Air Quality Management District to meet or exceed air quality standards. [2000 GP Policy CON-1E.1]

##### **Climate Change**

- CON-4.A.5: Encourage compact development, infill development, and a mix of uses that are in proximity to transit, pedestrian, and bicycling infrastructures. [New Policy for 2015-2035 GP]
- CON-4.A.6: Enhance bicycling and walking infrastructure, and support public bus service, pursuant to the Circulation Element's goals, objectives, and policies. [New Policy for 2015-2035 GP]
- CON-4.A.7: Encourage installation of renewable energy devices for businesses and facilities and strive to reduce community-wide energy consumption. [New Policy for 2015-2035 GP]
- CON-4.A.8: Develop long-term, community-wide strategies and programs that work at the local level to reduce greenhouse gases and Costa Mesa's "carbon footprint". [New Policy for 2015-2035 GP]

## Noise Element

The goals, objectives, and policies that address noise are as follows:

### **Goal N-1:**

#### Noise Hazards and Conditions

The City of Costa Mesa aims to protect residents, local workers, and property from injury, damage, or destruction from noise hazards and to work toward improved noise abatement. [2000 GP Goal N-1]

**Objective N-1A:** Control noise levels within the City for the protection of residential areas, park areas, and other sensitive land uses from excessive and unhealthful noise. [2000 GP Objective N-1A]

- N-1.1: Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL. [2000 GP Policy N-1A.2]
- N-1.2: Give full consideration to the existing and projected noise environment when considering alterations to the City's circulation system and Master Plan of Highways. [2000 GP Policy N-1A.3]
- N-1.3: Encourage Caltrans to construct noise attenuation barriers along I-405, SR-55, and SR-73 where these freeways adjoin residential and other noise-sensitive areas. [2000 GP Policy N-1A.4]
- N-1.4: Ensure that appropriate site design measures are incorporated into residential developments, when required by an acoustical study, to obtain appropriate exterior and interior noise levels.  
  
When necessary, require field testing at the time of project completion to demonstrate compliance. [2000 GP Policy N-1A.5]
- N-1.5: Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units. [2000 GP Policy CON-1C.2 and Policy N-1A.6]
- N-1.6: Discourage sensitive land uses from locating within the 65 CNEL noise contour of John Wayne Airport. Should it be deemed by the City as appropriate and/or necessary for a sensitive land use to locate in the 65 CNEL noise contour, ensure that appropriate interior noise levels are met and that minimal outdoor activities are allowed. [2000 GP Policy N-1A.7]
- N-1.7: Support alternative methods for the reduction of noise impacts at John Wayne Airport while continuing to maintain safety and existing limitations on aircraft daily departures. [2000 GP Policy N-1A.8]
- N-1.8: Monitor the noise levels at OC Fair and Event Center and the Pacific Amphitheater, and continue to monitor the status of legally binding noise levels on the OC Fair and the Event Center and the Pacific Amphitheater. [New Policy for 2015-2035 GP]



**Goal N-2:**

Noise and Land Use Compatibility

Integrate the known impacts of excessive noise on aspects of land use planning and siting of residential and non-residential projects. [New Goal for 2015-2035 GP]

**Objective N-2A:** Plan for the reduction in noise impacts on sensitive receptors and land uses. [New Objective for 2015-2035 GP]

- N-2.1: Require the use of sound walls, berms, interior noise insulation, double-paned windows, and other noise mitigation measures, as appropriate, in the design of new residential or other new noise sensitive land uses that are adjacent to arterials, freeways, or adjacent to industrial or commercial uses. [New Policy for 2015-2035 GP]
- N-2.2: Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment. [2000 GP Policy N-1A.1]
- N-2.3: Consider alternative noise level standards for mixed-use projects that take into consideration the interaction of industrial operation noise impacts and the mixed-use developments planned for the Westside and SoBeca. [New Policy for 2015-2035 GP]
- N-2.4: Require that all proposed projects are compatible with adopted noise/land use compatibility criteria. [New Policy for 2015-2035 GP]
- N-2.5: Enforce applicable interior and exterior noise standards. [New Policy for 2015-2035 GP]
- N-2.6: Allow a higher exterior noise level standard for infill projects in existing residential areas adjacent to major arterials if it can be shown that there are no feasible mechanisms to meet the exterior noise levels. The interior standard of 45 dBA CNEL shall be enforced for any new residential project. [New Policy for 2015-2035 GP]
- N-2.7: Encourage effective site planning in mixed-use areas that provides the optimal distance between source of excessive sound and residents. [New Policy for 2015-2035 GP]
- N-2.8: Require new mixed-use developments to site loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development and adjacent established residential development. [New Policy for 2015-2035 GP]
- N-2.9: Limit hours and/or require attenuation of commercial/entertainment operations adjacent to residential and other noise sensitive uses in order to minimize excessive noise to these receptors. [New Policy for 2015-2035 GP]

## Safety Element

The goals, objectives, and policies that address safety are as follows:

### **Goal S-1:**

#### **Risk Management of Natural and Human-Caused Disasters**

Minimize the risk of injury, loss of life, property damage, and environmental degradation from seismic activity, geologic hazards, flooding, fire, and hazardous materials. Promote a sustainable approach to reduce impacts of natural disasters, such as flooding and fire. [2000 GP Goal SAF-1]

**Objective S-1A:** Work to mitigate and prevent potential adverse consequences of natural and human-caused disasters. [2000 GP Objective SAF-1A]

#### **Geologic and Seismic Safety**

- S-1.1: Continue to incorporate geotechnical hazard data into future land use decision-making, site design, and construction standards. [2000 GP Policy SAF-1A.1]
- S-1.2: Enforce standards, review criteria, and ensure that structures on or adjacent to bluffs are set back sufficiently to preserve the natural contours and aesthetic value of the bluff line and to provide sufficient access for fire protection. [2000 GP Policy SAF-1A.2]
- S-1.3: Require geologic surveys of all new development located on or adjacent to bluffs. [2000 GP Policy SAF-1A.3]
- S-1.4: Encourage retrofitting of structures—particularly older buildings—to withstand earthquake shaking and landslides consistent with State and historical building codes. [2000 GP Policy SAF-1A.6 – Modified for 2015-2035 GP]
- S-1.5: Enforce applicable building codes relating to the seismic design of structures to reduce the potential for loss of life and property damage. [New Policy for 2015-2035 GP]
- S-1.6: Identify through a study the issue of unreinforced masonry buildings and soft stories and other structures not meeting earthquake standards in Costa Mesa. Provide assistance if necessary to unreinforced masonry building owners once those buildings have been identified. [New Policy for 2015-2035 GP]

#### **Liquefaction and Landslides**

- S-1.7: Continue to implement the Seismic Hazard Mapping Act, which requires sites within liquefaction hazard areas to be investigated for liquefaction susceptibility prior to building construction or human occupancy. [2000 GP Policy SAF-1A.5 – Modified for 2015-2035 GP]
- S-1.8: Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability. [2000 GP Policy SAF-1A.4 – Modified for 2015-2035 GP]

#### **Localized Flooding**

- S-1.9: Continue to consult with appropriate local, State, and federal agencies to maintain the most current flood hazard and floodplain information; use the information as a basis for project review and to guide development in accordance with federal, State, and local standards. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]

- S-1.10: Regularly review and update Article 10 - Floodway and Floodplain Districts of the City's Municipal Code consistent with federal and State requirements. [New Policy for 2015-2035 GP]
- S-1.11: Improve and maintain local storm drainage infrastructure in a manner that reduces flood hazards. [New Policy for 2015-2035 GP]
- S-1.12: Continue to develop hazard preparedness plans to prepare for large storms that could bring flooding hazards and other related issues. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]
- S-1.13: Actively promote public education, research, and information dissemination on flooding hazards. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]

#### **Tsunami and Sea Level Rise**

- S-1.14: Minimize flood hazard risks to people, property, and the environment by addressing potential damage tsunamis and sea level rise. [New Policy for 2015-2035 GP]
- S-1.15: Consult with regional agencies and study strategies that employ engineering defensive methods along the Santa Ana River that limit potential flooding hazards from sea level rise. [New Policy for 2015-2035 GP]

#### **Dam Inundation**

- S-1.16: Develop emergency response, early warning notification, and evacuation plans for areas that are within dam inundation areas, where feasible. [New Policy for 2015-2035 GP]

#### **Aviation Safety and Protection**

- S-1.17: Utilize the John Wayne Airport Environs Land Use Plan (AELUP) as a planning resource for evaluation of land use compatibility and land use intensity in areas affected by airport operations. In particular, future land use decisions within the Safety/Runway Protection Zone will be evaluated in light of the risk to life and property associated with aircraft operations. [New Policy for 2015-2035 GP]
- S-1.18: Comply with Federal Aviation Regulations (FAR) and the John Wayne AELUP requirements relative to Objects Affecting Navigable Airspace. [New Policy for 2015-2035 GP]
- S-1.19: Use the Federal Aviation Regulations as a guideline to establish the ultimate height of structures as defined in FAR Part 77. [New Policy for 2015-2035 GP]
- S-1.20: Minimize hazards to aeronautical operations by ensuring land uses do not emit excessive glare, light, steam, smoke, dust, or electronic interference in compliance with FAR regulations and the John Wayne AELUP. [New Policy for 2015-2035 GP]

**Goal S-2:**

**High Level of Police and Fire Services and Emergency Preparedness**

Provide a high level of security in the community to prevent and reduce crime, and to minimize risks of fire to people, property, and the environment. [New Goal for 2015-2035 GP]

**Objective S-2A:** Plan, promote, and demonstrate a readiness to respond and reduce threats to life and property through traditional and innovative emergency services and programs. [New Objective for 2015-2035 GP]

**Crime Prevention and Response**

- S-2.1: Promote crime prevention strategies and provide a high level of response to incidents. [New Policy for 2015-2035 GP]
- S-2.2: Emphasize and prioritize crime prevention strategies, such as pedestrian-scale lighting in targeted areas. [New Policy for 2015-2035 GP]
- S-2.3: Timely response to incidents and monitoring areas with high crime rates should be part of a comprehensive strategy to reduce crime in the community. [New Policy for 2015-2035 GP]

**Police and Fire Level of Service**

- S-2.4: Provide a high level of police and fire service in the community. Secure adequate facilities, equipment, and personnel for police and fire. [New Policy for 2015-2035 GP]
- S-2.5: Consult with neighboring jurisdictions and partner agencies to respond appropriately to emergencies and incidents in all parts of the City. [New Policy for 2015-2035 GP]
- S-2.6: Require that water supply systems for development are adequate to combat structural fires in terms of location and minimum required fire-flow pressures. [New Policy for 2015-2035 GP]
- S-2.7: Require development to contribute its fair share toward funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project. [New Policy for 2015-2035 GP]

**Fire and Medical Services**

- S-2.8: Regularly update regulations that will protect the community from fire hazards. [New Policy for 2015-2035 GP]
- S-2.9: Emphasize prevention and awareness of fire safety guidelines to minimize risk and potential damage to life, property, and the environment. In areas designated by the Costa Mesa Fire Department as having a high fire hazard, ensure adequate fire equipment, personnel, firebreaks, facilities, water, and access for a quick and efficient response in any area. [New Policy for 2015-2035 GP]

**Emergency and Disaster Preparedness**

- S-2.10: Maintain staff and facilities that will continue to support a coordinated and effective response to emergencies and natural disasters throughout the City. [New Policy for 2015-2035 GP]
- S-2.11: Consult with neighboring jurisdictions, local employers, and industries to ensure that emergency preparedness and disaster response programs equitably serve all parts of the City. [New Policy for 2015-2035 GP]

- S-2.12: Continue to maintain adequate police and fire staffing, facilities, equipment, and maintenance sufficient to protect the community. [New Policy for 2015-2035 GP]

**Hazardous Materials Operations**

- S-2.13: Continue to consult with the County of Orange in the implementation of the Orange County Hazardous Waste Management Plan. [2000 GP Policy SAF-1B.1]
- S-2.14: Ensure that appropriate in-depth environmental analysis is conducted for any proposed hazardous waste materials treatment, transfer, and/or disposal facility. [2000 GP Policy SAF-1B.2]
- S-2.15: Continue to consult with the County of Orange to identify and inventory all users of hazardous materials and all hazardous waste generators, and prepare clean-up action plans for identified disposal sites. [2000 GP Policy SAF-1B.3]
- S-2.16: Require the safe production, transportation, handling, use, and disposal of hazardous materials that may cause air, water, or soil contamination. [New Policy for 2015-2035 GP]
- S-2.17: Encourage best practices in hazardous waste management, and ensure consistency with City, County, and federal guidelines, standards, and requirements. [2000 GP Policy SAF-1B.1 – Modified for 2015-2035 GP]
- S-2.18: Consult with federal, State, and local agencies and law enforcement to prevent the illegal transportation and disposal of hazardous waste. [New Policy for 2015-2035 GP]

## Community Design Element

The goals, objectives, and policies that address community design are as follows:

### PUBLIC REALM FOCUS

#### **Goal CD-1:**

Vehicular and Pedestrian Corridors

Strengthen the image of the City as experienced from sidewalks and roadways. [2000 GP Goal CD-1]

**Objective CD-1A:** Contribute to City beautification by enhancing the visual environment of Costa Mesa's vehicular and pedestrian paths and corridors. [2000 GP Objective CD-1A]

CD-1.1 Implement the City of Costa Mesa Streetscape and Median Development Guidelines in all new streetscape corridor and parkway projects. Coordinate with new development adjacent to public rights-of-ways to integrate landscape features and design elements consistent with the streetscape standards and recommendations. [2000 GP Policy CD-1A.1]

CD-1.2 Coordinate street furniture elements (benches, bus shelters, newspaper racks, trash receptacles, kiosks, etc.) whenever possible. Develop design standards and guidelines for the street furniture within and adjacent to public rights-of-way to complement the specific recommendations provided for streets in the City of Costa Mesa Streetscape and Median Development Guidelines. [New Policy for 2015-2035 GP]

CD-1.3 Promote treatments for walls and fences and utility cabinets along public rights-of-way that contribute to an attractive street and sidewalk environment. Require that new walls and fences complement the style and character of the local district and adjacent buildings. Newly constructed or reconstructed walls and fences adjacent to sidewalks and roadways should incorporate architectural treatments such as pilasters, masonry, or wrought iron, and should integrate tiered plantings to soften their appearance. [2000 GP Policy CD-1A.3 – Modified for 2015-2035 GP]

CD-1.4 Promote a consistent landscape character along City streets to reinforce the unique qualities of each corridor and district, including the development of landscaped medians. Support implementation of the recommended street tree palette for each City street, as identified in the City of Costa Mesa Streetscape and Median Development Guidelines. [2000 GP Policy CD-1A.4]

CD-1.5 Encourage electric and communication lines to be placed underground and electrical substations and telephone facilities to be screened to minimize visual impacts from sidewalks, streets, and adjacent properties. Support utility undergrounding through conditions of project approval, preparation of undergrounding plans, and the formation of assessment districts. [2000 GP Policy CD-1A.5]

**Objective CD-1B:** Encourage clear connections between districts within the City. [2000 GP Objective CD-1B]

CD-1.6 Promote linkages between separate districts using bike trails, pedestrian paths, common medians or parkway landscaping, and other location-appropriate physical improvements. Through conditions of approval, public improvement projects, and other measures, support development of new connections and the enhancement of existing connections between districts. [New Policy for 2015-2035 GP]

**Goal CD-2:**

Cohesive and Identifiable Districts

Enhance the existing character and strengthen the identity of Costa Mesa's districts. [2000 GP Goal CD-2]

**Objective CD-2A:** Encourage future development and redevelopment to reinforce district scale, identity, and urban form. [2000 GP Objective CD-2]

- CD-2.1 Consider urban design guidelines for each identified district in Costa Mesa that recognizes, maintains, and enhances the character and identity of each district; integrate existing specific plans' policies and design guidelines as applicable. [2000 GP Policy CD-2.1 – Modified for 2015-2035 GP]
- CD-2.2 Support and seek land uses and development that correspond or enrich our existing districts. [New Policy for 2015-2035 GP]

**Goal CD-3:**

High Quality and Visually Interesting Nodes

Heighten the design quality and visual interest of nodes within Costa Mesa. [2000 GP Goal CD-3]

**Objective CD-3A:** Create a sense of arrival to Costa Mesa, and develop prominent community focal points at key nodes within the City. [2000 GP Objective CD-3]

- CD-3.1 Introduce entry monument signs at key gateway locations, as identified in Figure CD-4. Utilize the standard design specifications for entry signs included in the City of Costa Mesa Streetscape and Median Development Guidelines. [2000 GP Policy CD-3.1]
- CD-3.2 Reinforce a sense of arrival into the City by promoting architecturally significant development and significant landscape plantings at key nodes. Undertake a visioning process to develop specific design guidelines that articulate the desired character for each node within Costa Mesa. [2000 GP Policy CD-3.2]
- CD-3.3 Design and development of entry and internal wayfinding signage to be located throughout the City in areas that correspond to the existing nodes and districts. [New Policy for 2015-2035 GP]

**Goal CD-4:**

Identifiable and Protected City Landmarks. [2000 GP Goal CD-4]

**Objective CD-4A:** Promote the maintenance, use, and improvement of landmarks to enhance the visual image and identity of Costa Mesa. [2000 GP Objective CD-4]

- CD-4.1 Support efforts to introduce new monuments and landmarks, and preserve, maintain, and improve the condition of Costa Mesa landmarks. [2000 GP Policy CD-4.1]

**Goal CD-5:**

Edges

Utilize Costa Mesa's edges as opportunities to enhance the City's image along its boundaries. [2000 GP Goal CD-5]

**Objective CD-5A:** Develop and implement programs that preserve and enhance City edges. [2000 GP Objective CD-5]

- CD-5.1 Preserve and optimize natural views and open spaces in Costa Mesa. [2000 GP Policy CD-5.1]
- CD-5.2 Control the visual impacts of new development on natural views of the coast and the wetlands. [2000 GP Policy CD-5.2]
- CD-5.3 Develop open space corridors and trails along the edges of Costa Mesa where feasible and connect these trails to existing and potential future trails throughout the City. [2000 GP Policy CD-5.3]
- CD-5.4 Continue to preserve natural open space, including restoration of the natural areas of Talbert Regional Park. [2000 GP Policy CD-5.4]
- CD-5.5 Continue protection of Fairview Park as an open space and recreation area. [2000 GP Policy CD-5.5]
- CD-5.6 Continue to work with Caltrans to improve the design quality of freeway edges. [2000 GP Policy CD-5.6]

**PRIVATE PROPERTY FOCUS**

**Goal CD-6:**

Image

Enhance opportunities for new development and redevelopment to contribute to a positive visual image for the City of Costa Mesa that is consistent with the district image. [2000 GP Goal CD-6]

**Objective CD-6A:** Establish development policies and design guidelines that create an aesthetically pleasing and functional environment. [2000 GP Objective CD-6]

- CD-6.1 Encourage the inclusion of public art and attractive, functional architecture into new development that will have the effect of promoting Costa Mesa as the "City of the Arts". [2000 GP Policy CD-6.1 – Modified for 2015-2035 GP]
- CD-6.2 Encourage the use of creative and well-designed signs that establish a distinctive image for the City. [2000 GP Policy CD-6.2 – Modified for 2015-2035 GP]
- CD-6.3 Continue to work with Code Enforcement to ensure continued maintenance of properties and compliance with adopted development standards. [2000 GP Policy CD-6.3]

**Goal CD-7:**

Quality Residential

Promote and protect the unique identity of Costa Mesa's residential neighborhoods. [2000 GP Goal CD-7]

**Objective CD-7A:** Encourage excellence in architectural design. [2000 GP Objective CD-7A]

- CD-7.1 Ensure that new and remodeled structures are designed in architectural styles that reflect the City's eclectic quality, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Continue to update and maintain the Costa Mesa Residential Guidelines. [2000 GP Policy CD-7.1]



- CD-7.2 Preserve the character and scale of Costa Mesa's established residential neighborhoods where possible; when new residential development is proposed, encourage that the new structures are consistent with the prevailing character of existing development in the immediate vicinity, and that new development does not have a substantial adverse impact on adjacent areas. [2000 GP Policy CD-7.2]

**Objective CD-7B:** Encourage the use of native plant palettes in the creation of landscaping plans used to establish a sense of place in neighborhood identification efforts. [New Objective for 2015-2035 GP]

- CD-7.3 Ensure that California native plants are used to support the local ecology and save water. Develop landscaping guidelines that reflect the local community. [New Policy for 2015-2035 GP]

**Goal CD-8:**

Quality Commercial Development

Achieve a high level of design quality for commercial development. [2000 GP Goal CD-8]

**Objective CD-8A:** Encourage a high level of architectural and site design quality. [2000 GP Objective CD-8A]

- CD-8.1 Require that new and remodeled commercial development be designed to reflect architectural diversity, yet be compatible with the scale and character of the district. [2000 GP Policy CD-8A.1 – Modified for 2015-2035 GP]

- CD-8.2 Use distinctive commercial architectural styles to reinforce a positive sense of place. Commercial architectural design elements and materials must be of high quality and style as well as suitable for long-term maintenance. Consistent architectural design should be considered in choosing materials, finishes, decorative details, color, accent features and include the following elements and materials appropriate for their context (see Table CD-3: Elements and Materials): [2000 GP Policy CD-8A.2 – Modified for 2015-2035 GP]

Table CD-3: Elements and Materials

Design Elements	Design Materials
<ul style="list-style-type: none"> <li>• Simple, multi-planed pitched roofs</li> <li>• Open rafters/tails with large overhangs</li> <li>• Appearance of "thick" walls</li> <li>• Courtyards, arcades, and intimate spaces</li> <li>• Tile details</li> <li>• Deep-set window and door openings</li> <li>• Offset wall planes</li> <li>• Fountains and other unique details</li> <li>• Building masses with the incorporation of one and two story architecture</li> <li>• Sequencing of enclosed space/arches</li> </ul>	<ul style="list-style-type: none"> <li>• Stucco, smooth, sand or light lace finish</li> <li>• Wood, as an exposed structural material</li> <li>• Clay or concrete roof tiles</li> <li>• Native fieldstone</li> <li>• Wood window casements</li> <li>• Wood, as an accent material</li> <li>• Brick, as an accent material</li> <li>• Wrought iron (rust proof; anodized aluminum)</li> <li>• Tile, as an accent material</li> <li>• Slumpstone garden walls</li> </ul>

- CD-8.3 Encourage the use of entrance patios, courtyards, plazas, arcades, fountains, porches, tower elements, covered walks, and other features in commercial areas. Promote pedestrian amenities. [2000 GP Policy CD-8A.3]

- CD-8.4 Ensure that common areas, walkways, driveways, and parking spaces be landscaped consistent with landscaping standards contained in the Planning, Zoning, and Development Code. Utilize landscaping to provide project amenities for new and remodeled commercial uses, and to screen parking and equipment areas. Landscaped areas generally should incorporate planting utilizing a three-tiered system: 1) grasses and ground covers, 2) shrubs and vines, and 3) trees. [2000 GP Policy CD-8A.4 – Modified for 2015-2035 GP]
- CD-8.5 Ensure that site access, parking, and circulation for commercial uses are designed in a logical, safe manner. Parking should not dominate the site in areas adjacent to street, and should be well landscaped with a clear hierarchy of circulation. Wherever possible, parking lots should be divided into a series of connected smaller lots utilizing walkways and raised landscape strips. Parking lots should also include landscaping that accents the importance of driveways from the street, frames the major circulation aisles, and highlights pedestrian pathways. [2000 GP Policy CD-8A.5 – Modified for 2015-2035 GP]
- CD-8.6 Require that areas for outside equipment, trash receptacles, storage, and loading areas be located in the least conspicuous part of the site. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) should be concealed from view from public streets, neighboring properties, and nearby higher buildings. Trash enclosures should be architecturally compatible with the project. Landscaping should be incorporated into the design of trash enclosures to deter graffiti. [2000 GP Policy CD-8A.6 – Modified for 2015-2035 GP]
- CD-8.7 Encourage decorative paving treatments to be incorporated throughout commercial developments, including driveway entries, pedestrian walkways, plazas, and other areas. The design, materials, and colors of decorative paving treatments (e.g., stamped concrete, stone, brick or granite pavers, exposed aggregate, or colored concrete) should complement the architectural style of the primary buildings and make a positive contribution to the aesthetic and function of the site. [2000 GP Policy CD-8A.7 – Modified for 2015-2035 GP]
- CD-8.8 Require that exterior lighting on commercial properties be consistent with the architectural style of the commercial building. On each commercial site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. Lighting sources should be shielded, diffused or indirect to avoid spillover on adjacent properties, nighttime sky light pollution, and glare to pedestrians and motorists. To minimize the total number of freestanding light standards, wall-mounted and pathway lights should be utilized to the greatest extent possible. [2000 GP Policy CD-8A.8]
- Objective CD-8B:** Preserve the scale and character of established neighborhoods near commercial uses. [2000 GP Objective CD-8B]
- CD-8.9 Ensure that new commercial development utilize site planning and design features that optimize compatibility with adjacent residential neighborhoods. The following guidance should be considered:
- When adjacent residential and nonresidential uses can mutually benefit from connection, appropriate linkages (e.g., walkways, common landscape areas, and building orientation) are encouraged. Successful interaction between commercial and residential uses may be achieved through adequate setbacks, landscape buffers, screening, decorative masonry walls, berms, building orientation, and limitations of commercial activities.
  - Loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment should be located as far as possible from adjacent residences.
  - Building orientation and landscaping of commercial buildings should minimize direct lines of sight into adjacent residential private open space. [2000 GP Policy CD-8B.1]

**Goal CD-9:**

Mixed Use

Promote development of mixed-use projects that seamlessly integrate multiple uses both functionally and aesthetically. [2000 GP Goal CD-9]

**Objective CD-9A:** Design mixed use development projects to achieve a high quality character. [2000 GP Objective CD-9A]

CD-9.1 Require that mixed-use development projects be designed to mitigate potential conflicts between uses. Consider noise, lighting, and security. [2000 GP Policy CD-9A.1]

CD-9.2 Provide adequate parking, open space and recreational facilities to serve residents in mixed-use development projects. Design parking and other areas to acknowledge different users (residents versus shoppers) and to be compatible with the architectural character of the building(s). [2000 GP Policy CD-9A.2]

**Objective CD-9B:** Provide for the development of projects that integrate housing with commercial uses and other compatible uses. [2000 GP Objective CD-9B]

CD-9.3 Encourage mixed-use development along the east side of Newport Boulevard between Mesa Drive and Walnut Street. Establish incentives for the development of projects in planned development zones that integrate housing with retail and office uses. [2000 GP Policy CD-9B.1]

CD-9.4 Encourage the development of mixed-use urban villages along specified areas of West 17th Street, West 19th Street, and Superior Avenue that integrates residential with office, retail, business services, personal services, public spaces and uses, and other community amenities in a single building (vertical mixed-use development) or in proximity on the same site (horizontal mixed-use development). [New Policy for 2015-2035 GP]

CD-9.5 Promote new types of urban housing that could be target-marketed to people seeking alternative housing choices in proximity to a major commercial area. [New Policy for 2015-2035 GP]

CD-9.6 Support efforts to mix compatible uses and activities. Encourage the siting of community-oriented services, businesses, and amenities in and near mixed-use neighborhoods, including schools, libraries, open space, and parks. [2000 GP Policy CD-9B.2]

**Goal CD-10:**

Industrial and Business Parks

Promote quality design approaches for the redevelopment of existing industrial buildings, encourage the design to incorporate or provide flexibility for the needs of emerging types of industrial uses, and strive to match design with overall character of nodes, corridors, or districts if applicable. [2000 GP Goal CD-10 – Modified for 2015-2035 GP]

**Objective CD-10A:** Require that industrial and business park projects meet high-quality design standards. [2000 GP Policy CD-10A]

- CD-10.1 Require that industrial projects be designed to convey visual interest and a positive image. Architectural qualities and design elements encouraged for industrial uses are:
- Building modulation indentations and architectural details
  - Building entry accentuation
  - Screening of equipment and storage areas
  - Landscaping to soften building exteriors and to serve as a buffer between uses [2000 GP Policy CD-10A.1]
- CD-10.2 Encourage that the design of industrial buildings considers the visual and physical relationship to adjacent uses. An industrial structure which dominates its surrounding environment by its relative size shall generally be discouraged. [2000 GP Policy CD-10A.2]
- CD-10.3 Encourage adaptive reuse of existing industrial structures which results in rehabilitated buildings with distinctive and attractive architecture. [New Policy for 2015-2035 GP]
- CD-10.4 Promote the use of materials and colors that produce diversity and visual interest in industrial buildings. The use of various siding materials (i.e., masonry, concrete texturing, cement, or plaster) can produce effects of texture and relief that provide architectural interest. [2000 GP Policy CD-10A.3]
- CD-10.5 Require that landscaping be used to define areas such as entrances to industrial buildings and parking lots; define the edges of developments; provide transition between neighboring properties; and provide screening for outdoor storage, loading, and equipment areas. Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose. [2000 GP Policy CD-10A.4]
- CD-10.6 Require that the design of lighting fixtures and their structural support be of a scale and architectural design compatible with on-site industrial buildings. Large areas should be illuminated to minimize the visual impact and amount of spillover light onto surrounding projects. [2000 GP Policy CD-10A.5]

**Objective CD-10B:** Ensure that the development of industrial projects are positive additions to the City's community setting and do not result in adverse impacts with adjacent uses. [2000 GP Objective CD-10B]

- CD-10.7 Require industrial projects to incorporate landscape setbacks, screening walls, and/or other elements that mitigate negative impacts with adjacent uses. [2000 GP Policy CD-10B.1]
- CD-10.8 Protect transitional areas between industrial and other uses. [New Policy for 2015-2035 GP]
- CD-10.9 Storage yards, parking areas, and service areas should be screened from public view. [2000 GP Policy CD-10B.2]

**Goal CD-11:**

Attractive Signs that Reflect Costa Mesa

Ensure that signs contribute positively to Costa Mesa's image and overall economic development. [2000 GP Goal CD-13]

**Objective CD-11A:** Facilitate the installation of signs that contribute to a positive image of the public realm. [2000 GP Objective CD-13]

- CD-11.1 Encourage homeowners' associations and neighborhoods to maintain housing tract entrance signs in an attractive condition, and encourage the placement of such signs at the entrance of major developments which do not have such identification. [2000 GP Policy CD-13.1]
- CD-11.2 Encourage the use of common design elements in signs for commercial and industrial centers through the development of planned sign programs to improve center identity by publicizing the benefits of such programs to developers and local business operators. [2000 GP Policy CD-13.2]
- CD-11.3 Encourage citywide sign design guidelines that promote creativity and flexibility while upholding design quality. Design guidelines could include the design and placement of business signs, public street graphics, street signs, locational and directional signs, traffic signs, etc. [New Policy for 2015-2035 GP]
- CD-11.4 Introduce distinctive entry signage within the Costa Mesa Streetscape and Median Development Guidelines which effectively announces arrival to unique districts and neighborhoods. [2000 GP Policy CD-13.3 – Modified for 2015-2035 GP]
- CD-11.5 Develop and design signage that helps with way-finding throughout the City so visitors and residents can easily access destination locations and identify landmarks. [New Policy for 2015-2035 GP]

**Goal CD-12:**

Public Safety through Design

Use design approaches to enhance public safety. [2000 GP Goal CD-14 – Modified for 2015-2035 GP]

**Objective CD-12A:** Incorporate public safety considerations into community design. [2000 GP Objective CD-14]

- CD-12.1 Decrease the opportunity for criminal activity by addressing high-risk circumstances (e.g., dark alleys, enclosed stairwells, and dark entrances). Involve the Police and Fire Departments in reviewing and making design recommendations during the project review process. [2000 GP Policy CD-14.1]
- CD-12.2 Continue to implement and refine development standards and/or guidelines based on Crime Prevention Through Environmental Design (CPTED) for new development and redevelopment with emphasis on site and building design to minimize vulnerability to criminal activity. [2000 GP Policy CD-14.2]
- CD-12.3 Continue to provide CPTED training to City staff and local planning and design professionals to optimize public safety through community design. [2000 GP Policy CD-14.3]

## Open Space and Recreation Element

The goals, objectives, and policies that address open space and recreation are as follows:

### **Goal OSR-1:**

#### **Balanced and Accessible System of Parks and Open Spaces**

Provide a high-quality environment through the development of recreation resources and preservation of open space that meets community needs in Costa Mesa. [2000 GP Goal OSR-1]

**Objective OSR-1A:** Maintain and preserve existing parks, and strive to provide additional parks, public spaces, and recreation facilities that meet the community's evolving needs. [2000 GP Objective OSR-1A]

#### **Adequate Neighborhood and Community Park Recreational Facilities**

- OSR-1.1: Maintain a system of Neighborhood and Community Parks that provide a variety of active and passive recreational opportunities throughout the City. [New Policy for 2015-2035 GP]
- OSR-1.2: Provide parks and recreation facilities appropriate for the individual neighborhoods in which they are located and reflective of the needs and interests of the population they serve. [New Policy for 2015-2035 GP]

#### **Acquisition of New Parkland**

- OSR-1.3: Pursue the acquisition and development of pocket and neighborhood parks within park-deficient areas, as identified in Figure OSR-3: Planning Areas and Underserved Park Areas. [2000 GP Policy OSR-1A.3 – Modified for 2105-2035 GP]
- OSR-1.4: Prioritize the acquisition of land for parks in underserved neighborhoods. [2000 GP Policy OSR-1A.14 – Modified for 2015-2035 GP]
- OSR-1.5: Maximize public space by requiring plazas and public gathering spaces in private developments that can serve multiple uses, including recreation and social needs. [New Policy for 2015-2035 GP]
- OSR-1.6: Provide maximum visibility and accessibility for future public parks by locating facilities in close proximity to public streets. [2000 GP Policy OSR-1A.2]
- OSR-1.7: Adjust and update development fee programs to accumulate funds for the acquisition and improvement of parks and recreation facilities commensurate with identified need and population growth. [New Policy for 2015-2035 GP]

#### **Balance of Passive and Active Recreation**

- OSR-1.8: Require that parks and recreation facilities reflect new trends and population changes, and are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas. [2000 GP Policy OSR-1A.15]
- OSR-1.9: Conduct a sports facility study to review current outdoor facility locations and resources and a demographic study for future facility requirements as they relate to planned growth within the City. [New Policy for 2015-2035 GP]
- OSR-1.10: Pursue additional community garden lots and spaces to meet demand and need by the community. [New Policy for 2015-2035 GP]

---

**Park Maintenance and Retrofit**

- OSR-1.11: Perform regular maintenance of facilities to ensure proper working order of all recreation facilities and equipment. [New Policy for 2015-2035 GP]
- OSR-1.12: Retrofit parks and recreation facilities to provide disability access as required by law. [New Policy for 2015-2035 GP]
- OSR-1.13: Design and reform parks to reflect the latest recreational features that respond to demographic changes and community needs. [New Policy for 2015-2035 GP]
- OSR-1.14: Consult with law enforcement agencies, surrounding cities, community policing groups, and OC Parks to create a safe and healthy environment at Talbert Regional Park, Fairview Park, and along the Santa Ana River. [New Policy for 2015-2035 GP]

**Long-Term Planning of Institutional Uses**

- OSR-1.15: Continue to pursue opportunities to create joint-use community space at facilities owned by private organizations such as private schools, faith-based groups, service clubs, and hospitals. [2000 GP Policy OSR-1A.10]
- OSR-1.16: Continue to coordinate with the Newport-Mesa Unified School District to supplement City park facilities through joint-use agreements. [2000 GP Policy OSR-1A.10]
- OSR-1.17: Consult with Orange County Fairgrounds in implementing OC Fair & Event Center Master Plan. [New Policy for 2015-2035 GP]

**Level of Service and Access**

- OSR-1.18: Provide a minimum of 4.26 acres of parkland per 1,000 residents. [2000 GP Policy OSR-1A.1]
- OSR-1.19: Update the Parks, Recreation and Open Space Master Plan every 10 years, as feasible. [2000 GP Policy OSR-1A.15]
- OSR-1.20: Enhance pedestrian, bicycle, and transit linkages to meet the needs of residents and to provide better access to parks, recreation, and public spaces. [New Policy for 2015-2035 GP]
- OSR-1.21: Provide opportunities for public access to all open space areas, except where sensitive resources may be threatened or damaged, public health and safety may be compromised, or access would interfere with the managed production of resources. [New Policy for 2015-2035 GP]

**GOAL OSR-2:**

**Community Services Programs Meeting Community Needs**

Enhancing the community through the delivery of innovative recreational programs, quality parks and facilities and services that promote social, physical, and emotional well-being. High-quality community services programs demonstrate the City's commitment to providing opportunities for recreational, physical, and educational activities for residents of all ages. [New Goal for 2015-2035 GP]

- Objective OSR-2A:** Provide activities, classes, and a variety of programs to meet the year-round recreational needs of all residents: children, adult, seniors, and persons with special needs. [New Objective for 2015-2035 GP]

### **High-quality Community Services**

- OSR-2.1: Provide high-quality community services programs that are flexible and responsive to the community's changing needs. [New Policy for 2015-2035 GP]
- OSR-2.2: Plan and conduct citywide special events that bring residents together to create an enhanced quality of life and promote economic development. [New Policy for 2015-2035 GP]
- OSR-2.3: Continue to consult with nonprofit sports organizations and recreational groups to support their offering of diverse recreational programs that complement and supplement those offered by the City. [New Policy for 2015-2035 GP]
- OSR-2.4: Update existing facilities for senior citizens, youth, adults, and overall community use. [New Policy for 2015-2035 GP]

### **Community Services to Support Community Needs**

- OSR-2.5: Monitor and research the ever-changing community services needs of the community, and develop action plans to address those needs through partnerships with service agencies. [New Policy for 2015-2035 GP]
- OSR-2.6: Continue to provide rental opportunities at community facilities and parks for residents, nonprofit groups, and businesses to meet their recreational and professional needs. [New Policy for 2015-2035 GP]
- OSR-2.7: Continue broad-based public outreach activities that inform residents of all available community services programs, and obtain input from the community regarding program and service needs. [New Policy for 2015-2035 GP]
- OSR-2.8: Encourage resident input and utilize demographic data, partnerships, volunteers, and existing resources to identify the needs of community. [New Policy for 2015-2035 GP]
- OSR-2.9: Identify innovative funding and development opportunities to support and sustain a responsive community services network. [New Policy for 2015-2035 GP]
- OSR-2.10: Continue and expand the development of community partnerships to offer both standard and innovative services to meet residents' needs. [New Policy for 2015-2035 GP]
- OSR-2.11: Develop and implement community services programs and activities that meet the needs of specialized populations through the development of community partnerships. [New Policy for 2015-2035 GP]
- OSR-2.12: Provide support for volunteer groups that conduct special activities open to the entire community. [New Policy for 2015-2035 GP]

### **GOAL OSR-3:**

#### **Conserved Open Space**

Costa Mesa is committed to open space conservation to ensure that the network of parklands, trails, hillsides, and undeveloped natural areas remain viable for supporting biological communities and providing sanctuary for future generations. This commitment includes expanding public access to open space, where appropriate, and acquiring additional lands where feasible. [New Goal for 2015-2035 GP]

- Objective OSR-3A:** Preserve the City's open space lands and provide additional community and neighborhood parkland in underserved areas. [New Objective for 2015-2035 GP]



### **Open Space Preservation and Stewardship**

- OSR-3.1: Preserve open space areas along The Santa Ana River, large open space parks, and along the mesa formations to protect natural habitat and to maintain the integrity of the natural environment. [New Policy for 2015-2035 GP]
- OSR-3.2: Encourage the preservation of coastal views from City and County parkland and public streets within Costa Mesa. [2000 GP Policy OSR-1A.13]
- OSR-3.3: Identify current open space areas for protection, management, and potential enhancement to maintain and, if possible, increase its value as wildlife habitat. [New Policy for 2015-2035 GP]

### **Management and Maintenance of Open Space**

- OSR-3.4: Encourage the long-term maintenance and management of open space lands through open space easements, development rights transfers or acquisition, zoning regulations, and other incentives. [2000 GP Policy OSR-1A.6]
- OSR-3.5: Encourage the greening and beautifying of the Santa Ana River. [New Policy for 2015-2035 GP]
- OSR-3.6: Encourage opportunities for recreation, history, education, interpretive materials, and art associated with the Santa Ana River open spaces. [New Policy for 2015-2035 GP]
- OSR-3.7: Promote water quality strategies to improve water quality along the Santa Ana River. [New Policy for 2015-2035 GP]

### **Coordination and Organization Development**

- OSR-3.8: Consult with State and regional agencies and the California Native American Heritage Commission (NAHC), regarding open space planning efforts. [New Policy for 2015-2035 GP]
- OSR-3.9: Consult with the Orange Coast River Park, Inc. and surrounding cities and other government agencies in maintaining and rehabilitating open space lands along the Santa Ana River. [New Policy for 2015-2035 GP]
- OSR-3.10: Consult with OC Parks over the enhancements and management of Talbert Regional Park without adversely impacting surrounding residential neighborhoods. [New Policy for 2015-2035 GP]

### **GOAL OSR-4:**

#### **Extensive Arts and Culture Programs and Services**

Provide comprehensive and multifaceted arts and culture programs and services that provide education and entertainment to the community and a broader audience. [New Goal for 2015-2035 GP]

- Objective OSR-4A:** Support performing and visual arts programs, facilities, and activities that stimulate the minds and intellectual thinking of community members to increase awareness of the City's motto, "The City of the Arts." [New Objective for 2015-2035 GP]

#### **Cultural Arts Venues**

- OSR-4.1: Continue to support the mission of the Segerstrom Center for the Arts and associate venues and facilities. [New Policy for 2015-2035 GP]
- OSR-4.2: Support the development and operations of an arts museum at the Segerstrom Center for the Arts. [New Policy for 2015-2035 GP]

- OSR-4.3: Encourage additional indoor and outdoor facility spaces citywide to display public art and host arts and culture special events. [New Policy for 2015-2035 GP]

**Leader in the Arts**

- OSR-4.4: Expand the City's role as a supporter of the arts. [New Policy for 2015-2035 GP]
- OSR-4.5: Encourage financial support of the arts by supporting non-profit groups and foundations. [New Policy for 2015-2035 GP]
- OSR-4.6: Consider preparation of an arts and culture master plan for the City. [New Policy for 2015-2035 GP]
- OSR-4.7: Consult with local agencies and surrounding cities to address the creation and implementation of arts-friendly policies. [New Policy for 2015-2035 GP]
- OSR-4.8: Enhance Costa Mesa's position as a leader in the arts in Southern California and its recognition nationally as a city devoted to arts institutions of superior quality. [New Policy for 2015-2035 GP]
- OSR-4.9: Engage community members in arts activities, and utilize the arts to provide educational and cultural awareness opportunities. [New Policy for 2015-2035 GP]
- OSR-4.10: Continue the City's commitment to its arts in cooperation with the private sector. [New Policy for 2015-2035 GP]
- OSR-4.11: Provide opportunities for local artists to create and display their work. [New Policy for 2015-2035 GP]

**Arts Programs and Events**

- OSR-4.12: Support arts activities, programs, events, and facilities for patrons to enjoy and share experiences, and that enhance the City's economic vitality. [New Policy for 2015-2035 GP]
- OSR-4.13: Designate Community Services Department staff with the responsibility for expanding and implementing activities related to recreational arts programming. [New Policy for 2015-2035 GP]
- OSR-4.14: Pursue cooperative educational cultural programs enlisting the aid of public and private institutions. [New Policy for 2015-2035 GP]

**Arts in Public Places and in Private Development**

- OSR-4.15: Continue to review adopting an Arts in Public Places Program. [New Policy for 2015-2035 GP]
- OSR-4.16: Pursue the placement of public art in prominent locations, particularly along major travel corridors to enliven and beautify the public realm. [New Policy for 2015-2035 GP]
- OSR-4.17: Develop incentives or programs that encourage art in new developments. [New Policy for 2015-2035 GP]

## Historical and Cultural Resources Element

The goals, objectives, and policies that address historical and cultural resources are as follows:

### **Goal HCR-1:**

Historical, Archeological, and Paleontological Resource Preservation

The City of Costa Mesa supports focused efforts to provide residents with a sense of community and history through the protection and preservation of historical and cultural resources. [2000 GP Goal HCR-1]

**Objective HCR-1A:** Encourage preservation and protection of the City's archaeological, paleontological, and historical resources. [2000 GP Objective HCR-1A]

### **Preserving Historical Resources**

- HCR-1.1: Encourage protection and enhancement of the diverse range of historical sites and resources in the City for the benefit of current and future residents and visitors. [New Policy for 2015-2035 GP]
- HCR-1.2: Encourage the preservation of significant historical resources (as identified in Table HCR-1) by developing and implementing incentives such as building and planning application permit fee waivers, Mills Act contracts, grants and loans, and implementing other incentives identified in the Historical Preservation Ordinance. [2000 GP Policy HCR-1A.4]
- HCR-1.3: Promote context-sensitive design that respects and celebrates the history and historical character of sites and resources while meeting contemporary needs of the community. [New Policy for 2015-2035 GP]
- HCR-1.4: Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources, and the impact of proposed development on those resources. [2000 GP Policy HCR-1A.1]
- HCR-1.5: Continue to identify local landmarks with markers and way-finding signage. Include informational signage about local history, utilizing maps to highlight locations of other historical resources at popular historical sites. [New Policy for 2015-2035 GP]
- HCR-1.6: Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City. [2000 GP Policy HCR-1A.6]

### **Preserving Archaeological Resources**

- HCR-1.7: Require cultural resources studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify cultural resources (i.e., prehistorical sites, historical sites, and isolated artifacts and features) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided. Cultural resources studies shall be completed by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistorical or historical archaeology. [2000 GP Policy HCR-1A.2 and HCR-1A.3 – Modified for 2015-2035 GP]

- HCR-1.8: Comply with requirements of the California Environmental Quality Act regarding protection and recovery of archaeological resources discovered during development activities. [New Policy for 2015-2035 GP]

**Preserving Paleontological Resources**

- HCR-1.9: Require paleontological studies for all applicable discretionary projects. The studies should identify paleontological resources in the project area, and provide mitigation measures for any resources in the project area that cannot be avoided. [2000 GP Policy HCR-1A.2 and HCR-1A.3 – Modified for 2015-2035 GP]
- HCR-1.10: Comply with the California Environmental Quality Act regarding the protection and recovery of paleontological resources during development activities. [New Policy for 2015-2035 GP]



## **Appendix A.2**

### **2015-2035 General Plan Goals, Objectives, Policies (2022)**

*(Housing Element updated per  
adopted 2021-2029 Housing Element)*

# **2015–2035 Costa Mesa General Plan Goals, Objectives, and Policies**

**- 2022 Annual Review -**  
*(Housing Element updated per  
adopted 2021-2029 Housing Element)*

## 2015-2035 GENERAL PLAN GOALS AND POLICIES

Each element of the General Plan contains goals and policies based upon the needs and desires of the community, as derived from the previously adopted 2015-2035 General Plan, background research, planning staff, and members of the City Council.

A goal is defined as a broad vision of what the community wants to achieve or provide to residents, landowners, business owners and tourists. It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless. A policy is a specific statement that guides decision-making. It indicates a commitment of the City to a particular course of action. A policy is based on and helps implement a goal.

One of the objectives for the 2015-2035 General Plan and General Plan EIR was to review the 2000 General Plan goals, objectives, and policies for relevancy, completion and applicability for the long-term development in the City. City staff reviewed the goals, objectives, and policies in the 2000 General Plan and determined if the goals, objectives, and policies had been completed, and if not, determined their relevancy and applicability for the 2015-2035 General Plan. The following are the goals and associated objectives and policies that have been set for the Costa Mesa 2015-2035 General Plan.

At the conclusion of each goal, objective or policy is a statement within [brackets] that indicates one of four possible scenarios: 1) the goal, objective, or policy remains the same as the 2000 General Plan, 2) the goal, objective or policy has been modified from the 2000 General Plan statement for the 2015-2035 General Plan, 3) the goal, objective or policy is a new statement for the 2000 General Plan, or 4) in the case of the Housing Element, the 2021-2029 adopted Housing Element goals, objectives or policies are listed. Examples of the wording for the aforementioned scenarios are as follows:

- 1) [2000 GP Goal LU-1],
- 2) [2000 GP Policy LU-1A.4 – Modified for 2015-2035 GP],
- 3) [New Objective for 2015-2035 GP], and
- 4) [2021-2029 Housing Element].

## Land Use Element

The goals, objectives, and policies that address land use are as follows:

### **Goal LU-1:**

A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs [2000 GP Goal LU-1]

**Objective LU-1A:** Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure. [2000 GP Objective LU-1A]

- 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 needs of the business and residential segments of the community. [2000 GP Policy LU-1A.1]
- LU-1.2 Balance economic gains from new development while preserving the character and densities of residential neighborhoods. [New Policy for 2015-2035 GP]
- LU-1.3 Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities. [2000 GP Policy LU-1A.4]
- LU-1.4 Promote housing and employment opportunities within planned development areas to the extent feasible. [2000 GP Policy LU-1A.5]
- LU-1.5 Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services. [New Policy for 2015-2035 GP]

### **Goal LU-2:**

Preserve and Protect Residential Neighborhoods [2000 GP Goal LU-1]

**Objective LU-2A:** Promote land use patterns and development that contribute to community and neighborhood identity. [2000 GP Objective LU-1C]

- LU-2.1 In the event of damage or destruction, allow any legal conforming use in existence at the time of adoption of the General Plan that is located in a nonconforming development to be rebuilt to its original building intensity, as long as any such rebuilding would not increase the development's nonconformity, and the damage or destruction was in no way brought about by intentional acts of any owner of such use or property. [2000 GP Policy LU-2A.4]
- LU-2.2 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines, and encourage undergrounding of utilities in the public right-of-way for residential development consisting of five units or more, to the extent feasible and practical. [2000 GP Policy LU-2A.9 – Modified for 2015-2035 GP]
- LU-2.3 Develop standards, policies, and other methods to encourage the grouping of individual parcels to eliminate obsolete subdivision patterns and to provide improved living environments while being consistent with the neighborhood character of the surrounding community. [2000 GP Policy LU-2A.5 – Modified for 2015-2035 GP]
- LU-2.4 Do not allow "rounding up" when calculating the number of permitted residential units, except for lots existing as of March 16, 1992, zoned R2-MD that have less



- than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater may be rounded up to two units. [2000 GP Policy LU-2A.6]
- LU-2.5 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common-interest developments consistent with the neighborhood character. This policy does not apply to small lot subdivisions. [2000 GP Policy LU-2A.7]
  - LU-2.6 Encourage increased private market investment in declining or deteriorating neighborhoods. [2000 GP Policy LU-2A.8]
  - LU-2.7 Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access. [2000 GP Policy LU-1C.1]
  - LU-2.8 Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing such as elderly, affordable, or student housing, unless otherwise approved by a General Plan amendment. (A four-story/five-level parking structure with roof deck parking on the fifth level is considered a four-story structure.) [2000 GP Policy LU-1C.2]
  - LU-2.9 Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties. [2000 GP Policy LU-1C.4]
  - LU-2.10 Promote lot consolidation of residential properties to the extent feasible and practical, including the creation of larger single-family residential lots that exceed the minimum 6,000-square-foot requirement in neighborhoods where the prevailing residential subdivision pattern features larger-sized residential lots. [2000 GP Policy LU-1C.5 – Modified for 2015-2035 GP]
  - LU-2.11 Ensure adequate noise attenuation in urban design, such as walls for sound attenuation, development of landscaped greenbelts, provision of landscape berms, etc. [2000 GP Policy LU-1C.6 – Modified for 2015-2035 GP]

**Goal LU-3:**

Development that Maintains Neighborhood Integrity and Character [2000 GP Goal LU-1]

**Objective LU-3A:** Establish policies, standards, and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods. [2000 GP Objective LU-1F]

- 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. [2000 GP Policy LU-1F.1]
- LU-3.2 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings, and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard. [2000 GP Policy LU-1F.2]
- LU-3.3 Continue code enforcement as a high priority with regard to the regulation of property maintenance standards citywide. [2000 GP Policy LU-1F.3 – Modified for 2015-2035 GP]
- LU-3.4 Ensure that residential densities can be supported by the infrastructure and are compatible with existing residential neighborhoods in the surrounding area. [2000 GP Policy LU-1F.4 – Modified for 2015-2035 GP]

- LU-3.5 Provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood. [2000 GP Policy LU-1F.5]
- LU-3.6 Facilitate revitalization of aging commercial centers by working with property owners, developers, local businesses, and other community organizations to coordinate efforts. [New Policy for 2015-2035 GP]
- LU-3.7 Promote development/design flexibility that encourages older or poorly maintained high-density residential uses to be rehabilitated. [New Policy for 2015-2035 GP]
- LU-3.8 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods. [New Policy for 2015-2035 GP]
- LU-3.9 Locate high-intensity developments or high-traffic-generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense development or uses. [2000 GP Policy LU-1A.3]
- LU-3.10 Minimize effects of new development on the privacy and character of surrounding neighborhoods. [New Policy for 2015-2035 GP]
- LU-3.11 Promote small-lot residential development on long, narrow, single parcels or combined residential lots. [New Policy for 2015-2035 GP]
- LU-3.12 Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development. [New Policy for 2015-2035 GP]
- LU-3.13 Prohibit construction of buildings which would present a hazard to air navigation, as determined by the Federal Aviation Administration (FAA). [2000 GP Policy LU-1C.3 – Modified for 2015-2035 GP]
- LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to federal and State law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development.” Land Use Element (page LU-18) refers to the threshold stated above. It shall be amended to refer to Filing FAA Form 7460-1 Notice of Construction and Alteration, and not to Form 7480-1. [New Policy for 2015-2035 GP]
- LU-3.15 The City will ensure that development proposals, including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements. [New Policy for 2015-2035 GP]
- LU-3.16 The City shall refer certain projects to the Airport Land Use Commission for Orange County, as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the Airport Environs Land Use Plan for John Wayne Airport. [New Policy for 2015-2035 GP]

- LU 3.17 New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft. [New Policy for 2015-2035 GP]

**Goal LU-4:**

New Development that Is Sensitive to Costa Mesa's Environmental Resources [2000 GP Goal LU-2]

**Objective LU-4A:** Encourage new development and redevelopment that protects and improves the quality of Costa Mesa's natural environment and resources. [2000 GP Objective LU-2A]

- LU-4.1 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the National Pollutant Discharge Elimination System Stormwater Permit during the planning, project review, and permitting processes. [2000 GP Policy LU-2A.10]
- LU-4.2 Avoid conversion of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and/or establish development guidelines that identifies these areas and protects them from erosion and sediment loss. [2000 GP Policy LU-2A.11]
- LU-4.3 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota. [2000 GP Policy LU-2A.12]
- LU-4.4 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies, and protect the integrity of the bluff crest. [2000 GP Policy LU-2A.13]
- LU-4.5 Promote integration of stormwater quality protection into construction and post-construction activities, as required by the NPDES Stormwater Permit and the City's Local Implementation Plan. [2000 GP Policy LU-2A.14]
- LU-4.6 Incorporate the principles of sustainability into land use planning, infrastructure, and development processes to reduce greenhouse gas emissions consistent with State goals. [New Policy for 2015-2035 GP]

**Goal LU-5:**

Adequate Community Services, Transportation System, and Infrastructure to Meet Growth [2000 GP Goal LU-1 and Goal LU-3]

**Objective LU-5A:** Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area. [2000 GP Objective LU-3A]

- LU-5.1 Pursue annexation of certain areas within the City's Sphere of Influence to provide land use regulation and city services within its jurisdiction. [2000 GP Policy LU-3A.1]
- LU-5.2 Strongly encourage protection and preservation of existing but underutilized school sites for future recreational, social, or educational uses. [2000 GP Policy LU-3A.2]
- LU-5.3 As appropriate and timely, consider the establishment of development impact fee program(s) to fund additional fire and police personnel, library facilities, and related equipment to meet the demands of additional growth in the City. [2000 GP Policy LU-3A.3 – Modified for 2015-2035 GP]

- LU-5.4 Require appropriate site and environmental analysis for future fire and police station site locations or for the relocation or closure of existing fire and police facilities. [2000 GP Policy LU-3A.4]
- LU-5.5 Ensure that new development pays its fair share of impact fees such as park fees and traffic impact fees. This can also include impact fees related to community services (police protection services and fire emergency response services) or library facilities, once adopted and applicable. [New Policy for 2015-2035 GP]
- LU-5.6 Promote development of revenue-generating land uses to help defray the costs of high quality public services. [New Policy for 2015-2035 GP]
- LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile. [New Policy for 2015-2035 GP]
- LU-5.8 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications. [2000 GP Policy LU-1D.1]
- LU-5.9 Phase or restrict future development in the City to that which can be accommodated by infrastructure at the time of completion of each phase of a multi-phased project. [2000 GP Policy LU-1D.2]
- LU-5.10 Building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. Building intensities for proposed new development projects shall not exceed the applicable floor area standards, except for the following conditions:
- (a) Limited deviations from the graduated floor-area ratio standards for the commercial and industrial land use designations may be approved through a discretionary review process. No deviation shall exceed a 0.05 increase in the FAR in the moderate traffic category, and no deviation shall be allowed in the very low, low, and high traffic categories. Deviations from the FAR standards shall not cause the daily trip generation for the property to be exceeded when compared to the existing daily trip generation for the site without the proposed project or maximum allowable traffic generation for the Moderate Traffic FAR category, whichever is greater.
  - (b) Additions to existing nonconforming nonresidential developments may be allowed if the additions do not affect the overall traffic generation characteristics of the development and if the additions do not substantially affect the existing height and bulk of the development. Additions to nonresidential developments shall be limited to those land uses with traffic generation rates based on variables other than building area square footage. Examples of such additions include, but are not limited to: 1) Hotels/motels: Increases in the size of hotel rooms or lobbies where no increase in the total number of rooms is proposed, and 2) theaters: Increases to “back-stage” support areas or lobbies where no increase in the total number of seats is proposed.
  - (c) In the above conditions, the new development shall be compatible with surrounding land uses.
  - (d) Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council. [2000 GP Policy LU-1E.1 – Modified for 2015-2035 GP]

- LU-5.11 Development plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits. [2000 GP Policy LU-1E.2]
- LU-5.12 Development plans shall include an overall buildout plan, which can demonstrate the ability of the circulation system to support the proposed level of development. [2000 GP Policy LU-1E.3]
- LU-5.13 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area. [2000 GP Policy LU-1E.4]

**Goal LU-6:**

Economically Viable and Productive Land Uses that Increase the City's Tax Base [2000 GP Goal LU-1]

**Objective LU-6A:** Ensure the long-term productivity and viability of the community's economic base. [2000 GP Objective LU-1B]

- LU-6.1 Encourage a mixed of land uses that maintain and improve the City's long-term fiscal health. [New Policy for 2015-2035 GP]
- LU-6.2 Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers. [New Policy for 2015-2035 GP]
- LU-6.3 Continue to prioritize commercial and industrial park use of properties north of I-405 and within the Airport Industrial District. [New Policy for 2015-2035 GP]
- LU-6.4 Support the continued presence of incubator businesses in the action sports industry and jobs-producing businesses in the Westside. [New Policy for 2015-2035 GP]
- LU-6.5 Encourage revitalization of existing, older commercial and industrial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units. [New Policy for 2015-2035 GP]
- LU-6.6 Continue to encourage and retain land uses that generate sustainable sales and property tax revenues, including regional commercial destinations and automobile dealerships. [New Policy for 2015-2035 GP]
- LU-6.7 Encourage new and retain existing businesses that provide local shopping and services. [New Policy for 2015-2035 GP]
- LU-6.8 Provide efficient and timely review of development proposals while maintaining quality customer service standards for the business, development, and residential community. [New Policy for 2015-2035 GP]
- LU-6.9 Support the retention and growth of Class A office tenants, including corporate headquarters for the action sports industry, biotech, and high technology companies within the City. [New Policy for 2015-2035 GP]

**Objective LU-6B:** Encourage and facilitate activities that expand the City's revenue base. [New Objective for 2015-2035 GP]

- LU-6.10 Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base. [New Policy for 2015-2035 GP]
- LU-6.11 Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost. [New Policy for 2015-2035 GP]
- LU-6.12 Track retail trends and tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate the business mix. [New Policy for 2015-2035 GP]
- LU-6.13 Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses. [New Policy for 2015-2035 GP]
- LU-6.14 Improve ease and accessibility to information to capture opportunities for businesses to establish in Costa Mesa and bring high-skill and professional jobs and new revenue sources into the community. [New Policy for 2015-2035 GP]
- 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. [New Policy for 2015-2035 GP]
- LU-6.16 Examine options for the development of new infrastructure for new technologies and businesses that use those technologies. [New Policy for 2015-2035 GP]

**Objective LU-6C:** Retain and expand the City's diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique and prototype manufacturing, and industrial businesses. [New Objective for 2015-2035 GP]

- LU-6.17 Engage in activities that promote Costa Mesa as a great place to live, work, and develop a business. [New Policy for 2015-2035 GP]
- LU-6.18 Continue to work with surrounding cities to strengthen regional economic development. [New Policy for 2015-2035 GP]
- LU-6.19 Provide flexibility and support for development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility along major corridors outside of significant commercial or industrial nodes. [New Policy for 2015-2035 GP]

**Goal LU-7:**

A Sound Local Sustainable Economy that Attracts Investment, Creates Educational Opportunities, and Generates Employment Opportunities [New Goal for 2015-2035 GP]

- LU-7.1 Endeavor to create mixture of employment opportunities for all economic levels of residents and businesses. [New Policy for 2015-2035 GP]
- LU-7.2 Support linkages between local educational institutions and local industries and businesses. Foster training, collaboration with employers, and new innovative programs that increase job opportunities for residents and students attending school locally. [New Policy for 2015-2035 GP]
- LU-7.3 Foster and provide useful and efficient partnerships to implement economic opportunities with private, non-profit, or other public agencies. [New Policy for 2015-2035 GP]

- LU-7.4 Cultivate an entrepreneurial and academic environment that fosters innovation through non-traditional housing developments, flexible office spaces, experiential development, and ensuring the diversity of retail/service throughout the urban districts. [New Policy for 2015-2035 GP]
- LU-7.5 Support and provide flexibility for development projects and businesses which produce, care, and maintain material goods or fixed assets meant to support the production of market goods, especially for niche industries within the City of Costa Mesa. [New Policy for 2015-2035 GP]
- LU-7.6 Seek out opportunities to attract primary businesses within stable industries and support industries that already exist within the City. [New Policy for 2015-2035 GP]
- LU-7.7 Explore economic and employment opportunities to retain and strengthen the unique industry niches along Bristol and Paularino, in the Westside, on East 17th Street, and throughout North Costa Mesa. [New Policy for 2015-2035 GP]
- LU-7.8 Support the development of pedestrian plazas and gathering places, and institutional spaces, as well as the more efficient use of existing spaces, to support economic growth and branding of existing industries within the City. [New Policy for 2015-2035 GP]

**Goal LU-8:**

Promote a range of multiple uses at the Fairview Developmental Center site [New Goal for 2015-2035 GP]

- LU-8.1 In anticipation of the potential closure or repurposing of the Fairview Development Center site, the City will work with appropriate State agencies or private entity (if the property is sold) to plan for a complementary mix of low-scale residential, institutional, public facilities, open spaces, and recreational uses within a campus setting. [New Policy for 2015-2035 GP]

**Goal LU-9:**

Ensure that Fairgrounds uses are consistent with the General Plan designation [New Goal for 2015-2035 GP]

- LU-9.1 Discourage changes in the allowable uses specified in the Fairgrounds General Plan land use designation for the Orange County Fair & Event Center property. Ensure that amendments to this General Plan designation are approved by the electorate. [New Policy for 2015-2035 GP]

**Goal LU-10:**

Promote the growth of tourism [New Goal for 2015-2035 GP]

**Objective LU-10A:** Promote structural improvements of visitor-oriented land uses. [New Objective for 2015-2035 GP]

- LU-10.1 Engage with property owners, developers, and business owners to encourage the revitalization of the hotel/motels. [New Policy for 2015-2035 GP]

- LU-10.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include:
- a. Updating building mechanical, electrical, or plumbing to comply with current building standards
  - b. Updating physical improvements to the site
  - c. Adding hotel amenities to the site
  - d. Updating or improving the landscaping on the site
  - e. Updating or improving the façade of the building(s) [New Policy for 2015-2035 GP]

**Objective LU-10B:** Promote growth of visitor-oriented land uses. [New Objective for 2015-2035 GP]

- LU-10.3 Motel and hotel land uses should be encouraged to be located near major transportation corridors and close to key tourist/visitor draws, other recreation venues, the airport, regional, and general local shopping centers. [New Policy for 2015-2035 GP]

- LU-10.4 Consider the interest of quality of stay for visitors when evaluating projects near visitor-oriented land uses by requiring on-site amenities and upscale guest services. [New Policy for 2015-2035 GP]

**Objective LU-10C:** Promote uses and events that make visitor-oriented business more economically viable. [New Objective for 2015-2035 GP]

- LU-10.5 Celebrate and promote the arts, culture, and industries of Costa Mesa through special events, civic gatherings, and City marketing and tourism promotion efforts. [New Policy for 2015-2035 GP]

- LU-10.6 Promote the development of small-scale manufacturing uses or other uses that generate multiple secondary and tertiary markets that support business travel tourism-related uses. [New Policy for 2015-2035 GP]

- LU-10.7 Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County. [New Policy for 2015-2035 GP]



## Circulation Element

The goals, objectives, and policies that address circulation are as follows:

### **Goal C-1:**

Implement “Complete Streets” Policies on Roadways in Costa Mesa

Plan, develop, and implement a comprehensive transportation system that serves all users and modes of travel. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-1A:** Create a transportation network that meets the mobility needs of all Costa Mesa residents, businesses, and visitors. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-1.1: Update the City’s engineering standards for public and private streets to provide for safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users of all ages, abilities, and modes of travel. [New Policy for 2015-2035 GP]
- C-1.2: Allow for flexible use of public rights-of-way to accommodate all users of the street system while maintaining safety standards. [New Policy for 2015-2035 GP]
- C-1.3: Complete and annually maintain a needs assessment for traffic service levels and traffic safety. Develop and annually update a priority list of improvement projects, with priorities based on: 1) correcting identified hazards; 2) accommodating multimodal trips; 3) improving and/or maintaining peak-hour traffic volumes at critical intersections; 4) improving efficiency of existing infrastructure utilization; and 5) intergovernmental coordination. [2000 GP Policy CIR-2C.2]
- C-1.4: Pursue downgrade of arterials that no longer have the demand requiring their buildout to planned capacity. [New Policy for 2015-2035 GP]
- C-1.5: Implement road diets on street segments with excess capacity to enhance bicycle and pedestrian facilities. [New Policy for 2015-2035 GP]
- C-1.6: Encourage the conversion of excess on-street parking spaces for expanded sidewalk gathering places or landscaping. [New Policy for 2015-2035 GP]
- C-1.7: Encourage community participation in City processes and programs focused on improving mobility and transportation facilities. [New Policy for 2015-2035 GP]
- C-1.8: Pursue downgrade of 17th Street from 6-lane Major Arterial to 4-lane Primary Arterial between Orange Ave and Tustin Avenue, through Master Plan of Arterial Highways (MPAH) Amendment process with the Orange County Transportation Authority. [New Policy for 2015-2035 GP]

**Objective C-1B:** Preserve the character of our residential neighborhoods. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-1.9: Implement traffic calming measures that discourage speeding and cut-through traffic on residential streets. [2000 GP Policy CIR-1A.14]
- C-1.10: Encourage non-motorized transportation in residential areas by providing sidewalks and implementing bicycle friendly design of local streets. [New Policy for 2015-2035 GP]
- C-1.11: Reduce or eliminate intrusion of traffic related to non-residential development on local streets in residential neighborhoods. [New Policy for 2015-2035 GP]

- C-1.12: Prioritize intersection improvements which improve through traffic flow on Major, Primary, and Secondary Arterials, and reduce impacts on local neighborhood streets with emphasis on pedestrian safety. [2000 GP Policy CIR-1A.14]
- C-1.13: Promote engineering improvements such as physical measures constructed to lower speeds, improve safety, and otherwise reduce the impacts of motor vehicles. [New Policy for 2015-2035 GP]
- C-1.14: Design and Implement transportation projects to meet local and regional system capacity needs in accordance with the Master Plan of Streets and Highways. [New Policy for 2015-2035 GP]
- C-1.15: Implement neighborhood approved traffic-calming measures in residential neighborhoods and appropriate commercial areas, such as street narrowing, curb extensions, roundabouts, landscaped medians, and radar speed feedback signs. [New Policy for 2015-2035 GP]
- C-1.16: Establish priority-ranking system to evaluate traffic-calming requests for implementation throughout the City. [New Policy for 2015-2035 GP]
- C-1.17: Pursue programs that reduce vehicle speeds and cut-through traffic on local streets. [New Policy for 2015-2035 GP]

**Goal C-2:**

Effectively Manage and Improve the Roadway System

Develop and maintain a robust and efficient vehicular circulation network. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-2A:** Implement policies that encourage and accommodate all users while maintaining the efficiency of the circulation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-2.1: Establish a citywide crosswalk policy to address installation, maintenance, removal, and enhancements of crosswalks at intersections and mid-block locations. Crosswalk locations and treatment will be based on criteria including, but not limited to safety, traffic volume, and concentration of pedestrian activity. Potential enhancements may include leading pedestrian intervals at signalized intersections, bulb-outs, and median refuges to reduce crossing distances. [New Policy for 2015-2035 GP]
- C-2.2: Avoid creation of frequent driveways for new development access in active pedestrian areas that create conflict points between pedestrians and vehicles. [New Policy for 2015-2035 GP]
- C-2.3: Encourage commercial property owners to use shared driveway access and interconnected roads within blocks, where feasible. Require driveway access closures or consolidations, or both when a site is remodeled or redeveloped. [New Policy for 2015-2035 GP]
- C-2.4: Collaborate with law enforcement and public safety organizations to coordinate policies and programs that would reduce injuries and deaths on the roadways. [New Policy for 2015-2035 GP]
- C-2.5: Designate routes for truck traffic to minimize potential conflicts between trucks and cars, pedestrians, bicycles, transit, and vehicle access and circulation. Establish by ordinance a truck map that depicts allowable truck routes within the City. [New Policy for 2015-2035 GP]

- C-2.6: Periodically review and update traffic signal timing at all signalized intersections to maintain traffic signal coordination and to accommodate bicycle and pedestrian needs. [New Policy for 2015-2035 GP]
- C-2.7: Develop new traffic level of services criteria in accordance with SB 743 to meet the California Environmental Quality Act (CEQA). [New Policy for 2015-2035 GP]
- C-2.8: Continue the use of the Intersection Capacity Utilization (ICU) methodology to address local traffic level of service and impacts, with Level of Service “D” as the threshold for meeting the City’s significance criteria. [New Policy for 2015-2035 GP]

**Objective C-2B:** Construct street improvements and apply congestion management tools to obtain efficient performance of the transportation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-2.9: Incorporate the street system improvements identified in the General Plan Environmental Impact Report (EIR) into the Capital Improvement Program. [New Policy for 2015-2035 GP]
- C-2.10: Continue to deploy intelligent transportation systems (ITS) strategies—such as adaptive signal controls, fiber optic communication equipment, closed circuit television cameras, real-time transit information, and real-time parking availability information—to reduce traffic delays, lower greenhouse gas emissions, improve travel times, and enhance safety for drivers, pedestrians, and cyclists. [New Policy for 2015-2035 GP]
- C-2.11: Investigate all operational measures, including the use of one-way streets, to improve traffic circulation and to minimize congestion for all travel modes. [New Policy for 2015-2035 GP]
- C-2.12: Investigate and utilize state-of-the-art transportation system management technology and industry practices to address recurring and non-recurring traffic events (i.e., special events, incident/emergency management). [New Policy for 2015-2035 GP]
- C-2.13: Continue to evaluate and pursue design and operational improvements (medians, driveway closures, signal synchronization or phasing, parking or turn restrictions, etc.) to improve the efficiency of intersections. [2000 GP Policy CIR-2A.4]

### **Goal C-3:**

Enhance Regional Mobility and Coordination

Encourage development of a regional transportation network that addresses regional mobility needs for all modes of travel. [2000 GP Goal CIR-1 – Modified for 2015-2035 GP]

**Objective C-3A:** Promote development of transportation projects along regional corridors. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-3.1: Maintain compliance with Orange County Congestion Management Plan (CMP) requirements, including consistency with CMP level of service standards, adoption of a seven-year capital improvement program, analysis of impacts of land use decisions on the CMP highway system, and adoption and implementation of deficiency plans when intersections do not meet adopted performance standards. [New Policy for 2015-2035 GP]

- C-3.2: Support the goals and objectives of the Orange County Long Range Transportation Plan, including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure. [New Policy for 2015-2035 GP]
- C-3.3: Support the goals and objectives of the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), including expansion of transportation system choices, improvement of transportation system performance, and sustainability of transportation infrastructure. [New Policy for 2015-2035 GP]
- C-3.4: Coordinate signal timing on all major arterials with a local signal synchronization program consistent with the Orange County Traffic Signal Synchronization Master Plan (TSSMP). [2000 GP Policy CIR-2A.2 – Modified for 2015-2035 GP]
- C-3.5: Ensure Costa Mesa’s input, participation, and discretionary review of applicable region-wide transportation system policies, programs, and construction. [New Policy for 2015-2035 GP]
- C-3.6: Develop short-term and long-term improvements to the SR-55 corridor in coordination with Caltrans and OCTA to address regional mobility needs. [New Policy for 2015-2035 GP]
- C-3.7: Promote the City’s preferred alternative of undergrounding the SR-55 freeway south of 19th Street within the City limits. [New Policy for 2015-2035 GP]
- Objective C-3B:** Coordinate and partner with local and regional agencies to promote projects and policies that improve regional mobility. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]
- C-3.8: Coordinate with adjacent jurisdictions to maintain or improve mobility within the City to achieve a standard Level of Service no worse than “D” at all intersections under State or joint control. Intersection Level of Service analyses for General Plan conditions for locations under State or joint control will be updated periodically and presented to the City Council. [2000 GP Policy CIR-1A.12]
- C-3.9: Consult with Caltrans and OCTA regarding the I-405 widening project to minimize adverse impacts to Costa Mesa’s neighborhoods, businesses, and streets. [New Policy for 2015-2035 GP]
- C-3.10: Coordinate with OCTA and other jurisdictions to remove Gisler Avenue Bridge over the Santa Ana River from the City’s Master Plan of Streets and Highways and County’s Master Plan of Arterial Highways. [2000 GP Policy CIR-1A.18]
- C-3.11: Collaborate with Caltrans and neighboring jurisdiction to improve signal timing and coordination along major arterials across jurisdictional boundaries. [2000 GP Policy CIR-2A.3 – Modified for 2015-2035 GP]
- C-3.12: Work closely with the State of California and other government agencies to control traffic-related impacts of uses on State- or other agency-owned land (i.e., Orange County Fairgrounds, Orange Coast College, etc.). [2000 GP Policy CIR-1A.17]
- C-3.13: Coordinate with other responsible agencies the planning, funding, prioritization, and implementation of bicycle, pedestrian, and transit programs and supporting infrastructure. [New Policy for 2015-2035 GP]

**Goal C-4:**

Promote Transportation Demand Management, Transit, and Efficiency

Utilize Transportation Demand Management strategies to manage demand and maximize available capacity. [2000 GP Goal CIR-2 – Modified for 2015-2035 GP]

**Objective C-4A:** Encourage greater utilization of Transportation Demand Management (TDM) strategies to reduce dependence on single-occupancy vehicles. [2000 GP Objective CIR-2A – Modified for 2015-2035 GP]

- C-4.1: Support South Coast Air Quality Management District (SCAQMD) trip reduction programs, including park and ride lots, transit subsidies, carpool and vanpool programs, flexible working hours, bicycle facilities, and other traffic reduction strategies. [New Policy for 2015-2035 GP]
- C-4.2: Support local and multi-jurisdictional car-sharing and bike-sharing programs. [New Policy for 2015-2035 GP]
- C-4.3: Consider implementing park-once approaches for multiuse districts and regional destinations areas. [New Policy for 2015-2035 GP]
- C-4.4: Embrace innovative parking solutions that reduce the required spaced needed for parking, such as automated parking lifts and elevators. [New Policy for 2015-2035 GP]
- C-4.5: Encourage and provide incentives for commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars. [New Policy for 2015-2035 GP]
- C-4.6: Encourage and support programs that increase vehicle occupancy, including the provision of traveler information, shuttles, preferential parking for carpools/vanpools, transit pass subsidies, and other methods. [New Policy for 2015-2035 GP]
- C-4.7: Promote the combination of TDM measures as much more effective than any single measure. [New Policy for 2015-2035 GP]
- C-4.8: Require discussion of transportation system management (TSM) and TDM measures in all EIRs prepared for major projects. [2000 GP Policy Policy CIR-2D.5]
- C-4.9: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use. [2000 GP Policy CIR-1A.8]
- C-4.10: Allow the application of transportation management rideshare programs, integration of complementary land uses, and other methods to reduce project related average daily and peak hour vehicle trips to achieve consistency with allocated trip budgets. [2000 GP Policy CIR-1A.10]

**Objective C-4B:** Promote regional and local transit services as an alternative to automobile travel. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-4.11: Ensure that roadways designated as transit routes can accommodate transit vehicle circulation and convenient pedestrian access to and from transit stops. [2000 GP Policy CIR-1A.11 – Modified for 2015-2035 GP]
- C-4.12: Review all capital improvement projects to ensure improvements located on existing and planned transit routes include modification of street, curb, and sidewalk configurations to allow for easier and more efficient transit operations and improved passenger access. [New Policy for 2015-2035 GP]

- C-4.13: Provide transit stop amenities that facilitate access to and from transit stops and transfer locations. These may include pedestrian pathways approaching stops, high-quality benches and shelters, traveler information systems (real-time transit arrival information), and bike storage and bicycle connections. Bus stops should accommodate timed transfers between buses and other transit services where necessary. [New Policy for 2015-2035 GP]
- C-4.14: Encourage new development along major transit corridors to provide efficient and safe access to transit stops and public sidewalks. [New Policy for 2015-2035 GP]
- C-4.15: Support and participate with OCTA ACCESS Service in providing transportation assistance to senior citizens and the disabled. [New Policy for 2015-2035 GP]
- C-4.16: Consult with OCTA for transit services, such as changes to bus routes, bus stops, and hours of operation. Additionally, coordinate with OCTA for changes to transit services provided for seniors, the disabled, and transit dependent populations. [New Policy for 2015-2035 GP]
- C-4.17: Consult with the Newport-Mesa Unified School District to maintain school bus services provided for local schoolchildren. [New Policy for 2015-2035 GP]
- C-4.18: Coordinate with OCTA to improve transit services in the City, including strategies such as bus rapid transit, express services, community circulators, and other strategies. [New Policy for 2015-2035 GP]
- C-4.19: Encourage new local transit programs in coordination with OCTA, consisting of shuttle services to local and regional destinations. [New Policy for 2015-2035 GP]
- C-4.20: Coordinate with OCTA to construct bus turnouts at appropriate locations, with attractive shelters designed for safe and comfortable use. [2000 GP Policy CIR-2B.1]
- C-4.21: Require discussion of transit service needs and site design amenities for transit ridership in EIR for major projects. [2000 GP Policy CIR-2D.4]

#### **Goal C-5:**

Ensure Coordination between the Land Use and Circulation Systems

Facilitate close coordination between development of land use and circulation system. [2000 GP Goal CIR-2 – Modified for 2015-2035 GP]

**Objective C-5A:** Coordinate land use policies and development activities that support a sustainable transportation system. [2000 GP Objective CIR-1A – Modified for 2015-2035 GP]

- C-5.1: Ensure that new development projects are consistent with the vehicular trip budgets, where adopted. [New Policy for 2015-2035 GP]
- C-5.2: Require that large developments and redevelopments provide short-term and long-term vehicular traffic impact studies. [New Policy for 2015-2035 GP]
- C-5.3: Encourage permitted General Plan land uses which generate high traffic volumes to be located near major transit and transportation corridors to minimize vehicle use, congestion, and delay. [2000 GP Policy CIR-1A.9]
- C-5.4: Maintain balance between land use and circulation systems by phasing new developments to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project. [2000 GP Policy GM-1A.2 and Policy CIR-1A.16]

- C-5.5: Promote development of mixed-use projects to reduce number of vehicle trips. [New Policy for 2015-2035 GP]
- C-5.6: Coordinate the design and improvement of pedestrian and bicycle ways in major residential, shopping and employment centers, parks, schools, other public facilities, public transportation facilities, and bicycle networks with adjacent cities. [2000 GP Policy CIR-1A.3]
- C-5.7: Require dedication of right-of-way, in an equitable manner, for development that increases the intensity of land use. [2000 GP Policy CIR-1A.6]
- C-5.8: Minimize circulation improvements that will necessitate the taking of private property on existing developed properties. [2000 GP Policy CIR-1A.19]
- C-5.9: Require that circulation necessary to provide or attain the minimum traffic level of service standard at an intersection to which a development project contributes measureable traffic be completed within three years of issuance of the first building permit for such development project, unless additional right-of-way or coordination with other government agencies is required to complete the improvement. Improvements may be required sooner if, because of extraordinary traffic generation characteristics of the project or extraordinary impacts to the surrounding circulation system, such improvements are necessary to prevent significant adverse impacts. [2000 GP Policy CIR-2D.1]
- C-5.10: Allow for construction of circulation improvements for a phased development project to be constructed commensurate with the project construction, based upon the findings of a traffic study approved by the City of Costa Mesa. [2000 GP Policy CIR-2D.2]
- C-5.11: Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project. [2000 GP Policy GM-1A.2 and Policy CIR-1A.16]
- C-5.12: Support consistency with the Orange County Sustainable Communities Strategy (OC SCS) and SCAG RTP/SCS by providing an integrated land use and transportation plan to meet mandated emissions reduction targets consistent with SB 375. [New Policy for 2015-2035 GP]
- Objective C-5B:** Establish strategies and processes that allow large developments to analyze and mitigate traffic impacts and infrastructure needs. [2000 GP Objective CIR-2D – Modified for 2015-2035 GP]
- C-5.13: Require that new development projects improve access to and accommodations for multimodal transportation. [New Policy for 2015-2035 GP]
- C-5.14: Require developers of new building and redevelopment/reuse projects as part of the project development review process that are located along bus routes to pay a designated fair share of the cost of providing improved bus stop facilities and related street furniture or, where appropriate, dedicate land for improved bus stop facilities. [New Policy for 2015-2035 GP]
- C-5.15: Consider the needs of the transportation and infrastructure system early for large developments and coordinate with developers to design projects that minimize traffic impacts and infrastructure demands, and implement complete streets wherever feasible. Alternatively, address transportation and infrastructure system impacts through the implementation of development agreements. [New Policy for 2015-2035 GP]

**Goal C-6:**

**Fund and Evaluate the City's Transportation Network**

Explore opportunities to secure funding for enhancing the circulation system. [New Goal for 2015-2035 GP]

**Objective C-6A:** Pursue funding sources to maintain and enhance the transportation and infrastructure system. [2000 GP Objective CIR-2C – Modified for 2015-2035 GP]

- C-6.1: Evaluate traffic collision data regularly, and identify top collision locations for automobiles, bicycles, pedestrians, transit in Costa Mesa. Develop appropriate countermeasures and pursue funding from all available sources to implement them. [New Policy for 2015-2035 GP]
- C-6.2: Continue to develop and maintain long-range capital improvement programs consistent with the General Plan and M2 eligibility requirements. [New Policy for 2015-2035 GP]
- C-6.3: Coordinate with OCTA to fund, develop, and maintain a Master Plan of Streets and Highways consistent with the Master Plan of Arterial Highways (MPAH). [New Policy for 2015-2035 GP]
- C-6.4: Require a locally collected and administered traffic mitigation fee program to guarantee that new development pays for its fair share toward improvements resulting in reductions in air pollutant and GHG emissions and traffic impacts generated by the development. [New Policy for 2015-2035 GP]
- C-6.5: Actively pursue local, State, and federal funding to implement, maintain, and evaluate the transportation and infrastructure system. [New Policy for 2015-2035 GP]
- C-6.6: Supplement funding from annual fees or assessments on existing and new development with grants and other nonlocal sources. [New Policy for 2015-2035 GP]
- C-6.7: Develop strategies to implement an infrastructure and transportation system to be consistent with State policies on resiliency and sustainability. [New Policy for 2015-2035 GP]
- C-6.8: Amend the General Plan, if necessary, to be responsive to evolving funding requirements and to comply with State and federal regulations affecting the goals and policies of the Circulation Element. [New Policy for 2015-2035 GP]
- C-6.9: Coordinate with OCTA and Caltrans to seek funding and implementation solutions to improve Newport Boulevard at the terminus of the State Route 55 freeway to relieve congestion from regional traffic. [2000 GP Policy CIR-2A.1 Modified for 2015-2035 GP]
- C-6.10: Review the City's transportation impact fee program on a regular basis, and adjust fees as needed to ensure that funding is available for planned transportation improvements that will benefit all travel modes. [New Policy for 2015-2035 GP]
- C-6.11: Prioritize funding and timing for implementing transportation improvements. Consider prioritizing multimodal projects that provide the most benefit to all users. [New Policy for 2015-2035 GP]
- C-6.12: Require that every new development project pay its share of costs associated with the mitigation of project generated impacts. [New Policy for 2015-2035 GP]



- C-6.13: Measure M2 sales tax revenues shall not be used to replace private funding which has been committed for any project. [2000 GP Policy GM-1A.5 – Modified for 2015-2035 GP]
- C-6.14: The City's seven-year capital improvement program shall be adopted and maintained in conformance with the provisions of Measure M2 for the purpose of maintaining the established level of service standard. [2000 GP Policy GM-1A.6 – Modified for 2015-2035 GP]
- C-6.15: Maintain a traffic impact fee for circulation system improvements to the Master Plan of Streets and Highways; review and update fees on a regular basis. [2000 GP Policy GM-1A.4 AND Policy CIR-2D.3 – Modified for 2015-2035 GP]
- Objective C-6B:** Evaluate the transportation system to ensure that it meets the City's circulation goals. [2000 GP Objective CIR-2A – Modified for 2015-2035 GP]
- C-6.16: Provide an annual Capital Improvement Program General Plan consistency report. [New Policy for 2015-2035 GP]
- C-6.17: Provide annual public review of implementation status reports of goals, policies, and objectives stated in the Circulation Element. [New Policy for 2015-2035 GP]
- C-6.18: Adopt and seek out methods and processes that provide appropriate and accurate data for evaluating the performance of the transportation and infrastructure system. [New Policy for 2015-2035 GP]

#### **Goal C-7:**

Promote a Friendly Active Transportation System in Costa Mesa

Create a bicycle and pedestrian friendly environment throughout Costa Mesa for all types of users and all trip purposes in accordance with the five "Es:" Education, Encouragement, Enforcement, Engineering, and Evaluation. [New Goal for 2015-2035 GP]

*The following recommendations are aimed at providing the maximum flexibility in meeting the goals and policies in this Circulation Element.*

#### **Bikeways and Pedestrian Paths**

- Objective C-7A:** Expand, enhance, and protect the existing bicycle and pedestrian network to provide a comprehensive, system of Class I, Class II, Class III, and Class IV facilities to increase connectivity between homes, jobs, schools transit, and recreational resources in Costa Mesa. [New Objective for 2015-2035 GP]
- Recommendation C-7.1: Develop an extensive bicycle and pedestrian backbone network through the use of standard and appropriate innovative treatments. [New Policy for 2015-2035 GP]
- Recommendation C-7.2: Plan and install new bicycle lanes on Major Arterials, where feasible and appropriate. [New Policy for 2015-2035 GP]
- Recommendation C-7.3: Plan and install shared lane markings ("sharrows") and signage on appropriate existing and planned bicycle routes where bicycle lane implementation is demonstrated to be infeasible. [New Policy for 2015-2035 GP]
- Recommendation C-7.4: Where feasible, Class I shared-use paths should be a priority for future developments. [New Policy for 2015-2035 GP]

Recommendation C-7.5:	Plan and install new shared-use paths in utility corridors and/or along flood control channels, and extend existing bicycle and shared-use paths. [New Policy for 2015-2035 GP]
Recommendation C-7.6:	Plan and complete north/south multi-purpose and bicycle routes through the City to augment the east/west route. [New Policy for 2015-2035 GP]
Recommendation C-7.7:	Consider the identification and feasibility of potential Class IV cycle tracks. [New Policy for 2015-2035 GP]
Recommendation C-7.8:	When feasible, implement the completion through regional coordination of the Costa Mesa roadway and trail segments of regional bikeway plans. [New Policy for 2015-2035 GP]
Recommendation C-7.9:	Encourage reallocation of roadway rights-of-way where appropriate to accommodate shared-use path and bicycle facilities, while preserving and respecting the character of each adjacent neighborhood. [New Policy for 2015-2035 GP]
Recommendation C-7.10:	Support bicycle improvement projects that close gaps in the regional bicycle network either by implementing specific projects recommended in the Plan or through other treatments. [New Policy for 2015-2035 GP]
Recommendation C-7.11:	Encourage bicycle projects that connect local facilities and neighborhoods to major bicycle corridors. [New Policy for 2015-2035 GP]
Recommendation C-7.12:	Work cooperatively with adjoining jurisdictions and local/regional agencies to coordinate bicycle planning, and implementation activities. Where required, develop consistent active transportation plans and policies with regional and adjacent agencies. [New Policy for 2015-2035 GP]
Recommendation C-7.13:	Prioritize safe access to major regional trails such as the OC Loop/Santa Ana River Trail and the Newport Back Bay Trail System. Where feasible, plan and provide a continuous low-stress Class I and/or Class IV facility from east to west across the city between these facilities. [New Policy for 2015-2035 GP]
Recommendation C-7.14:	Explore favorable opportunities to remove parking to accommodate bicycle lanes. [New Policy for 2015-2035 GP]
Recommendation C-7.15:	Identify favorable opportunities to retain parallel parking adjacent to sidewalks to maintain pedestrian safety. [New Policy for 2015-2035 GP]
Recommendation C-7.16:	Consider every street in Costa Mesa as a street that cyclists could use. [New Policy for 2015-2035 GP]
Recommendation C-7.17:	Link on-road and off-road bicycle and pedestrian facilities within Costa Mesa to existing and planned facilities in adjacent and regional jurisdictions. [New Policy for 2015-2035 GP]

- Recommendation C-7.18: Low-stress design techniques should be considered where necessary to attract a wide variety of users. [New Policy for 2015-2035 GP]
- Recommendation C-7.19: Establish designated safe routes to schools for biking and walking. [New Policy for 2015-2035 GP]
- Recommendation C-7.20: Designate walkable districts in the City. [New Policy for 2015-2035 GP]

#### **Bike and Pedestrian Facilities**

**Objective C-7B:** Provide end-of-trip facilities that support the bicycle network. [New Objective for 2015-2035 GP]

- Recommendation C-7.21: Provide bike parking and bike-related amenities at public facilities and along public rights-of-way. [New Policy for 2015-2035 GP]
- Recommendation C-7.22: Pursue public-private partnerships to furnish local businesses with secure bike parking and other related amenities. [New Policy for 2015-2035 GP]
- Recommendation C-7.23: Develop and adopt bicycle parking equipment standards for bicycle parking to be installed within the public right-of-way and post on the City website. [New Policy for 2015-2035 GP]
- Recommendation C-7.24: Work with local schools and colleges to provide ample and secure bike parking and other related amenities for students and employees. [New Policy for 2015-2035 GP]
- Recommendation C-7.25: Work with OCTA to maximize bicycle amenities, such as bus stop solar lighting and bicycle lockers, at high-volume transit stops. [New Policy for 2015-2035 GP]
- Recommendation C-7.26: Prioritize the installation of bicycle-scale and/or pedestrian-scale lighting. [New Policy for 2015-2035 GP]
- Recommendation C-7.27: Encourage and incentivize providing attended bicycle parking services, such as a bicycle valet, at major City events, OC Fair, Farmers' Markets, holiday festivals, and other community events. [New Policy for 2015-2035 GP]
- Recommendation C-7.28: Prioritize schools with the highest auto traffic volume during peak hours and insufficient parking for staff and parents. Plan and install bicycle facilities adjacent those schools. [New Policy for 2015-2035 GP]
- Recommendation C-7.29: Provide bike parking and bike-related amenities at public facilities and along public right-of-way. [New Policy for 2015-2035 GP]

### **“First and Last Mile” Programs**

<b>Objective C-7C:</b>	Encourage sustainable modes of transportation to fill gaps between the first and last miles of trips (walking, biking, ride sharing, transit, taxi and car-sharing). [New Objective for 2015-2035 GP]
Recommendation C-7.30:	Identify citywide infrastructure needed to create the interconnected multi-trail system. [New Policy for 2015-2035 GP]
Recommendation C-7.31:	Improve the quality, aesthetics, and safety of high-use pedestrian corridors. [New Policy for 2015-2035 GP]
Recommendation C-7.32:	Development and implement a bicycle sharing system. [New Policy for 2015-2035 GP]
Recommendation C-7.33:	Proposed new mode split goals: <ul style="list-style-type: none"> <li>• 50 percent motor vehicles</li> <li>• 10 percent transit</li> <li>• 10 percent bicycles</li> <li>• 20 percent walking</li> <li>• 10 percent carpools, taxi, transportation network company services, and car sharing [New Policy for 2015-2035 GP]</li> </ul>
Recommendation C-7.34:	Establish a goal for all trips of less than three miles to be 30 percent by bicycle, and establish a goal of less than 1 mile to be 30 percent by walking. [New Policy for 2015-2035 GP]
Recommendation C-7.35:	Consider implementing a small-scale transportation system to encourage mode shift to popular destinations as defined by users. [New Policy for 2015-2035 GP]

### **Goal C-8:**

#### **Create a Safer Place to Walk and Ride a Bicycle**

Provide a safe, convenient, and attractive bicycling and pedestrian environment. Apply design standards, enforcement of traffic laws, maintenance practices, and safety awareness campaigns to encourage and increase the use of bicycle and pedestrian facilities. [New Goal for 2015-2035 GP]

### **Design and Way-finding**

<b>Objective C-8A:</b>	Develop bicycle and pedestrian facilities with approved uniform design standards, and implementation of way-finding signage providing information on various destinations. [New Objective for 2015-2035 GP]
Recommendation C-8.1:	Require that all facilities be designed in accordance with the latest federal, state, and local standards. [New Policy for 2015-2035 GP]
Recommendation C-8.2:	Provide and maintain bicycle and pedestrian signal detectors, informational signage, and lighting, along City bikeways. [New Policy for 2015-2035 GP]

- |                       |                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recommendation C-8.3: | Develop, install and maintain a bicycle and pedestrian way-finding signage program to indicate route turns, the presence of intersecting bikeways, streets and distances to nearby local and major destinations. [New Policy for 2015-2035 GP]                                                                                                                                |
| Recommendation C-8.4: | Develop a list of acceptable plant materials for shared use paths that will not damage, create security problems or hazards for bicyclists. Incorporate canopy trees and native, drought-tolerant landscaping as a standard Class I facility (shared use path) feature. Encourage the use of sustainable drainage designs, such as bio-swailes. [New Policy for 2015-2035 GP] |
| Recommendation C-8.5: | Utilize Complete Streets elements as demonstrated in most recent versions of National Association of City Transportation Officials (NACTO) Urban Street Design Guide and Bikeway Design Guide. [New Policy for 2015-2035 GP]                                                                                                                                                  |
| Recommendation C-8.6: | Crosswalks will include high visibility crossing treatments. [New Policy for 2015-2035 GP]                                                                                                                                                                                                                                                                                    |
| Recommendation C-8.7: | Paint direction arrows on all bike lanes and bike paths to reduce the risk of collisions. [New Policy for 2015-2035 GP]                                                                                                                                                                                                                                                       |

#### **Safety Enforcement and Reporting**

- |                        |                                                                                                                                                                                                  |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective C-8B:</b> | Continue and expand enforcement activities that enhance safety of bicyclists on bike paths and roadways. [New Objective for 2015-2035 GP]                                                        |
| Recommendation C-8.8:  | Enforce laws that reduce bicycle/pedestrian/motor vehicle incidents and conflicts. [New Policy for 2015-2035 GP]                                                                                 |
| Recommendation C-8.9:  | Train police officers on bicyclists' rights and responsibilities and bicycle/pedestrian/vehicle collision evaluation. [New Policy for 2015-2035 GP]                                              |
| Recommendation C-8.10: | Utilize the City's bicycle-mounted patrol officer program to educate and enforce pedestrian and bicycle user violations not necessarily to punish, but to correct. [New Policy for 2015-2035 GP] |
| Recommendation C-8.11: | Promote efficient reporting mechanisms for behaviors that endanger cyclists and pedestrians. [New Policy for 2015-2035 GP]                                                                       |
| Recommendation C-8.12: | Develop a partnership with the school community to establish and update suggested routes to schools for biking and walking. [New Policy for 2015-2035 GP]                                        |

#### **Safe Roadway Conditions**

- |                        |                                                                                                                                                                                                                                    |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective C-8C:</b> | Maintain bicycle and pedestrian facilities that are clear of debris and provide safe conditions for all users. [New Objective for 2015-2035 GP]                                                                                    |
| Recommendation C-8.13: | Establish routine maintenance schedule/standards for bicycle and pedestrian facilities such as sweeping, litter removal, landscaping, repainting of striping, signage, and signal actuation devices. [New Policy for 2015-2035 GP] |

- |                        |                                                                                                                                                                                                                            |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recommendation C-8.14: | Encourage and empower citizens to report maintenance issues that impact bicyclist and pedestrian safety including, but not limited to, potholes, sidewalk lifting, and overgrown vegetation. [New Policy for 2015-2035 GP] |
| Recommendation C-8.15: | Establish procedures for responding to citizen reports in a timely manner. [New Policy for 2015-2035 GP]                                                                                                                   |
| Recommendation C-8.16: | Where feasible, reduce or eliminate conflict points such as driveways that cross the sidewalk. [New Policy for 2015-2035 GP]                                                                                               |

### **Safety Education**

**Objective C-8D:** Increase education of bicycle and pedestrian safety through programs and training of school children and the public. [New Objective for 2015-2035 GP]

- |                        |                                                                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recommendation C-8.17: | Create, fund, and implement bicycle-safety curricula and provide to the public, tourists, various ethnic groups, diverse ages and disadvantaged communities. [New Policy for 2015-2035 GP]                            |
| Recommendation C-8.18: | Provide multilingual bicycle-safety maps and brochures (print and electronic versions) in languages that are widely used in Costa Mesa. [New Policy for 2015-2035 GP]                                                 |
| Recommendation C-8.19: | Encourage schools to develop and provide bicycle-safety curricula for use in elementary, middle, and high schools, such as the Bicycle Rodeo events. [New Policy for 2015-2035 GP]                                    |
| Recommendation C-8.20: | Support marketing and public awareness campaigns aimed at improving bicycle and pedestrian safety. [New Policy for 2015-2035 GP]                                                                                      |
| Recommendation C-8.21: | Provide a user education program developed and promoted to encourage proper trail use and etiquette. [New Policy for 2015-2035 GP]                                                                                    |
| Recommendation C-8.22: | Work with local bicycle advocacy organizations to develop, promote and support a series of bicycle education classes. Include information on bicycle safety, maintenance, and security. [New Policy for 2015-2035 GP] |
| Recommendation C-8.23: | Develop and distribute education material regarding bicycle and pedestrian responsibilities and laws. [New Policy for 2015-2035 GP]                                                                                   |

### **Safety Data**

**Objective C-8E:** Monitor and analyze bicycle and pedestrian safety. [New Objective for 2015-2035 GP]

- |                        |                                                                                                                                                                            |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recommendation C-8.24: | Request bicycle and pedestrian collision reports from local law enforcement periodically and consider improvements to address problem areas. [New Policy for 2015-2035 GP] |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- Recommendation C-8.25: Establish an expedited process to report maintenance and safety concerns, e.g. pavement markings (sharrows, missing bike lane lines), ramps, curb cut-outs, broken walk/bike signal buttons, signage, minor maintenance of bike lanes/paths (street/path sweeping, minor surface patching, inoperable traffic signal bicycle detection). [New Policy for 2015-2035 GP]
- Recommendation C-8.26: Conduct Roadside Safety Audits (RSAs) on a regular basis to provide periodic snapshots of roadway safety, including bicycle, pedestrian, equestrian, skateboard, and other non-motorized modes of travel. [New Policy for 2015-2035 GP]

**Goal C-9:**

Integrate Active Transportation Elements into Circulation System and Land Use Planning

Provide bikeway and walkway facilities that are integrated with other transportation systems and land use planning decisions. [New Goal for 2015-2035 GP]

**Land Use Planning Decisions and Active Transportation**

**Objective C-9A:** Consider bicycle and pedestrian facilities during land use planning process. [New Objective for 2015-2035 GP]

- Recommendation C-9.1: Incorporate the Costa Mesa Bicycle and Pedestrian Master Plan into the City's General Plan. [New Policy for 2015-2035 GP]
- Recommendation C-9.2: Ensure that all current and proposed land use planning is consistent with the Costa Mesa Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]
- Recommendation C-9.3: Require new developments provide adequate bicycle parking and pedestrian access. [New Policy for 2015-2035 GP]
- Recommendation C-9.4: Collaborate with property owners to increase bicycle parking over time. [New Policy for 2015-2035 GP]
- Recommendation C-9.5: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use. [New Policy for 2015-2035 GP]
- Recommendation C-9.6: Provide a fully integrated network of modern active transportation facilities to and from major activity centers and residential centers. [New Policy for 2015-2035 GP]
- Recommendation C-9.7: Identify areas where an increase in the need for active transportation can reasonably be anticipated due to housing/business growth. [New Policy for 2015-2035 GP]
- Recommendation C-9.8: Make commercial and recreational areas more enjoyable for pedestrians by implementing measures such as providing shade, planting trees, eliminating visible parking lots and vacant land, and minimizing long stretches of building façade. [New Policy for 2015-2035 GP]
- Recommendation C-9.9: Develop creative, artistic, and functional bicycle parking solutions, and install them throughout the City as a standard. [New Policy for 2015-2035 GP]

### Active Transportation in Developments

**Objective C-9B:** Integrate bicycle and pedestrian facility improvements during planning, design and implementation of transportation projects. [New Objective for 2015-2035 GP]

- Recommendation C-9.10: Promote the preservation of bicycle access within all roadway rights-of-way, as well as the development of innovative, safety-enhanced on-street facilities, such as bicycle boulevards and cycle tracks. [New Policy for 2015-2035 GP]
- Recommendation C-9.11: Establish bike boulevards on streets with low traffic volumes and slow speeds to encourage bicycling. [New Policy for 2015-2035 GP]
- Recommendation C-9.12: Proactively seek new opportunities for acquisition of abandoned rights-of-way and other lands for the development of new multi-use pathways that integrate with the planned network. [New Policy for 2015-2035 GP]
- Recommendation C-9.13: Improve the safety of all road users through the implementation of neighborhood traffic-calming treatments. [New Policy for 2015-2035 GP]
- Recommendation C-9.14: Detours through or around construction zones should be designed for safety and convenience, and with adequate signage for cyclists and pedestrians. [New Policy for 2015-2035 GP]
- Recommendation C-9.15: Provide opportunity for public input prior to the removal of an existing bicycle or pedestrian facility or the approval of any development or street improvement that would preclude these planned facilities. [New Policy for 2015-2035 GP]

### **Goal C-10:**

Promote an Active Transportation Culture

Develop educational and promotional programs to increase bicycle and pedestrian usage that respects and accommodates all users to foster a more balanced transportation system. [New Goal for 2015-2035 GP]

### **An Active Transportation Culture**

**Objective C-10A:** Encourage more people to walk and bicycle by supporting programs that foster community support for bicycling and walking, and raise public awareness about active transportation. [New Objective for 2015-2035 GP]

- Recommendation C-10.1: Support marketing and public awareness campaigns through a variety of media aimed at promoting bicycling and walking as a safe, healthy, cost-effective, environmentally friendly transportation choice. [New Policy for 2015-2035 GP]
- Recommendation C-10.2: Support programs aimed at increasing bicycle and walk trips by providing incentives, recognition, or services that make bicycling and walking a more convenient transportation mode. [New Policy for 2015-2035 GP]



Recommendation C-10.3:	Promote bicycling and walking at City-sponsored and public events, such as Earth Day, Bike to Work Day/Month, farmers' markets, public health fairs, art walks, craft fairs, and civic events. [New Policy for 2015-2035 GP]
Recommendation C-10.4:	Encourage and promote bicycle related businesses within Costa Mesa including, but not limited to, involvement of civic clubs and organizations. [New Policy for 2015-2035 GP]
Recommendation C-10.5:	Promote active transportation events in Costa Mesa to raise awareness and encourage bicycling, including, but not limited to, those that may involve temporary road closures, bike to work/school, senior walks, historic walks, and ciclovías. [New Policy for 2015-2035 GP]
Recommendation C-10.6:	Encourage major employment centers and employers to promote commuting by bicycle including the use of flex-time work schedules to support non-rush bicycle commuting. Build a coalition with City, businesses, schools, and residents to promote active transportation. [New Policy for 2015-2035 GP]
Recommendation C-10.7:	Encourage participation in bicycle and pedestrian promotion activities by education facilities, arts programs, active transportation clubs, and entertainment providers. [New Policy for 2015-2035 GP]
Recommendation C-10.8:	Achieve "Silver Level Bicycle Friendly Community" by League of American Bicyclists by 2025. [New Policy for 2015-2035 GP]
Recommendation C-10.9:	Achieve "Walk Friendly Community" status from WalkFriendly.org by 2025. [New Policy for 2015-2035 GP]
Recommendation C-10.10:	Achieve "HEAL City" designation by 2017. [New Policy for 2015-2035 GP]

#### **Goal C-11:**

Promote the Positive Air Quality, Health, and Economic Benefits of Active Transportation

Encourage active transportation by promoting air quality, health, and economic benefits, and by pursuing multiple sources of funding for active transportation programs and facilities. [New Goal for 2015-2035 GP]

#### **Improving the Environment with Active Transportation**

**Objective C-11A:** Improve air quality and public health and reduce ambient noise by promoting Active Transportation programs. [New Objective for 2015-2035 GP]

Recommendation C-11.1:	Determine baseline emissions levels, then track and communicate changes in emissions as modes of transportation trips shift to encourage more walking and biking. [New Policy for 2015-2035 GP]
Recommendation C-11.2:	Improve the quality of life in Costa Mesa by reducing neighborhood traffic and noise. [New Policy for 2015-2035 GP]

Recommendation C-11.3: Increase pedestrian and bicycle trips, thereby reducing vehicle trips and vehicle miles Traveled. [New Policy for 2015-2035 GP]

Recommendation C-11.4: Coordinate with appropriate federal, state, and county health agencies on active transportation programs to achieve health benefits. [New Policy for 2015-2035 GP]

**Economic and Other Incentives**

**Objective C-11B:** Provide economic incentives for expanding and enhancing bicycle and pedestrian facilities. [New Objective for 2015-2035 GP]

Recommendation C-11.5: Incentivize the business community to support pedestrians and bicycle users in tangible ways. [New Policy for 2015-2035 GP]

Recommendation C-11.6: Partner with the business and school communities to create a marketing strategy to encourage individual businesses to market Costa Mesa as a bicycle-friendly City. [New Policy for 2015-2035 GP]

Recommendation C-11.7: Encourage developers to include features, amenities and programs that are proven to increase walking and/or bicycling. [New Policy for 2015-2035 GP]

Recommendation C-11.8: Offer incentives for businesses whose employees walk or bike to work. [New Policy for 2015-2035 GP]

Recommendation C-11.9: Encourage the Chamber of Commerce and the business community to promote active transportation in commercial areas to stimulate economic vitality. [New Policy for 2015-2035 GP]

**Goal C-12:**

Monitor, Evaluate, and Pursue Funding for Implementation of the Bicycle and Pedestrian Master Plan. [New Goal for 2015-2035 GP]

**Objective C-12A:** Continuously monitor and evaluate Costa Mesa's implementation progress on the Bicycle and Pedestrian Master Plan policies, programs, and projects. [New Objective for 2015-2035 GP]

Recommendation C-12.1: Establish a monitoring program to measure the effectiveness and benefits of the Costa Mesa Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]

Recommendation C-12.2: Track citywide trends in active transportation through the use of Census data, bicycle and pedestrian counts, travel surveys, and online surveys as part of annual reviews of the General Plan. [New Policy for 2015-2035 GP]

Recommendation C-12.3: Ensure that Bicycle and Pedestrian Master Plan programs and projects are implemented in an equitable manner geographically, socioeconomically, and serving disadvantaged communities. [New Policy for 2015-2035 GP]

---

**Fund the Plans**

**Objective C-12B:** Pursue grants and other sources of funding for bicycle and pedestrian projects. [New Objective for 2015-2035 GP]

Recommendation C-12.4: Strategize use of resources on developing effective and efficient grant application and program administration. [New Policy for 2015-2035 GP]

Recommendation C-12.5: Pursue multiple sources of funding and support efforts to maintain or increase federal, state and local funding for the implementation of the Bicycle and Pedestrian Master Plan. [New Policy for 2015-2035 GP]

Recommendation C-12.6: Consider designating a portion of development traffic impact fees to fund bicycle and pedestrian facilities. [New Policy for 2015-2035 GP]

## **Growth Management Elements**

The goals, objectives, and policies that address growth management are as follows:

### **Goal GM-1:**

Inter-jurisdictional Coordination [New Goal for 2015-2035 GP]

**Objective GM-1A:** Coordinate land use and transportation planning policies with State, regional, and local growth management efforts. [New Objective for 2015-2035 GP]

- GM-1.1: Cooperate with the Orange County Transportation Authority (OCTA) and other jurisdictions on development, all future regional transportation plans, and land use planning on a countywide basis. [New Policy for 2015-2035 GP]
- GM-1.2: Coordinate population, housing, and employment projections with the State Department of Finance, Southern California Association of Governments, Center for Demographic Research, Newport-Mesa Unified School District, and County of Orange agencies in terms of infrastructure planning. [New Policy for 2015-2035 GP]
- GM-1.3: Work with inter-jurisdictional forums such as the City-County Coordinating Committee to make sure that the City's fees are consistent with minimally acceptable impact fees in the region. [New Policy for 2015-2035 GP]
- GM-1.4: Participate in inter-jurisdictional planning forums to discuss implementation of traffic improvements, cooperative land use planning, and appropriate mitigation measures for developments with multijurisdictional impacts. [New Policy for 2015-2035 GP]
- GM-1.5: Continue to require that any new large developments prepare a master plan and environmental impact analysis. This allows the City to anticipate the impacts of large projects prior to development of any portion and permits more time to plan for public services and facilities needed to support the project. [New Policy for 2015-2035 GP]

### **Goal GM-2:**

Integration of Land Use and Transportation Planning [2000 GP Goal GM-1 – Modified for 2015-2035 GP]

**Objective GM-2A:** Maintain the Level of Service standards by integration of land use and transportation planning. [2000 GP Objective GM-1A – Modified for 2015-2035 GP]

- GM-2.1: Ensure that land use designations are reflected in the sub-regional county model and SCAG's model through consistent assumptions and methodologies. [New Policy for 2015-2035 GP]
- GM-2.2: Coordinate with State, county, and local agencies for planning and construction of public utilities to minimize negative impacts on the circulation system. [New Policy for 2015-2035 GP]
- GM-2.3: Use the Development Phasing and Performance Monitoring Program to assess the impact of existing and new development on the circulation system. [New Policy for 2015-2035 GP]
- GM-2.4: Support uses and development which create synergistic relationships with neighboring uses and development, especially those whose addition does not create mutually exclusive additional vehicular trips but adds to the value of the destination by any potential visitor. [New Policy for 2015-2035 GP]
- GM-2.5: Support creative and flexible solutions that provide for additional economic or physical growth within the City but does not place greater impact on the circulation system. These would include shared parking agreements, offset hours of operation, and clustering of harmonious and supportive uses. [New Policy for 2015-2035 GP]

## **Housing Element**

The goals and policies, from the adopted 2021-2029 Housing Element, that address housing are as follows:

### **Goal HOU-1:**

Preserve and enhance the City's existing housing supply. [2021-2029 Housing Element]

- HOU-1.1: Assist low and moderate-income homeowners and renters through housing assistance programs as long as funds are available. [2021-2029 Housing Element]
- HOU-1.2: Minimize the displacement risk for existing residents when considering approval of future redevelopment and public projects. [2021-2029 Housing Element]
- HOU-1.3: Prioritize enforcement of City regulations regarding derelict or abandoned vehicles, outdoor storage, substandard or illegal construction and establish regulations to abate blighted or substantially unmaintained properties, particularly when any of the above is deemed to constitute a health, safety, or fire hazard. [2021-2029 Housing Element]
- HOU-1.4: Establish housing programs and code enforcement as a high priority and provide adequate funding and staffing to support those programs. [2021-2029 Housing Element]

### **Goal HOU-2:**

Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs.

- HOU-2.1: Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs. [2021-2029 Housing Element]
- HOU-2.2: Promote the use of State density bonus provisions to encourage the development of affordable housing for lower and moderate-income households, as well as senior housing through the dissemination of informational materials and discussions with project applicants. [2021-2029 Housing Element]
- HOU-2.3: Monitor the implementation of the City's ordinances, codes, policies, and procedures to ensure they comply with State requirements for "reasonable accommodation" for disabled persons and all fair housing laws. [2021-2029 Housing Element]
- HOU-2.4: Encourage housing programs and future actions that address the need for affordable housing options as well as the housing needs of Costa Mesa's senior resident population and the large households population. [2021-2029 Housing Element]

### **Goal HOU-3:**

Identify adequate, suitable sites for residential use and development to meet the City's Regional Housing Needs Assessment (RHNA) at all income levels and promote a range of housing types to meet the needs of all segments of the Costa Mesa community. [2021-2029 Housing Element]

- HOU-3.1: Encourage the conversion of existing marginal, underutilized, or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development. [2021-2029 Housing Element]

- HOU-3.2: Encourage the development of well-planned and designed residential or mixed-use projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project, neighborhood, or geographic area within the City. [2021-2029 Housing Element]
- HOU-3.3: Actively engage and partner with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities. [2021-2029 Housing Element]
- HOU-3.4: Consider the potential impact of new housing opportunities and their impacts on existing residential neighborhoods when reviewing development applications affecting residential properties. [2021-2029 Housing Element]
- HOU-3.5: Encourage residential and mixed-use development along transportation routes and major commercial/mixed use corridors. [2021-2029 Housing Element]

**Goal HOU-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. [2021-2029 Housing Element]

- HOU-4.1: Support equal housing opportunities as expressed in Federal and State fair housing laws. [2021-2029 Housing Element]
- HOU-4.2: Promote actions and programs that provide fair housing and counseling services and other housing assistance programs for all Costa Mesa residents in an effort to remove barriers and promote access to affordable housing in the City as funding is available. [2021-2029 Housing Element]
- HOU-4.3: Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements, including those with developmental disabilities. [2021-2029 Housing Element]

## Conservation Element

The goals, objectives, and policies that address conservation are as follows:

### Goal CON-1:

Preserved and Restored Natural Coastal Habitat and Landforms

It is the goal of the City of Costa Mesa to provide residents with a high-quality environment through the conservation of resources, including land, water, wildlife, and vegetation; and the protection of areas of unique natural beauty. [2000 GP Goal CON-1]

**Objective CON-1.A:** Evaluate existing biotic resources and preserve them in ecologically viable and natural conditions, where possible; and/or restore and integrate these resources into the urban environment, where feasible. [2000 GP Objective CON-1A]

### **Habitat and Biological Resources Protection and Restoration**

- CON-1.A.1: Natural habitat is essential to ensuring biodiversity and protecting sensitive biological resources. Protect these areas and consult with the California Department of Fish and Wildlife, Orange County Water District, Orange County Parks, and other regional agencies to identify areas for special protection, and establish appropriate protection measures for these areas. [2000 GP Policy CON-1A.1 – Modified for 2015-2035 GP]
- CON-1.A.2: Contribute to regional biodiversity and the preservation of rare, unique, and sensitive biological resources by maintaining functional wildlife corridors and habitat linkages. [New Policy for 2015-2035 GP]
- CON-1.A.3: Coordinate with the United States Fish and Wildlife service, the California Department of Fish and Wildlife, and other regulatory agencies to mitigate project impacts affecting open and natural spaces. [New Policy for 2015-2035 GP]
- CON-1.A.4: Promote and protect native plant species within Fairview Park, and remove and control the spread of invasive species, including plants, animals, and fungi. [New Policy for 2015-2035 GP]
- CON-1.A.5: Ensure that all future development is reviewed with regard to protecting natural topography and bluffs to preserve and enhance Costa Mesa's natural beauty. [New Policy for 2015-2035 GP]
- CON-1.A.6: Minimize soil depletion and erosion in development projects. Prevent erosion caused by construction activities, and encourage preservation of natural vegetation and topography. [New Policy for 2015-2035 GP]

### **Access to Large-Scale Natural Areas**

- CON-1.A.7: Improve access to large-scale natural areas in the City. These areas should be open for controlled access to improve public enjoyment. Access should be limited where natural habitat is extremely sensitive. Work with transit agencies to improve connections and access to open space and recreation facilities from all Costa Mesa neighborhoods. [New Policy for 2015-2035 GP]
- CON-1.A.8: Require the provision of adequate visitor-serving on-site parking facilities that do no impact sensitive resources within the Coastal Zone. [2000 GP Policy CON-1D.4]
- CON-1.A.9: Coordinate the development of plans, policies, and design standards for projects within the Coastal Zone with appropriate local, regional, and federal agencies. [2000 GP Policy CON-1D.5]

**Goal CON-2:**

Conserved Natural Resources through Environmental Sustainability

Reduce the City's carbon footprints and manage resources wisely to meet the needs of a growing population and economy. Base community planning decisions on sustainable practices that reduce environmental pollutants, conserve resources, and minimize waste. Encourage the design of energy-efficient buildings, use renewable energy, and promote alternative methods of transportation. [2000 GP Goal CON-1]

**Objective CON-2.A:** Work to conserve energy resources in existing and new buildings, utilities, and infrastructure. [2000 GP Objective CON-1C]

**Energy Efficiency and Conservation**

- CON-2.A.1: Promote efficient use of energy and conservation of available resources in the design, construction, maintenance, and operation of public and private facilities, infrastructure, and equipment. [New Policy for 2015-2035 GP]
- CON-2.A.2: Consult with regional agencies and utility companies to pursue energy efficiency goals. Expand renewable energy strategies to reach zero net energy for both residential and commercial new construction. [New Policy for 2015-2035 GP]
- CON-2.A.3: Continue to develop partnerships with participating jurisdictions to promote energy efficiency, energy conservation, and renewable energy resource development by leveraging the abilities of local governments to strengthen and reinforce the capacity of energy efficiency efforts. [New Policy for 2015-2035 GP]
- CON-2.A.4: Encourage new development to take advantage of Costa Mesa's optimal climate in the warming and cooling of buildings, including use of heating, ventilation and air conditioning (HVAC) systems. [New Policy for 2015-2035 GP]

**Green Building Sustainable Development Practices**

- CON-2.A.5: Promote environmentally sustainable development principles for buildings, master planned communities, neighborhoods, and infrastructure. [New Policy for 2015-2035 GP]
- CON-2.A.6: Encourage construction and building development practices that reduce resource expenditures throughout the lifecycle of a structure. [New Policy for 2015-2035 GP]
- CON-2.A.7: Continue to require all City facilities and services to incorporate energy and resource conservation standards and practices and require that new municipal facilities be built within the LEED Gold standards or equivalent. [New Policy for 2015-2035 GP]
- CON-2.A.8: Continue City green initiatives in purchases of equipment, and agreements that favor sustainable products and practices. [New Policy for 2015-2035 GP]

**Solid Waste Reduction and Recycling**

- CON-2.A.9: Encourage waste management programs that promote waste reduction and recycling to minimize materials sent to landfills. Maintain robust programs encourage residents and businesses to reduce, reuse, recycle, and compost. [New Policy for 2015-2035 GP]
- CON-2.A.10: Support waste management practices that provide recycling programs. Promote organic recycling, landfill diversion, zero waste goals, proper



hazardous waste collections, composting, and the continuance of recycling centers. [2000 GP Policy CON-1B.4 – Modified for 2015-2035 GP]

- CON-2.A.11 Continue construction and demolition programs that require recycling and minimize waste in haul trips. [New Policy for 2015-2035 GP]

**Goal CON-3:**

**Improved Water Supply and Quality**

Pursue a multijurisdictional approach to protecting, maintaining, and improving water quality and the overall health of the watershed. A comprehensive, integrated approach will ensure compliance with federal and State standards, and will address a range of interconnected priorities, including water quality and runoff; stormwater capture, storage, and flood management techniques that focus on natural drainage; natural filtration and groundwater recharge through green infrastructure and habitat restoration; and water recycling and conservation. [New Goal for 2015-2035 GP]

- Objective CON-3.A:** Work towards the protection and conservation of existing and future water resources by recognizing water as a limited resource that requires conservation. [2000 GP Objective CON-1B]

**Water Supply**

- CON-3.A.1: Continue to consult with local water districts and the Orange County Water District to ensure reliable, adequate, and high-quality sources of water supply at a reasonable cost. [2000 GP Policy CON-1B.3 – Modified for 2015-2035 GP]

**Water Conservation**

- CON-3.A.2: Encourage residents, public facilities, businesses, and industry to minimize water consumption, especially during drought years. [2000 GP Policy CON-1B.3 – Modified for 2015-2035 GP]
- CON-3.A.3: Restrict use of turf in new construction and landscape reinstallation that requires high irrigation demands, except for area parks and schools, and encourage the use of drought-tolerant landscaping. [2000 GP Policy 1A.2 – Modified for 2015-2035 GP]

**Water Recycling**

- CON-3.A.4: Consult with local water districts and the Orange County Water District to advance water recycling program for new and existing developments, including the use of treated wastewater to irrigate parks, golf courses, roadway landscaping, and other intensive irrigation consumers. [2000 GP Policy CON-1B.2 – Modified for 2015-2035 GP]

**Water Quality and Urban Runoff**

- CON-3.A.5: Work with public and private property owners to reduce stormwater runoff in urban areas to protect water quality in storm drainage channels, the Santa Ana River, and other local water courses that lead to the Pacific Ocean. [New Policy for 2015-2035 GP]
- CON-3.A.6: Continue to develop strategies to promote stormwater management techniques and storm drain diversion programs that collectively and naturally filter urban runoff. [2000 GP Policy CON-1E.5 – Modified for 2015-2035 GP]
- CON-3.A.7: Continue to comply with the National Pollutant Discharge Elimination System Program (NPDES) by participating in the Countywide Drainage Area Management Plan (DAMP), which stipulates water quality requirements for minimizing urban runoff and discharge from new development and requires the provisions of applicable Best Management Practices (BMP). [2000 GP Policy CON-1A.3]

- CON-3.A.8: Require that all applicable development projects be reviewed with regards to requirements of both the on-site Water Quality Management Plan and State requirements for runoff and obtaining a Storm Water Pollution Prevention Plan (SWPPP) permit. [2000 GP Policy CON-1E.6 – Modified for 2015-2035 GP]

**Municipal Sewer System**

- CON-3.A.9: Continue to consult with the Costa Mesa Sanitation District and the Orange County Sanitation District to modernize wastewater treatment facilities to avoid overflows of untreated sewage. [New Policy for 2015-2035 GP]

**Goal CON-4:**

**Improved Air Quality**

Take steps to improve and maintain air quality for the benefit of the health and vitality of residents and the local economy. In alignment with State emissions reduction goals and in cooperation with the South Coast Air Quality Management District, pursue regional collaboration to reduce emissions from all sources. [New Goal for 2015-2035 GP]

- Objective CON-4.A:** Pursue the prevention of the significant deterioration of local and regional air quality. [2000 GP Objective CON-1E]

**Air Quality**

- CON-4.A.1: Support regional policies and efforts that improve air quality to protect human and environmental health, and minimize disproportionate impacts on sensitive population groups. [New Policy for 2015-2035 GP]
- CON-4.A.2: Encourage businesses, industries and residents to reduce the impact of direct, indirect, and cumulative impacts of stationary and non-stationary pollution sources. [New Policy for 2015-2035 GP]
- CON-4.A.3: Require that sensitive uses such as schools, childcare centers, parks and playgrounds, housing, and community gathering places are protected from adverse impacts of emissions. [New Policy for 2015-2035 GP]
- CON-4.A.4: Continue to participate in regional planning efforts with the Southern California Association of Governments, nearby jurisdictions, and the South Coast Air Quality Management District to meet or exceed air quality standards. [2000 GP Policy CON-1E.1]

**Climate Change**

- CON-4.A.5: Encourage compact development, infill development, and a mix of uses that are in proximity to transit, pedestrian, and bicycling infrastructures. [New Policy for 2015-2035 GP]
- CON-4.A.6: Enhance bicycling and walking infrastructure, and support public bus service, pursuant to the Circulation Element's goals, objectives, and policies. [New Policy for 2015-2035 GP]
- CON-4.A.7: Encourage installation of renewable energy devices for businesses and facilities and strive to reduce community-wide energy consumption. [New Policy for 2015-2035 GP]
- CON-4.A.8: Develop long-term, community-wide strategies and programs that work at the local level to reduce greenhouse gases and Costa Mesa's "carbon footprint". [New Policy for 2015-2035 GP]

## Noise Element

The goals, objectives, and policies that address noise are as follows:

### **Goal N-1:**

#### Noise Hazards and Conditions

The City of Costa Mesa aims to protect residents, local workers, and property from injury, damage, or destruction from noise hazards and to work toward improved noise abatement. [2000 GP Goal N-1]

- Objective N-1A:** Control noise levels within the City for the protection of residential areas, park areas, and other sensitive land uses from excessive and unhealthy noise. [2000 GP Objective N-1A]
- N-1.1: Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL. [2000 GP Policy N-1A.2]
  - N-1.2: Give full consideration to the existing and projected noise environment when considering alterations to the City's circulation system and Master Plan of Highways. [2000 GP Policy N-1A.3]
  - N-1.3: Encourage Caltrans to construct noise attenuation barriers along I-405, SR-55, and SR-73 where these freeways adjoin residential and other noise-sensitive areas. [2000 GP Policy N-1A.4]
  - N-1.4: Ensure that appropriate site design measures are incorporated into residential developments, when required by an acoustical study, to obtain appropriate exterior and interior noise levels.  
  
When necessary, require field testing at the time of project completion to demonstrate compliance. [2000 GP Policy N-1A.5]
  - N-1.5: Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units. [2000 GP Policy CON-1C.2 and Policy N-1A.6]
  - N-1.6: Discourage sensitive land uses from locating within the 65 CNEL noise contour of John Wayne Airport. Should it be deemed by the City as appropriate and/or necessary for a sensitive land use to locate in the 65 CNEL noise contour, ensure that appropriate interior noise levels are met and that minimal outdoor activities are allowed. [2000 GP Policy N-1A.7]
  - N-1.7: Support alternative methods for the reduction of noise impacts at John Wayne Airport while continuing to maintain safety and existing limitations on aircraft daily departures. [2000 GP Policy N-1A.8]
  - N-1.8: Monitor the noise levels at OC Fair and Event Center and the Pacific Amphitheater, and continue to monitor the status of legally binding noise levels on the OC Fair and the Event Center and the Pacific Amphitheater. [New Policy for 2015-2035 GP]

**Goal N-2:**

**Noise and Land Use Compatibility**

Integrate the known impacts of excessive noise on aspects of land use planning and siting of residential and non-residential projects. [New Goal for 2015-2035 GP]

**Objective N-2A:** Plan for the reduction in noise impacts on sensitive receptors and land uses. [New Objective for 2015-2035 GP]

- N-2.1: Require the use of sound walls, berms, interior noise insulation, double-paned windows, and other noise mitigation measures, as appropriate, in the design of new residential or other new noise sensitive land uses that are adjacent to arterials, freeways, or adjacent to industrial or commercial uses. [New Policy for 2015-2035 GP]
- N-2.2: Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment. [2000 GP Policy N-1A.1]
- N-2.3: Consider alternative noise level standards for mixed-use projects that take into consideration the interaction of industrial operation noise impacts and the mixed-use developments planned for the Westside and SoBeca. [New Policy for 2015-2035 GP]
- N-2.4: Require that all proposed projects are compatible with adopted noise/land use compatibility criteria. [New Policy for 2015-2035 GP]
- N-2.5: Enforce applicable interior and exterior noise standards. [New Policy for 2015-2035 GP]
- N-2.6: Allow a higher exterior noise level standard for infill projects in existing residential areas adjacent to major arterials if it can be shown that there are no feasible mechanisms to meet the exterior noise levels. The interior standard of 45 dBA CNEL shall be enforced for any new residential project. [New Policy for 2015-2035 GP]
- N-2.7: Encourage effective site planning in mixed-use areas that provides the optimal distance between source of excessive sound and residents. [New Policy for 2015-2035 GP]
- N-2.8: Require new mixed-use developments to site loading areas, parking lots, driveways, trash enclosures, mechanical equipment, and other noise sources away from the residential portion of the development and adjacent established residential development. [New Policy for 2015-2035 GP]
- N-2.9: Limit hours and/or require attenuation of commercial/entertainment operations adjacent to residential and other noise sensitive uses in order to minimize excessive noise to these receptors. [New Policy for 2015-2035 GP]

## Safety Element

The goals, objectives, and policies that address safety are as follows:

### **Goal S-1:**

#### **Risk Management of Natural and Human-Caused Disasters**

Minimize the risk of injury, loss of life, property damage, and environmental degradation from seismic activity, geologic hazards, flooding, fire, and hazardous materials. Promote a sustainable approach to reduce impacts of natural disasters, such as flooding and fire. [2000 GP Goal SAF-1]

**Objective S-1A:** Work to mitigate and prevent potential adverse consequences of natural and human-caused disasters. [2000 GP Objective SAF-1A]

#### **Geologic and Seismic Safety**

- S-1.1: Continue to incorporate geotechnical hazard data into future land use decision-making, site design, and construction standards. [2000 GP Policy SAF-1A.1]
- S-1.2: Enforce standards, review criteria, and ensure that structures on or adjacent to bluffs are set back sufficiently to preserve the natural contours and aesthetic value of the bluff line and to provide sufficient access for fire protection. [2000 GP Policy SAF-1A.2]
- S-1.3: Require geologic surveys of all new development located on or adjacent to bluffs. [2000 GP Policy SAF-1A.3]
- S-1.4: Encourage retrofitting of structures—particularly older buildings—to withstand earthquake shaking and landslides consistent with State and historical building codes. [2000 GP Policy SAF-1A.6 – Modified for 2015-2035 GP]
- S-1.5: Enforce applicable building codes relating to the seismic design of structures to reduce the potential for loss of life and property damage. [New Policy for 2015-2035 GP]
- S-1.6: Identify through a study the issue of unreinforced masonry buildings and soft stories and other structures not meeting earthquake standards in Costa Mesa. Provide assistance if necessary to unreinforced masonry building owners once those buildings have been identified. [New Policy for 2015-2035 GP]

#### **Liquefaction and Landslides**

- S-1.7: Continue to implement the Seismic Hazard Mapping Act, which requires sites within liquefaction hazard areas to be investigated for liquefaction susceptibility prior to building construction or human occupancy. [2000 GP Policy SAF-1A.5 – Modified for 2015-2035 GP]
- S-1.8: Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability. [2000 GP Policy SAF-1A.4 – Modified for 2015-2035 GP]

#### **Localized Flooding**

- S-1.9: Continue to consult with appropriate local, State, and federal agencies to maintain the most current flood hazard and floodplain information; use the information as a basis for project review and to guide development in accordance with federal, State, and local standards. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]

- S-1.10: Regularly review and update Article 10 - Floodway and Floodplain Districts of the City's Municipal Code consistent with federal and State requirements. [New Policy for 2015-2035 GP]
- S-1.11: Improve and maintain local storm drainage infrastructure in a manner that reduces flood hazards. [New Policy for 2015-2035 GP]
- S-1.12: Continue to develop hazard preparedness plans to prepare for large storms that could bring flooding hazards and other related issues. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]
- S-1.13: Actively promote public education, research, and information dissemination on flooding hazards. [2000 GP Policy SAF-1A.8 – Modified for 2015-2035 GP]

#### **Tsunami and Sea Level Rise**

- S-1.14: Minimize flood hazard risks to people, property, and the environment by addressing potential damage tsunamis and sea level rise. [New Policy for 2015-2035 GP]
- S-1.15: Consult with regional agencies and study strategies that employ engineering defensive methods along the Santa Ana River that limit potential flooding hazards from sea level rise. [New Policy for 2015-2035 GP]

#### **Dam Inundation**

- S-1.16: Develop emergency response, early warning notification, and evacuation plans for areas that are within dam inundation areas, where feasible. [New Policy for 2015-2035 GP]

#### **Aviation Safety and Protection**

- S-1.17: Utilize the John Wayne Airport Environs Land Use Plan (AELUP) as a planning resource for evaluation of land use compatibility and land use intensity in areas affected by airport operations. In particular, future land use decisions within the Safety/Runway Protection Zone will be evaluated in light of the risk to life and property associated with aircraft operations. [New Policy for 2015-2035 GP]
- S-1.18: Comply with Federal Aviation Regulations (FAR) and the John Wayne AELUP requirements relative to Objects Affecting Navigable Airspace. [New Policy for 2015-2035 GP]
- S-1.19: Use the Federal Aviation Regulations as a guideline to establish the ultimate height of structures as defined in FAR Part 77. [New Policy for 2015-2035 GP]
- S-1.20: Minimize hazards to aeronautical operations by ensuring land uses do not emit excessive glare, light, steam, smoke, dust, or electronic interference in compliance with FAR regulations and the John Wayne AELUP. [New Policy for 2015-2035 GP]

**Goal S-2:**

**High Level of Police and Fire Services and Emergency Preparedness**

Provide a high level of security in the community to prevent and reduce crime, and to minimize risks of fire to people, property, and the environment. [New Goal for 2015-2035 GP]

**Objective S-2A:** Plan, promote, and demonstrate a readiness to respond and reduce threats to life and property through traditional and innovative emergency services and programs. [New Objective for 2015-2035 GP]

**Crime Prevention and Response**

- S-2.1: Promote crime prevention strategies and provide a high level of response to incidents. [New Policy for 2015-2035 GP]
- S-2.2: Emphasize and prioritize crime prevention strategies, such as pedestrian-scale lighting in targeted areas. [New Policy for 2015-2035 GP]
- S-2.3: Timely response to incidents and monitoring areas with high crime rates should be part of a comprehensive strategy to reduce crime in the community. [New Policy for 2015-2035 GP]

**Police and Fire Level of Service**

- S-2.4: Provide a high level of police and fire service in the community. Secure adequate facilities, equipment, and personnel for police and fire. [New Policy for 2015-2035 GP]
- S-2.5: Consult with neighboring jurisdictions and partner agencies to respond appropriately to emergencies and incidents in all parts of the City. [New Policy for 2015-2035 GP]
- S-2.6: Require that water supply systems for development are adequate to combat structural fires in terms of location and minimum required fire-flow pressures. [New Policy for 2015-2035 GP]
- S-2.7: Require development to contribute its fair share toward funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project. [New Policy for 2015-2035 GP]

**Fire and Medical Services**

- S-2.8: Regularly update regulations that will protect the community from fire hazards. [New Policy for 2015-2035 GP]
- S-2.9: Emphasize prevention and awareness of fire safety guidelines to minimize risk and potential damage to life, property, and the environment. In areas designated by the Costa Mesa Fire Department as having a high fire hazard, ensure adequate fire equipment, personnel, firebreaks, facilities, water, and access for a quick and efficient response in any area. [New Policy for 2015-2035 GP]

**Emergency and Disaster Preparedness**

- S-2.10: Maintain staff and facilities that will continue to support a coordinated and effective response to emergencies and natural disasters throughout the City. [New Policy for 2015-2035 GP]
- S-2.11: Consult with neighboring jurisdictions, local employers, and industries to ensure that emergency preparedness and disaster response programs equitably serve all parts of the City. [New Policy for 2015-2035 GP]

- S-2.12: Continue to maintain adequate police and fire staffing, facilities, equipment, and maintenance sufficient to protect the community. [New Policy for 2015-2035 GP]

**Hazardous Materials Operations**

- S-2.13: Continue to consult with the County of Orange in the implementation of the Orange County Hazardous Waste Management Plan. [2000 GP Policy SAF-1B.1]
- S-2.14: Ensure that appropriate in-depth environmental analysis is conducted for any proposed hazardous waste materials treatment, transfer, and/or disposal facility. [2000 GP Policy SAF-1B.2]
- S-2.15: Continue to consult with the County of Orange to identify and inventory all users of hazardous materials and all hazardous waste generators, and prepare clean-up action plans for identified disposal sites. [2000 GP Policy SAF-1B.3]
- S-2.16: Require the safe production, transportation, handling, use, and disposal of hazardous materials that may cause air, water, or soil contamination. [New Policy for 2015-2035 GP]
- S-2.17: Encourage best practices in hazardous waste management, and ensure consistency with City, County, and federal guidelines, standards, and requirements. [2000 GP Policy SAF-1B.1 – Modified for 2015-2035 GP]
- S-2.18: Consult with federal, State, and local agencies and law enforcement to prevent the illegal transportation and disposal of hazardous waste. [New Policy for 2015-2035 GP]



## Community Design Element

The goals, objectives, and policies that address community design are as follows:

### PUBLIC REALM FOCUS

#### Goal CD-1:

Vehicular and Pedestrian Corridors

Strengthen the image of the City as experienced from sidewalks and roadways. [2000 GP Goal CD-1]

**Objective CD-1A:** Contribute to City beautification by enhancing the visual environment of Costa Mesa's vehicular and pedestrian paths and corridors. [2000 GP Objective CD-1A]

CD-1.1 Implement the City of Costa Mesa Streetscape and Median Development Guidelines in all new streetscape corridor and parkway projects. Coordinate with new development adjacent to public rights-of-ways to integrate landscape features and design elements consistent with the streetscape standards and recommendations. [2000 GP Policy CD-1A.1]

CD-1.2 Coordinate street furniture elements (benches, bus shelters, newspaper racks, trash receptacles, kiosks, etc.) whenever possible. Develop design standards and guidelines for the street furniture within and adjacent to public rights-of-way to complement the specific recommendations provided for streets in the City of Costa Mesa Streetscape and Median Development Guidelines. [New Policy for 2015-2035 GP]

CD-1.3 Promote treatments for walls and fences and utility cabinets along public rights-of-way that contribute to an attractive street and sidewalk environment. Require that new walls and fences complement the style and character of the local district and adjacent buildings. Newly constructed or reconstructed walls and fences adjacent to sidewalks and roadways should incorporate architectural treatments such as pilasters, masonry, or wrought iron, and should integrate tiered plantings to soften their appearance. [2000 GP Policy CD-1A.3 – Modified for 2015-2035 GP]

CD-1.4 Promote a consistent landscape character along City streets to reinforce the unique qualities of each corridor and district, including the development of landscaped medians. Support implementation of the recommended street tree palette for each City street, as identified in the City of Costa Mesa Streetscape and Median Development Guidelines. [2000 GP Policy CD-1A.4]

CD-1.5 Encourage electric and communication lines to be placed underground and electrical substations and telephone facilities to be screened to minimize visual impacts from sidewalks, streets, and adjacent properties. Support utility undergrounding through conditions of project approval, preparation of undergrounding plans, and the formation of assessment districts. [2000 GP Policy CD-1A.5]

**Objective CD-1B:** Encourage clear connections between districts within the City. [2000 GP Objective CD-1B]

CD-1.6 Promote linkages between separate districts using bike trails, pedestrian paths, common medians or parkway landscaping, and other location-appropriate physical improvements. Through conditions of approval, public improvement projects, and other measures, support development of new connections and the enhancement of existing connections between districts. [New Policy for 2015-2035 GP]

#### Goal CD-2:

Cohesive and Identifiable Districts

Enhance the existing character and strengthen the identity of Costa Mesa's districts. [2000 GP Goal CD-2]

**Objective CD-2A:** Encourage future development and redevelopment to reinforce district scale, identity, and urban form. [2000 GP Objective CD-2]

CD-2.1 Consider urban design guidelines for each identified district in Costa Mesa that recognizes, maintains, and enhances the character and identity of each district; integrate existing specific plans' policies and design guidelines as applicable. [2000 GP Policy CD-2.1 – Modified for 2015-2035 GP]

CD-2.2 Support and seek land uses and development that correspond or enrich our existing districts. [New Policy for 2015-2035 GP]

**Goal CD-3:**

High Quality and Visually Interesting Nodes

Heighten the design quality and visual interest of nodes within Costa Mesa. [2000 GP Goal CD-3]

**Objective CD-3A:** Create a sense of arrival to Costa Mesa, and develop prominent community focal points at key nodes within the City. [2000 GP Objective CD-3]

CD-3.1 Introduce entry monument signs at key gateway locations, as identified in Figure CD-4. Utilize the standard design specifications for entry signs included in the City of Costa Mesa Streetscape and Median Development Guidelines. [2000 GP Policy CD-3.1]

CD-3.2 Reinforce a sense of arrival into the City by promoting architecturally significant development and significant landscape plantings at key nodes. Undertake a visioning process to develop specific design guidelines that articulate the desired character for each node within Costa Mesa. [2000 GP Policy CD-3.2]

CD-3.3 Design and development of entry and internal wayfinding signage to be located throughout the City in areas that correspond to the existing nodes and districts. [New Policy for 2015-2035 GP]

**Goal CD-4:**

Identifiable and Protected City Landmarks. [2000 GP Goal CD-4]

**Objective CD-4A:** Promote the maintenance, use, and improvement of landmarks to enhance the visual image and identity of Costa Mesa. [2000 GP Objective CD-4]

CD-4.1 Support efforts to introduce new monuments and landmarks, and preserve, maintain, and improve the condition of Costa Mesa landmarks. [2000 GP Policy CD-4.1]

**Goal CD-5:**

Edges

Utilize Costa Mesa's edges as opportunities to enhance the City's image along its boundaries. [2000 GP Goal CD-5]

**Objective CD-5A:** Develop and implement programs that preserve and enhance City edges. [2000 GP Objective CD-5]

- CD-5.1 Preserve and optimize natural views and open spaces in Costa Mesa. [2000 GP Policy CD-5.1]
- CD-5.2 Control the visual impacts of new development on natural views of the coast and the wetlands. [2000 GP Policy CD-5.2]
- CD-5.3 Develop open space corridors and trails along the edges of Costa Mesa where feasible and connect these trails to existing and potential future trails throughout the City. [2000 GP Policy CD-5.3]
- CD-5.4 Continue to preserve natural open space, including restoration of the natural areas of Talbert Regional Park. [2000 GP Policy CD-5.4]
- CD-5.5 Continue protection of Fairview Park as an open space and recreation area. [2000 GP Policy CD-5.5]
- CD-5.6 Continue to work with Caltrans to improve the design quality of freeway edges. [2000 GP Policy CD-5.6]

**PRIVATE PROPERTY FOCUS**

**Goal CD-6:**

Image

Enhance opportunities for new development and redevelopment to contribute to a positive visual image for the City of Costa Mesa that is consistent with the district image. [2000 GP Goal CD-6]

**Objective CD-6A:** Establish development policies and design guidelines that create an aesthetically pleasing and functional environment. [2000 GP Objective CD-6]

- CD-6.1 Encourage the inclusion of public art and attractive, functional architecture into new development that will have the effect of promoting Costa Mesa as the "City of the Arts". [2000 GP Policy CD-6.1 – Modified for 2015-2035 GP]
- CD-6.2 Encourage the use of creative and well-designed signs that establish a distinctive image for the City. [2000 GP Policy CD-6.2 – Modified for 2015-2035 GP]
- CD-6.3 Continue to work with Code Enforcement to ensure continued maintenance of properties and compliance with adopted development standards. [2000 GP Policy CD-6.3]

**Goal CD-7:**

Quality Residential

Promote and protect the unique identity of Costa Mesa's residential neighborhoods. [2000 GP Goal CD-7]

**Objective CD-7A:** Encourage excellence in architectural design. [2000 GP Objective CD-7A]

- CD-7.1 Ensure that new and remodeled structures are designed in architectural styles that reflect the City's eclectic quality, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Continue to update and maintain the Costa Mesa Residential Guidelines. [2000 GP Policy CD-7.1]

- CD-7.2 Preserve the character and scale of Costa Mesa's established residential neighborhoods where possible; when new residential development is proposed, encourage that the new structures are consistent with the prevailing character of existing development in the immediate vicinity, and that new development does not have a substantial adverse impact on adjacent areas. [2000 GP Policy CD-7.2]

**Objective CD-7B:** Encourage the use of native plant palettes in the creation of landscaping plans used to establish a sense of place in neighborhood identification efforts. [New Objective for 2015-2035 GP]

- CD-7.3 Ensure that California native plants are used to support the local ecology and save water. Develop landscaping guidelines that reflect the local community. [New Policy for 2015-2035 GP]

**Goal CD-8:**

Quality Commercial Development

Achieve a high level of design quality for commercial development. [2000 GP Goal CD-8]

**Objective CD-8A:** Encourage a high level of architectural and site design quality. [2000 GP Objective CD-8A]

- CD-8.1 Require that new and remodeled commercial development be designed to reflect architectural diversity, yet be compatible with the scale and character of the district. [2000 GP Policy CD-8A.1 – Modified for 2015-2035 GP]

- CD-8.2 Use distinctive commercial architectural styles to reinforce a positive sense of place. Commercial architectural design elements and materials must be of high quality and style as well as suitable for long-term maintenance. Consistent architectural design should be considered in choosing materials, finishes, decorative details, color, accent features and include the following elements and materials appropriate for their context (see Table CD-3: Elements and Materials): [2000 GP Policy CD-8A.2 – Modified for 2015-2035 GP]

Table CD-3: Elements and Materials

Design Elements	Design Materials
<ul style="list-style-type: none"> <li>• Simple, multi-planed pitched roofs</li> <li>• Open rafters/tails with large overhangs</li> <li>• Appearance of "thick" walls</li> <li>• Courtyards, arcades, and intimate spaces</li> <li>• Tile details</li> <li>• Deep-set window and door openings</li> <li>• Offset wall planes</li> <li>• Fountains and other unique details</li> <li>• Building masses with the incorporation of one and two story architecture</li> <li>• Sequencing of enclosed space/arches</li> </ul>	<ul style="list-style-type: none"> <li>• Stucco, smooth, sand or light lace finish</li> <li>• Wood, as an exposed structural material</li> <li>• Clay or concrete roof tiles</li> <li>• Native fieldstone</li> <li>• Wood window casements</li> <li>• Wood, as an accent material</li> <li>• Brick, as an accent material</li> <li>• Wrought iron (rust proof; anodized aluminum)</li> <li>• Tile, as an accent material</li> <li>• Slumpstone garden walls</li> </ul>

- CD-8.3 Encourage the use of entrance patios, courtyards, plazas, arcades, fountains, porches, tower elements, covered walks, and other features in commercial areas. Promote pedestrian amenities. [2000 GP Policy CD-8A.3]

- CD-8.4 Ensure that common areas, walkways, driveways, and parking spaces be landscaped consistent with landscaping standards contained in the Planning, Zoning, and Development Code. Utilize landscaping to provide project amenities for new and remodeled commercial uses, and to screen parking and equipment areas. Landscaped areas generally should incorporate planting utilizing a three-tiered system: 1) grasses and ground covers, 2) shrubs and vines, and 3) trees. [2000 GP Policy CD-8A.4 – Modified for 2015-2035 GP]
- CD-8.5 Ensure that site access, parking, and circulation for commercial uses are designed in a logical, safe manner. Parking should not dominate the site in areas adjacent to street, and should be well landscaped with a clear hierarchy of circulation. Wherever possible, parking lots should be divided into a series of connected smaller lots utilizing walkways and raised landscape strips. Parking lots should also include landscaping that accents the importance of driveways from the street, frames the major circulation aisles, and highlights pedestrian pathways. [2000 GP Policy CD-8A.5 – Modified for 2015-2035 GP]
- CD-8.6 Require that areas for outside equipment, trash receptacles, storage, and loading areas be located in the least conspicuous part of the site. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) should be concealed from view from public streets, neighboring properties, and nearby higher buildings. Trash enclosures should be architecturally compatible with the project. Landscaping should be incorporated into the design of trash enclosures to deter graffiti. [2000 GP Policy CD-8A.6 – Modified for 2015-2035 GP]
- CD-8.7 Encourage decorative paving treatments to be incorporated throughout commercial developments, including driveway entries, pedestrian walkways, plazas, and other areas. The design, materials, and colors of decorative paving treatments (e.g., stamped concrete, stone, brick or granite pavers, exposed aggregate, or colored concrete) should complement the architectural style of the primary buildings and make a positive contribution to the aesthetic and function of the site. [2000 GP Policy CD-8A.7 – Modified for 2015-2035 GP]
- CD-8.8 Require that exterior lighting on commercial properties be consistent with the architectural style of the commercial building. On each commercial site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. Lighting sources should be shielded, diffused or indirect to avoid spillover on adjacent properties, nighttime sky light pollution, and glare to pedestrians and motorists. To minimize the total number of freestanding light standards, wall-mounted and pathway lights should be utilized to the greatest extent possible. [2000 GP Policy CD-8A.8]
- Objective CD-8B:** Preserve the scale and character of established neighborhoods near commercial uses. [2000 GP Objective CD-8B]
- CD-8.9 Ensure that new commercial development utilize site planning and design features that optimize compatibility with adjacent residential neighborhoods. The following guidance should be considered:
- When adjacent residential and nonresidential uses can mutually benefit from connection, appropriate linkages (e.g., walkways, common landscape areas, and building orientation) are encouraged. Successful interaction between commercial and residential uses may be achieved through adequate setbacks, landscape buffers, screening, decorative masonry walls, berms, building orientation, and limitations of commercial activities.
  - Loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment should be located as far as possible from adjacent residences.
  - Building orientation and landscaping of commercial buildings should minimize direct lines of sight into adjacent residential private open space. [2000 GP Policy CD-8B.1]

**Goal CD-9:**

Mixed Use

Promote development of mixed-use projects that seamlessly integrate multiple uses both functionally and aesthetically. [2000 GP Goal CD-9]

**Objective CD-9A:** Design mixed use development projects to achieve a high quality character. [2000 GP Objective CD-9A]

CD-9.1 Require that mixed-use development projects be designed to mitigate potential conflicts between uses. Consider noise, lighting, and security. [2000 GP Policy CD-9A.1]

CD-9.2 Provide adequate parking, open space and recreational facilities to serve residents in mixed-use development projects. Design parking and other areas to acknowledge different users (residents versus shoppers) and to be compatible with the architectural character of the building(s). [2000 GP Policy CD-9A.2]

**Objective CD-9B:** Provide for the development of projects that integrate housing with commercial uses and other compatible uses. [2000 GP Objective CD-9B]

CD-9.3 Encourage mixed-use development along the east side of Newport Boulevard between Mesa Drive and Walnut Street. Establish incentives for the development of projects in planned development zones that integrate housing with retail and office uses. [2000 GP Policy CD-9B.1]

CD-9.4 Encourage the development of mixed-use urban villages along specified areas of West 17th Street, West 19th Street, and Superior Avenue that integrates residential with office, retail, business services, personal services, public spaces and uses, and other community amenities in a single building (vertical mixed-use development) or in proximity on the same site (horizontal mixed-use development). [New Policy for 2015-2035 GP]

CD-9.5 Promote new types of urban housing that could be target-marketed to people seeking alternative housing choices in proximity to a major commercial area. [New Policy for 2015-2035 GP]

CD-9.6 Support efforts to mix compatible uses and activities. Encourage the siting of community-oriented services, businesses, and amenities in and near mixed-use neighborhoods, including schools, libraries, open space, and parks. [2000 GP Policy CD-9B.2]

**Goal CD-10:**

Industrial and Business Parks

Promote quality design approaches for the redevelopment of existing industrial buildings, encourage the design to incorporate or provide flexibility for the needs of emerging types of industrial uses, and strive to match design with overall character of nodes, corridors, or districts if applicable. [2000 GP Goal CD-10 – Modified for 2015-2035 GP]

**Objective CD-10A:** Require that industrial and business park projects meet high-quality design standards. [2000 GP Policy CD-10A]

- CD-10.1 Require that industrial projects be designed to convey visual interest and a positive image. Architectural qualities and design elements encouraged for industrial uses are:
- Building modulation indentations and architectural details
  - Building entry accentuation
  - Screening of equipment and storage areas
  - Landscaping to soften building exteriors and to serve as a buffer between uses [2000 GP Policy CD-10A.1]
- CD-10.2 Encourage that the design of industrial buildings considers the visual and physical relationship to adjacent uses. An industrial structure which dominates its surrounding environment by its relative size shall generally be discouraged. [2000 GP Policy CD-10A.2]
- CD-10.3 Encourage adaptive reuse of existing industrial structures which results in rehabilitated buildings with distinctive and attractive architecture. [New Policy for 2015-2035 GP]
- CD-10.4 Promote the use of materials and colors that produce diversity and visual interest in industrial buildings. The use of various siding materials (i.e., masonry, concrete texturing, cement, or plaster) can produce effects of texture and relief that provide architectural interest. [2000 GP Policy CD-10A.3]
- CD-10.5 Require that landscaping be used to define areas such as entrances to industrial buildings and parking lots; define the edges of developments; provide transition between neighboring properties; and provide screening for outdoor storage, loading, and equipment areas. Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose. [2000 GP Policy CD-10A.4]
- CD-10.6 Require that the design of lighting fixtures and their structural support be of a scale and architectural design compatible with on-site industrial buildings. Large areas should be illuminated to minimize the visual impact and amount of spillover light onto surrounding projects. [2000 GP Policy CD-10A.5]

**Objective CD-10B:** Ensure that the development of industrial projects are positive additions to the City's community setting and do not result in adverse impacts with adjacent uses. [2000 GP Objective CD-10B]

- CD-10.7 Require industrial projects to incorporate landscape setbacks, screening walls, and/or other elements that mitigate negative impacts with adjacent uses. [2000 GP Policy CD-10B.1]
- CD-10.8 Protect transitional areas between industrial and other uses. [New Policy for 2015-2035 GP]
- CD-10.9 Storage yards, parking areas, and service areas should be screened from public view. [2000 GP Policy CD-10B.2]

**Goal CD-11:**

Attractive Signs that Reflect Costa Mesa

Ensure that signs contribute positively to Costa Mesa's image and overall economic development. [2000 GP Goal CD-13]

**Objective CD-11A:** Facilitate the installation of signs that contribute to a positive image of the public realm. [2000 GP Objective CD-13]

- CD-11.1 Encourage homeowners' associations and neighborhoods to maintain housing tract entrance signs in an attractive condition, and encourage the placement of such signs at the entrance of major developments which do not have such identification. [2000 GP Policy CD-13.1]
- CD-11.2 Encourage the use of common design elements in signs for commercial and industrial centers through the development of planned sign programs to improve center identity by publicizing the benefits of such programs to developers and local business operators. [2000 GP Policy CD-13.2]
- CD-11.3 Encourage citywide sign design guidelines that promote creativity and flexibility while upholding design quality. Design guidelines could include the design and placement of business signs, public street graphics, street signs, locational and directional signs, traffic signs, etc. [New Policy for 2015-2035 GP]
- CD-11.4 Introduce distinctive entry signage within the Costa Mesa Streetscape and Median Development Guidelines which effectively announces arrival to unique districts and neighborhoods. [2000 GP Policy CD-13.3 – Modified for 2015-2035 GP]
- CD-11.5 Develop and design signage that helps with way-finding throughout the City so visitors and residents can easily access destination locations and identify landmarks. [New Policy for 2015-2035 GP]

**Goal CD-12:**

Public Safety through Design

Use design approaches to enhance public safety. [2000 GP Goal CD-14 – Modified for 2015-2035 GP]

**Objective CD-12A:** Incorporate public safety considerations into community design. [2000 GP Objective CD-14]

- CD-12.1 Decrease the opportunity for criminal activity by addressing high-risk circumstances (e.g., dark alleys, enclosed stairwells, and dark entrances). Involve the Police and Fire Departments in reviewing and making design recommendations during the project review process. [2000 GP Policy CD-14.1]
- CD-12.2 Continue to implement and refine development standards and/or guidelines based on Crime Prevention Through Environmental Design (CPTED) for new development and redevelopment with emphasis on site and building design to minimize vulnerability to criminal activity. [2000 GP Policy CD-14.2]
- CD-12.3 Continue to provide CPTED training to City staff and local planning and design professionals to optimize public safety through community design. [2000 GP Policy CD-14.3]



## Open Space and Recreation Element

The goals, objectives, and policies that address open space and recreation are as follows:

### **Goal OSR-1:**

Balanced and Accessible System of Parks and Open Spaces

Provide a high-quality environment through the development of recreation resources and preservation of open space that meets community needs in Costa Mesa. [2000 GP Goal OSR-1]

**Objective OSR-1A:** Maintain and preserve existing parks, and strive to provide additional parks, public spaces, and recreation facilities that meet the community's evolving needs. [2000 GP Objective OSR-1A]

### **Adequate Neighborhood and Community Park Recreational Facilities**

- OSR-1.1: Maintain a system of Neighborhood and Community Parks that provide a variety of active and passive recreational opportunities throughout the City. [New Policy for 2015-2035 GP]
- OSR-1.2: Provide parks and recreation facilities appropriate for the individual neighborhoods in which they are located and reflective of the needs and interests of the population they serve. [New Policy for 2015-2035 GP]

### **Acquisition of New Parkland**

- OSR-1.3: Pursue the acquisition and development of pocket and neighborhood parks within park-deficient areas, as identified in Figure OSR-3: Planning Areas and Underserved Park Areas. [2000 GP Policy OSR-1A.3 – Modified for 2105-2035 GP]
- OSR-1.4: Prioritize the acquisition of land for parks in underserved neighborhoods. [2000 GP Policy OSR-1A.14 – Modified for 2015-2035 GP]
- OSR-1.5: Maximize public space by requiring plazas and public gathering spaces in private developments that can serve multiple uses, including recreation and social needs. [New Policy for 2015-2035 GP]
- OSR-1.6: Provide maximum visibility and accessibility for future public parks by locating facilities in close proximity to public streets. [2000 GP Policy OSR-1A.2]
- OSR-1.7: Adjust and update development fee programs to accumulate funds for the acquisition and improvement of parks and recreation facilities commensurate with identified need and population growth. [New Policy for 2015-2035 GP]

### **Balance of Passive and Active Recreation**

- OSR-1.8: Require that parks and recreation facilities reflect new trends and population changes, and are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas. [2000 GP Policy OSR-1A.15]
- OSR-1.9: Conduct a sports facility study to review current outdoor facility locations and resources and a demographic study for future facility requirements as they relate to planned growth within the City. [New Policy for 2015-2035 GP]
- OSR-1.10: Pursue additional community garden lots and spaces to meet demand and need by the community. [New Policy for 2015-2035 GP]

---

**Park Maintenance and Retrofit**

- OSR-1.11: Perform regular maintenance of facilities to ensure proper working order of all recreation facilities and equipment. [New Policy for 2015-2035 GP]
- OSR-1.12: Retrofit parks and recreation facilities to provide disability access as required by law. [New Policy for 2015-2035 GP]
- OSR-1.13: Design and reform parks to reflect the latest recreational features that respond to demographic changes and community needs. [New Policy for 2015-2035 GP]
- OSR-1.14: Consult with law enforcement agencies, surrounding cities, community policing groups, and OC Parks to create a safe and healthy environment at Talbert Regional Park, Fairview Park, and along the Santa Ana River. [New Policy for 2015-2035 GP]

**Long-Term Planning of Institutional Uses**

- OSR-1.15: Continue to pursue opportunities to create joint-use community space at facilities owned by private organizations such as private schools, faith-based groups, service clubs, and hospitals. [2000 GP Policy OSR-1A.10]
- OSR-1.16: Continue to coordinate with the Newport-Mesa Unified School District to supplement City park facilities through joint-use agreements. [2000 GP Policy OSR-1A.10]
- OSR-1.17: Consult with Orange County Fairgrounds in implementing OC Fair & Event Center Master Plan. [New Policy for 2015-2035 GP]

**Level of Service and Access**

- OSR-1.18: Provide a minimum of 4.26 acres of parkland per 1,000 residents. [2000 GP Policy OSR-1A.1]
- OSR-1.19: Update the Parks, Recreation and Open Space Master Plan every 10 years, as feasible. [2000 GP Policy OSR-1A.15]
- OSR-1.20: Enhance pedestrian, bicycle, and transit linkages to meet the needs of residents and to provide better access to parks, recreation, and public spaces. [New Policy for 2015-2035 GP]
- OSR-1.21: Provide opportunities for public access to all open space areas, except where sensitive resources may be threatened or damaged, public health and safety may be compromised, or access would interfere with the managed production of resources. [New Policy for 2015-2035 GP]

**GOAL OSR-2:**

**Community Services Programs Meeting Community Needs**

Enhancing the community through the delivery of innovative recreational programs, quality parks and facilities and services that promote social, physical, and emotional well-being. High-quality community services programs demonstrate the City's commitment to providing opportunities for recreational, physical, and educational activities for residents of all ages. [New Goal for 2015-2035 GP]

- Objective OSR-2A:** Provide activities, classes, and a variety of programs to meet the year-round recreational needs of all residents: children, adult, seniors, and persons with special needs. [New Objective for 2015-2035 GP]

### **High-quality Community Services**

- OSR-2.1: Provide high-quality community services programs that are flexible and responsive to the community's changing needs. [New Policy for 2015-2035 GP]
- OSR-2.2: Plan and conduct citywide special events that bring residents together to create an enhanced quality of life and promote economic development. [New Policy for 2015-2035 GP]
- OSR-2.3: Continue to consult with nonprofit sports organizations and recreational groups to support their offering of diverse recreational programs that complement and supplement those offered by the City. [New Policy for 2015-2035 GP]
- OSR-2.4: Update existing facilities for senior citizens, youth, adults, and overall community use. [New Policy for 2015-2035 GP]

### **Community Services to Support Community Needs**

- OSR-2.5: Monitor and research the ever-changing community services needs of the community, and develop action plans to address those needs through partnerships with service agencies. [New Policy for 2015-2035 GP]
- OSR-2.6: Continue to provide rental opportunities at community facilities and parks for residents, nonprofit groups, and businesses to meet their recreational and professional needs. [New Policy for 2015-2035 GP]
- OSR-2.7: Continue broad-based public outreach activities that inform residents of all available community services programs, and obtain input from the community regarding program and service needs. [New Policy for 2015-2035 GP]
- OSR-2.8: Encourage resident input and utilize demographic data, partnerships, volunteers, and existing resources to identify the needs of community. [New Policy for 2015-2035 GP]
- OSR-2.9: Identify innovative funding and development opportunities to support and sustain a responsive community services network. [New Policy for 2015-2035 GP]
- OSR-2.10: Continue and expand the development of community partnerships to offer both standard and innovative services to meet residents' needs. [New Policy for 2015-2035 GP]
- OSR-2.11: Develop and implement community services programs and activities that meet the needs of specialized populations through the development of community partnerships. [New Policy for 2015-2035 GP]
- OSR-2.12: Provide support for volunteer groups that conduct special activities open to the entire community. [New Policy for 2015-2035 GP]

### **GOAL OSR-3:**

#### **Conserved Open Space**

Costa Mesa is committed to open space conservation to ensure that the network of parklands, trails, hillsides, and undeveloped natural areas remain viable for supporting biological communities and providing sanctuary for future generations. This commitment includes expanding public access to open space, where appropriate, and acquiring additional lands where feasible. [New Goal for 2015-2035 GP]

- Objective OSR-3A:** Preserve the City's open space lands and provide additional community and neighborhood parkland in underserved areas. [New Objective for 2015-2035 GP]

### **Open Space Preservation and Stewardship**

- OSR-3.1: Preserve open space areas along The Santa Ana River, large open space parks, and along the mesa formations to protect natural habitat and to maintain the integrity of the natural environment. [New Policy for 2015-2035 GP]
- OSR-3.2: Encourage the preservation of coastal views from City and County parkland and public streets within Costa Mesa. [2000 GP Policy OSR-1A.13]
- OSR-3.3: Identify current open space areas for protection, management, and potential enhancement to maintain and, if possible, increase its value as wildlife habitat. [New Policy for 2015-2035 GP]

### **Management and Maintenance of Open Space**

- OSR-3.4: Encourage the long-term maintenance and management of open space lands through open space easements, development rights transfers or acquisition, zoning regulations, and other incentives. [2000 GP Policy OSR-1A.6]
- OSR-3.5: Encourage the greening and beautifying of the Santa Ana River. [New Policy for 2015-2035 GP]
- OSR-3.6: Encourage opportunities for recreation, history, education, interpretive materials, and art associated with the Santa Ana River open spaces. [New Policy for 2015-2035 GP]
- OSR-3.7: Promote water quality strategies to improve water quality along the Santa Ana River. [New Policy for 2015-2035 GP]

### **Coordination and Organization Development**

- OSR-3.8: Consult with State and regional agencies and the California Native American Heritage Commission (NAHC), regarding open space planning efforts. [New Policy for 2015-2035 GP]
- OSR-3.9: Consult with the Orange Coast River Park, Inc. and surrounding cities and other government agencies in maintaining and rehabilitating open space lands along the Santa Ana River. [New Policy for 2015-2035 GP]
- OSR-3.10: Consult with OC Parks over the enhancements and management of Talbert Regional Park without adversely impacting surrounding residential neighborhoods. [New Policy for 2015-2035 GP]

### **GOAL OSR-4:**

#### **Extensive Arts and Culture Programs and Services**

Provide comprehensive and multifaceted arts and culture programs and services that provide education and entertainment to the community and a broader audience. [New Goal for 2015-2035 GP]

- Objective OSR-4A:** Support performing and visual arts programs, facilities, and activities that stimulate the minds and intellectual thinking of community members to increase awareness of the City's motto, "The City of the Arts." [New Objective for 2015-2035 GP]

#### **Cultural Arts Venues**

- OSR-4.1: Continue to support the mission of the Segerstrom Center for the Arts and associate venues and facilities. [New Policy for 2015-2035 GP]
- OSR-4.2: Support the development and operations of an arts museum at the Segerstrom Center for the Arts. [New Policy for 2015-2035 GP]

- OSR-4.3: Encourage additional indoor and outdoor facility spaces citywide to display public art and host arts and culture special events. [New Policy for 2015-2035 GP]

**Leader in the Arts**

- OSR-4.4: Expand the City's role as a supporter of the arts. [New Policy for 2015-2035 GP]
- OSR-4.5: Encourage financial support of the arts by supporting non-profit groups and foundations. [New Policy for 2015-2035 GP]
- OSR-4.6: Consider preparation of an arts and culture master plan for the City. [New Policy for 2015-2035 GP]
- OSR-4.7: Consult with local agencies and surrounding cities to address the creation and implementation of arts-friendly policies. [New Policy for 2015-2035 GP]
- OSR-4.8: Enhance Costa Mesa's position as a leader in the arts in Southern California and its recognition nationally as a city devoted to arts institutions of superior quality. [New Policy for 2015-2035 GP]
- OSR-4.9: Engage community members in arts activities, and utilize the arts to provide educational and cultural awareness opportunities. [New Policy for 2015-2035 GP]
- OSR-4.10: Continue the City's commitment to its arts in cooperation with the private sector. [New Policy for 2015-2035 GP]
- OSR-4.11: Provide opportunities for local artists to create and display their work. [New Policy for 2015-2035 GP]

**Arts Programs and Events**

- OSR-4.12: Support arts activities, programs, events, and facilities for patrons to enjoy and share experiences, and that enhance the City's economic vitality. [New Policy for 2015-2035 GP]
- OSR-4.13: Designate Community Services Department staff with the responsibility for expanding and implementing activities related to recreational arts programming. [New Policy for 2015-2035 GP]
- OSR-4.14: Pursue cooperative educational cultural programs enlisting the aid of public and private institutions. [New Policy for 2015-2035 GP]

**Arts in Public Places and in Private Development**

- OSR-4.15: Continue to review adopting an Arts in Public Places Program. [New Policy for 2015-2035 GP]
- OSR-4.16: Pursue the placement of public art in prominent locations, particularly along major travel corridors to enliven and beautify the public realm. [New Policy for 2015-2035 GP]
- OSR-4.17: Develop incentives or programs that encourage art in new developments. [New Policy for 2015-2035 GP]

## Historical and Cultural Resources Element

The goals, objectives, and policies that address historical and cultural resources are as follows:

### Goal HCR-1:

Historical, Archeological, and Paleontological Resource Preservation

The City of Costa Mesa supports focused efforts to provide residents with a sense of community and history through the protection and preservation of historical and cultural resources. [2000 GP Goal HCR-1]

**Objective HCR-1A:** Encourage preservation and protection of the City's archaeological, paleontological, and historical resources. [2000 GP Objective HCR-1A]

### **Preserving Historical Resources**

- HCR-1.1: Encourage protection and enhancement of the diverse range of historical sites and resources in the City for the benefit of current and future residents and visitors. [New Policy for 2015-2035 GP]
- HCR-1.2: Encourage the preservation of significant historical resources (as identified in Table HCR-1) by developing and implementing incentives such as building and planning application permit fee waivers, Mills Act contracts, grants and loans, and implementing other incentives identified in the Historical Preservation Ordinance. [2000 GP Policy HCR-1A.4]
- HCR-1.3: Promote context-sensitive design that respects and celebrates the history and historical character of sites and resources while meeting contemporary needs of the community. [New Policy for 2015-2035 GP]
- HCR-1.4: Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources, and the impact of proposed development on those resources. [2000 GP Policy HCR-1A.1]
- HCR-1.5: Continue to identify local landmarks with markers and way-finding signage. Include informational signage about local history, utilizing maps to highlight locations of other historical resources at popular historical sites. [New Policy for 2015-2035 GP]
- HCR-1.6: Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City. [2000 GP Policy HCR-1A.6]

### **Preserving Archaeological Resources**

- HCR-1.7: Require cultural resources studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify cultural resources (i.e., prehistorical sites, historical sites, and isolated artifacts and features) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided. Cultural resources studies shall be completed by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistorical or historical archaeology. [2000 GP Policy HCR-1A.2 and HCR-1A.3 – Modified for 2015-2035 GP]

- HCR-1.8: Comply with requirements of the California Environmental Quality Act regarding protection and recovery of archaeological resources discovered during development activities. [New Policy for 2015-2035 GP]

**Preserving Paleontological Resources**

- HCR-1.9: Require paleontological studies for all applicable discretionary projects. The studies should identify paleontological resources in the project area, and provide mitigation measures for any resources in the project area that cannot be avoided. [2000 GP Policy HCR-1A.2 and HCR-1A.3 – Modified for 2015-2035 GP]
- HCR-1.10: Comply with the California Environmental Quality Act regarding the protection and recovery of paleontological resources during development activities. [New Policy for 2015-2035 GP]



## **Appendix B.1**

### **Housing Successor Annual Report Fiscal Year 2020-2021**



**COSTA MESA HOUSING AUTHORITY ANNUAL REPORT  
AS HOUSING AUTHORITY AND AS HOUSING SUCCESSOR  
FOR FISCAL YEAR 2020-2021 UNDER CALIFORNIA  
HEALTH & SAFETY CODE SECTIONS 34176.1 AND 34328**

This annual report (Report) of the Costa Mesa Housing Authority (Housing Authority) is prepared under the California Health and Safety Code (HSC), Division 24, Parts 1.8 and 1.85 (Dissolution Law), in particular Section 34176.1 as the housing successor, and under the California Housing Authorities Law, HSC Section 34200, *et seq.* (HAL), in particular Section 34328 as a housing authority. The Dissolution Law and HAL respectively require preparation of an annual report on the housing successor and the housing authority's activities for the prior fiscal year. This Report details the Housing Authority's activities during Fiscal Year (FY) 2020-21 and is intended to satisfy the requirements under both HSC Sections 34176.1 and 34328. More specifically, this Report includes information required about the Low and Moderate Income Housing Asset Fund (LMIHAF) and other information under Section 34176.1(f).

This Report is based on information prepared by City staff on behalf of the Housing Authority and data contained within the independent financial audit of the LMIHAF (Audit), which is prepared by Davis Farr LLP and accompanies this Report. The Audit is incorporated in the City of Costa Mesa's Annual Comprehensive Financial Report (ACFR) for FY 2020-21. A copy of the Report in this draft form, has been provided to the City Council, as governing body, and to the Housing Authority under 34176.1(f). Upon their joint review and action to file the Report in an open meeting in January 2022, this Report will be posted on the City's website [www.costamesaca.gov](http://www.costamesaca.gov) and thereafter appended to the City's annual update report prepared under Section 65400 of the Government Code.

This Report conforms with and is organized into sections I through XIV, inclusive, under HSC Section 34176.1(f) of the Dissolution Law and Section 34328 of the HAL:

- I. Amounts Received and Deposited Under 34191.4(b)(3)(A).** *This section provides the total amount of funds paid to the City and the amount deposited into the LMIHAF representing 20% of repayments on the reinstated City/Agency loan per Section 34191.4.*

The Department of Finance (DOF) approved a total of \$1,905,703 attributable to the reinstated City/Agency loan under Section 34191.4. The Successor Agency received \$1,902,703 in FY 2020-21, and had excess cash on hand of \$3,000 from previously approved obligations. Of the \$1,905,703, \$1,524,562 (representing 80% of \$1,905,703) was due to the City. The remaining balance was deposited into the LMIHAF upon receipt in May 2021, totaling \$381,141 (representing 20% of \$1,905,703).

- II. Amount Deposited into LMIHAF.** *This section provides the total amount of funds deposited into the LMIHAF in FY 2020-21 and itemized by amounts listed on Recognized Obligation Payment Schedule (ROPS), amounts representing Section 34191.4 deposits, and other amounts deposited into the LMIHAF.*
- In FY 2020-21, the amount of \$381,141 (representing 20% of \$1,905,703) was deposited into the LMIHAF;

- \$0 was held for items listed on the ROPS; and
- other deposits into the LMIHAF in FY 2020-21 were: (1) \$396,753 rental income, and (2) \$29,349 loan repayments,
- The LMIHAF suffered a \$2,497 investment loss.

The net cumulative total of all deposits into the LMIHAF was \$804,748 during FY 2020-21.

**III. Ending Balance of LMIHAF.** *This section provides a statement of the balance in the LMIHAF as of the close of FY 2020-21. Any amounts deposited for items listed on the ROPS and amounts representing Section 34191.4 deposits, must be distinguished from the other amounts deposited.*

At the close of FY 2020-21 on June 30, 2021, the ending balance in the LMIHAF was \$3,715,185, of which \$0 was held for items listed on the ROPS.

**IV. Description of Expenditures from LMIHAF.** *This section provides a description of expenditures made from the LMIHAF during FY 2020-21. The expenditures are to be categorized among (A) administration for monitoring, preserving covenanted housing units; (B) homeless prevention and rapid rehousing services; and (C) development of housing.*

The table below lists and describes FY 2020-21 LMIHAF expenditures by category:

Monitoring and Administration Expenditures	<p>Costs for monitoring, enforcement, and preserving long-term affordable housing covenants imposed by the former Costa Mesa Redevelopment Agency (Former Agency) or the Housing Authority, as housing successor.</p> <p>The maximum expenditure for this category in FY 2020-21 is the <i>greater</i> of (a) 5% of the statutory value of (i) real property owned by the housing successor <i>and</i> (ii) loans and grants receivable, or (b) \$200,000 (plus allowed CPI adjustments).</p> <p>Based on the valuation listed in Section V, [lines 5+6 in that table=\$5,186,389] for FY 2020-21, the Housing Authority as housing successor was authorized to spend up to \$259,319 (i.e., 5% of \$5,186,389), but only expended \$134,880.</p>	\$134,880
Homeless Prevention and Rapid Rehousing Services	Costs for homeless prevention and rapid rehousing supportive services for individuals and families who are homeless or would be homeless without this assistance.	250,000

Expenditures	The housing successor was authorized to spend up to \$250,000 for this category in FY 2020-21 and had spent \$250,000.	
Housing Development Expenditures	<p>Costs for housing “development”, which term is defined to include: (a) new construction, (b) acquisition and rehabilitation, (c) substantial rehabilitation, (d) long-term affordability covenants on multifamily units, and (e) preservation of assisted affordable housing that is eligible for (i) prepayment, (ii) termination, or (iii) for which the expiration of rental restrictions is scheduled to occur within five years.</p> <p>The costs in this category represent the operating costs for a 30-apartment low and very low income housing property, which the housing successor intends to solicit proposals from housing providers to purchase and extend affordability.</p> <p>The 30 apartments within eight properties commonly referred to as James/W. 18<sup>th</sup> Properties, were acquired by the City and Housing Authority through non-judicial foreclosure proceedings in FY 2015-2016. This acquisition was made in order to preserve the long-term affordable housing covenants which were at risk of termination and potential conversion to market housing.</p> <p>The eight properties are still owned by the Housing Authority and continue to be operated as affordable housing units for low and very low income households/tenants by a professional property management company. The operating costs for the property include staff salaries and benefits, utilities, supplies, repairs and maintenance, taxes, property management fees, legal and consulting costs. The total amount spent in FY 2020-21 was \$172,558.</p>	172,558
Total FY 2020-21 LMIHAF Expenditures		\$557,438

**V. Statutory Value of Assets Owned by Housing Successor.** *This section provides the statutory value of real property owned by the Housing Authority, as housing successor, the value of loans and grants receivables, and the sum of these two amounts.*

Under Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the Former Agency as listed on the housing asset transfer schedule approved by the DOF under Section 34176(a)(2), the value of the properties transferred to the housing successor under Section 34181(f), and the purchase price of properties purchased by the Housing

Authority. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following table provides the statutory value of assets owned by the Housing Authority as of the end of FY 2020-21:

As of June 30, 2021 End of FY 2020-21	
1. Cash and Investments	\$3,389,539
2. Cash and Investments with Fiscal Agent	23,652
3. Interest Receivable	4,940
4. Rent Receivable	17,297
5. Statutory Value of Real Property Owned by the Housing Authority	4,535,715
6. Value of Loans and Grants Receivable	650,674
Total Statutory Asset Value	<u>\$8,621,817</u>

**VI. Description of Transfers.** *This section describes transfers, if any, to another housing successor made in previous fiscal year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for development of transit priority projects, permanent supportive housing, regional homeless shelters, housing for agricultural employees, or special needs housing.*

The Housing Authority, as housing successor, did not make any LMIHAF transfers to other housing successor(s) under Section 34176.1(c)(2) during FY 2020-21.

**VII. Project Descriptions.** *This section describes any project for which the Housing Authority, as housing successor, receives or holds property tax revenue under the ROPS and the status of that project.*

The Housing Authority, as housing successor, does not receive or hold property tax revenue under a ROPS.

**VIII. Status of Compliance with Section 33334.16.** *As and if applicable, this section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property, if any, acquired on or after February 1, 2012, provide a status update on the project.*

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Authority, as housing successor, on or after February 1, 2012.

With respect to interests in real property acquired by the Former Agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the DOF approved the property as a housing

asset in the LMIHAF; thus, as to real property acquired by the Former Agency, now held by the Housing Authority as housing successor, in the LMIHAF, the Housing Authority as housing successor, must initiate activities consistent with development (as the term is explained in Section IV and Section 34176.1(a)(3)(D)) of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

In this regard, the Housing Authority as housing successor, did not own any real property acquired for development (to be developed) as of dissolution on February 1, 2012 subject to this limitation so the five-year limitation of Section 33334.16 does not apply.

It is noted that the Former Agency held at dissolution, now the Housing Authority holds as landlord/ground lessor, the underlying fee interests in three Ground Leases with Costa Mesa Family Village, a California limited partnership, as tenant/ground lessee (affiliate of Shapell Properties) relating to the existing 72-unit multifamily affordable housing apartment development called Costa Mesa Family Village, located at 1924 and 1981 Wallace Avenue and 2015 Pomona Avenue. The three ground leases end/expire in 2039. Section 33334.16 does not apply to such ground leases and this existing affordable housing development as the subject property was not held for development; it is developed property.

**IX. Description of Outstanding Obligations under Section 33413.** *This section describes outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Authority's progress, as housing successor, in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Authority, as housing successor, plans to meet unmet obligations, if any.*

**Replacement Housing:** Under the Former Agency's last Implementation Plan in effect prior to dissolution (the 2010-2014 plan), the Former Agency's replacement housing obligations, if any, under Section 33413(a) were transferred to the Housing Authority as housing successor; however, the Former Agency had no outstanding replacement housing obligations as of dissolution on February 1, 2012.

**Inclusionary/Production Housing.** Under the Former Agency's last Implementation Plan in effect prior to dissolution (the 2010-2014 plan), its inclusionary/production housing obligations, if any, under Section 33413(b) were transferred to the Housing Authority as housing successor; however, the Former Agency had no outstanding inclusionary/production housing obligations as of dissolution on February 1, 2012.

Therefore, the Housing Authority, as housing successor, has no outstanding replacement or inclusionary/production housing obligations and thus no implementation obligation under Section 33413.

For information, the Former Agency's Implementation Plan is posted on the City's website at [www.costamesaca.gov](http://www.costamesaca.gov).

- X. Income Test.** *This section provides information required by Section 34176.1(a)(3)(B), or a description of expenditures by income category and restriction for the applicable five-year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, the income test is not required until year 2019.*

The applicable provisions of Sections 34176.1(a)(3)(A)(B)(C) require that the Housing Authority, as housing successor, must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the Area Median Income (AMI). If the Housing Authority as housing successor, fails to comply with the extremely-low income requirement in a five-year reporting period, then the provisions of Section 34176.1(B) will apply in each fiscal year following the latest fiscal year following the Report are expended for the development of housing occupied by extremely low income households until the housing successor demonstrates compliance with such requirement in a subsequent annual report.

FY 2018-19 was the end of the initial five-year period under Section 34176.1(a)(3)(B). The Housing Authority's next five-year report on compliance with Section 34176.1(a)(3)(A) is due in FY 2023-24.

- XI. Senior Housing Test.** *This section provides the percentage of deed-restricted rental housing units restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency and its host jurisdiction within the same 10-year time period.*

The housing successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the housing successor, the Former Agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the housing successor, the Former Agency, and/or City within the same time period. If this percentage exceeds 50%, then the housing successor cannot expend future LMIHAF funds to assist additional senior housing units until the Housing Authority as housing successor, or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

As reported in the prior FY 2018-19 annual report, for the 10-year period of January 1, 2004 to January 1, 2014, 9.8% of the funds were expended on assistance to provide senior affordable housing units and 90.2% of the funds were expended on assistance to provide non-senior/family affordable housing units. In particular, 36 senior units with long-term 55-year affordability covenants were established during the previous 10-year period (specifically, the St. John's Manor Project in 2006).

For the current 10-year period of January 1, 2014 to January 1, 2024 that includes the subject FY 2020-21, the Housing Authority expended no funds (\$0) for senior housing thus far; therefore 0% of funds were expended on development or

assistance to develop senior housing units.

**XII. Excess Surplus Test.** *This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the housing successor has had excess surplus, and the housing successor's plan for eliminating the excess surplus.*

The term excess surplus is defined in Section 34176.1(d) as: "an unencumbered amount in the LMIHAF account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the housing successor's preceding four fiscal years, whichever is greater." The table below provides the Excess Surplus test for the preceding four years. The LMIHAF does not have an excess surplus.

	<b>LMIHAF July 1, 2020</b>	<b>LMIHAF July 1, 2021</b>
<b>Opening Fund Balance</b>	\$ 3,640,616	\$ 3,715,185
Less Unavailable Amounts:		
Loans Receivable Net	(862,534)	(650,674)
Encumbrances	-	-
<b>Available Housing Successor Funds (A)</b>	<b>2,778,082</b>	<b>3,064,511</b>
<b>Limitation (Greater of \$1,000,000 or four years deposits):</b>		
Aggregate Amount Deposited for last four years:		
2020-21	N/A	\$ 804,746
2019-20	770,962	770,962
2018-19	827,902	827,902
2017-18	687,292	687,292
2016-17	922,994	N/A
<b>Total</b>	<b>\$ 3,209,150</b>	<b>\$ 3,090,902</b>
<b>Base Limitation</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>
<b>Greater Amount (B)</b>	<b>\$ 3,209,150</b>	<b>\$ 3,090,902</b>
<b>Excess/Surplus [(A)-(B)]</b>	<b>\$0</b>	<b>\$0</b>

**XIII. Inventory of Homeownership Units.** *This section provides a summary of covenanted homeownership units assisted by the former redevelopment agency or the housing successor that include equity sharing and repayment provisions, including: (A) number of units; (B) number of units lost to the portfolio in the last fiscal year and the reason for those losses; and (C) any funds returned to the housing successor due to losses or repayments.*

This section provides an inventory of homeownership units assisted by the Former Agency and assumed by the Housing Authority as housing successor, that are

subject to covenants or restrictions or to an adopted program that protects the Former Agency's investment of moneys from the Low and Moderate Income Housing Fund per Section 33334.3(f).

Total homeownership inventory as of dissolution on February 1, 2012 (subparagraph (A) below) and inventory, losses, and repayments for the period from February 1, 2012 through June 30, 2021 (subparagraph (B) below) include:

- (A) As of dissolution on February 1, 2012, the total number of homeownership units assisted by the Former Agency and had covenants and restrictions of record was 41 units, which included loans and restricted single-family homes assisted by the Former Agency through its (1) First Time Homebuyer (FTHB) Program, (2) Single-Family Rehabilitation (SF Rehab) Program, (3) affordable housing projects with Habitat for Humanity of Orange County, and (4) Neighborhood Stabilization Program.
- (B) The total number of homeownership units lost to the Housing Authority's portfolio as housing successor between February 1, 2012 through June 30, 2021, along with the reasons for those losses.

Total losses between February 1, 2012 and June 30, 2021: 30 units

Reasons for the units' losses from the homeownership portfolio:

Principal Repayments:	\$744,920
Loan Impairment:	\$1,095,000
Foreclosure:	\$436,000

Funds returned to the Housing Authority as housing successor, as part of an adopted program that protects the Former Agency's investment of moneys from the Low and Moderate Income Housing Fund, including loan principal, interest, and equity sharing payments between February 1, 2012 and June 30, 2021: \$1,173,174.

- (C) The number of homeownership units lost to the Housing Authority's portfolio as housing successor in FY 2020-21 and the reason for those losses.

Total losses to portfolio in FY 2020-21: 3 units

One homeownership loan was fully paid off. The total amount received from the full homeownership loan repayment was \$18,313 and these funds were deposited into LMIHAF.

Two homeownership loans reached maturity date for FY 2020-21 and therefore forgiven as per the terms of the promissory note. The total of those loans is \$172,741.

Two owners made partial payments on homeownership loans. Principal and interest payments received totaled \$11,036 and were deposited into the LMIHAF.



The funds returned to the Housing Authority as housing successor, as part of an adopted program that protects the Former Agency's investment of moneys from Low and Moderate Income Housing Fund, included repayments of FTHB program loans. Total principal, interest, and equity sharing payments during FY 2020-21 was \$29,349.

- (D) The Housing Authority as housing successor, has existing consulting agreements with: AmeriNational Community Services, Inc., a Minnesota Corporation (dba AmeriNat) and Farmers State Bank of Hartland, a Minnesota corporation. The agreements are related to certain, but not all, aspects of administration of the Former Agency's SF Rehab and FTHB programs that provided second lien mortgages for homeownership units. The consulting services include assistance with oversight and administration of amortized loan payments, if any, due; with tracking and calculation of loan balances in the event of payoff; and, other administrative activities for these outstanding SF Rehab and FTHB loans.

In addition, the Housing Authority retains the services of Keyser Marston Associates, a professional housing economic consultant, and the Housing Authority legal advisors, City Attorney and Authority General Counsel Kimberly Hall Barlow of Jones & Mayer, and Celeste Stahl Brady of Stradling Yocca Carlson & Rauth (SYCR). Counsel assist staff in reviewing legal issues related to outstanding SF Rehab and FTHB program loans, such as the refinancing of first lien mortgages consistent with SF Rehab and FTHB program refinancing criteria, repayments, impairment analyses, defaults, foreclosures, bankruptcies, renting out part of the home, short sale requests, and other issues that arise in the administration of the former Agency's loan programs for ownership housing.

**XIV. Additional Information:** *Housing Authority's Activities for the preceding year (FY 2020-21) under HSC Section 34328.*

Without repeating the information presented above in this Report, the Housing Authority:

- (A) continued to monitor and enforce housing assets transferred from the Former Agency to the Housing Authority as housing successor, as well as other Housing Authority (non-housing successor) assets;
- (B) continued property management and operation of the James/W.18<sup>th</sup> Properties. See Sections IV. And X. above for more detailed discussion about these properties.
- (C) As housing successor under Section 34176.1(a)(2), the Housing Authority may expend up to \$250,000 per fiscal year "for homeless prevention and rapid rehousing services for individuals and families who are homeless or would be homeless but for this assistance, including the provision of short-term or medium-term rental assistance, housing relocation, and stabilization services including housing search, mediation, or outreach to property owners, credit repair, security or utility deposits, utility payments, rental assistance for a final

month at a location, moving cost assistance, and case management, or other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.” In this regard in FY 2020-21 and as detailed in this Report, the Housing Authority’s LMIHAF provided partial funding for Community Outreach Workers who assertively work toward placing homeless individuals and families into temporary or permanent housing as it becomes available. Staff addresses the various needs represented by the local homeless population on a daily basis. Further, a part-time Management Analyst maintains the database that Community Outreach Workers and volunteers from varied community groups utilize to streamline their reporting and recordkeeping processes relative to placement of homeless individuals and families into housing.



## **Appendix B.2**

### **Housing Successor Annual Report Fiscal Year 2021-2022**

**COSTA MESA HOUSING AUTHORITY ANNUAL REPORT  
AS HOUSING AUTHORITY AND AS HOUSING SUCCESSOR  
FOR FISCAL YEAR 2021-2022 UNDER CALIFORNIA  
HEALTH & SAFETY CODE SECTIONS 34176.1 AND 34328**

This annual report (Report) of the Costa Mesa Housing Authority (Housing Authority) is prepared under the California Health and Safety Code (HSC), Division 24, Parts 1.8 and 1.85 (Dissolution Law), in particular Section 34176.1 as the housing successor, and under the California Housing Authorities Law, HSC Section 34200, *et seq.* (HAL), in particular Section 34328 as a housing authority. The Dissolution Law and HAL respectively require preparation of an annual report on the housing successor and the housing authority's activities for the prior fiscal year. This Report details the Housing Authority's activities during Fiscal Year (FY) 2021-22 and is intended to satisfy the requirements under both HSC Sections 34176.1 and 34328. More specifically, this Report includes information required about the Low and Moderate Income Housing Asset Fund (LMIHAF) and other information under Section 34176.1(f).

This Report is based on information prepared by City staff on behalf of the Housing Authority and data contained within the independent financial audit of the LMIHAF (Audit), which is prepared by Davis Farr LLP and accompanies this Report. The Audit is incorporated in the City of Costa Mesa's Annual Comprehensive Financial Report (ACFR) for FY 2021-22. The City Council and the Housing Authority will review and file the Report in an open meeting in January 2023; upon their review and approval, this Report will be posted on the City's website [www.costamesaca.gov](http://www.costamesaca.gov) and thereafter appended to the City's annual update report prepared under Section 65400 of the Government Code.

This Report conforms with and is organized into sections I through XIV, inclusive, under HSC Section 34176.1(f) of the Dissolution Law and Section 34328 of the HAL:

- I. Amounts Received and Deposited Under 34191.4(b)(3)(A).** *This section provides the total amount of funds paid to the City and the amount deposited into the LMIHAF representing 20% of repayments on the reinstated City/Agency loan per Section 34191.4.*

The Department of Finance (DOF) approved a total of \$1,749,586 attributable to the reinstated City/Agency loan under Section 34191.4. The Successor Agency received \$1,749,586 in FY 2021-22. Of the \$1,749,586, \$1,399,669 (representing 80% of \$1,749,586) was due to the City. The remaining balance was deposited into the LMIHAF upon receipt in May 2022, totaling \$349,917 (representing 20% of \$1,749,586).

- II. Amount Deposited into LMIHAF.** *This section provides the total amount of funds deposited into the LMIHAF in FY 2021-22 and itemized by amounts listed on Recognized Obligation Payment Schedule (ROPS), amounts representing Section 34191.4 deposits, and other amounts deposited into the LMIHAF.*

- In FY 2021-22, the amount of \$349,917 (representing 20% of \$1,749,586) was deposited into the LMIHAF;
- \$0 was held for items listed on the ROPS; and
- other deposits into the LMIHAF in FY 2021-22 were: (1) \$362,445 rental income, (2) \$11,259 loan repayments, (3) \$ 91,836 investment loss, and (4)

\$6,945 in other reimbursements.

The cumulative total of all deposits into the LMIHAF was \$638,730 during FY 2021-22.

- III. Ending Balance of LMIHAF.** *This section provides a statement of the balance in the LMIHAF as of the close of FY 2021-22. Any amounts deposited for items listed on the ROPS and amounts representing Section 34191.4 deposits, must be distinguished from the other amounts deposited.*

At the close of FY 2021-22 on June 30, 2022, the ending balance in the LMIHAF was \$3,780,628, of which \$0 was held for items listed on the ROPS.

- IV. Description of Expenditures from LMIHAF.** *This section provides a description of expenditures made from the LMIHAF during FY 2021-22. The expenditures are to be categorized among (A) administration for monitoring, preserving covenanted housing units; (B) homeless prevention and rapid rehousing services; and (C) development of housing.*

The table below lists and describes FY 2021-22 LMIHAF expenditures by category:

Monitoring and Administration Expenditures	<p>Costs for monitoring, enforcement, and preserving long-term affordable housing covenants imposed by the former Costa Mesa Redevelopment Agency (Former Agency) or the Housing Authority, as housing successor.</p> <p>The maximum expenditure for this category in FY 2021-22 is the <i>greater</i> of (a) 5% of the statutory value of (i) real property owned by the housing successor <i>and</i> (ii) loans and grants receivable, or (b) \$200,000 (plus allowed CPI adjustments).</p> <p>Based on the valuation listed in Section V, [lines 6+7 in that table=\$4,979,221] for FY 2021-22, the Housing Authority as housing successor was authorized to spend up to \$248,961 (i.e., 5% of \$4,979,221), but only expended \$138,279.</p>	\$138,279
Homeless Prevention and Rapid Rehousing Services Expenditures	<p>Costs for homeless prevention and rapid rehousing supportive services for individuals and families who are homeless or would be homeless without this assistance.</p> <p>The housing successor was authorized to spend up to \$250,000 for this category in FY 2021-22 and spent \$250,000.</p>	250,000

Housing Development Expenditures	<p>Costs for housing “development”, which term is defined to include: (a) new construction, (b) acquisition and rehabilitation, (c) substantial rehabilitation, (d) long-term affordability covenants on multifamily units, and (e) preservation of assisted affordable housing that is eligible for (i) prepayment, (ii) termination, or (iii) for which the expiration of rental restrictions is scheduled to occur within five years.</p> <p>The costs in this category represent the operating costs for a 30-apartment low and very low income housing property, which the housing successor intends to solicit proposals from housing providers to purchase and extend affordability.</p> <p>The 30 apartments within eight properties commonly referred to as James/W. 18<sup>th</sup> Properties, were acquired by the City and Housing Authority through non-judicial foreclosure proceedings in FY 2015-2016. This acquisition was made in order to preserve the long-term affordable housing covenants which were at risk of termination and potential conversion to market housing.</p> <p>The eight properties are owned by the Housing Authority and continue to be operated as affordable housing units for low and very low income households/tenants by a professional property management company. The operating costs for the property include staff salaries and benefits, utilities, supplies, repairs and maintenance, taxes, property management fees, legal, and consulting costs. The total amount spent in FY 2021-22 was \$185,007.</p>	185,007
Total FY 2021-22 LMIHAF Expenditures		\$573,286

**V. Statutory Value of Assets Owned by Housing Successor.** *This section provides the statutory value of real property owned by the Housing Authority, as housing successor, the value of loans and grants receivables, and the sum of these two amounts.*

Under Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the Former Agency as listed on the housing asset transfer schedule approved by the DOF under Section 34176(a)(2), the value of the properties transferred to the housing successor under Section 34181(f), and the purchase price of properties purchased by the Housing Authority. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following table provides the statutory value of assets owned by the Housing

Authority as of the end of FY 2021-22:

As of June 30, 2022 End of FY 2021-22	
1. Cash and Investments	\$3,448,364
2. Cash and Investments with Fiscal Agent	22,800
3. Interest Receivable	6,095
4. Rent Receivable	16,509
5. Accounts Receivable	291,913
6. Statutory Value of Real Property Owned by the Housing Authority	4,370,925
7. Value of Loans and Grants Receivable	608,296
Total Statutory Asset Value	<u>\$8,764,902</u>

**VI. Description of Transfers.** *This section describes transfers, if any, to another housing successor made in previous fiscal year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for development of transit priority projects, permanent supportive housing, regional homeless shelters, housing for agricultural employees, or special needs housing.*

The Housing Authority, as housing successor, did not make any LMIHAF transfers to other housing successor(s) under Section 34176.1(c)(2) during FY 2021-22.

**VII. Project Descriptions.** *This section describes any project for which the Housing Authority, as housing successor, receives or holds property tax revenue under the ROPS and the status of that project.*

The Housing Authority, as housing successor, does not receive or hold property tax revenue under a ROPS.

**VIII. Status of Compliance with Section 33334.16.** *As and if applicable, this section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property, if any, acquired on or after February 1, 2012, provide a status update on the project.*

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Authority, as housing successor, on or after February 1, 2012.

With respect to interests in real property acquired by the Former Agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the DOF approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the Former Agency, now held by the Housing Authority as housing successor, in the LMIHAF, the Housing Authority as housing successor, must initiate activities consistent with development (as the term is explained in Section IV and Section 34176.1(a)(3)(D)) of the real property for the purpose for which it was acquired within five years of the date the

DOF approved such property as a housing asset.

In this regard, the Housing Authority as housing successor, did not own any real property acquired for development (to be developed) as of dissolution on February 1, 2012 subject to this limitation so the five-year limitation of Section 33334.16 does not apply.

It is noted that the Former Agency held at dissolution, now the Housing Authority holds as landlord/ground lessor, the underlying fee interests in three Ground Leases with Costa Mesa Family Village, a California limited partnership, as tenant/ground lessee (affiliate of Shapell Properties) relating to the existing 72-unit multifamily affordable housing apartment development called Costa Mesa Family Village, located at 1924 and 1981 Wallace Avenue and 2015 Pomona Avenue. The three ground leases end/expire in 2039. Section 33334.16 does not apply to such ground leases and this existing affordable housing development as the subject property was not held for development; it is developed property.

- IX. Description of Outstanding Obligations under Section 33413.** *This section describes outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Authority's progress, as housing successor, in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Authority, as housing successor, plans to meet unmet obligations, if any.*

**Replacement Housing:** Under the Former Agency's last Implementation Plan in effect prior to dissolution (the 2010-2014 plan), the Former Agency's replacement housing obligations, if any, under Section 33413(a) were transferred to the Housing Authority as housing successor; however, the Former Agency had no outstanding replacement housing obligations as of dissolution on February 1, 2012.

**Inclusionary/Production Housing.** Under the Former Agency's last Implementation Plan in effect prior to dissolution (the 2010-2014 plan), its inclusionary/production housing obligations, if any, under Section 33413(b) were transferred to the Housing Authority as housing successor; however, the Former Agency had no outstanding inclusionary/production housing obligations as of dissolution on February 1, 2012.

Therefore, the Housing Authority, as housing successor, has no outstanding replacement or inclusionary/production housing obligations and thus no implementation obligation under Section 33413.

For information, the Former Agency's Implementation Plan is posted on the City's website at [www.costamesaca.gov](http://www.costamesaca.gov).

- X. Income Test.** *This section provides information required by Section 34176.1(a)(3)(B), or a description of expenditures by income category and restriction for the applicable five-year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, the income test is not required until year 2019.*



The applicable provisions of Sections 34176.1(a)(3)(A)(B)(C) require that the Housing Authority, as housing successor, must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the Area Median Income (AMI). If the Housing Authority as housing successor, fails to comply with the extremely-low income requirement in a five-year reporting period, then the provisions of Section 34176.1(B) will apply in each fiscal year following the latest fiscal year following the Report are expended for the development of housing occupied by extremely low income households until the housing successor demonstrates compliance with such requirement in a subsequent annual report.

FY 2018-19 was the end of the initial five-year period under Section 34176.1(a)(3)(B). The Housing Authority's next five-year report on compliance with Section 34176.1(a)(3)(A) is due in FY 2023-24.

- XI. Senior Housing Test.** *This section provides the percentage of deed-restricted rental housing units restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency and its host jurisdiction within the same 10-year time period.*

The housing successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the housing successor, the Former Agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the housing successor, the Former Agency, and/or City within the same time period. If this percentage exceeds 50%, then the housing successor cannot expend future LMIHAF funds to assist additional senior housing units until the Housing Authority as housing successor, or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

As reported in the prior FY 2018-19 annual report, for the 10-year period of January 1, 2004 to January 1, 2014, 9.8% of the funds were expended on assistance to provide senior affordable housing units and 90.2% of the funds were expended on assistance to provide non-senior/family affordable housing units. In particular, 36 senior units with long-term 55-year affordability covenants were established during the previous 10-year period (specifically, the St. John's Manor Project in 2006).

For the current 10-year period of January 1, 2014 to January 1, 2024 that includes the subject FY 2021-22, the Housing Authority expended no funds (\$0) for senior housing thus far; therefore 0% of funds were expended on development or assistance to develop senior housing units.

- XII. Excess Surplus Test.** *This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the housing successor has had excess surplus, and the housing successor's plan for eliminating the excess surplus.*

The term excess surplus is defined in Section 34176.1(d) as: "an unencumbered

amount in the LMIHAF account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the housing successor's preceding four fiscal years, whichever is greater." The table below provides the Excess Surplus test for the preceding four years. The LMIHAF does not have an excess surplus.

	<b>LMIHAF July 1, 2021</b>	<b>LMIHAF July 1, 2022</b>
<b>Opening Fund Balance</b>	\$ 3,715,185	\$ 3,780,628
Less Unavailable Amounts:		
Loans Receivable Net	(650,674)	(608,296)
Accounts Receivable	-	(291,913)
Encumbrances	-	-
<b>Available Housing Successor Funds (A)</b>	<b>3,064,511</b>	<b>2,880,419</b>
<b>Limitation (Greater of \$1,000,000 or four years deposits):</b>		
Aggregate Amount Deposited for last four years:		
2021-22	N/A	\$ 638,730
2020-21	804,746	804,746
2019-20	770,962	770,962
2018-19	827,902	827,902
2017-18	687,292	N/A
<b>Total</b>	<b>\$ 3,090,902</b>	<b>\$ 3,042,340</b>
<b>Base Limitation</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>
<b>Greater Amount (B)</b>	<b>\$ 3,090,902</b>	<b>\$ 3,042,340</b>
<b>Excess/Surplus [(A)-(B)]</b>	<b>\$ -</b>	<b>\$ -</b>

**XIII. Inventory of Homeownership Units.** *This section provides a summary of covenanted homeownership units assisted by the former redevelopment agency or the housing successor that include equity sharing and repayment provisions, including: (A) number of units; (B) number of units lost to the portfolio in the last fiscal year and the reason for those losses; and (C) any funds returned to the housing successor due to losses or repayments.*

This section provides an inventory of homeownership units assisted by the Former Agency and assumed by the Housing Authority as housing successor, that are subject to covenants or restrictions or to an adopted program that protects the Former Agency's investment of moneys from the Low and Moderate Income Housing Fund per Section 33334.3(f).

Total homeownership inventory as of dissolution on February 1, 2012 (subparagraph (A) below) and inventory, losses, and repayments for the period from February 1, 2012 through June 30, 2022 (subparagraph (B) below) include:

(A) As of dissolution on February 1, 2012, the total number of homeownership units

assisted by the Former Agency and had covenants and restrictions of record was 41 units, which included loans and restricted single-family homes assisted by the Former Agency through its (1) First Time Homebuyer (FTHB) Program, (2) Single-Family Rehabilitation (SF Rehab) Program, (3) affordable housing projects with Habitat for Humanity of Orange County, and (4) Neighborhood Stabilization Program.

- (B) The total number of homeownership units lost to the Housing Authority's portfolio as housing successor between February 1, 2012 through June 30, 2022, along with the reasons for those losses.

Total losses between February 1, 2012 and June 30, 2022: 30 units

Reasons for the units' losses from the homeownership portfolio:

Principal Repayments:	\$756,408
Loan Impairment:	\$1,095,000
Foreclosure:	\$436,000

Funds returned to the Housing Authority as housing successor, as part of an adopted program that protects the Former Agency's investment of moneys from the Low and Moderate Income Housing Fund, including loan principal, interest, and equity sharing payments between February 1, 2012 and June 30, 2022: \$1,184,433

- (C) The number of homeownership units lost to the Housing Authority's portfolio as housing successor in FY 2021-22 and the reason for those losses.

There were no homeownership units lost to the Housing Authority's portfolio as housing successor in FY 2021-22.

One owner made partial payments on homeownership loans. Principal and interest payments received totaled \$11,259 and were deposited into the LMIHAF.

The funds returned to the Housing Authority as housing successor, as part of an adopted program that protects the Former Agency's investment of moneys from Low and Moderate Income Housing Fund, included repayments of FTHB program loans. Total principal, interest, and equity sharing payments during FY 2021-22 was \$11,259

- (D) The Housing Authority as housing successor, has existing consulting agreements with: AmeriNational Community Services, Inc., a Minnesota Corporation (dba AmeriNat) and Farmers State Bank of Hartland, a Minnesota corporation. The agreements are related to certain, but not all, aspects of administration of the Former Agency's SF Rehab and FTHB programs that provided second lien mortgages for homeownership units. The consulting services include assistance with oversight and administration of amortized loan payments, if any, due; with tracking and calculation of loan balances in the event of payoff; and, other administrative activities for these outstanding SF

Rehab and FTHB loans.

In addition, the Housing Authority retains the services of Keyser Marston Associates, a professional housing economic consultant, and the Housing Authority legal counsels, City Attorney and Authority General Counsel Kimberly Hall Barlow of Jones & Mayer, and Celeste Brady of Stradling Yocca Carlson & Rauth (SYCR). Counsels assist staff in reviewing legal issues related to outstanding SF Rehab and FTHB program loans, such as the refinancing of first lien mortgages consistent with SF Rehab and FTHB program refinancing criteria, repayments, impairment analyses, defaults, foreclosures, bankruptcies, renting out part of the home, short sale requests, and other issues that arise in the administration of the former Agency's loan programs for ownership housing.

**XIV. Additional Information:** *Housing Authority's Activities for the preceding year (FY 2021-22) under HSC Section 34328.*

Without repeating the information presented above in this Report, the Housing Authority:

- (A) continued to monitor and enforce housing assets transferred from the Former Agency to the Housing Authority as housing successor, as well as other Housing Authority (non-housing successor) assets;
- (B) continued property management and operation of the James/W.18<sup>th</sup> Properties. See Sections IV. And X. above for more detailed discussion about these properties.
- (C) As housing successor under Section 34176.1(a)(2), the Housing Authority may expend up to \$250,000 per fiscal year "for homeless prevention and rapid rehousing services for individuals and families who are homeless or would be homeless but for this assistance, including the provision of short-term or medium-term rental assistance, housing relocation, and stabilization services including housing search, mediation, or outreach to property owners, credit repair, security or utility deposits, utility payments, rental assistance for a final month at a location, moving cost assistance, and case management, or other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless." In this regard in FY 2021-22 and as detailed in this Report, the Housing Authority's LMIHAF provided partial funding for Community Outreach Workers who assertively work toward placing homeless individuals and families into temporary or permanent housing as it becomes available. Staff addresses the various needs represented by the local homeless population on a daily basis. Further, a part-time Management Analyst maintains the database that Community Outreach Workers and volunteers from varied community groups utilize to streamline their reporting and recordkeeping processes relative to placement of homeless individuals and families into housing.



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

---

**File #:** 23-1281

**Meeting Date:** 6/26/2023

---

**TITLE:**

PLANNING APPLICATION 22-04 DENIAL RESOLUTION

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

**RECOMMENDATION:**

Planning Commission review and approve Denial Resolution as written.

**RESOLUTION NO. PC-2023-17****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA DENYING PLANNING APPLICATION 22-04 FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY (FROM THE EARTH) IN THE C1 ZONE AT 2790 HARBOR BOULEVARD, SUITES 107, 109, AND 115**

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 22-04 was filed by Dan Zaharoni representing DBO Investments CM, LLC (d/b/a From The Earth), the authorized agent for the property owner, Tri-Harmony Properties, LLC, requesting approval of the following:

A Conditional Use Permit to operate a storefront retail and cannabis delivery business within an existing 2,157-square-foot first floor commercial space within a multiple-tenant commercial building located at 2790 Harbor Boulevard (Suites 107, 109 and 115). 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 May 22, 2023 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 CEQA Guidelines 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 after considering public testimony, the Planning Commission hereby **DENIES** Planning Application 22-04 with respect to the property described above.

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 22nd day of May, 2023.**

---

Adam Ereth, 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-2023-17 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 22, 2023 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Scott Drapkin, Secretary  
Costa Mesa Planning Commission

Resolution No. PC-2023-17



## EXHIBIT A

### **FINDINGS**

- A. Pursuant to CMMC Section 13-29(g), when granting approval of an application for a conditional use permit, the Planning Commission shall find that based on the evidence presented in the record, the proposed project substantially meets the Costa Mesa Municipal Code Conditional Use Permit required findings. The Applicant failed to meet its' burden to demonstrate that the proposed project would operate in a manner that would comply with all of the requirements of Section 13-29(g)(2); therefore, the Planning Commission was unable to make the required findings to approve the proposed use.

During the May 22, 2023 public hearing, the Planning Commission stated specific concerns in regard to non-compliance with CMMC Section 13-29 (g)(2)(b) in that: (1) during the public hearing, the applicant presented (both verbally and in presentation form) that the cannabis use would engage via philanthropic activity with a local youth sporting team, and a Commissioner believed that there was direct conflict with the health, safety and general welfare of the public by associating a business that specializes in the sale of cannabis with the City's youth population; and (2) a Commissioner stated concern that the proposed new business operation would result in a currently operating business to cease operation. When the Planning Commission requested clarification about potentially relocating the existing business during the public hearing, the applicant was unclear of the existing business's future. Based on potentially not retaining an existing business, a Commissioner stated that granting the conditional use permit would be materially detrimental to the health, safety and general welfare to property or improvements within the immediate neighborhood. The same Commissioner further indicated that granting the conditional use permit would not be consistent with General Plan Land Use Element Policy LU-6.7, to "Encourage new and retain existing businesses that provide local shopping and services", in that an existing business would not be retained as a result of the proposed new business. After careful consideration, the Planning Commission denied the proposed project on a five to two vote.



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

---

**File #:** 23-1280

**Meeting Date:** 6/26/2023

---

**TITLE:**

**PLANNING APPLICATION 22-07 FOR A CONDITIONAL USE PERMIT TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2013 NEWPORT BOULEVARD (STRAINS)**

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

**PRESENTED BY: CHRIS YEAGER, ASSOCIATE PLANNER**

**CONTACT INFORMATION: CHRIS YEAGER 714.754.4883**  
**Christopher.Yeager@costamesaca.gov**

**RECOMMENDATION:**

Staff recommends 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) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 22-07, subject to conditions of approval.



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: June 26, 2023

ITEM NUMBER: PH-1

<b>SUBJECT:</b>	<b>PLANNING APPLICATION 22-07 FOR A CONDITIONAL USE PERMIT TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2013 NEWPORT BOULEVARD (STRAINS)</b>
<b>FROM:</b>	<b>ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION</b>
<b>PRESENTATION BY: CHRIS YEAGER, ASSOCIATE PLANNER</b>	
<b>FOR FURTHER INFORMATION CONTACT:</b>	<b>CHRIS YEAGER 714.754.4883 Christopher.Yeager@costamesaca.gov</b>

## **RECOMMENDATION**

Staff recommends 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) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 22-07, subject to conditions of approval.

## **APPLICANT OR AUTHORIZED AGENT**

The applicant/authorized agent is Rinad Abdulla, on behalf of the property owner, 2013 Newport, LLC.

## **PLANNING APPLICATION SUMMARY**

Location:	2013 Newport Boulevard	Application Number(s):	PA-22-07
Request:	Planning Application 22-07 is for a Conditional Use Permit to operate a retail cannabis storefront business with delivery.		

### **SUBJECT PROPERTY:**

### **SURROUNDING PROPERTY:**

Zone:	C2 (General Business District)	North:	C2 (General Business District)
General Plan:	General Commercial	South:	C2 (General Business District)
Lot Dimensions:	140 ft. x 95 ft.	East (Across Newport Blvd. and SR-55):	C1 (Local Business District)
Lot Area:	13,300 sq. ft.	West:	C2 (General Business District)
Existing Development:	The property is developed with an existing 3,578 square-foot two-story commercial building.		

## **DEVELOPMENT STANDARDS COMPARISON**

Development Standard	Required/Allowed Zoning Dev. Standard	Proposed/Provided
Minimum Lot Size	12,000 sq. ft.	13,300 sq. ft.
Minimum Lot Width	120 ft.	140 ft.
Building Height	2 stories / 30 ft.	2 stories / 21 ft.
Setbacks:		
Front	20 ft.	18 ft. 1 in.
Side (interior)	15 ft. / 0 ft.	87 ft. 4 in. / 0 ft.
Rear (interior)	0 ft.	0 ft.
Parking	15 spaces	16 spaces <sup>1</sup>
Floor area ratio (FAR)	0.27	0.27
1. The proposed number of parking spaces includes a credit of one space for installing a bike rack.		
CEQA Status	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)	
Final Action	Planning Commission	

## **BACKGROUND**

The subject property is located at 2013 Newport Boulevard, west of State Route 55, south of West Bay Street, and north of West 19<sup>th</sup> Street. The site is zoned C2 (General Business District) and is surrounded by other C2 zoned properties on three sides. Properties located to the east, across State Route 55, are zoned C1 (Local Business District). The site has a General Plan Land Use Designation of General Commercial.

The property was originally developed in the mid-1970s and subsequent building additions were approved in the mid-1980s. Existing development on the subject property consists of an approximate 3,578-square-foot, two-story commercial building with a surface parking lot. The commercial building was last occupied by a chiropractic office which ceased business operations in summer of 2022. The property is located on one of the City's primary commercial corridors and the surrounding uses include a mobile home park to the northwest, a single tenant commercial building occupied by a corporate office to the northeast, and a motel to the southwest. The existing mobile home park ("Ponderosa Mobile Estates" – 1991 Newport Boulevard) is located directly adjacent to the subject property and several of the mobile homes are located within close proximity of the proposed use. The mobile home park is physically divided from the subject commercial property by an existing six-foot block wall.

The proposed retail cannabis storefront use with delivery, "Strains", would occupy the entire building. Parking spaces would be provided in the existing surface parking lot which is not shared with any other businesses or properties. Vehicular access to the site is provided by an approximate 24-foot-wide driveway from Newport Boulevard.

There are no open Code Enforcement cases on this property.

### ***Nonconforming Development***

The existing development is legal nonconforming in terms of the front building setback, and landscaping, and therefore is subject to the nonconforming provisions of the Costa Mesa Municipal Code (CMMC) Section 13-204. Pursuant to this code section, a conforming use may be located on a nonconforming property so long as any new site modifications do not result in greater site nonconformities, and such 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 proposes to modify the landscaping to bring it into closer conformance with the minimum landscaping requirements. The property complies with all other applicable commercial zone development standards including the side and rear setback, parking, building height, and lot width.

## ***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 is codified 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 use 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 certain 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.

### ***Cannabis Business Permit (CBP) Application Process***

The process to establish a retail cannabis business is subject to an extensive submittal and application review procedure. 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 sensitive uses. Staff also visits the site 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 process. 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 would 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 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 annually by the Finance Department and HdL Companies.

## **DESCRIPTION**

Planning Application 22-07 is a request for a CUP to allow a retail cannabis use with delivery within an existing 3,578-square-foot commercial building located at 2013 Newport Boulevard. The affiliated State license is Type 10 “storefront retailer” which also allows retail delivery. Upon approval of a CUP, CBP, City Business License, and State licenses, the business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite, and via delivery to private addresses, 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 and non-storefronts (delivery) 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, and will not be detrimental to public health, safety, and welfare.

The subject site is located within a commercial zone (C2 – General Business District) where commercial development is specifically allowed to include cannabis retail storefronts subject to a conditional use permit. As defined in the CMMC, “this district is intended to provide for those uses which offer a wide range of goods and services which are generally less compatible with more sensitive land uses of a residential or institutional nature.” Pursuant to the CMMC, cannabis retail storefronts and non-storefronts are subject to extensive regulation (as specifically described in this report) which 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 specific findings related to neighborhood compatibility, health and safety, and land use compatibility. The analysis regarding CUP findings is provided below in this report.

### ***Separation Requirements***

CMMC Section 13-200.93(e) stipulates 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 cannabis business permit application. All separation distances are measured in a straight line (“as the crow flies”) from the “premises” (with the exception of playgrounds), where the cannabis retail use is to be located to the closest property line of the sensitive use(s). (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 the required separation from sensitive uses.

### ***Exterior Tenant Improvements***

The applicant proposes to update the building façade with new paint. Other proposed exterior improvements include:

- Repaving and restriping the surface parking lot to comply with the City's Parking Design Standards;
- Adding a bicycle rack to encourage multi-modal transportation;
- Installing a new wrought iron fence with vehicle and pedestrian gates within the front landscaped setback;
- Installing vinyl fencing on the top of the existing block wall at the rear of the property adjacent to the existing mobile homes to increase the height of the wall to 8 feet;
- Constructing a new trash enclosure;
- Improving the landscaping to bring the property into closer conformance with CMMC landscape requirements. New landscaping would be installed along the street frontage and within the parking lot, including three new canopy trees, nine palm trees, a variety of drought-tolerant shrubs, and live groundcover. The applicant has provided a conceptual landscaping plan as part of their CUP plan submittal. A detailed landscaping plan would be reviewed during the building plan check process for consistency with the conceptual plan as conditioned, should the CUP be approved; and
- Installing new security lighting and surveillance cameras. A preliminary lighting/photometric plan has been provided and will be further reviewed during the building plan check process, as conditioned.
- New business signs. 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.
- An existing courtyard at the northeast corner of the building is proposed to be retained and utilized as an outdoor employee break area. The courtyard is limited access and will also be utilized as a path-of-travel for loading/unloading. The courtyard is within feet of the neighboring mobile homes and as conditioned, the use of the courtyard will be limited to the hours of 9AM to 7PM and no smoking will be allowed, and signs will be posted to limit noise in the area due to the adjacent proximity of residences.

### ***Interior Tenant Improvements***

The proposed interior improvements involve the construction of new demising walls to create new rooms on the first floor, mainly for “back-of-house” areas including product storage, office, employee break room, and a product receiving area. The proposed retail sales area is an open floor plan including a waiting/reception area located towards the front entrance. A new glass divider wall would separate the lobby from the retail sales area. The stairs to the second floor are proposed to be reconstructed and reoriented away from the customer area. Customers would be prohibited from accessing the second floor. Below is a floor area summary of the 3,578-square-foot tenant space.

**Table 1 – Floor Plan Summary**

<b>Operational Area</b>	<b>Square Feet</b>
Waiting Area	252
Retail Sales Area	1,153
Office and Reception	360
Receiving Room	167
Storage (1 <sup>st</sup> and 2 <sup>nd</sup> floor)	1,022
Break Room	121
Restrooms	139
Accessory Areas	93
Hallways	271
Total:	3,578

### ***Customer and Employee Access***

Customer access is limited to the waiting area, reception and retail sales area. Customer circulation into the proposed establishment includes entering the licensed premise through the entrance doors that connect directly to the waiting area. A greeter employee would verify the customer’s identity and age before allowing the customer to enter the reception area, which is connected to the retail sales area. After a customer’s identity and age is verified and their transaction is completed, they must leave the premise through an exit door located adjacent to Newport Boulevard. As further conditioned, a security guard would monitor the area at all times 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 and exit through either the main entrance or a limited-access door accessible through a limited access gated courtyard.

### ***Delivery Operations and Vendor Access***

During business hours, delivery and vendor vehicles would use the designated “loading” zone that is located adjacent to the building. When loading/unloading vehicles, delivery employees and licensed vendors would enter/exit through the access-controlled door located in the gated courtyard (northwest portion of the building) which is approximately 40 feet from the loading area. The limited access courtyard is within five feet of the loading/unloading area. Vendors are required to check-in and would only be allowed to enter the premise while accompanied by an employee with the proper security credential.

Cannabis and cannabis products must be transported in secured containers between the licensed premise and delivery or distribution vehicles as conditioned. As conditioned, the access-controlled doors, product path of travel, and the loading/unloading area would be under camera surveillance at all times.

### ***Storefront/Delivery Operations***

The proposed business is required to comply with retail storefront and operational conditions/requirements as follows:

- Display State license, CBP, and City business license in a conspicuous building location;
- Hours of operations are limited to 7:00 AM to 10:00 PM daily;
- 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 24-hours a day;
- 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 and child-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 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 described the owners' 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 operations.

### ***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. 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 the proposed cannabis retail establishment:

- At least one security guard will be on-site 24-hours a 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;
- 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.

### ***Parking and Circulation***

Retail cannabis uses are subject to the same parking ratio requirement as other retail establishments in the City (four spaces per 1,000 square feet of gross floor area). Based on this ratio, the 3,578-square-foot facility would be required to provide 15 onsite parking spaces.

The subject property is developed with a surface parking lot that is not striped to meet current codes. The parking lot will be redesigned and restriped in order to comply with current parking standards. The reconfigured parking lot would provide 16 parking spaces (including a credit of one parking stall following the installation of a bicycle rack). The proposed parking configuration exceeds the number of parking spaces required by the CMMC. In addition, the project proposes a portion of the parking lot to be striped for loading and unloading only. Therefore, there would be adequate parking available to serve the proposed storefront. The property has one point of vehicular access along Newport Boulevard. Pedestrian access is provided by the existing sidewalk along Newport Boulevard. A new wrought iron fence, vehicular gate, and pedestrian gate are proposed to increase security. Operational Condition No. 26 requires that the gates will be open closed to customers between 10 PM and 7 AM. The City's Transportation Division has reviewed the proposed location of the vehicle gate and determined vehicle queuing on Newport Boulevard will not be problematic.

As with many new uses and based on many factors that are difficult to quantify, it is difficult to anticipate exact demand for a new use; however, if parking shortages or other parking-related problems occur, 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, offsite parking for employees, reducing operating hours of the business, 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***

The 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) 11<sup>th</sup> Edition Trip Generation Manual for a pharmacy/drug store with drive-through. The City's traffic engineering review focuses on net trip increase for both the ADT and peak hour trips. Therefore, the trip generation is estimated for the previous/existing use(s) and is credited (subtracted) from the proposed use to estimate potential changes in trip generation for ADT and peak hour trips. The proposed use would be subject to a traffic impact fee based on net ADT. The estimated traffic impact fee is approximately \$48,445. The fee calculation would be finalized during the building permit plan check process and must be paid prior to building permit issuance.

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 peak 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 does not meet the threshold of 100 peak hour trips requiring a traffic study based on the net peak hour trips.

### ***Odor Attenuation***

Cannabis products would arrive in State compliant packaging that is sealed and odor-resistant, and remain unopened while on the premises. However, a minimal amount of cannabis product would be removed from packaging for display purposes and would be placed in display containers. The proposed HVAC system would utilize "Activated Carbon Filtration" systems to completely filter the air within the building. As conditioned, the operator must replace the air filters at regular intervals, as directed in the manufacturer specifications. 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 odors in a manner deemed appropriate by the Director of Economic and Development Services. Lastly, cannabis products are not allowed to be disposed of in the exterior trash area.

### ***Proximity to Residential***

The subject property abuts an existing residential mobile home park. Three existing mobile homes are within 12 feet of the licensed premises and additional mobile homes

are within 10 feet of the parking lot. The applicant has conducted outreach to the surrounding properties including the residential community. To ensure neighborhood compatibility, proposed project conditions and requirements include the following:

- Business hours are limited from 7 AM to 10 PM;
- Security lighting would be shielded and directed down/away from the residential properties to prevent light spill. As conditioned, a photometric study would be required to be submitted during plan check to demonstrate that light levels at the residential property are minimal;
- Post signs within the parking lot to remind customers and vendors to keep noise levels to a minimum (the security guard shall also be responsible for noise enforcement);
- Limit the hours that the business can dispose of waste at the trash enclosure to avoid noise impacts during sensitive hours i.e. dispose of trash between 8 AM and 8 PM;
- Limit the hours of the “Employee Outdoor Break Area” to 9 AM to 7PM, with no smoking allowed.
- The proposed vehicle gate would be closed to customers between the hours of 10 PM and 7 AM;
- A staff person or the required 24-hour security guard will monitor the site’s parking areas to ensure that customers are quiet, turn off vehicle engines promptly, do not play loud music, and generally do not create excessive neighbor disturbances. The parking lot monitoring will be especially diligent to prevent noise and other neighbor disturbance during morning and evening business hours.

## **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.

**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 a new entrepreneurial business in Costa Mesa located within a commercial area as allowed under Measure Q, and provides new goods and services and new employment opportunities in the community.

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

**Consistency:** Retail cannabis uses are expected to generate increased tax revenues in that cannabis sales are subject to a seven-percent local tax on gross receipts. Approval of the proposed cannabis retail storefront with delivery would allow business operations that would expand the City's revenue base. This revenue can then be used for community services and infrastructure improvements that serve the community.

**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 and growing cannabis industry that is limited in the surrounding region. Approval of this CUP would facilitate a new local business opportunity in a specialized and expanding industry.

**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:** Like many other properties along Newport Boulevard, the subject property is located adjacent to residential uses. As conditioned, the proposed use would be required to control odor, noise, limit trash enclosure access, lock the vehicle gate after business hours, and provide adequate security and parking lot monitoring to ensure compatibility between the proposed use and the adjacent mobile home park.

**Policy N-2.9:** *Limit hours and/or attenuation of commercial/entertainment operations adjacent to residential and other noise sensitive uses in order to minimize excessive noise to these receptors.*

**Consistency:** With the proposed storefront use, parking lot activity and associated noise could be greater than past operations. Conditions of approval requiring 24-hour onsite security, parking lot monitoring, signage regarding noise, and limiting the hours the exterior trash enclosure can be used are intended to ensure compatibility between the proposed use and adjacent residences.

## **REQUIRED 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 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 (C2 - General Business District) where commercial development is specifically allowed to include retail. In addition, the property is located on one of the City's primary commercial corridors which is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are conditionally permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place underroof, 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. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include a mobile home park, motel, and offices. The project would include features such as: odor control filters, limiting vendor deliveries and customer services to the hours between 7 AM and 10 PM, posting signs in the parking lot directing all to use consideration, having a security guard onsite at all times, having a staff member periodically monitor the parking lot, limiting the hours the trash enclosure can be used, locking the vehicle gate after business hours, and shielding security lighting down and away from residential uses. Therefore, as proposed and conditioned, the proposed retail storefront would be substantially compatible with developments in 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.*

The proposed cannabis retail storefront use with delivery 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 would be onsite at all times 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 delivery drivers, must pass a live scan background check and obtain an identification badge from the City. 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 proposed retail use is located within an existing commercial building on a property that has a General Plan land use classification of “General Commercial.” It is the intent of this land use designation to permit a wide range of uses that serve both local and regional needs. A variety of commercial uses are allowed in the C2 zone including cannabis storefronts subject to approval of a Conditional Use Permit. 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 use 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 unique and specialized businesses. No additional square footage is proposed; therefore, approving the CUP would not increase site intensity. The proposed project does not include residential units and therefore would not increase density.

## **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities (Class 1). This project site contains an existing commercial building that has been used for commercial activities and the application does not propose an increase in floor area. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Thus, the proposed use does not intensify the area in terms of Floor Area Ratio (FAR) or generate increased traffic that was not already anticipated for this area pursuant to the General Plan. The project also complies with all applicable business operational standards of Title 9 and 13 of the CMMC. 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 significant 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 should 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 written public comments have been received. Any public comments received prior to the June 26, 2023 Planning Commission meeting will be provided separately.

## **CONCLUSION**

The proposed project is a retail cannabis storefront business with delivery at a developed commercial property that is located on one of the City's commercial corridors. The subject site meets separation requirements established in CMMC 13-200.93(e). 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 tenant improvements, and pass City inspections prior to obtaining a CBP and City Business License. The CBP is 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, will conduct 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 C2 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 Planning Application 22-07 subject to conditions of approval.

**RESOLUTION NO. PC-2023-\_\_****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-07 FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY (STRAINS) IN THE C2 ZONE AT 2013 NEWPORT 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 22-07 was filed by Rinad Abdulla, the authorized agent for the property owner, 2013 Newport LLC, requesting approval of the following:

A Conditional Use Permit to operate a retail cannabis storefront and non-storefront cannabis business (delivery) within an existing 3,573-square-foot commercial building located at 2013 Newport 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 June 26, 2023 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 22-07 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 22-07 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 26th day of June, 2023.**

---

Adam Ereth, 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-2023-\_\_ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on June 26, 2023 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

---

Scott Drapkin, Secretary  
Costa Mesa Planning Commission

Resolution No. PC-2023-\_\_



## EXHIBIT A

### **FINDINGS**

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

**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 (C2 - General Business District) where commercial development is specifically allowed to include retail. In addition, the property is located on one of the City's primary commercial corridors which is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are conditionally permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place underroof, 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. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include a mobile home park, motel, and offices. The project would include features such as: odor control filters, limiting vendor deliveries and customer services to the hours between 7 AM and 10 PM, posting signs in the parking lot directing all to use consideration, having a security guard onsite at all times, having a staff member periodically monitor the parking lot, limiting the hours the trash enclosure can be used, locking the vehicle gate after business hours, and shielding security lighting down and away from residential uses. Therefore, as proposed and conditioned, the proposed retail storefront would be substantially compatible with developments in the area.

**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 with delivery 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 would be onsite at all times 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 delivery drivers, must pass a live scan background check and obtain an identification badge from the City. 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 proposed retail use is located within an existing commercial building on a property that has a General Plan land use classification of “General Commercial.” It is the intent of this land use designation to permit a wide range of uses that serve both local and regional needs. A variety of commercial uses are allowed in the C2 zone including cannabis storefronts subject to approval of a Conditional Use Permit. 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 use 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 unique and specialized businesses. No additional square footage is proposed; therefore, approving the CUP would not increase site intensity. The proposed project does not include residential units and therefore would not increase density.

- 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 continuously 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 significant 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, 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-21-35. 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 PA-22-07 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.

#### **Prior to Issuance of Building Permits**

1. Plans shall be prepared, stamped and signed by a California licensed Architect or Engineer.
2. The conditions of approval and ordinance or code provisions of Planning Application 22-07 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.
5. Plan check submittal shall include air quality/odor control device specification sheets. Plan check submittal shall also include a bike rack, parking space design and striping in conformance with CMMC and Transportation Division requirements, and a landscape and irrigation plan that includes water efficient plants and/or California native plants.
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. 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.
8. The Traffic Impact Fee as calculated by the Transportation Services Division shall be paid in full.
9. 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.
10. The applicant shall submit a lighting plan to the Planning Division for review and approval. The lighting plan shall show locations of all security lighting. As determined by the Director of Economic and Development Services or their designee, a photometric study may be required to demonstrate compliance with the following: (a) lighting levels on the property including the parking lot shall be adequate for safety and security purposes (generally, at least 1.0 foot candle), (b) lighting design and layout shall minimize light spill at the adjacent residential property line and at other light-sensitive uses (generally, no more than 0.5-footcandle at the property line), and (c) glare shields may be required to prevent light spill.
11. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101

through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

**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 to customers is limited to the hours between 7:00 AM and 10:00 PM.
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 shall be onsite at all times.
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 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, 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 incentivizing 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 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 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. Cannabis products must be transported in secured containers between the licensed premise and delivery/distribution vehicles.
14. Delivery/vendor vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
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.
23. No cannabis products shall be disposed in the onsite 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.
24. 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.
25. Waste disposal to the exterior trash enclosure shall be limited between the hours of 8 AM and 8 PM to prevent noise impacts to the abutting residential zoned property.
  26. The vehicle gate shall remain closed to customers between the hours of 10 PM and 7 AM. Temporary vehicle access can be granted during those hours for employees, trash collection, property maintenance, etc. KnoxBox access shall be provided to the Costa Mesa Fire Department and Costa Mesa Police Department.
  27. 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 (i.e. abiding by the parking lot signs as conditioned in Cannabis Business Permit Condition No. 7) when entering or leaving the business.
  28. The employee use of the "Employee Outdoor Break Area" shall be limited to 9 AM to 7PM, with no smoking allowed. Signs shall be posted to remind employees to not use loud voices and limit noise in this area due to the adjacent proximity of residences.

Strains LLC  
2013 Newport Blvd.  
Cosa Mesa, CA 92627

Development Services Department  
City of Costa Mesa  
77 Fair Dr.  
Costa Mesa, CA 92626

June 1, 2023

On behalf of Strains LLC ("Strains"), and in furtherance of expanding Strains' established and trusted brand of providing premier cannabis products, promoting responsible consumption, and offering accessible consumer educational services, Strains is pleased to submit this Pre-application to the City of Costa Mesa for a cannabis retail storefront (with delivery) permit.

#### Experience

With a well-assembled ownership and management team of industry-leading experts who are ready to serve the Costa Mesa community as trustworthy ambassadors of the commercial cannabis industry, the Planning Committee can be assured that Strains ownership and management team has an extraordinary level of experience. As the Planning Committee will see, Strains' robust Business Plan is based on a successful and compliant model already in operation in Perris, where Strains' brand has been enthusiastically received and its expansion to other areas is eagerly anticipated.

Strains' ownership and management team is united by a shared dedication to providing an industry-leading cannabis experience to its valued customers. As one of California's first cannabis licensees, CEO and owner Waheed "Abe" Abdulla has maintained success in the highly competitive cannabis industry since 2016. His role at Strains Costa Mesa will be as a true owner-operator involved in the day-to-day operations, together with a highly knowledgeable and experienced team roster to operate as effectively as possible by ensuring it maintains compliant policies, procedures, and best practices.

#### The Premises

The proposed location for Strains is 2013 Newport Boulevard in the City of Costa Mesa, which is located within the commercial zone. The location is not located within 1,000 feet of any sensitive use pursuant to the Costa Mesa Business Ordinance. There is no evidence that illegal or unpermitted cannabis activity has taken place on this property in the past 365 days. The location has served as a Chiropractic practice for the past ten years. The facility will solely operate as a retail dispensary and no cultivation, manufacturing or distribution will take place.

The property includes a stand-alone building that is 3,009 square feet, with a second level that will be used for non-cannabis office supply and store supply storage. At a minimum, the dispensary will include the following rooms and areas:

- **Manager's Office:** The manager's office will be used for manager and owner related duties including record keeping, cash handling, receiving and processing vendor deliveries and payment and monitoring CCTV screens.
- **Reception Desk:** The reception desk will be at the entrance of the dispensary and will have a receptionist stationed to greet and check in customers, check identification, and provide purchasing instructions.
- **Waiting Area:** A waiting area will be separate from the sales area for customers to wait comfortably to enter the sales room.
- **Sales Room:** The retail sales room is where customers make cannabis purchases using a POS system integrated with the State's Track-and-Trace system.
- **Storage Room:** The storage room will store all cannabis goods and will be locked by a door made of commercial grade steel and secured with card access only available to authorized personnel. The storage room will be climate controlled and have shelving, a refrigerator and a freezer to store cannabis products.

#### Operations

It will be evident throughout this application process that central to the Strains brand is the concept of a safe, clean, and tranquil community space where cannabis consumers can purchase top-quality, expertly curated, and fairly priced products. All operating procedures have been tested through implementation at other locations operated by Strains' owner. The compliance record of zero regulatory violations at these locations is a testament to the operating procedures' successful execution and efficacy. Strains operations will be based on a proven track record of excellence in regulatory compliance, best practices in the industry and a deep-seated commitment to business operations that ensure Strains operates as a responsible cannabis business and a good neighbor.

Strains has invested significant efforts to implement reliable noise, light and air-quality control mechanisms for the wellbeing and safety of our customers, community and neighbors. In furtherance of these goals, Strains' Security Plan includes comprehensive and measurable strategies to not only protect the health, safety and welfare of employees, customers and the public, but to ensure only lawful access and prevent any diversion of cannabis consistent with federal, state and local laws. The plan includes imbedded built-in security features in the facilities, inventory and access control, storage procedures, alarms, check-in procedures, video monitoring and security guard presence. The plan ensures not only the safety of customers and employees at the site but also protects people outside the location in surrounding areas.

In the area of inventory control, Strains has devised best practice operating procedures for electronic tracking of products, testing for quality control, and storage of all required products and records to easily identify cannabis activity and comply with Track-and-Trace and Metrc requirements.

#### Products Sold

Strains will curate the most sought after and recognized brands and products. As we have identified our highest selling products at our Perris location, we will also carry the same or very similar product lines in Costa Mesa. We will also continue to carry our very own, award winning cannabis line Strains Brand flower, which is cultivated and grown indoors in our Adelanto facility. This line of flower has the highest market share of branded flower in the entire Inland Empire. Similar to our Perris location sales, Strains expects its percentage of sales for flower and manufactured products as follows: (1) Flower 55%; (2) Concentrates 31%; (3) Edibles 11%; (4) Topicals 2%; and (5) Drinks 1%. Strains will only carry laboratory-tested cannabis goods from suppliers that have been vetted by the Inventory Manager with due diligence performed on their regulatory compliance, customer reputation, environmental values, location, scale, product quality, and safety.

#### Green Zone/Chemicals

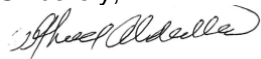
Strains' proposed premises is not located within the Green Zone and will not use any chemicals or dispose of any hazardous waste.

#### Conclusion

As will be further detailed in the Cannabis Business Permit Application, Strains has invested significant efforts to implement embedded security design features, reliable air-quality control mechanisms, and a location-sympathetic facility design proposal with the goal of ensuring Strains' neighborhood presence is always positively perceived. Strains trusts that its demonstrated enthusiasm for the community of Costa Mesa and aptitude to make this project a success translates to its worthiness to be awarded a cannabis retailer permit.

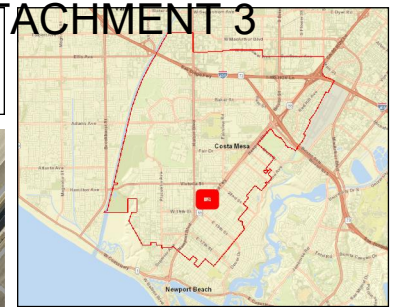
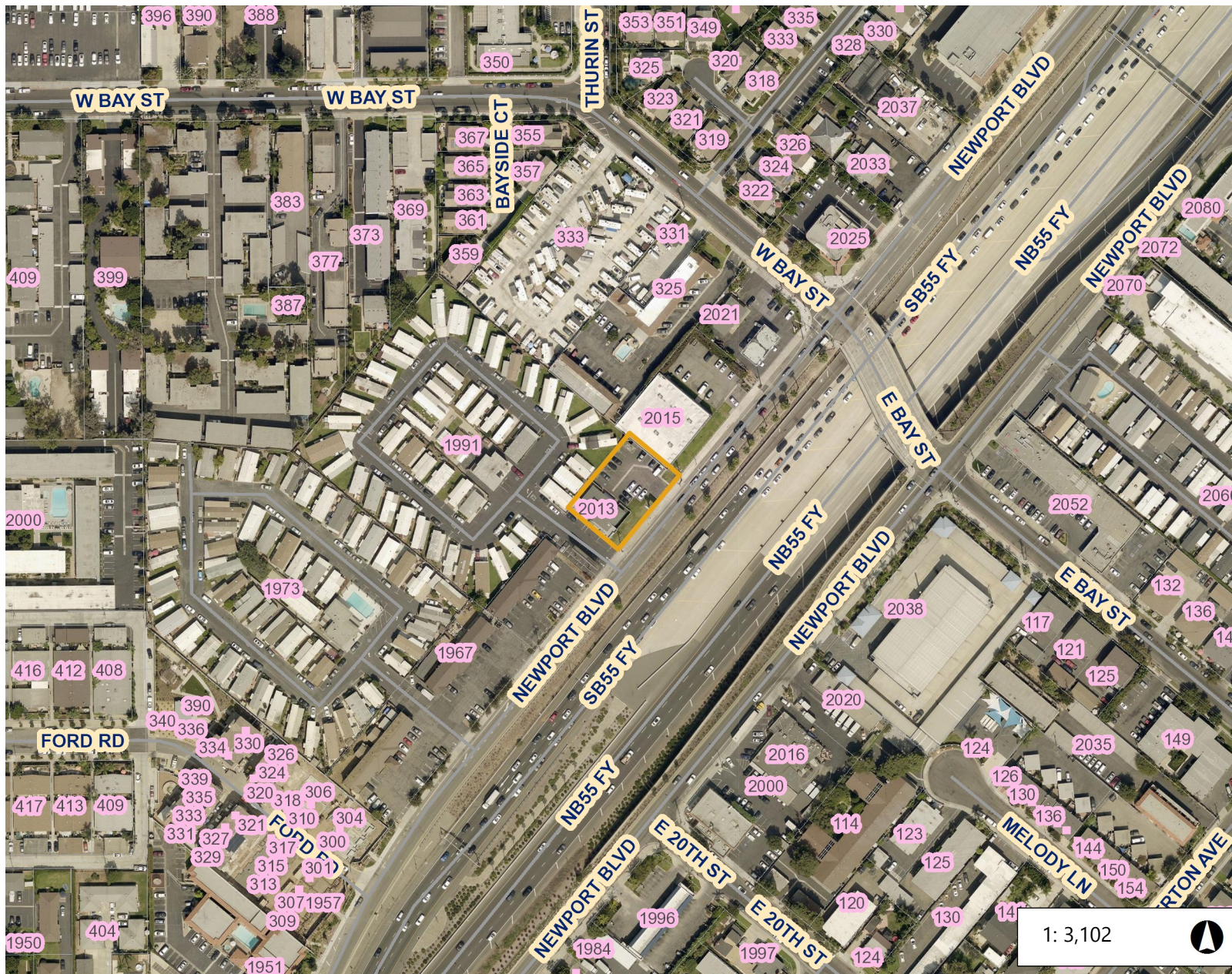
Thank you for considering Strains.

Sincerely,



Waheed "Abe" Abdulla, Owner





Legend

 Costa Mesa

1: 3,102



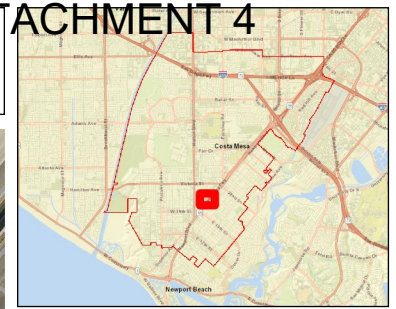
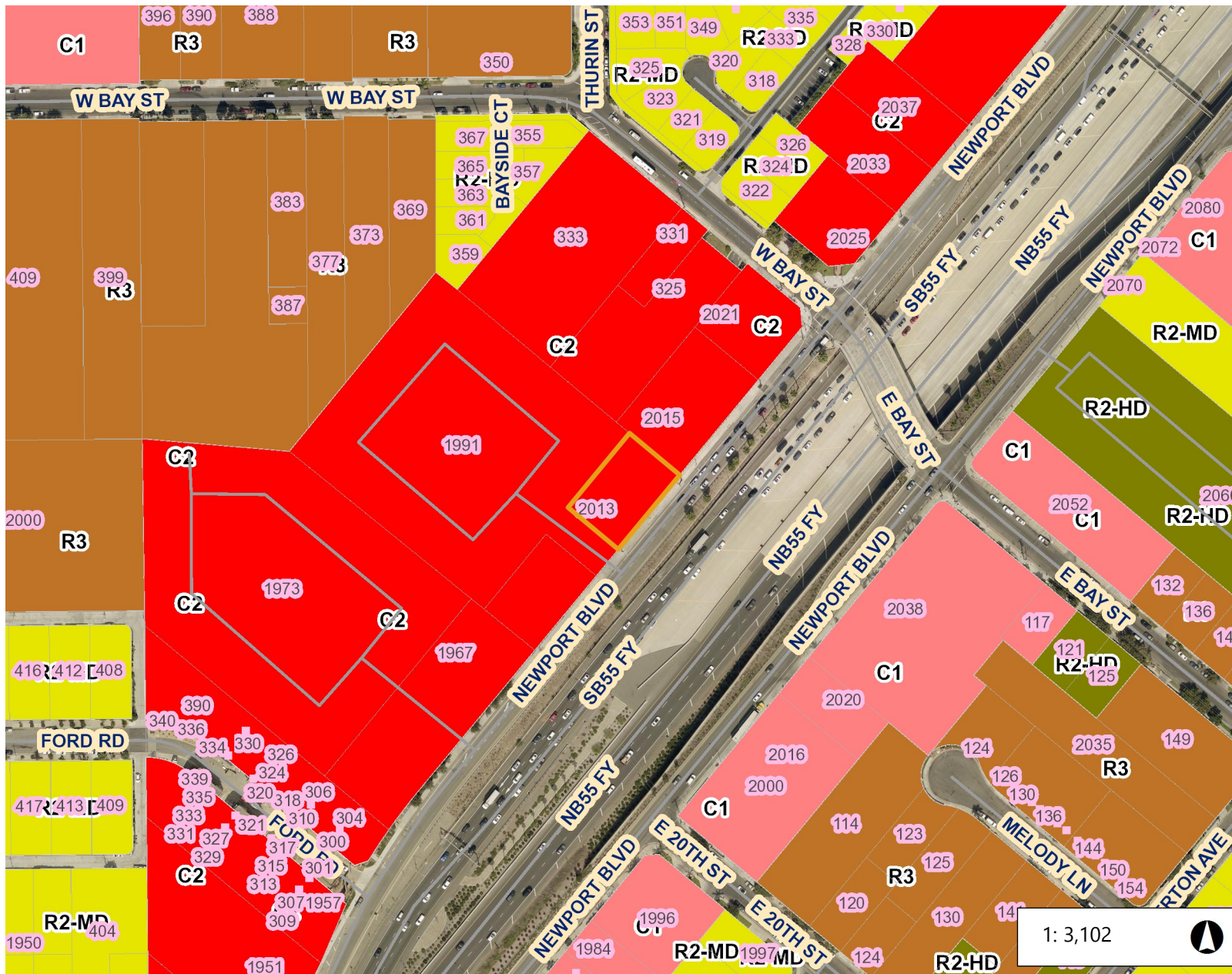
Notes

0.1 0 0.05 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.





### Legend

- Costa Mesa
- Zoning**
- AP - Administrative Professional
- IR-MLT - Institutional Recreational I
- R1 - Single-Family Residential
- R2-MD - Multiple-Family Residenc
- R2-HD - Multiple-Family Residia
- R3 - Multiple Family Residential
- MG - General Industrial
- MP - Industrial Park
- PDI - Planned Development Indust
- C1 - Local Business
- C2 - General Business
- C1-S - Shopping Center
- TC - Town Center
- PDR-NCM - Planned Development Mesa
- I&R - Institutional Recreational
- I&R-S - Institutional Recreational - S
- P - Parking
- CL - Commercial Limited
- PDC - Planned Development Comr
- PDR-LD - Planned Development R
- PDR-MD - Planned Development R Density
- PDR-HD - Planned Development R

### Notes

0.1 0 0.05 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

1: 3,102









Existing block wall with mobile home park behind.



Existing trash enclosure.





Landscaping and streetscape from southeast corner of subject property.



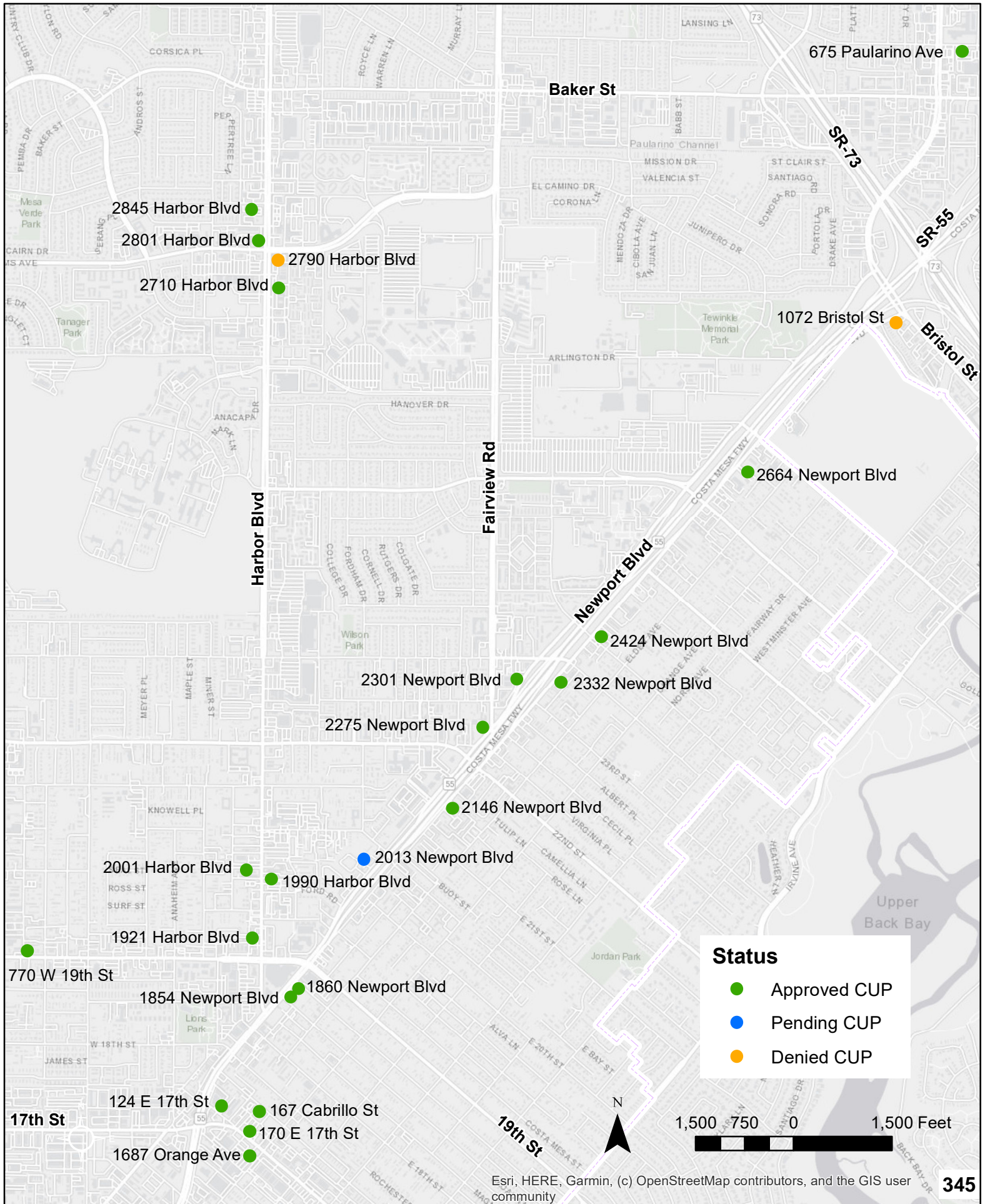
Existing parking lot and neighboring building.





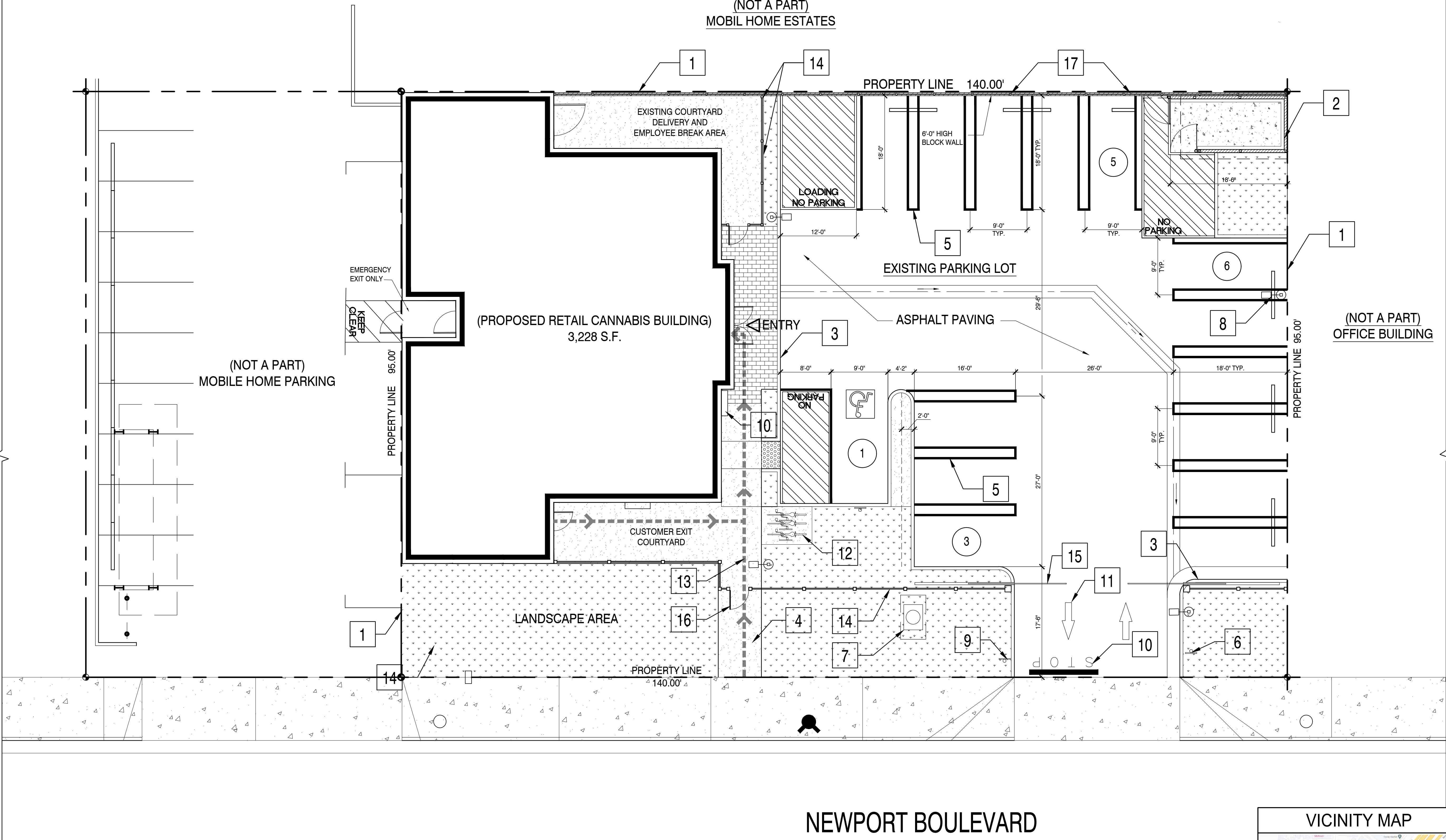
# Cannabis Storefront CUPs

ATTACHMENT 6





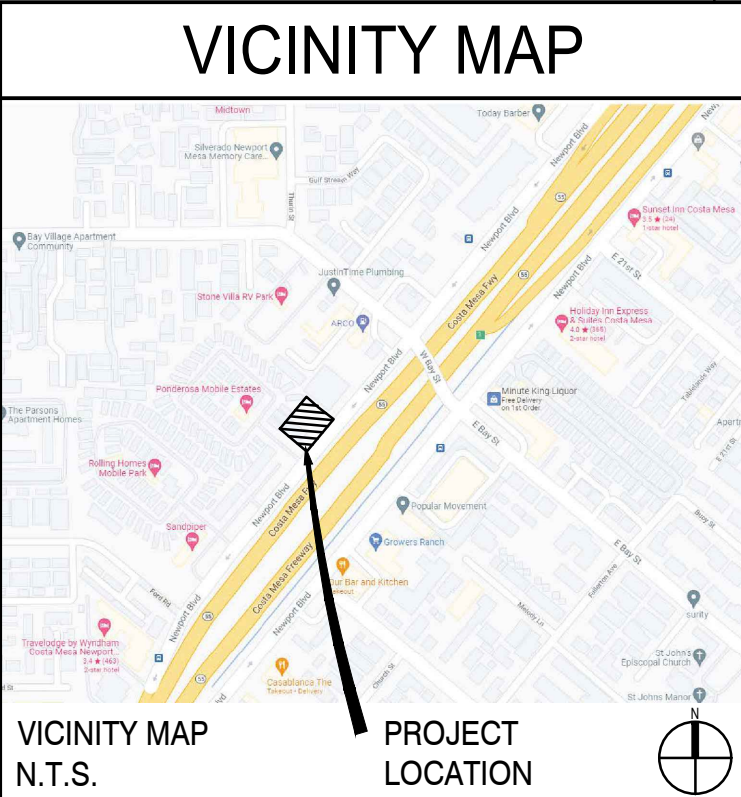
ATTACHMENT 7



PROJECT SUMMARY	
OWNER / APPLICANT:	STRAINS DISPENSARY 820 W. RIDER STREET PERRIS, CA 92571 MR. WAHEED ABDULLA 760.403.4445 ABEABDULLA@YAHOO.COM
ARCHITECT:	LA DESIGN GROUP, INC. 21671 GATEWAY CENTER DR., SUITE 213 DIAMOND BAR, CA 91765 SAEID SHANTIYAI 909-860-1010 SSHANTIYAI@LADESIGNGROUP.NET
PROPERTY ADDRESS:	2013 NEWPORT BLVD., COSTA MESA, CA 92627
APN#:	419-221-09
GENERAL PLAN:	C-2 (GENERAL COMMERCIAL)
GROSS LAND AREA:	0.305 AC +/- 13,300 SF
EXISTING LAND USE:	MEDICAL BUILDING
PROPOSED LAND USE:	COMMERCIAL - CANNABIS DISPENSARY
PROPOSED DISPENSARY AREA:	
GROSS BUILDING AREA	3,578 SF
FIRST FLOOR	3,140 SF
SECOND FLOOR	438 SF
MAXIMUM BUILDING HEIGHT	25'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS:	NO
PARKING REQUIRED	14 STALLS
PARKING PROVIDED	15 STALLS
STANDARD PARKING	14 STALLS
ACCESSIBLE PARKING	1 STALL
BICYCLE SPACES REQUIRED	1
BICYCLE SPACES PROVIDED	3
SITE COVERAGE SUMMARY:	
BUILDING COVERAGE (FAR)	24.2%
LANDSCAPE AREA	2,187 SF
LANDSCAPE COVERAGE	16.4%

KEYNOTES:	
1	EXISTING PROPERTY LINE, REFERENCE CIVIL DRAWINGS.
2	TRASH ENCLOSURE, REFERENCE DETAIL 4/AS 5.01
3	CONCRETE CURB OR CURB AND GUTTER
4	WALKWAY - 4" CONCRETE WITH NATURAL GRAY CONCRETE MEDIUM BROOM FINISH
5	PARKING LOT STRIPING, 4" WIDE LINES PAINTED "WHITE" TYPICAL
6	SITE ENTRANCE TOW AWAY SIGN
7	LED ILLUMINATED PYLON SIGN, TO BE MODIFIED FOR NEW BUSINESS.
8	LIGHT STANDARD BASE, REFERENCE ELECTRICAL DRAWINGS.
9	PROVIDE "STOP" SIGN ON POLE
10	PAINT STOP SIGN PER CITY STANDARDS
11	PAINT PAVEMENT DIRECTIONAL ARROW
12	BIKE RACKS, REFERENCE DETAIL 9/AS-5.01
13	ACCESSIBLE PATH OF TRAVEL
14	W.I. FENCE, REFERENCE DETAIL 13/AS-5.01
15	VEHICULAR GATE, ELECTRONICALLY OPERABLE.
16	PEDESTRIAN GATE, MANUALLY OPERABLE, REFERENCE DETAIL 14/AS-5.01
17	EXISTING 5'-6" CMU WALL WITH 2'-6" HIGH PVC WALL EXTENSION PANELS.

LEGEND:	
	LIGHT STAND, REFERENCE ELECTRICAL DRAWINGS
	WALKWAY - 4" CONCRETE WITH NATURAL GRAY CONCRETE MEDIUM BROOM FINISH
	LANDSCAPING AND IRRIGATION SYSTEM, REFERENCE LANDSCAPE DRAWINGS
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	INDICATES NUMBER OF PARKING SPACES



SITE PLAN

DIMENSIONS, CONFIGURATION AND/OR UNITS SHOWN ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. ACTUAL CONDITIONS MUST BE VERIFIED ON THE PREMISES. NO REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED BY THIS DRAWING. THIS PLAN IS FOR CLIENT REVIEW AND JURISDICTION COORDINATION ONLY AND IS SUBJECT TO CHANGE.



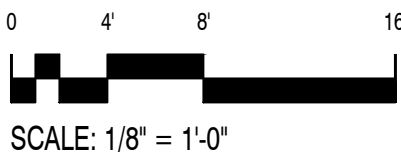
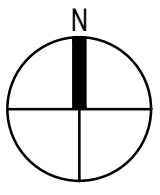
LADG | LA Design Group, Inc.

21671 GATEWAY CENTER DRIVE, SUITE 213 | DIAMOND BAR | CALIFORNIA 91765 TEL: 909.860.1010 WWW.LADG.NET

© LA Design Group, Inc. 2021 ALL RIGHTS RESERVED  
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/approvals. No warranties or guarantees of any kind are given or implied by the Architect.

STRAINS DISPENSARY

2013 NEWPORT BOULEVARD  
COSTA MESA, CA



LADG JOB #:	210807.01
DATE:	10/28/2021
REVISIONS:	01/12/2022
	03/05/2022
	06/06/2023
SHEET NO.:	AS-1.01





## PLANT PALETTE

Sunset Zone: 24  
TREES

Symbol	Botanical Name	Common Name	WUCOLS Region 3
	<i>Geijera parviflora</i>	Australian Willow	Low
	<i>Koelreuteria paniculata</i>	Golden Rain Tree	Low
	<i>Washingtonia x filibusta</i>	Hybrid Fan Palm	Low

## SHRUBS/ GROUNDCOVERS

Symbol	Botanical Name	Common Name	WUCOLS Region 3
	<i>Agave species</i>	Agave	Low
	<i>Anigozanthos flavidus</i>	Flax Lily	Mod
	<i>Arctostaphylos edmundsii</i>	Wood's Red Manzanita	Low
	<i>Bouteloua g. 'Blonde Ambition'</i>	Blue Grama	Low
	<i>Cistus 'Sunset'</i>	Sunset Rockrose	Low
	<i>Dianella r. 'Little Rev'</i>	Little Rev Flax Lily	Low
	<i>Macfadyena unguis-cati</i>	Cat's Claw Vine	Low
	<i>Myoporum parvifolium</i>	Myoporum	Low
	<i>Phormium t. 'Variegated'</i>	Var. New Zealand Flax	Low
	<i>Rosmarinus o. 'Prostratus'</i>	Prostrate Rosemary	Low
	<i>Senecio mandraliscae</i>	Blue Pickle	Low

## SCREEN SHRUBS

Symbol	Botanical Name	Common Name	WUCOLS Region 3
	<i>Leucophyllum f. compacta</i>	Compact Texas Ranger	Low
	<i>Westringia 'Blue Gem'</i>	Blue Gem Coast Rosemary	Low

## NOTES:

- PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
- ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
- ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM IN COMPLIANCE WITH THE CITY'S WATER EFFICIENT LANDSCAPE PROGRAM.
- PLANT MATERIAL SHALL BE SELECTED FOR LOW MAINTENANCE AND DROUGHT TOLERANCE.
- WHERE TREES ARE WITHIN 5' OF WALKWAYS OR PAVING, ROOT BARRIERS SHALL BE INSTALLED.
- ALL LANDSCAPED AREAS SHALL BE PERMANENTLY MAINTAINED.

## LANDSCAPE CALCULATIONS:

- TOTAL LANDSCAPE AREA = ± 2187 SF (16%)

## TREES REQUIRED:

- (1) TREE / 200 SF = 10.72 TREES\*
- 15 GAL. MIN.
- 50% EVERGREEN
- 25% (24") BOX OR LARGER
- 2 SPECIES MINIMUM

\* EXCEPTION: (1) TREE / 300 SF = 7.29 TREES (24" BOX MIN.)

## SHRUBS REQUIRED:

- (1) SHRUB / 25 SF = 87 SHRUBS
- 60% MIN. (5) GALLON = 52 SHRUBS
- 70% MIN. GROUNDCOVER = 1,530 SF

## TREES PROVIDED: 7.5 TREES - 24" BOX MIN.

- GOLDEN RAIN TREE (1)
- AUSTRALIAN WILLOW (2)
- HYBRID FAN PALM (4.5)
- (9' PALMS X 0.5)

## SHRUBS PROVIDED: MIN. 86 SHRUBS

- 60% MIN. (5) GALLON = MIN. 52 SHRUBS
- 70% MIN. GROUNDCOVER = MIN. 1,550 SF

## TREES



*Geijera parviflora*  
Australian Willow

*Koelreuteria paniculata*  
Golden Rain Tree

*Washingtonia x filibusta*  
Hybrid Fan Palm

## SHRUBS AND GROUNDCOVER



*Agave 'Blue Glow'*  
Blue Glow Agave

*Anigozanthos flavidus*  
Kangaroo Paw

*Arctostaphylos edmundsii*  
Wood's Red Manzanita

*Bouteloua 'Blonde Ambition'*  
Blue Grama Grass

*Cistus 'Sunset'*  
Sunset Rockrose

*Dianella r. 'Little Rev'*  
Little Rev Flax Lily

*Leucophyllum frutescens*  
Texas Ranger

*Macfadyena unguis-cati*  
Cat's Claw Vine

*Myoporum parvifolium*  
Myoporum

*Phormium t. 'Variegata'*  
Variegated New Zealand Flax

*Rosmarinus o. 'Prostratus'*  
Prostrate Rosemary

*Senecio mandraliscae*  
Blue Pickle

*Westringia 'Blue Gem'*  
Blue Gem Coast Rosemary



VICINITY MAP

N.T.S.



## CONCEPTUAL LANDSCAPE PLAN

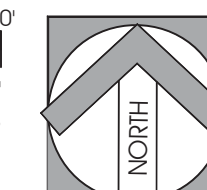
2013 NEWPORT BOULEVARD, COSTA MESA, CA

## STRAINS DISPENSARY

0' 5' 10' 20' 30'

SCALE: 1" = 10'  
CDPC PROJECT NO. 22018

JUNE 06, 2023



## conceptual design & planning company

Corporate Office:  
3195-C Airport Loop Drive  
Studio One  
Costa Mesa, CA 92626  
T: 949-399-0870  
www.cdpcinc.com

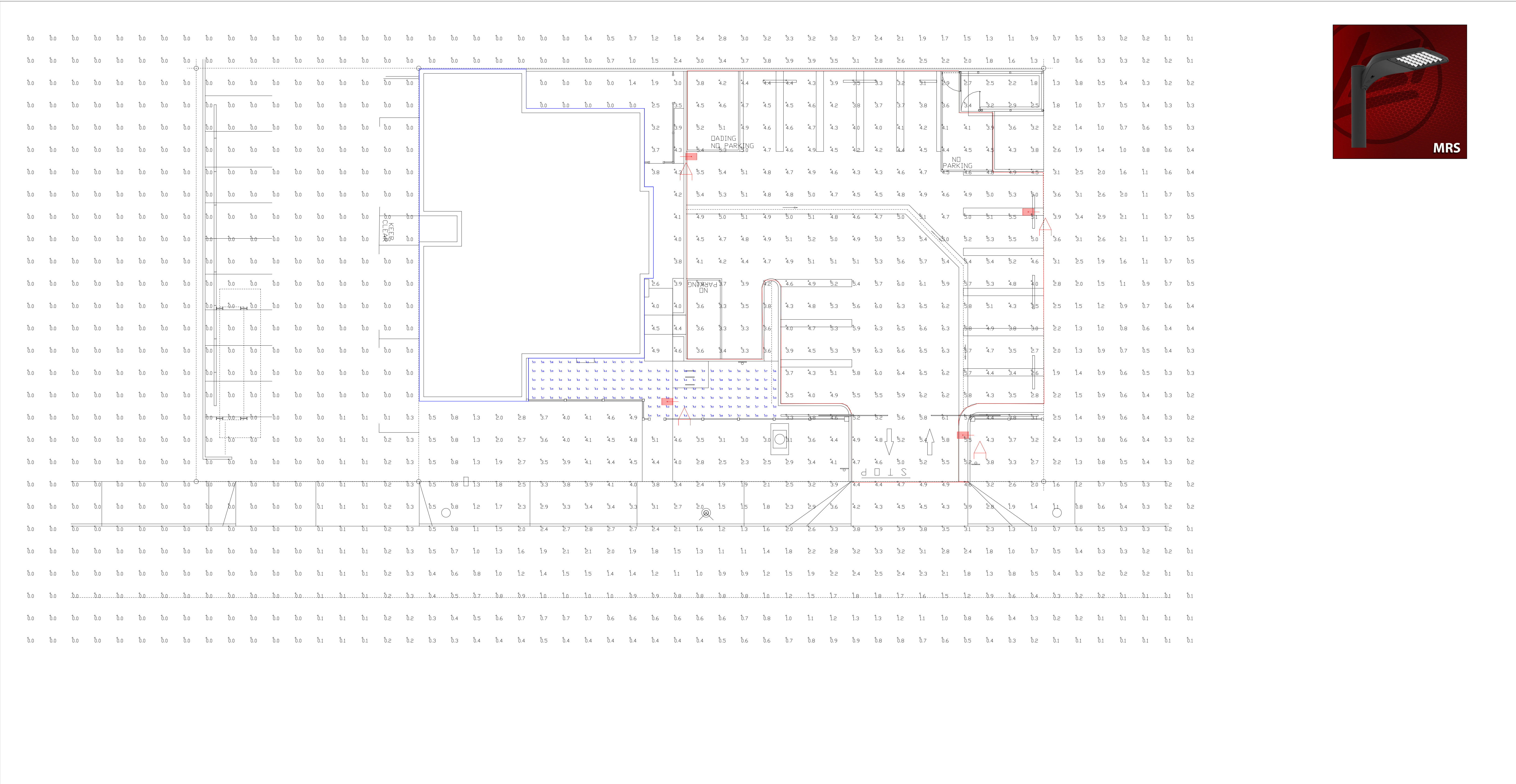
COSTA MESA • ATASCADERO • LAS VEGAS



L-1

1 OF 1






PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC'S @ GRADE	Illuminance	Fc	1.59	6.6	0.0	N.A.	N.A.
WALKWAY INSIDE FENCE	Illuminance	Fc	4.23	5.5	3.2	1.32	1.72
PARKING LOT	Illuminance	Fc	4.80	6.6	2.6	1.85	2.54

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	4	A	Single	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	20' POLE+2' BASE	1.000	1.000	16890	135	B2-U0-G2

Total Project Watts  
Total Watts = 540

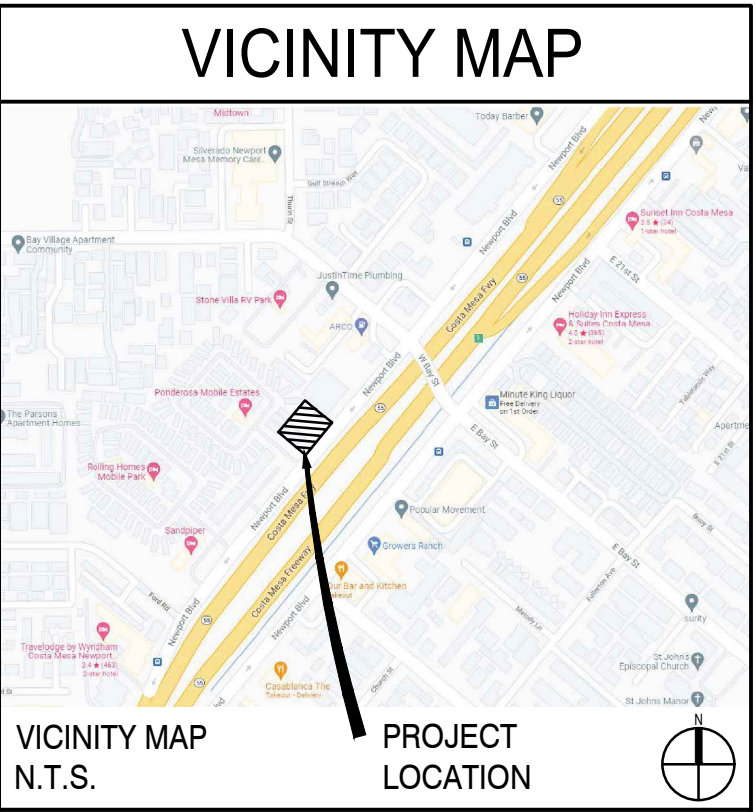
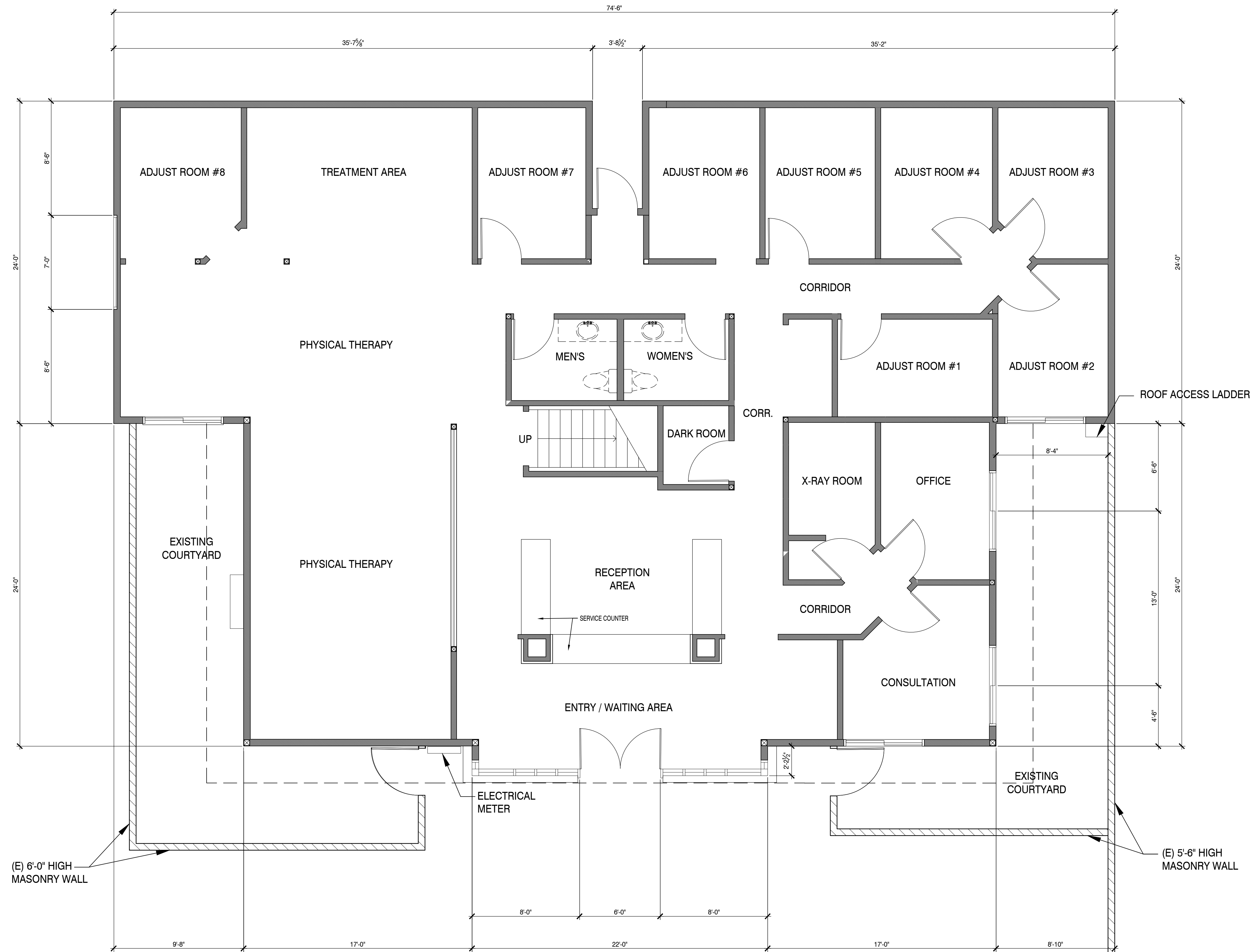
3000 ALLIANCE RD. COSTA MESA, CA 92626  
(714) 764-3888 • FAX (714) 764-4888

LIGHTING PROPOSAL LD-158194B


STRAINS DISPENSARY  
2013 NEWPORT BLVD  
COSTA MESA, CA

BY:AHK DATE:6/6/23 REV: SHEET 1 OF 1

SCALE: 1"=10' 0 10



VICINITY MAP	
VICINITY MAP N.T.S.	
PROJECT LOCATION	
SITE SUMMARY	
EXISTING MEDICAL BUILDING:	
SITE AREA:	13,300 S.F. 0.305 AC
GROSS FLOOR AREA:	3,228 S.F.
GROUND FLOOR:	403 S.F.
SECOND FLOOR:	3,831 S.F.
TOTAL:	
PARKING PROVIDED:	16 STALLS
ON SITE:	
SITE ADDRESS: 2013 NEWPORT BLVD., COSTA MESA, CA	
APN #:	419-221-09
OWNER:	STRAINS DISPENSARY 820 W. RIDER STREET PERRIS, CA 92571
CONTACT:	MR. WAHEED ABDULLA
PHONE:	760.403.4445
E-MAIL:	ABEABDULLA@YAHOO.COM
ARCHITECT:	LA DESIGN GROUP, INC. 21671 GATEWAY CENTER DRIVE, SUITE 213 DIAMOND BAR, CA 91768
CONTACT:	SAEID SHANTIYAI
PHONE:	909.860.1010
E-MAIL:	SSHANTIYAI@LADESIGNGROUP.NET
LADG JOB #:	210807.01
DATE:	11/05/2021
REVISIONS:	
SHEET NO.:	AE-2.01



LADG | LA Design Group, Inc.

21671 GATEWAY CENTER DRIVE, SUITE 213 | DIAMOND BAR | CALIFORNIA 91765 TEL: 909.860.1010 WWW.LADG.NET

© LA Design Group, Inc. 2021 ALL RIGHTS RESERVED

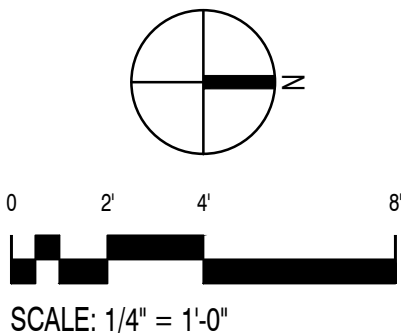
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/approvals. No warranties or guarantees of any kind are given or implied by the Architect.

STRAINS DISPENSARY

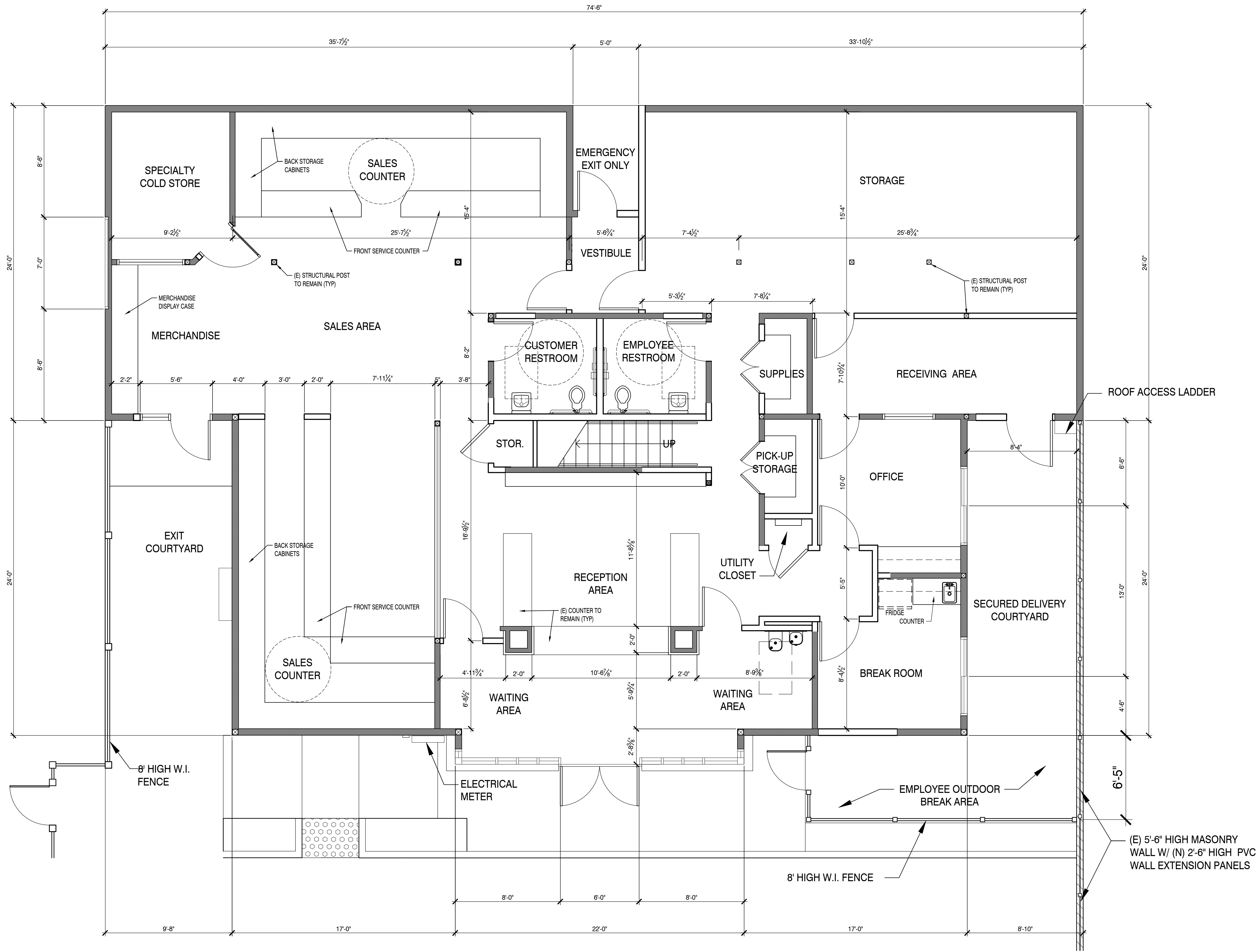
2013 NEWPORT BOULEVARD

COSTA MESA, CA

EXISTING FIRST FLOOR PLAN







FLOOR AREA TABULATION:	
	AREA (GROSS)
LOBBY	252 SF
SALES AREA	1,153 SF
OFFICE & RECEPTION	360 SF
RECEIVING ROOM	167 SF
STORAGE ROOM (1ST & 2ND FLR.)	1,022 SF
BREAK ROOM	121 SF
RESTROOMS	139 SF
ACCESSORY AREAS	93 SF
CORRICOR/HALLWAY	271 SF
TOTAL	3,578 SF
CONSTRUCTION PLAN LEGEND:	
	EXISTING WALL TO REMAIN
	NEW NON-RATED WALL

**VICINITY MAP**

VICINITY MAP  
N.T.S.

PROJECT  
LOCATION

**SITE SUMMARY**

**PROPOSED DISPENSARY BUILDING:**

SITE AREA:	13,300 S.F.	0.305 AC
GROSS FLOOR AREA:		
GROUND FLOOR:	3,228 S.F.	
SECOND FLOOR:	403 S.F.	
TOTAL:	3,631 S.F.	
PARKING PROVIDED:	ON SITE:	15 STALLS

SITE ADDRESS: 2013 NEWPORT BLVD., COSTA MESA, CA  
APN #: 419-221-09

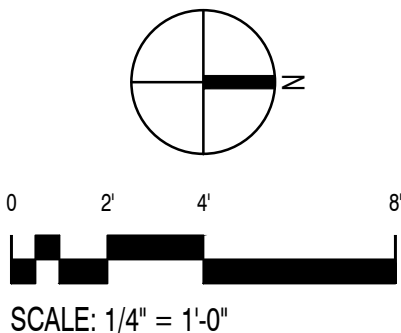
OWNER: STRAINS DISPENSARY  
820 W. RIDER STREET  
PERRIS, CA 92571

CONTACT: MR. WAHEED ABDULLA  
PHONE: 760.403.4445  
E-MAIL: ABEABDULLA@YAHOO.COM

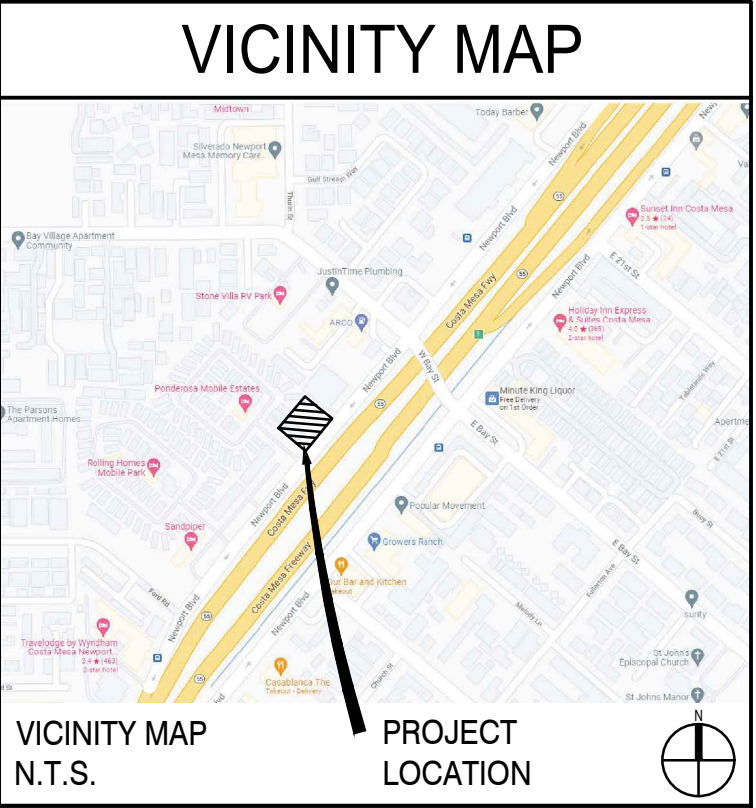
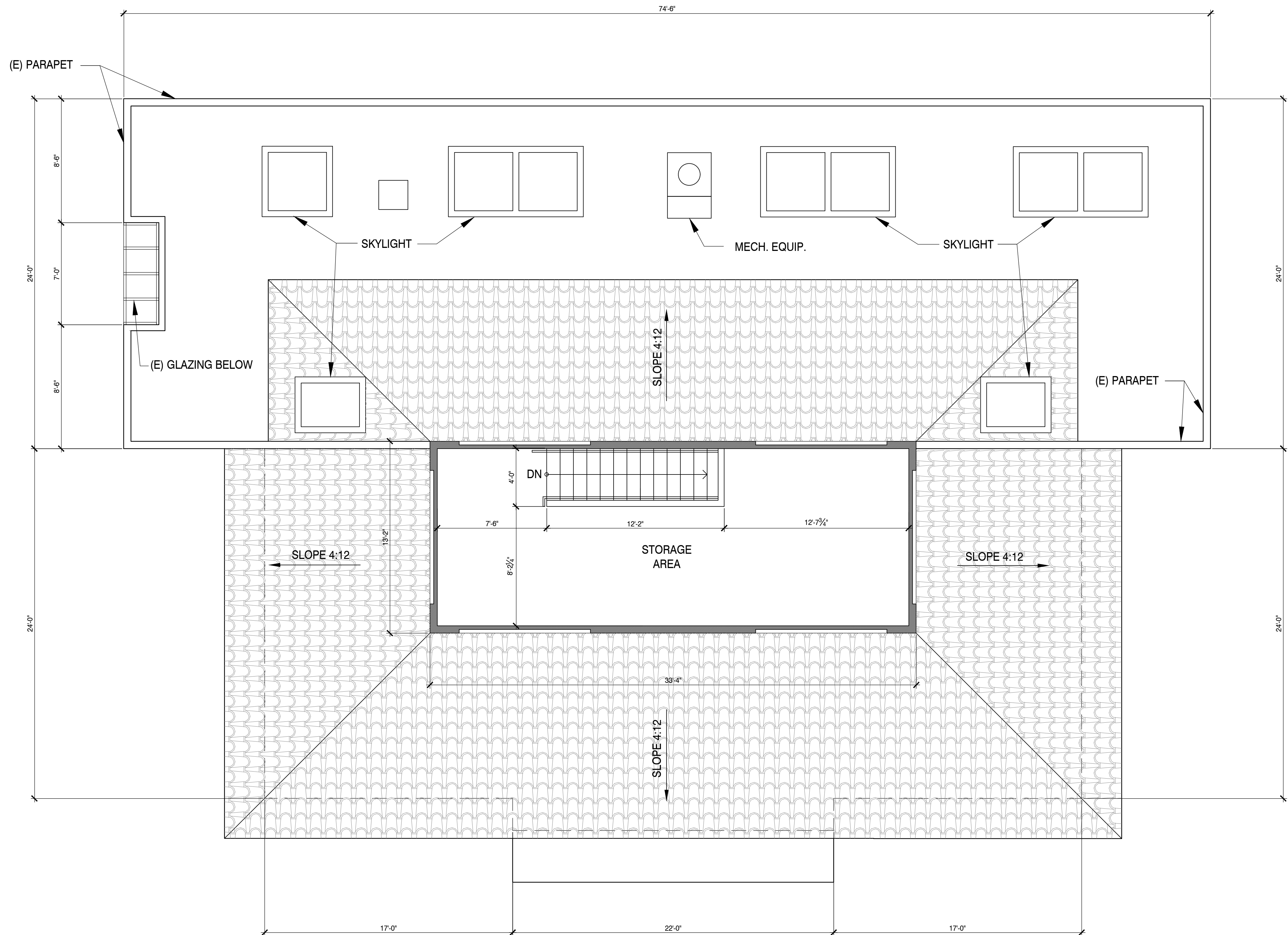
ARCHITECT: LA DESIGN GROUP, INC.  
21671 GATEWAY CENTER DRIVE, SUITE 213  
DIAMOND BAR, CA 91768

CONTACT: SAEID SHANTIYAI  
PHONE: 909.860.1010  
E-MAIL: SSHANTIYAI@LADESIGNGROUP.NET

LADG JOB #:	210807.01
DATE:	10/19/2021
REVISIONS:	11/01/2021
	06/06/2023
SHEET NO.:	A-2.01







SITE SUMMARY		
<b>PROPOSED DISPENSARY BUILDING:</b>		
SITE AREA:	13,300 S.F.	0.305 AC
GROSS FLOOR AREA:		
GROUND FLOOR:	3,228 S.F.	
SECOND FLOOR:	403 S.F.	
TOTAL:	3,631 S.F.	
PARKING PROVIDED:		
ON SITE:	15 STALLS	
SITE ADDRESS:	2013 NEWPORT BLVD., COSTA MESA, CA	
APN #:	419-221-09	
OWNER:	STRAINS DISPENSARY 820 W. RIDER STREET PERRIS, CA 92571	
CONTACT:	MR. WAHEED ABDULLA	
PHONE:	760.403.4445	
E-MAIL:	ABEABDULLA@YAHOO.COM	
ARCHITECT:	LA DESIGN GROUP, INC. 21671 GATEWAY CENTER DRIVE, SUITE 213 DIAMOND BAR, CA 91768	
CONTACT:	SAEID SHANTIYAI	
PHONE:	909.860.1010	
E-MAIL:	SSHANTIYAI@LADESIGNGROUP.NET	
LADG JOB #:	210807.01	
DATE:	10/26/2021	
REVISIONS:	06/06/2023	
SHEET NO.: A-2.02		



LADG | LA Design Group, Inc.

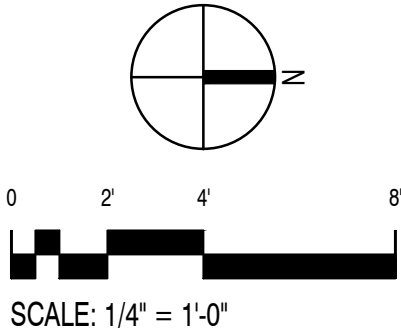
21671 GATEWAY CENTER DRIVE, SUITE 213 | DIAMOND BAR | CALIFORNIA 91765    TEL: 909.860.1010    WWW.LADG.NET

© LA Design Group, Inc. 2021 ALL RIGHTS RESERVED

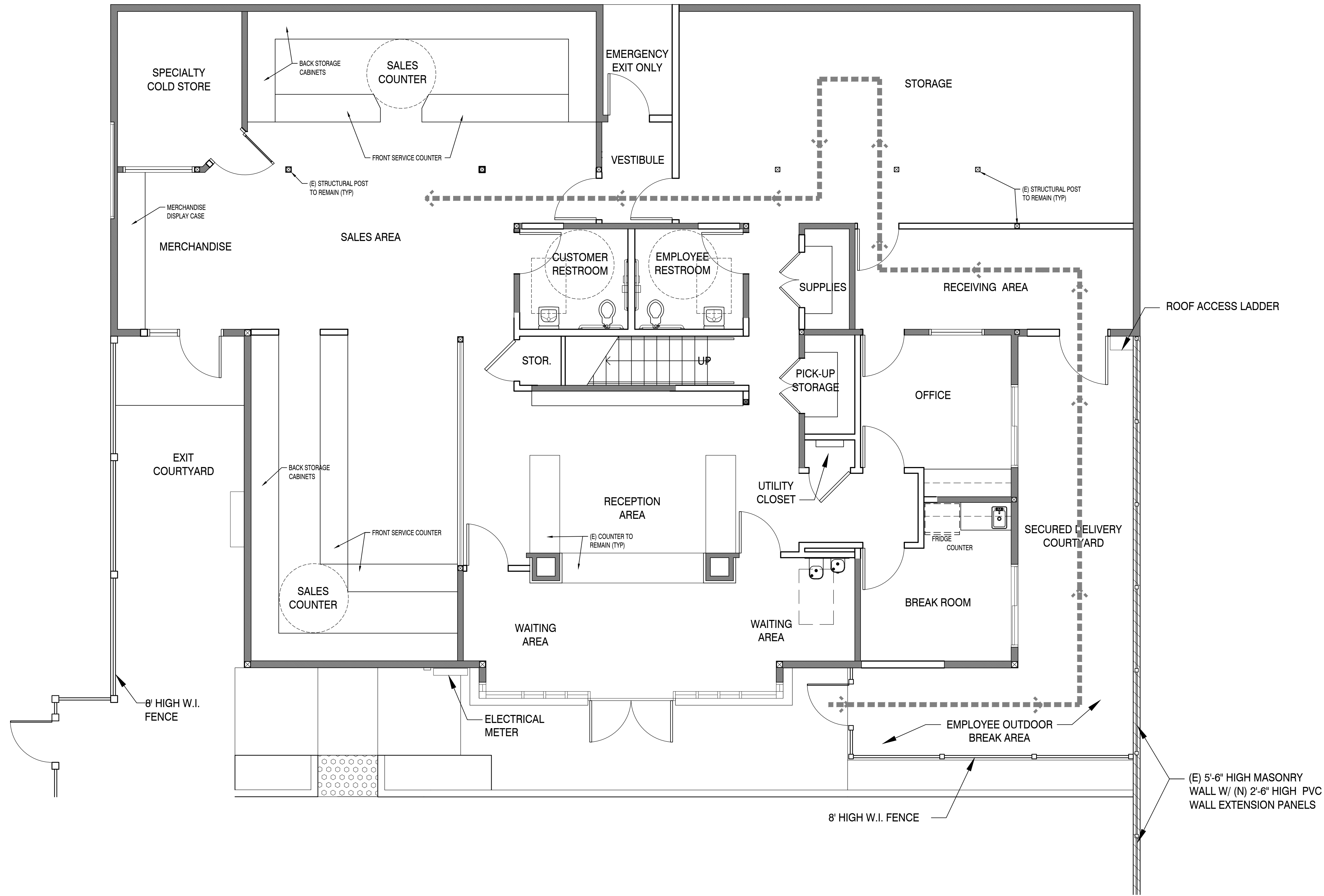
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/approvals. No warranties or guarantees of any kind are given or implied by the Architect.

STRAINS DISPENSARY  
2013 NEWPORT BOULEVARD  
COSTA MESA, CA

EXISTING SECOND FLOOR PLAN







FLOOR AREA TABULATION:	
	AREA (GROSS)
LOBBY	252 SF
SALES AREA	1,153 SF
OFFICE & RECEPTION	360 SF
RECEIVING ROOM	167 SF
STORAGE ROOM (1ST & 2ND FLR.)	1,022 SF
BREAK ROOM	121 SF
RESTROOMS	139 SF
ACCESSORY AREAS	93 SF
CORRICOR/HALLWAY	271 SF
TOTAL	3,578 SF
CONSTRUCTION PLAN LEGEND:	
	EXISTING WALL TO REMAIN
	NEW NON-RATED WALL
	PATH OF PRODUCT TRAVEL

VICINITY MAP

VICINITY MAP  
N.T.S.

PROJECT  
LOCATION

SITE SUMMARY

**PROPOSED DISPENSARY BUILDING:**

SITE AREA:	13,300 S.F.	0.305 AC
GROSS FLOOR AREA:		
GROUND FLOOR:	3,228 S.F.	
SECOND FLOOR:	403 S.F.	
TOTAL:	3,631 S.F.	
PARKING PROVIDED:		
ON SITE:	15 STALLS	

SITE ADDRESS: 2013 NEWPORT BLVD., COSTA MESA, CA  
APN #: 419-221-09

OWNER: STRAINS DISPENSARY  
820 W. RIDER STREET  
PERRIS, CA 92571

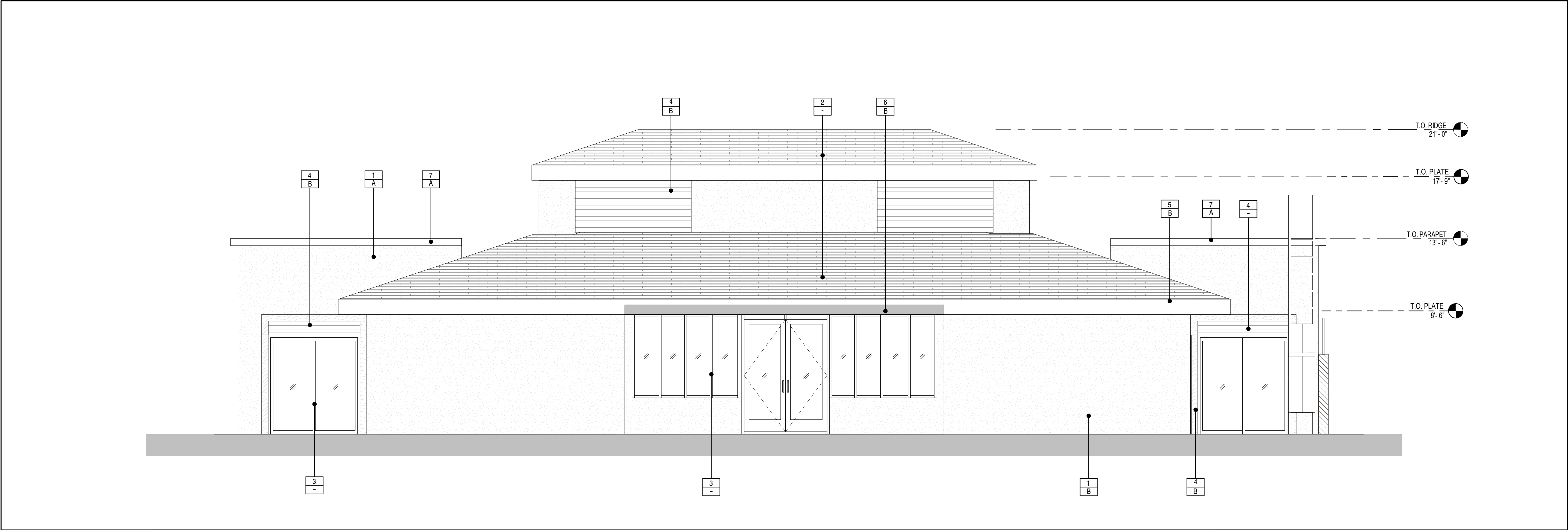
CONTACT: MR. WAHEED ABDULLA  
PHONE: 760.403.4445  
E-MAIL: ABEABDULLA@YAHOO.COM

ARCHITECT: LA DESIGN GROUP, INC.  
21671 GATEWAY CENTER DRIVE, SUITE 213  
DIAMOND BAR, CA 91768

CONTACT: SAEID SHANTYIAI  
PHONE: 909.860.1010  
E-MAIL: SSHANTYIAI@LADESIGNGROUP.NET

LADG JOB #: 210807.01  
DATE: 11/05/2021  
REVISIONS: 06/06/2023

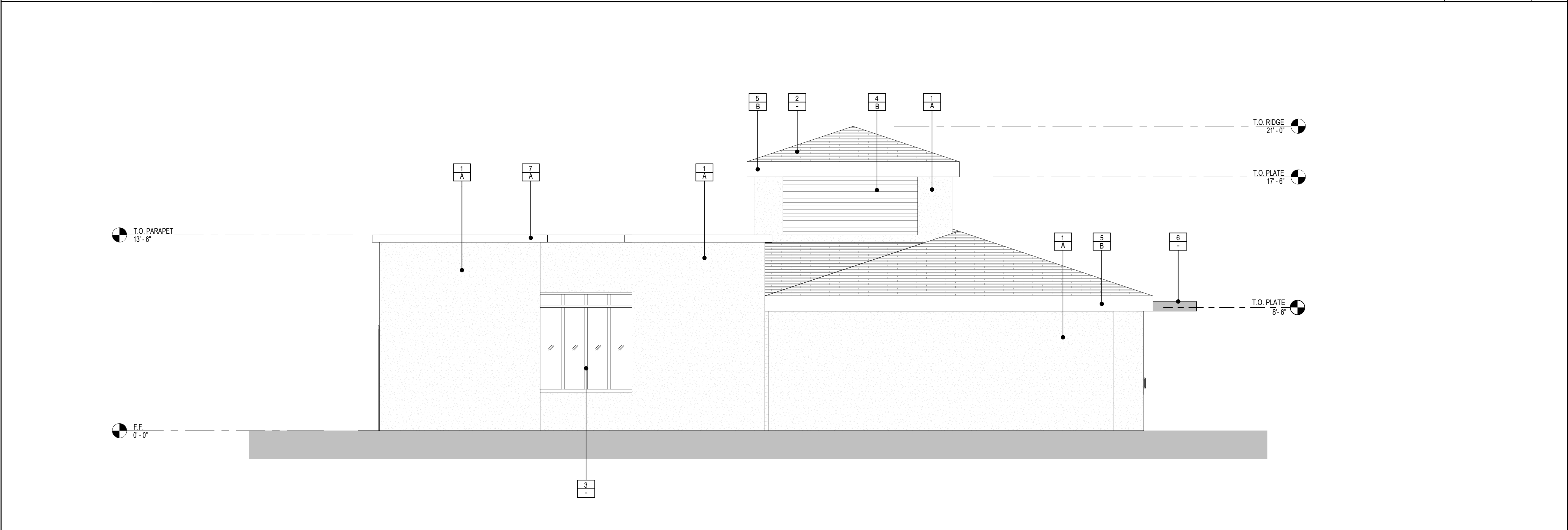
SHEET NO.: A-2.10



EAST EXTERIOR ELEVATION

SCALE  
1/4" = 1'-0"

2



SOUTH EXTERIOR ELEVATION

SCALE  
1/4" = 1'-0"

1

GENERAL EXTERIOR ELEVATIONS NOTES:

1. PAINT GAS METER AND EXPOSED GAS PIPING TO MATCH ADJACENT FINISHED SURFACE.
2. PAINT ALL EXPOSED ELECTRICAL EQUIPMENT TO MATCH ADJACENT FINISHED SURFACE.
3. PAINT ALL EXTERIOR GRILLES, VENTS OR LOUVERS, ETC. TO MATCH ADJACENT FINISHED SURFACE.

MATERIAL:

- |   |                       |
|---|-----------------------|
| 1 | (E) EXTERIOR PLASTER  |
| 2 | (E) ROOFING SHINGLES  |
| 3 | (E) STOREFRONT SYSTEM |
| 4 | (E) WOOD PANEL SYSTEM |
| 5 | (E) WOOD FASCIA       |
| 6 | (N) METAL CANOPY      |
| 7 | (E) METAL COPING      |

MANUFACTURE AND COLORS:

- |   |                                                  |
|---|--------------------------------------------------|
| A | COLOR TO MATCH DUN EDWARDS #DEW345 - WHITE FEVER |
| B | COLOR TO MATCH OLD MASTER - AMERICAN WALNUT      |

LADG JOB # 210807  
DATE: 06/06/2023  
REVISIONS:

SHEET NO: A 3.01

DIMENSIONS, CONFIGURATION AND/OR UNITS SHOWN ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. ACTUAL CONDITIONS MUST BE VERIFIED ON THE PREMISES. NO REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED BY THIS DRAWING. THIS PLAN IS FOR CLIENT REVIEW AND JURISDICTION COORDINATION ONLY AND IS SUBJECT TO CHANGE.



LADG | LA Design Group, Inc.

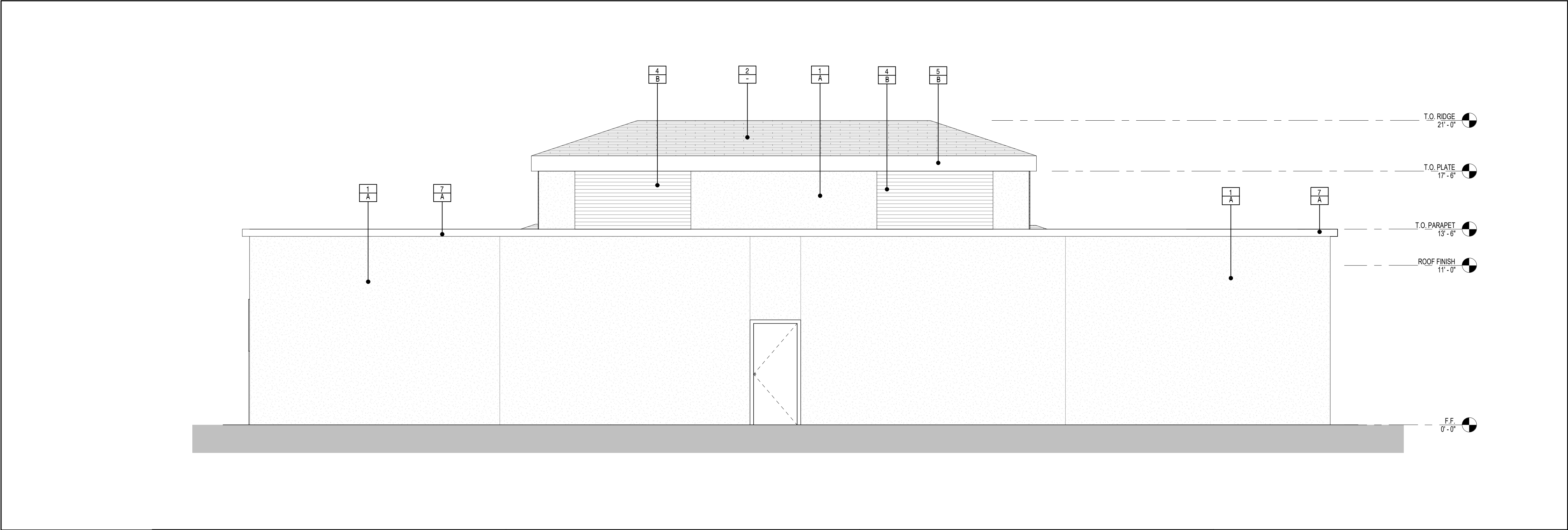
21671 GATEWAY CENTER DRIVE, STE. 213 | DIAMOND BAR | CALIFORNIA 91765 TEL: 909.860.1010 WWW.LADG.NET

© LA Design Group, Inc. 2023 ALL RIGHTS RESERVED  
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/approvals. No warranties or guaranties of any kind are given or implied by the Architect.

STRAINS DISPENSARY

2013 NEWPORT BOULEVARD  
COSTA MESA, CA 92627

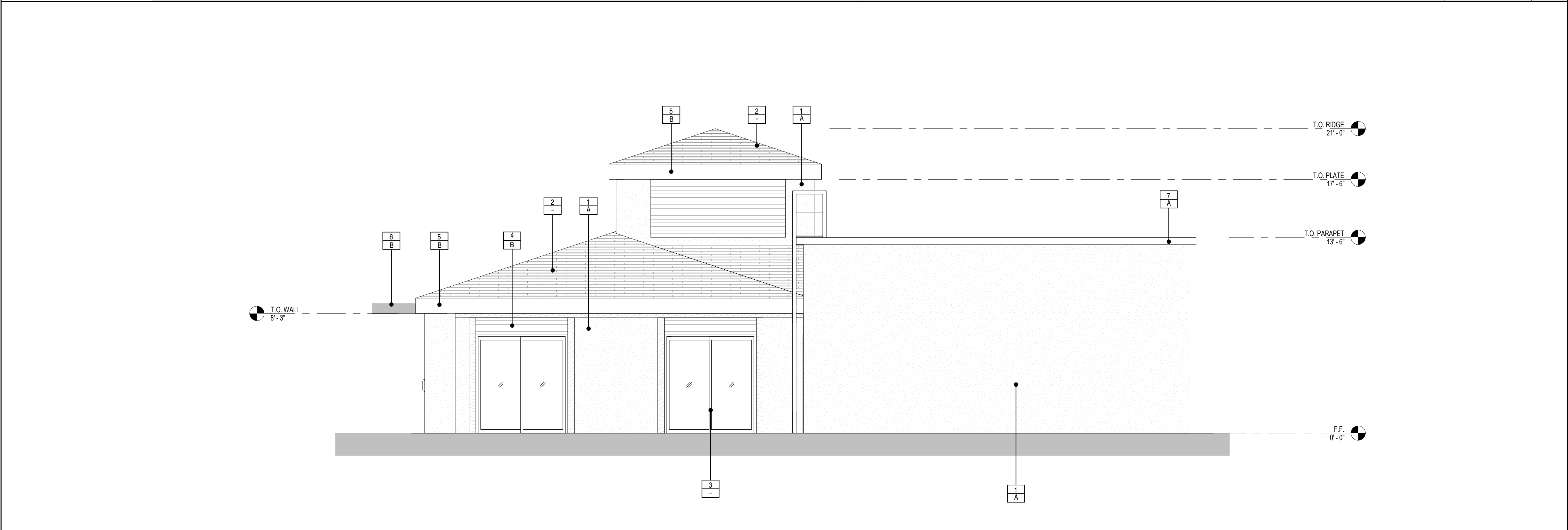




WEST EXTERIOR ELEVATION

SCALE  
1/4" = 1'-0"

2



NORTH EXTERIOR ELEVATION

SCALE  
1/4" = 1'-0"

1

GENERAL EXTERIOR ELEVATIONS NOTES:

1. PAINT GAS METER AND EXPOSED GAS PIPING TO MATCH ADJACENT FINISHED SURFACE.
2. PAINT ALL EXPOSED ELECTRICAL EQUIPMENT TO MATCH ADJACENT FINISHED SURFACE.
3. PAINT ALL EXTERIOR GRILLES, VENTS OR LOUVERS, ETC. TO MATCH ADJACENT FINISHED SURFACE.

MATERIAL:

- |   |                       |
|---|-----------------------|
| 1 | (E) EXTERIOR PLASTER  |
| 2 | (E) ROOFING SHINGLES  |
| 3 | (E) STOREFRONT SYSTEM |
| 4 | (E) WOOD PANEL SYSTEM |
| 5 | (E) WOOD FASCIA       |
| 6 | (N) METAL CANOPY      |
| 7 | (E) METAL COPING      |

MANUFACTURE AND COLORS:

- |   |                                                  |
|---|--------------------------------------------------|
| A | COLOR TO MATCH DUN EDWARDS #DEW345 - WHITE FEVER |
| B | COLOR TO MATCH OLD MASTER - AMERICAN WALNUT      |

LADG JOB # 210807  
DATE: 06/06/2023  
REVISIONS:

SHEET NO: A 3.02

DIMENSIONS, CONFIGURATION AND/OR UNITS SHOWN ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. ACTUAL CONDITIONS MUST BE VERIFIED ON THE PREMISES. NO REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED BY THIS DRAWING. THIS PLAN IS FOR CLIENT REVIEW AND JURISDICTION COORDINATION ONLY AND IS SUBJECT TO CHANGE.



LADG | LA Design Group, Inc.

21671 GATEWAY CENTER DRIVE, STE. 213 | DIAMOND BAR | CALIFORNIA 91765 TEL: 909.860.1010 WWW.LADG.NET

© LA Design Group, Inc. 2023 ALL RIGHTS RESERVED.  
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/approvals. No warranties or guaranties of any kind are given or implied by the Architect.

STRAINS DISPENSARY

2013 NEWPORT BOULEVARD  
COSTA MESA, CA 92627





EAST COLOR ELEVATION

SCALE  
1/4" = 1'-0"

2



SOUTH COLOR ELEVATION

SCALE  
1/4" = 1'-0"

1

DIMENSIONS, CONFIGURATION AND/OR UNITS SHOWN ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. ACTUAL CONDITIONS MUST BE VERIFIED ON THE PREMISES. NO REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED BY THIS DRAWING. THIS PLAN IS FOR CLIENT REVIEW AND JURISDICTION COORDINATION ONLY AND IS SUBJECT TO CHANGE.



**LADG | LA Design Group, Inc.**

21671 GATEWAY CENTER DRIVE, STE. 213 | DIAMOND BAR | CALIFORNIA 91765 TEL: 909.860.1010 WWW.LADG.NET

© LA Design Group, Inc. 2023 ALL RIGHTS RESERVED  
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/approvals. No warranties or guarantees of any kind are given or implied by the Architect.

# STRAINS DISPENSARY

2013 NEWPORT BOULEVARD  
COSTA MESA, CA 92627

LADG JOB #	210807
DATE:	06/06/2023
REVISIONS:	
SHEET NO:	A 3.03





WEST COLOR ELEVATION

SCALE  
1/4" = 1'-0"

2



NORTH COLOR ELEVATION

SCALE  
1/4" = 1'-0"

1

DIMENSIONS, CONFIGURATION AND/OR UNITS SHOWN ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. ACTUAL CONDITIONS MUST BE VERIFIED ON THE PREMISES. NO REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED BY THIS DRAWING. THIS PLAN IS FOR CLIENT REVIEW AND JURISDICTION COORDINATION ONLY AND IS SUBJECT TO CHANGE.



LADG | LA Design Group, Inc.

21671 GATEWAY CENTER DRIVE, STE. 213 | DIAMOND BAR | CALIFORNIA 91765 TEL: 909.860.1010 WWW.LADG.NET

© LA Design Group, Inc. 2023 ALL RIGHTS RESERVED.  
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/approvals. No warranties or guarantees of any kind are given or implied by the Architect.

STRAINS DISPENSARY

2013 NEWPORT BOULEVARD  
COSTA MESA, CA 92627

LADG JOB #	210807
DATE:	06/06/2023
REVISIONS:	
SHEET NO:	A 3.04





VICINITY MAP

VICINITY MAP N.T.S.		PROJECT LOCATION	
SITE ADDRESS: 2013 NEWPORT BLVD., COSTA MESA, CA		APN #: 419-221-09	
OWNER: STRAINS DISPENSARY 820 W. RIDER STREET PERRIS, CA 92571		CONTACT: MR. WAHEED ABDULLA PHONE: 760.403.4445 E-MAIL: ABEABDULLA@YAHOO.COM	
ARCHITECT: LA DESIGN GROUP, INC. 21671 GATEWAY CENTER DRIVE, SUITE 213 DIAMOND BAR, CA 91768		CONTACT: SAEID SHANTIYAI PHONE: 909.860.1010 E-MAIL: SSHANTIYAI@LADESIGNGROUP.NET	
LADG JOB #:		210807.01	
DATE:		06/21/2023	
REVISIONS:			
SHEET NO.:		A3.05	

LADG | LA Design Group, Inc.

21671 GATEWAY CENTER DRIVE, SUITE 213 | DIAMOND BAR | CALIFORNIA 91765    TEL: 909.860.1010    WWW.LADG.NET

© LA Design Group, Inc. 2023 ALL RIGHTS RESERVED

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/approvals. No warranties or guarantees of any kind are given or implied by the Architect.

STRAINS DISPENSARY

2013 NEWPORT BOULEVARD  
COSTA MESA, CA

ILLUSTRATIVE PERSPECTIVE





DIMENSIONS, CONFIGURATION AND/OR UNITS SHOWN ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. ACTUAL CONDITIONS MUST BE VERIFIED ON THE PREMISES. NO REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED BY THIS DRAWING. THIS PLAN IS FOR CLIENT REVIEW AND JURISDICTION COORDINATION ONLY AND IS SUBJECT TO CHANGE.



**LADG | LA Design Group, Inc.**

21671 GATEWAY CENTER DRIVE, SUITE 213 | DIAMOND BAR | CALIFORNIA 91765 TEL: 909.860.1010 WWW.LADG.NET

© LA Design Group, Inc. 2023 ALL RIGHTS RESERVED  
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/approvals. No warranties or guarantees of any kind are given or implied by the Architect.

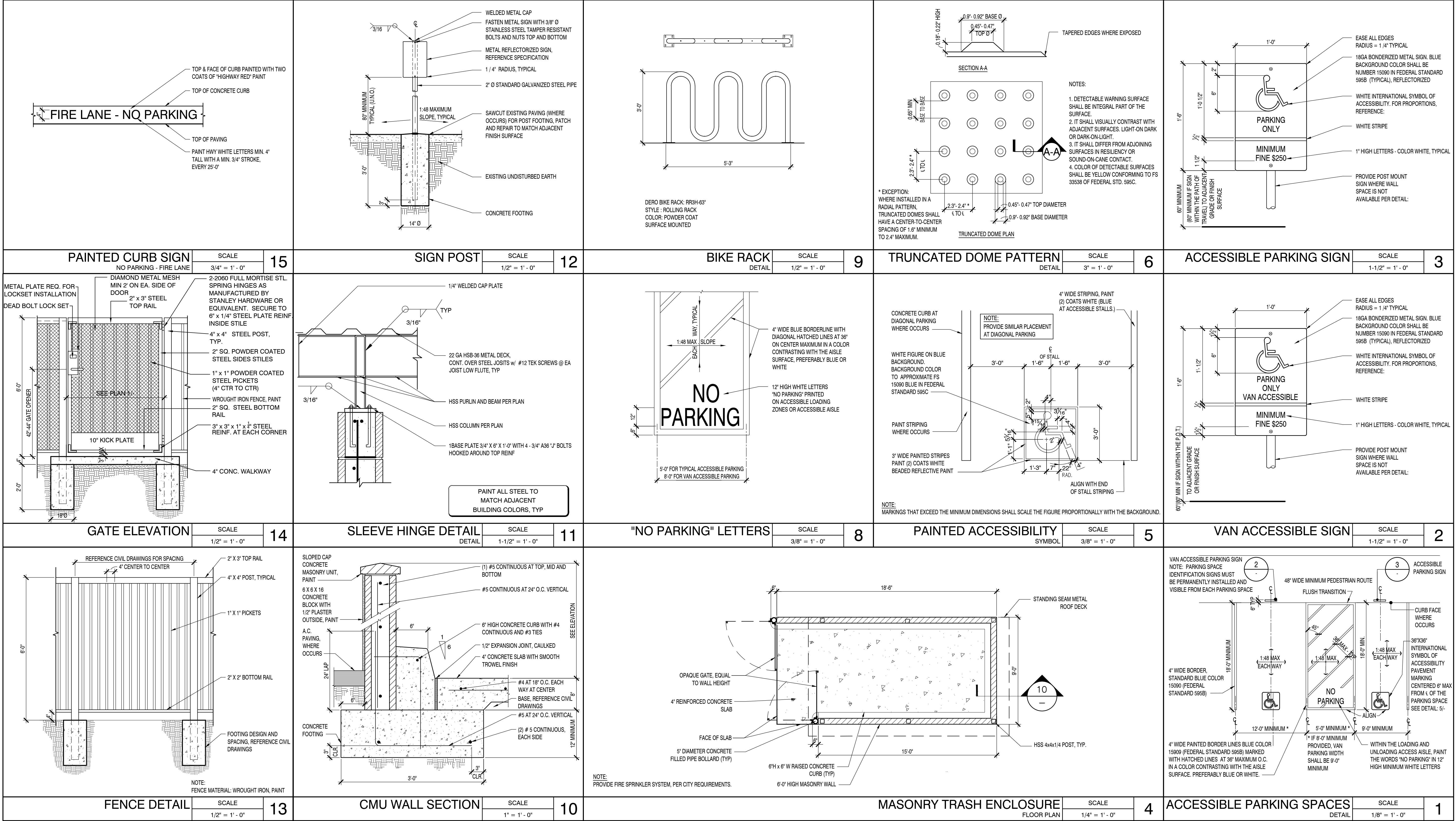
**STRAINS DISPENSARY**

2013 NEWPORT BOULEVARD  
COSTA MESA, CA

INTERIOR PERSPECTIVES

VICINITY MAP	
VICINITY MAP N.T.S.	PROJECT LOCATION
SITE ADDRESS: 2013 NEWPORT BLVD., COSTA MESA, CA	
APN #: 419-221-09	
OWNER:	STRAINS DISPENSARY 820 W. RIDER STREET PERRIS, CA 92571
CONTACT:	MR. WAHEED ABDULLA
PHONE:	760.403.4445
E-MAIL:	ABEABDULLA@YAHOO.COM
ARCHITECT:	LA DESIGN GROUP, INC. 21671 GATEWAY CENTER DRIVE, SUITE 213 DIAMOND BAR, CA 91768
CONTACT:	SAEID SHANTIYAI
PHONE:	909.860.1010
E-MAIL:	SSHANTIYAI@LADESIGNGROUP.NET
LADG JOB #:	210807.01
DATE:	06/21/2023
REVISIONS:	
SHEET NO.:	A3.06





DIMENSIONS, CONFIGURATION AND/OR UNITS SHOWN ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. ACTUAL CONDITIONS MUST BE VERIFIED ON THE PREMISES. NO REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED BY THIS DRAWING. THIS PLAN IS FOR CLIENT REVIEW AND JURISDICTION COORDINATION ONLY AND IS SUBJECT TO CHANGE.



**LADG | LA Design Group, Inc.**

21671 GATEWAY CENTER DRIVE, SUITE 213 | DIAMOND BAR | CALIFORNIA 91765 TEL: 909.860.1010 WWW.LADG.NET

© LA Design Group, Inc. 2021 ALL RIGHTS RESERVED  
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/approvals. No warranties or guarantees of any kind are given or implied by the Architect.

**STRAINS DISPENSARY**

2013 NEWPORT BOULEVARD  
COSTA MESA, CA

**SITE DETAILS**

LADG JOB #:	210807.01
DATE:	12/28/21
REVISIONS:	06/06/23
SHEET NO.:	AS-5.01