

HSS Storage Bin next to vernal pool



HSS Bin two weeks later – has gas mower and other gas powered items









Fairview Park before assault



Jul 28, 2023 at 10:35:27 AM









The white glider plane landed in the brush outside of the marked area



USING MORE CITY STAFF TAKES AWAY FROM THE COMMUNITY







Red-tailed Hawk and Swallows





Cooper's Hawk



Fairview Developmental Center Professional Services Agreement

August 1, 2023



Fairview Developmental Center

- State owned site previously operated as a facility for persons with developmental disabilities; now mostly vacant
- Approximately 109-acre site at 2501 Harbor Boulevard
- Per Government Code Section 14670.31, the State and City executed an Agreement regarding reuse planning for the site in January 2023
- The State has provided \$3.5 million to the City to fund the land use planning process, including Visioning and Master Planning
- The State will sell the property to land developer(s) to implement the approved plan
- Designated as a Housing Opportunity Site in City's Housing Element for 2,300 residential units



Consultant Selection

- RFP issued June 13, 2023
- Scope of Work emphasizes:
 - Community Visioning
 - Mixed Use/Mixed Income Housing
 - Market/Feasibility Analysis
 - Land Use Plan
 - Infrastructure Plan including active transportation and utilities
 - Open Space Plan
 - Design Guidelines and Standards
- Work Products:
 - FDC Specific Plan
 - Associated General Plan Amendments
 - EIR and Mitigation Monitoring Plan



Consultant Selection

- Four firms responded
- Staff from Development Services and Public Works evaluated proposals based on:
 - Project Approach and Methodology
 - Qualifications of Firm
 - Experience of Key Personnel
 - Cost





Staff Recommendation: PlaceWorks

- Extensive experience preparing Specific Plans, Design Guidelines and EIRs
- Robust community visioning process
- Key personnel have direct, relevant experience



Consultant: PlaceWorks

- PlaceWorks
 - Project Management
 - Community Visioning
 - Urban Design
 - Zoning
 - Economic Analysis
- Sub-consultants
 - Fuscoe Engineering – Infrastructure Analysis
 - Fehr & Peers - Transportation Planning and Traffic Analysis
 - Gensler - Architecture and Design
 - Developers Research Services- Land Development feasibility
 - ECORP Consulting – Biological/Cultural Resources



Project Schedule

- Kick-Off: August 2023
- Community Visioning: commences September/October 2023
- Land Use Concepts developed: Spring 2024
- Draft Specific Plan: Fall 2024
- Draft EIR: Winter 2024/Spring 2025
- Public Hearings/Coordination with State regarding land disposition: by the end of 2025





Recommendations

Staff recommends the City Council:

- Award the agreement to PlaceWorks in an amount not-to-exceed \$2,236,253
- Authorize the City Manager to approve amendments to the scope and cost, up to \$3.5 million as authorized by State, as and if needed



Fairview Developmental Center Professional Services Agreement

August 1, 2023



“Hive Live” Residential Project
General Plan Amendment Screening No. 23-03

3333 Susan Street

August 1, 2023



General Plan Screening Request

- The applicant proposes to amend the City's General Plan to allow for the redevelopment of the site at 3333 Susan Street for housing.
- The site is currently designated as Industrial Park and contains "The HIVE" offices and the Chargers practice field.
- This General Plan Screening is the first step in the process of re-designating the site to High Density Residential (HDR) to allow a residential project with a site-specific density of 74 du/acre.



General Plan Screening Request

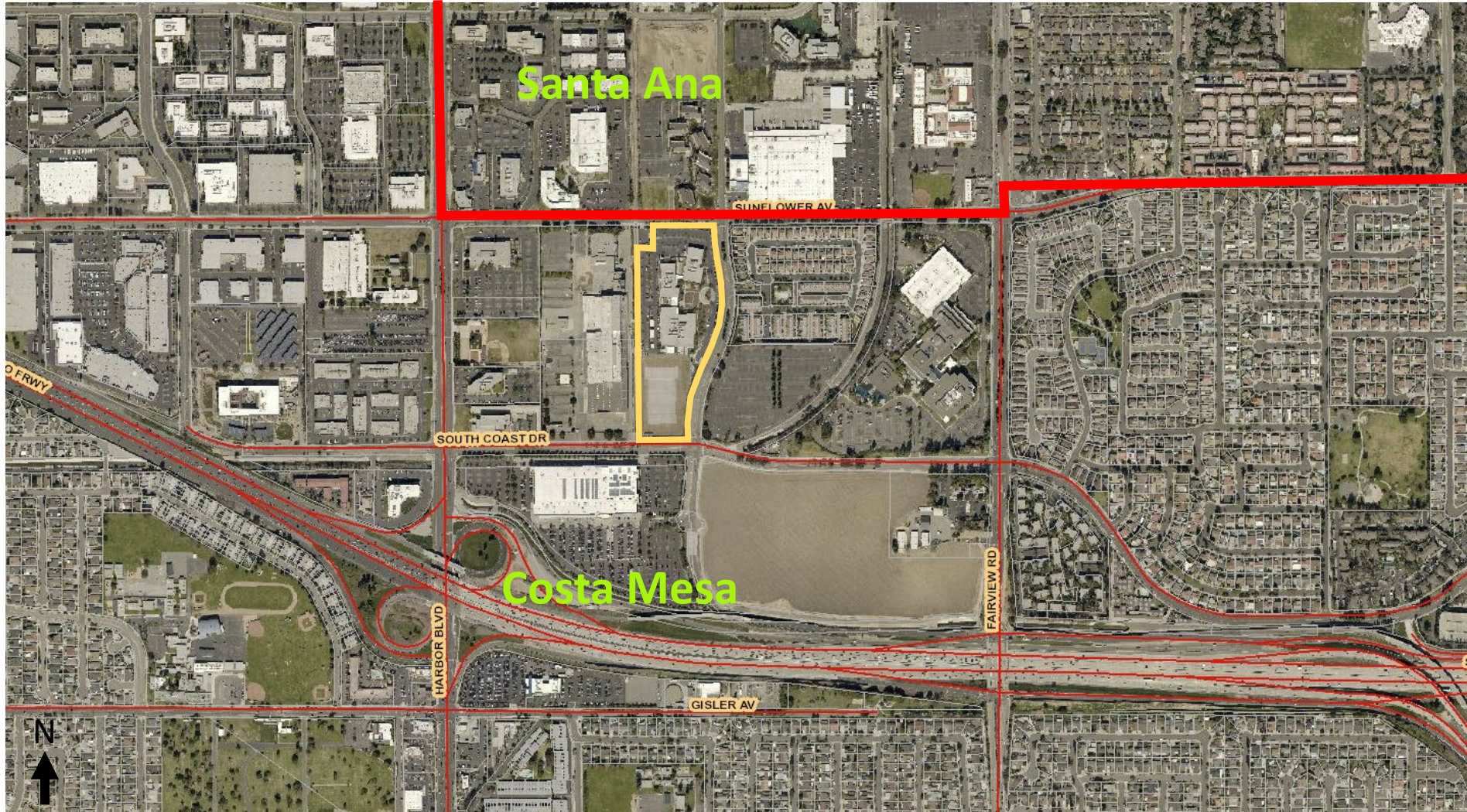
The proposed project referred to as “HIVE LIVE” would involve:

- General Plan Amendment
- Zone Change
- North Costa Mesa Specific Plan Amendment
- Development Agreement
- Master Plan
- Parcel Map
- CEQA Environmental Review

General Plan Screening Request

- City Council Policy 500-2 establishes a procedure for processing privately-initiated General Plan amendments. This procedure involves a City Council “screening” of these requests prior to their acceptance for formal processing.
- The General Plan Screening is not a public hearing but direction from City Council as to whether or not to proceed with processing of the General Plan Amendment application.

Background



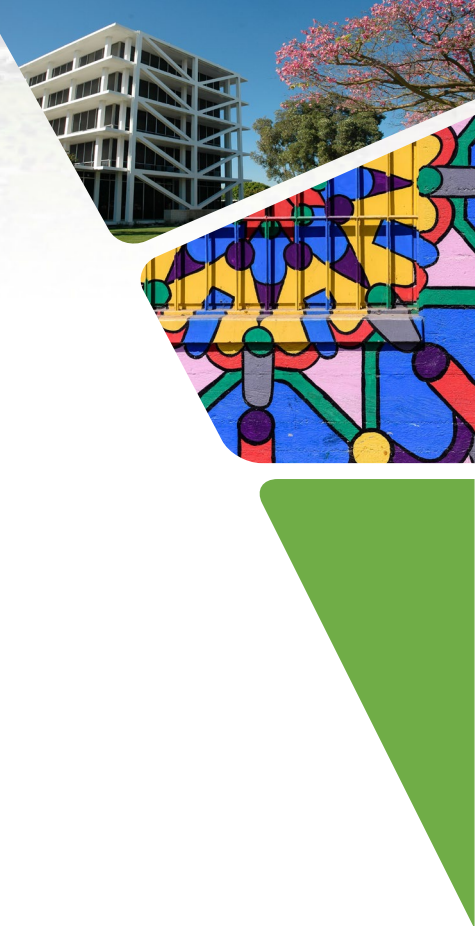
Background



General Plan Land Use Designation – Industrial Park



Zoning – Planned Development – Industrial



North Costa Mesa Specific Plan - Area 1 Home Ranch

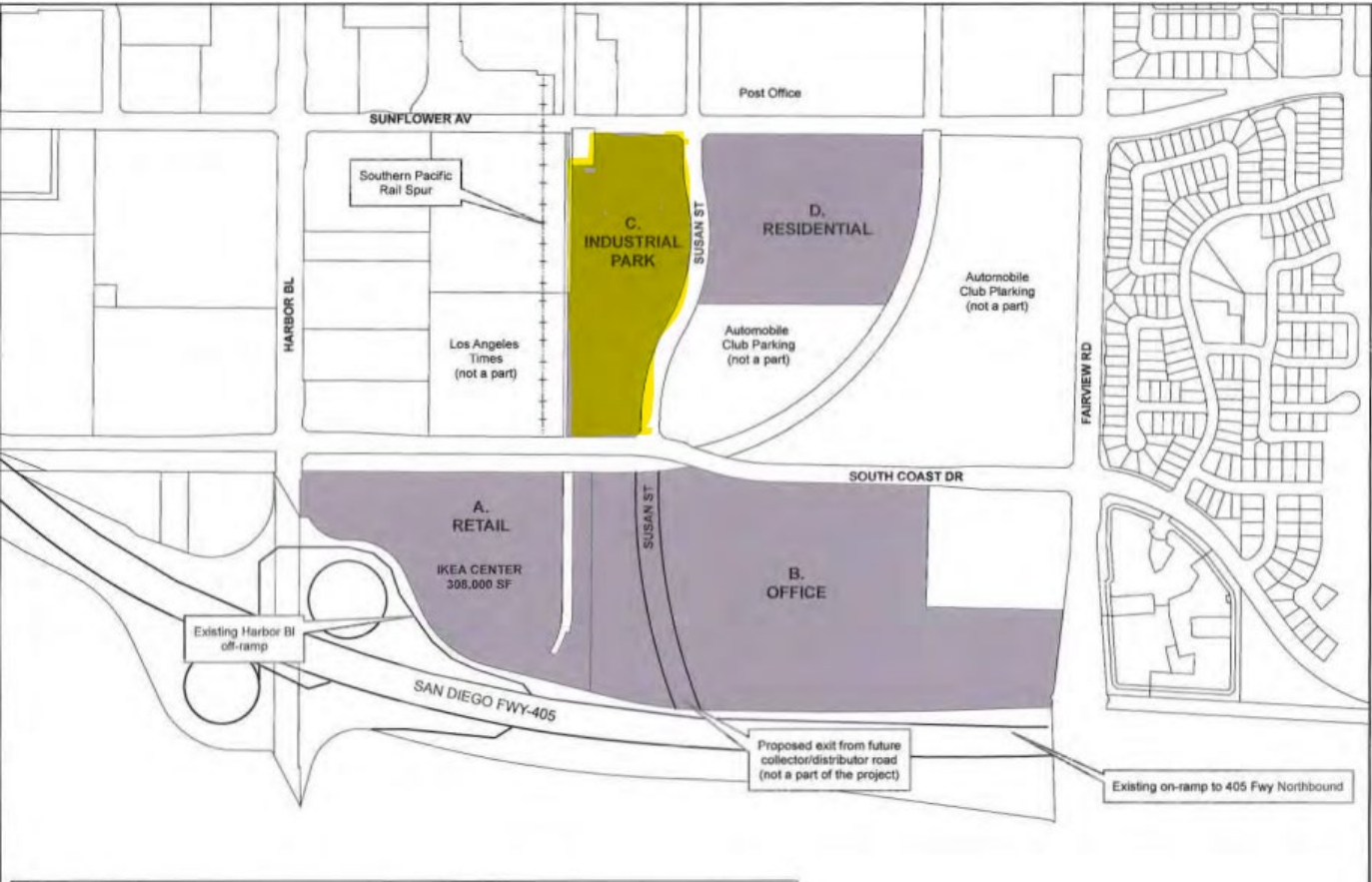


Table 4A- Segerstrom Home Ranch Sub-Areas						
Land Use	Acreage	Floor Area Ratio/ Density	Maximum Units/ Square Footage	Maximum Stories/Height	A.M. Peak Hour Trips	P.M. Peak Hour Trips
A. IKEA	19.27	0.37 FAR	308,000 sf	2 stories/45 feet	43	431
B. Office and Office-related uses	43.57 ²	0.64 FAR	1,200,000 sf	2-5 stories/36 - 75 feet See Figure 11b	1 1,860	1 1,788
C. Industrial Park	14.5	0.40 FAR	252,648 sf	1-5 stories/45-60 feet See Figure 11b	376 ³	362 ³
D. Medium Density Residential	16.0	12 units/acre	136 single-family attached units ¹	3 stories/ 50 feet	102	130
			56 single-family detached units ¹	2 stories/27 feet		
			Total Maximum: 192 units			
TOTAL:	93.34	NA	192 units 1,760,648 sf		2,381	2,711

Current Development



Tenant	Suite	Size	Lease Expiration
3333 Susan Street			
Chargers	100	101,325	04/30/2028
3335 Susan Street			
Chargers	150	1,037	04/30/2028
Chargers	225	3,478	04/30/2028
Steelwave	250	4,432	12/31/2024
Aqility Fuel Systems	100	12,072	11/30/2025
Lost Bean	Café	1,500	7/31/2027
3337 Susan Street			
Lazy Dog	100	13,901	05/31/2026
Anduril	150	4,924	04/30/2029
TRS Staffing	175	3,327	11/30/2024
Casanova Pendrill	200	13,877	06/30/2027
Legacy Partners	250	3,500	12/31/2028

- Currently developed with three office buildings at 172,176-square-feet and the Chargers practice field

Proposed Project

- **Multi-family residential units:** 1,050 rental units on a 14.25 acre site. Site density of 74 dwelling units per acre.
- **Parcel map:** to allow for each project phase on its own parcel.
 - Phase 1: Building 1, 360 units, 5-story
 - Phase 2: Building 2, 320 units, 5-story
 - Phase 3: Building 3, 370 units, 5-story



Proposed Project

Open-space and Recreational Areas: Approximately five acres of landscaped courtyards, including public connections to the adjacent “Rail Trail” open space area. Residential amenities throughout. Each unit includes private balconies, averaging 50 square feet.

Parking Structure: Three “wrap” parking structures with a minimum parking ratio of 1.5 parking spaces per unit (approx. 1,575 total parking spaces).

Retail Component: An approximate 2,500-square-foot resident-serving retail component.



Conceptual Master Plan



HIVE LIVE will be inspired by human motivation and a core sense of self. Each building will be assigned a compelling and unique identity to convey an impressive emotional story. They will resonate with prospects and residents alike and will invite the audience to discover living that feels like it was curated and designed for just them.



Planned Development Residential – High Density

- Allows for specific areas of the City to be developed utilizing imaginative and innovated planning concepts.
- Meet broader goals of the General Plan and Zoning Code by exhibiting excellence in design, planning, and integration into neighborhood.
- Intent to provide a more efficient use of land and usable open space.



Development Standards

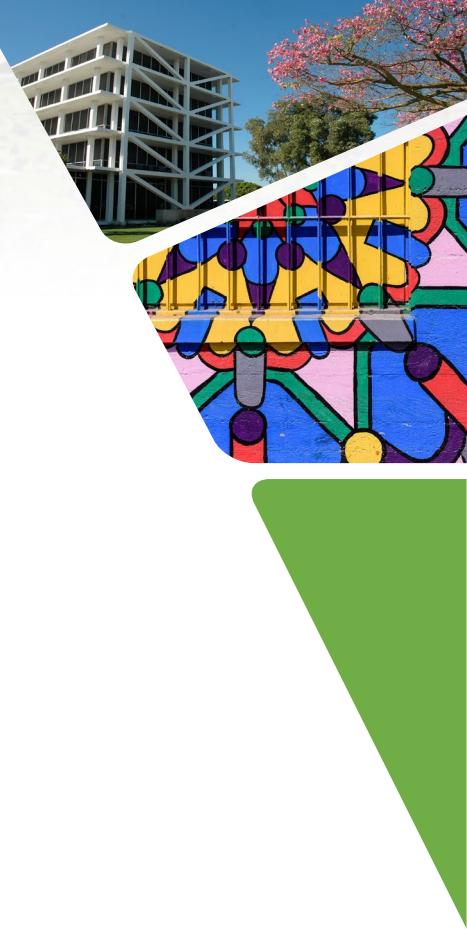
Requirement	NCMSP Requirement	PDR-HD Requirement	Proposed
Max Residential Density	Industrial	≤ 20 DU/acre	74 DU/acre
Max Height	3 to 4 Stories (45-60 ft)	NA	5 Stories (approx. 75 ft)
Min Perimeter Open Space	NA	20 ft abutting public ROW	Varies
Min Open Space	NA	42%	43%

- Each planned development shall provide reasonable privacy for dwelling units including fences, insulation, walls, barriers, landscaping and sound reducing construction techniques.
- Specific yard, setbacks and building height requirements are established by the master plan.

Development Standards – Density examples

- 580 Anton – 240 units at **125 du/acre**
- Halcyon House – 393 units at **80.9 du/acre**
- LUX Apartments – 224 units at **54 du/acre**
- The Baker Block – 240 units at **58 du/acre**
- One Metro West – 1,057 units at **80 du/acre**
- Camden Martinique – 714 units at **70 du/acre**
- 3400 Avenue of the Arts – 770 units at **40 du/acre**

- **Hive Live** – 1,050 Units at **74 du/acre**



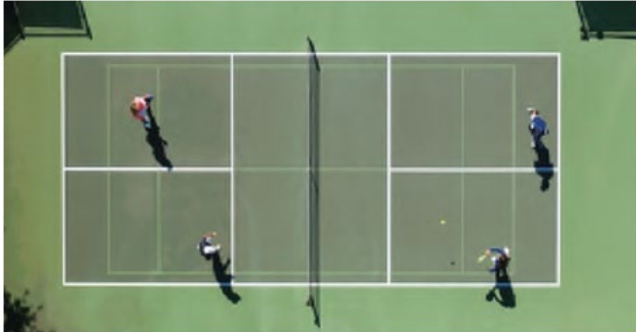
Development Standards - Height

- The proposal includes three “wrap style” buildings with a maximum height of 5 stories. Phase 3 steps down to 4 stories near Providence Park.

Project Name	Project Address	Approved Building Height
One Metro West	1683 Sunflower Avenue	7 stories (98 feet)
580 Anton	580 Anton Boulevard	7 stories (5 levels over podium)
Baker Block Apartments	125 E. Baker Street	5 stories – apartment 6 stories – parking structure
Halcyon House	595 Anton Boulevard	6 stories (66 feet)
Vivante	1640 Monrovia Avenue	4 stories (56 feet)
Lux Apartments	2277 Harbor Blvd	4 stories – apartment 5 stories – parking (60 feet)
Camden Martinique	2877 Pinecreek Dr	4 Stories
3400 Avenue of the Arts	3400 Avenue of the Arts	5 Stories (72 feet)



Development Standards - Open Space



- Land that is not occupied by buildings, structures, parking areas, driveways, streets or alleys and is required to be devoted to landscaping, patios and recreational areas
- At least fifty (50) percent of the required open space shall be designed for common use.
- Each dwelling unit above the first floor shall be provided with a roof deck area or balcony of not less than 100 square feet.
- If accepted for processing, staff will work with the applicant to ensure compliance with open space standards.



Development Standards - Parking

- Proposed parking to provide a minimum of 1.5 parking spaces per unit (approx. 1,575 parking spaces).
- Applicant provided a parking study conducted at 580 Anton which showed a demand of 1.28 parking spaces per unit.
- Applicant is requesting to amend the NCMSP to include a site-specific parking request to match demand.

Code Required Parking	
Unit Size	Required Parking
Studio	1.75
1 bedroom	2
2 bedroom	2.5
3 bedroom+	3.5

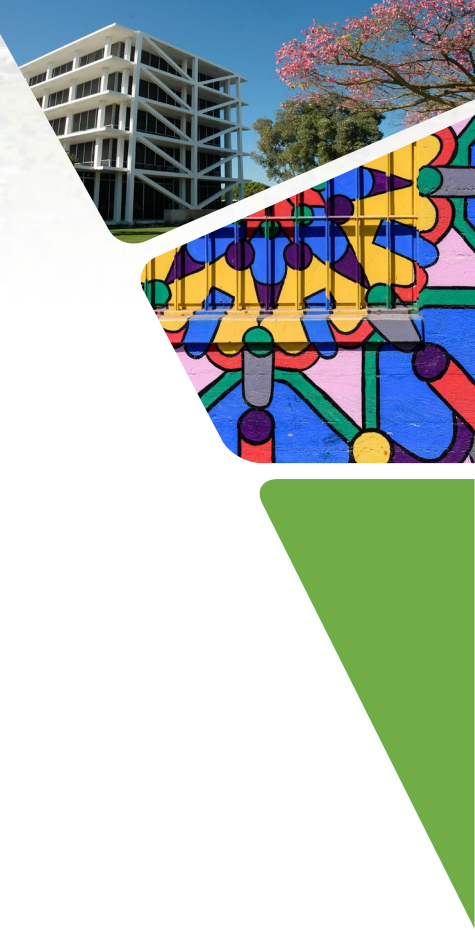
Trip Generation

- The NCMSP assigns a trip budget to Area 1 - Home Ranch. Currently, the subject industrial park sub area of Home Ranch allows for 376 AM peak hour trips and 362 PM peak hour trips.
- The preliminary estimated project trip generation is 389 AM peak hour trips (13 trips over the adopted trip budget) and 410 PM peak hour trips (48 trips over the adopted trip budget).
- If accepted for processing, a comprehensive traffic analysis would be prepared and would determine if the trip budget could be increased or if the excess trips would be transferred from another nearby location.

- The proposed project would likely require preparation of an Environmental Impact Report (EIR).
- The EIR would include technical studies and identify mitigation measures to reduce any significant environmental impacts of the project.
- The EIR will be made available for public review and is considered concurrently with the project entitlements.

Required Technical Studies

- Shade/shadow analysis
- Hazardous materials study
- Acoustical analysis
- Infrastructure studies for water, sewer, storm drain, etc.
- Air quality / Greenhouse Gas Emmissions
- Public Services studies for police and fire services
- Traffic and Vehicle Miles Traveled analysis
- Parking study
- Financial analysis to identify fiscal impacts to the City



Design Elements / Architecture – Phase 1



Design Elements / Architecture – Phase 2



Design Elements / Architecture – Phase 3



Recommendation

City Council may take one of the following actions:

1. Direct staff to proceed with the General Plan Amendment
2. Direct staff not to proceed with the General Plan Amendment and return all application materials and refund fees
3. Continue the item to a date certain to request additional information



HIVE
LIVE

“Hive Live” Residential Project
General Plan Amendment Screening No. 23-03

3333 Susan Street

August 1, 2023



**Council direction re: the research for and
potential development of amendments to the
City's cannabis ordinances**

**City Council Meeting
August 1, 2023**



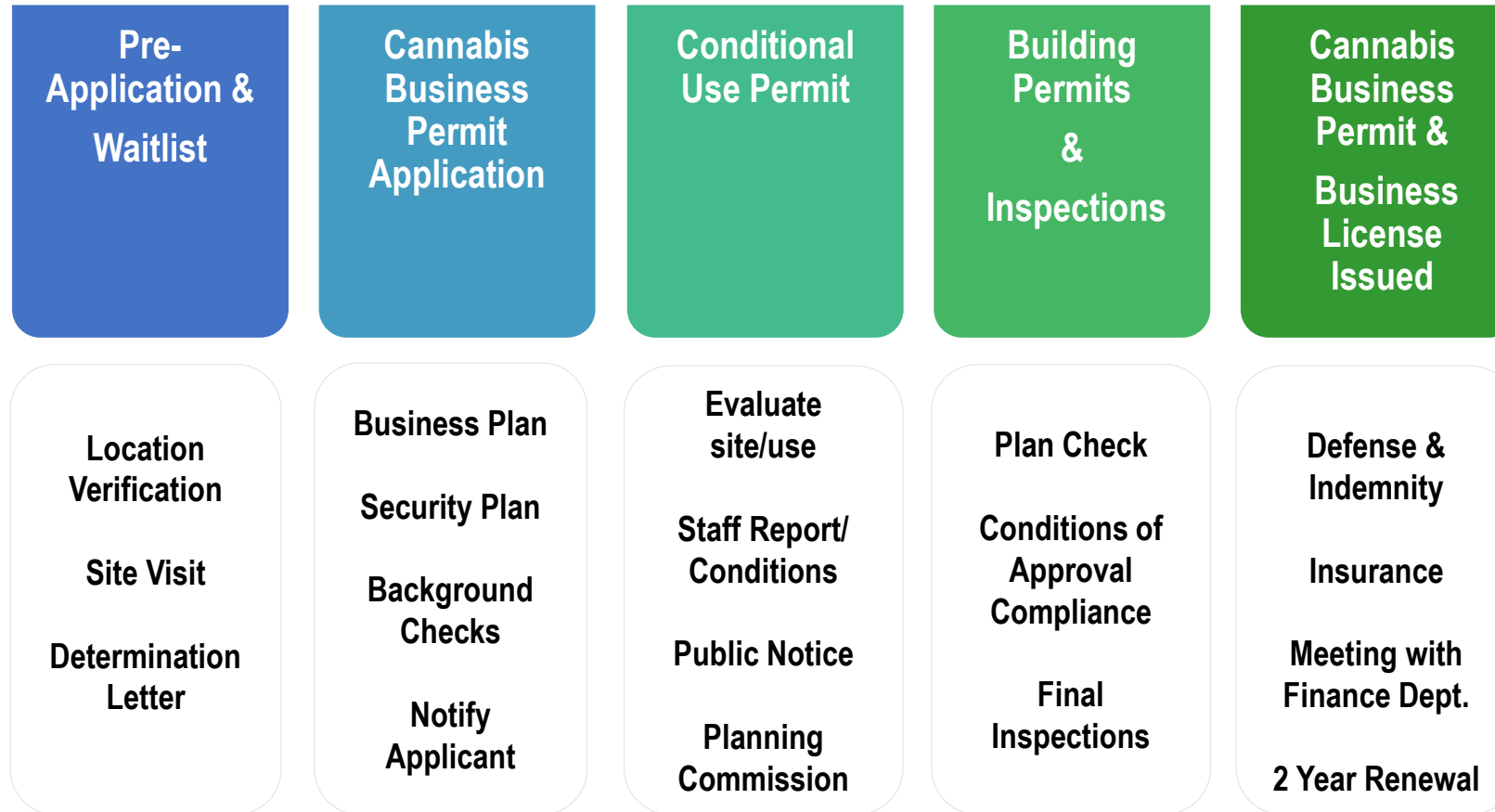
Background

- On November 3, 2020, Costa Mesa voters approved Measure Q, The Costa Mesa Retail Cannabis Tax and Regulation Measure.
- On June 15, 2021, the City adopted ordinances establishing minimum standards and permitting requirements.

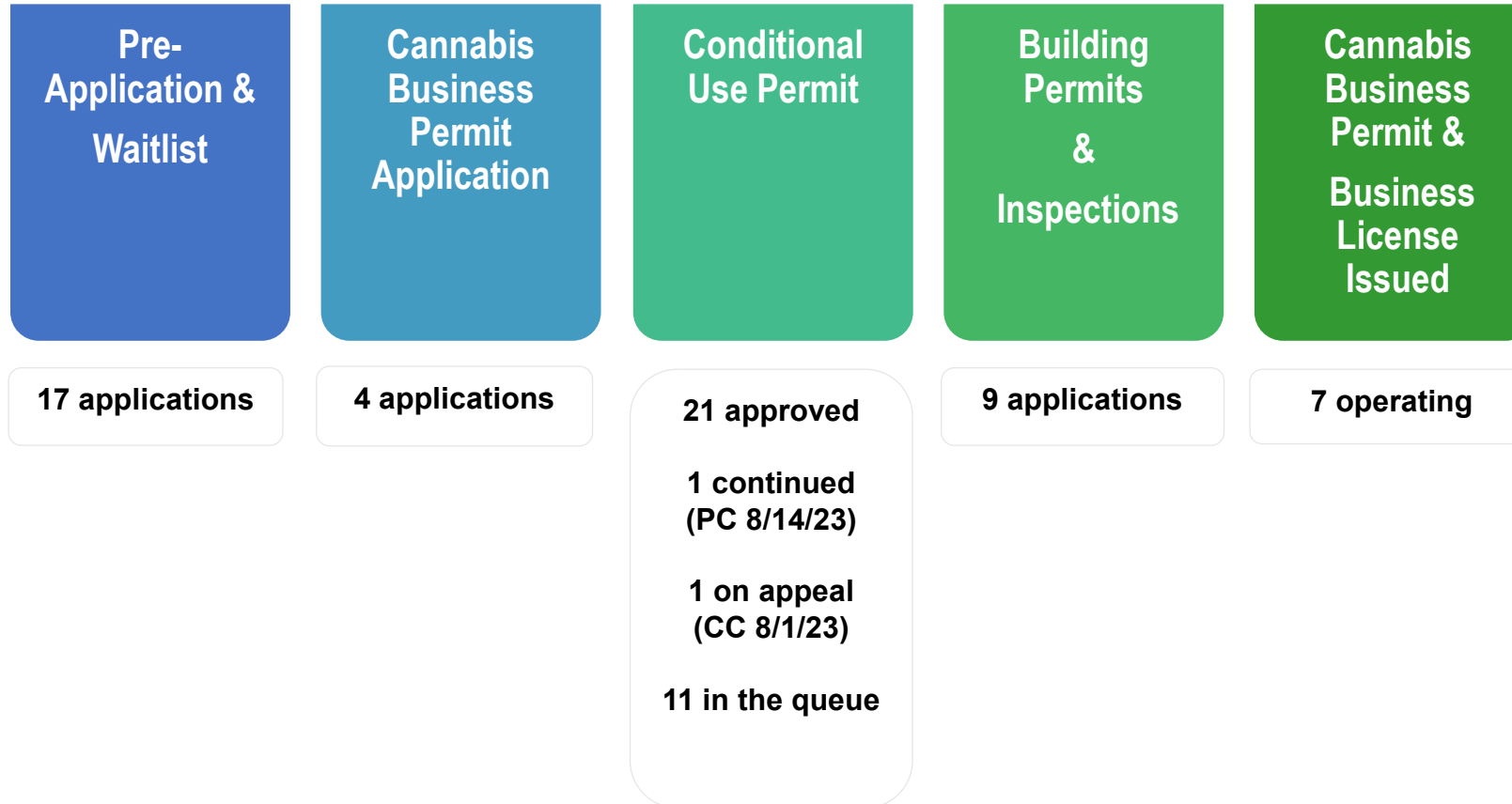
Current Request

- At the July 18, 2023 City Council meeting, Councilmember Marr requested that an item be agendized for the next City Council meeting to discuss the possibility of exploring amendments to the City's ordinance to address concerns regarding potential overconcentration and potential business displacement.

Cannabis Storefront Application Process



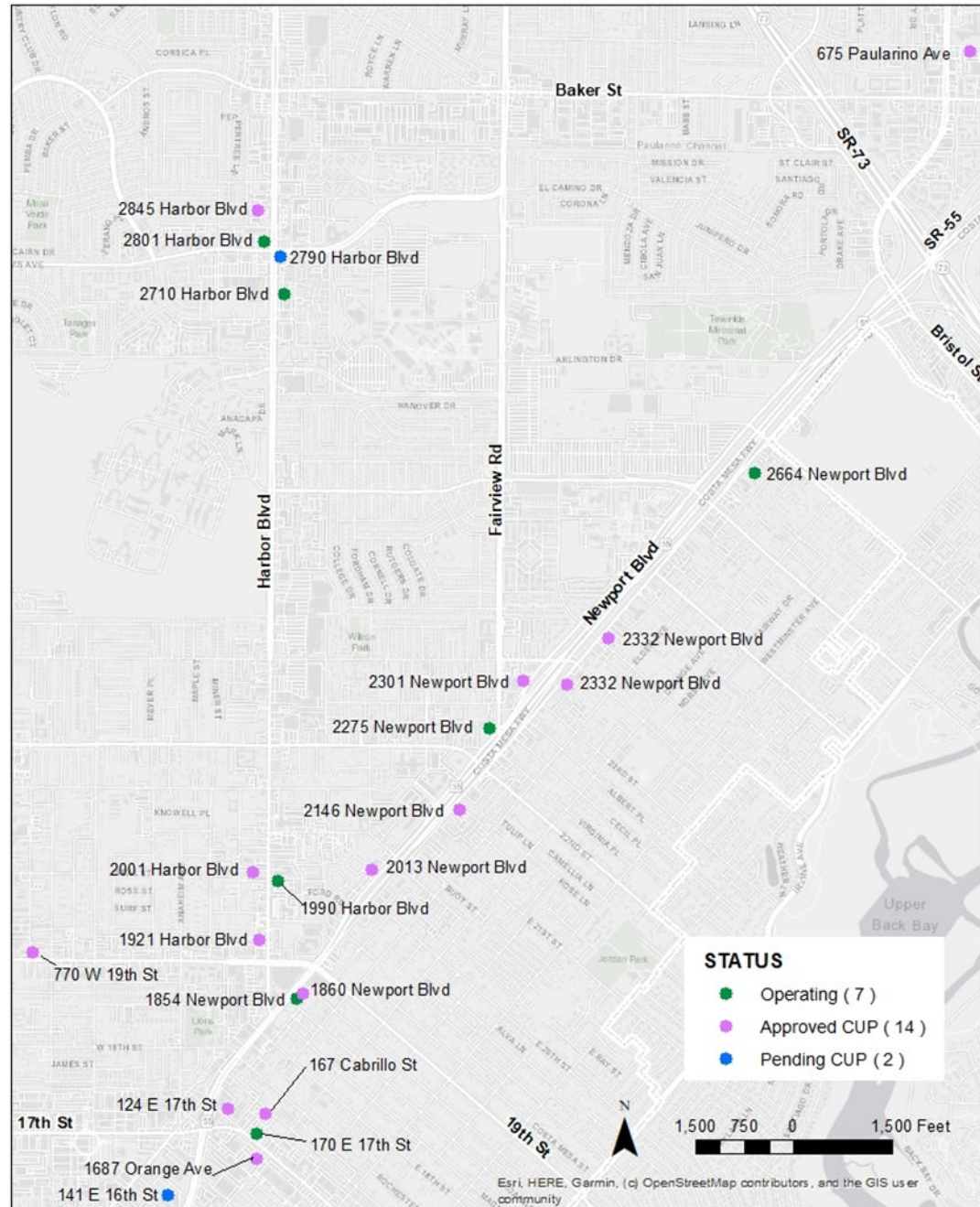
Cannabis Storefront Application Status



Cannabis Businesses Operating

- 1990 Harbor Blvd (420 Central) – Issued November 22, 2022
- 2801 Harbor Blvd (Off The Charts) – Issued May 8, 2023
- 2710 Harbor Blvd (Stiiizy) – Issued May 10, 2023
- 2275 Newport Blvd (Nectar) – Issued June 16, 2023
- 1854 Newport Blvd (Mr. Nice Guy) – Issued June 29, 2023
- 2664 Newport Blvd (Secret Garden) – Issued July 12, 2023
- 170 East 17th Street (Catalyst) – Issued July 20, 2023

Retail Cannabis Storefront



Recommendation

- Staff recommends the City Council provide direction regarding researching and exploring with the Planning Commission options and amendments to the City's cannabis ordinances to address potential unanticipated business displacement and overconcentration of cannabis retail businesses.

Appeal Hearing

Planning Application 22-04

2790 Harbor Boulevard Suites 107,109 and 115

City Council Meeting

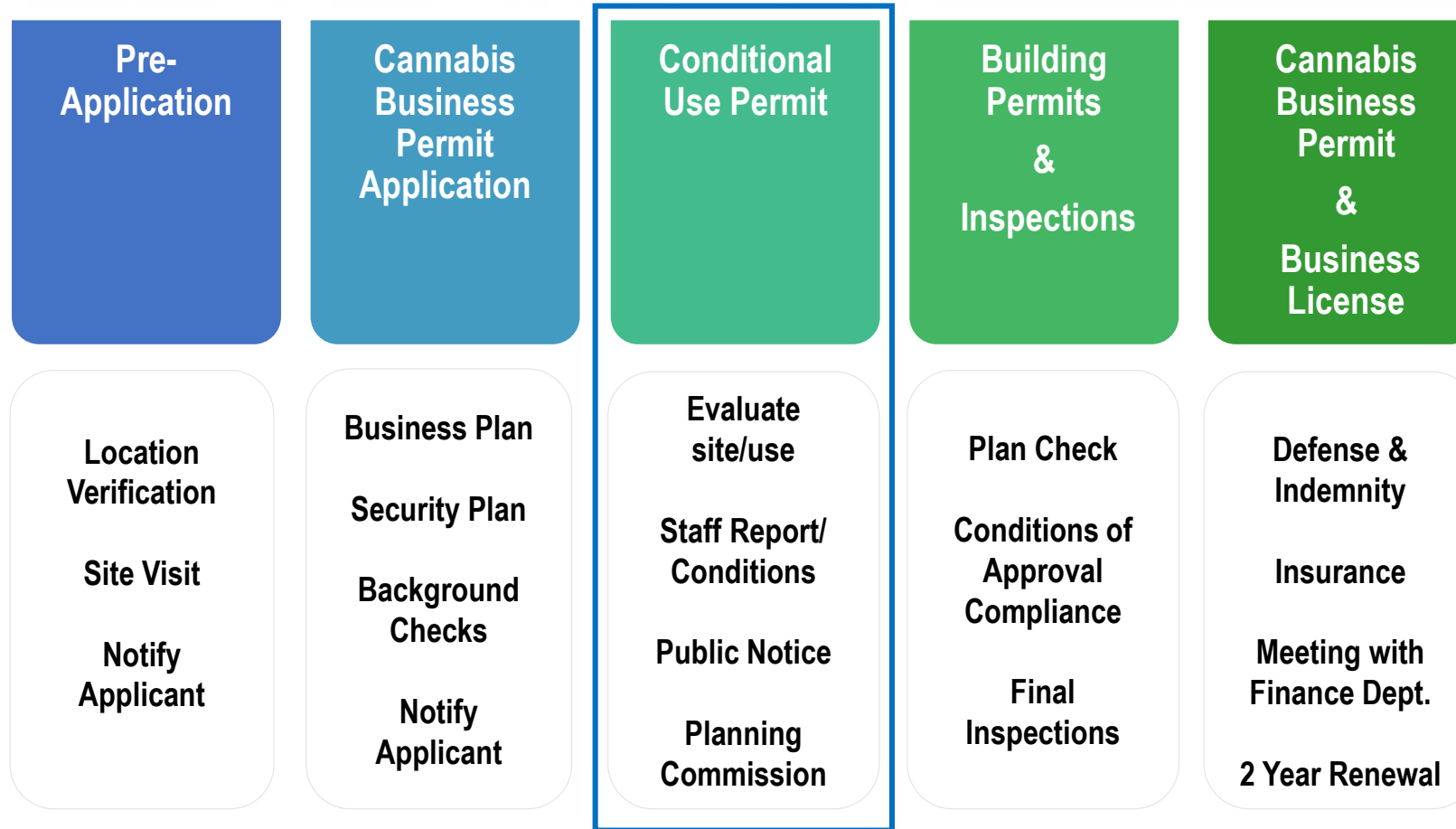
August 1, 2023



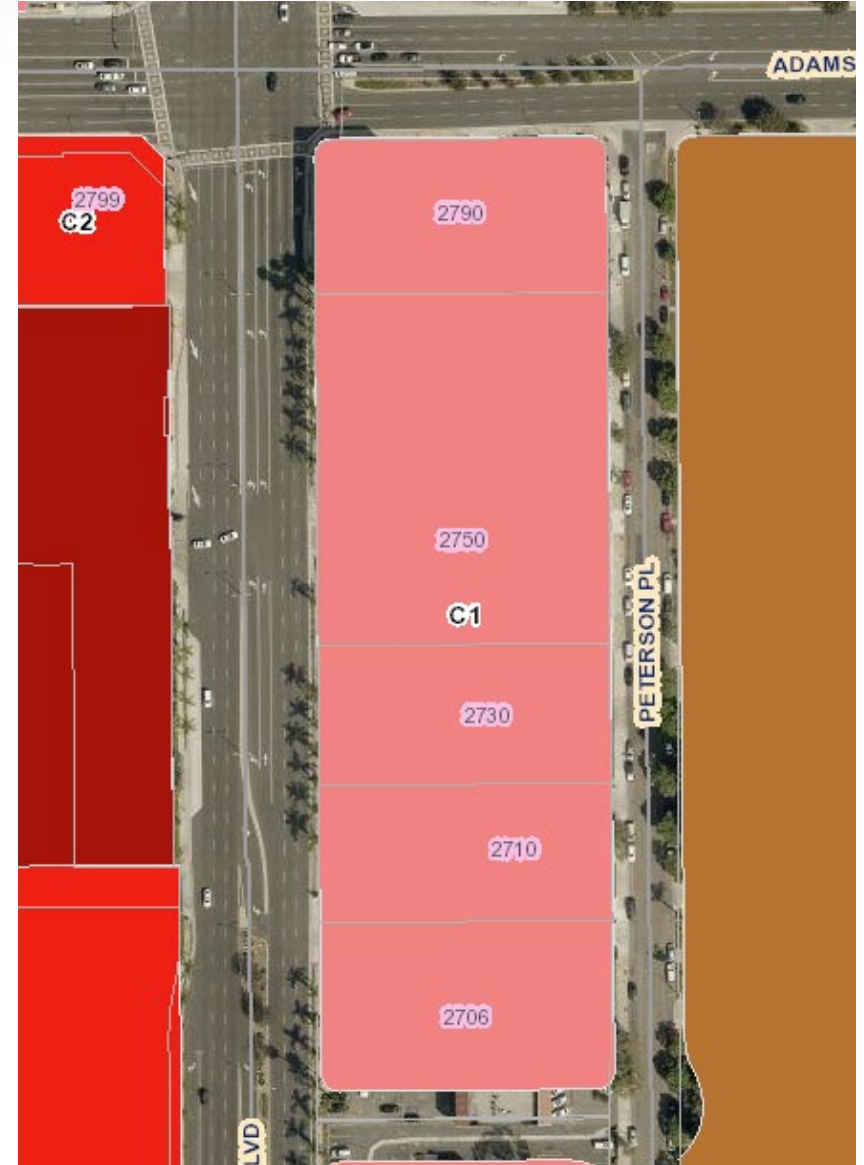
Planning Application 22-04

- Conditional Use Permit (CUP)
- Retail cannabis storefront with delivery
- Proposed business “From the Earth”

Cannabis Storefront Application Process



Project Location and Zoning District



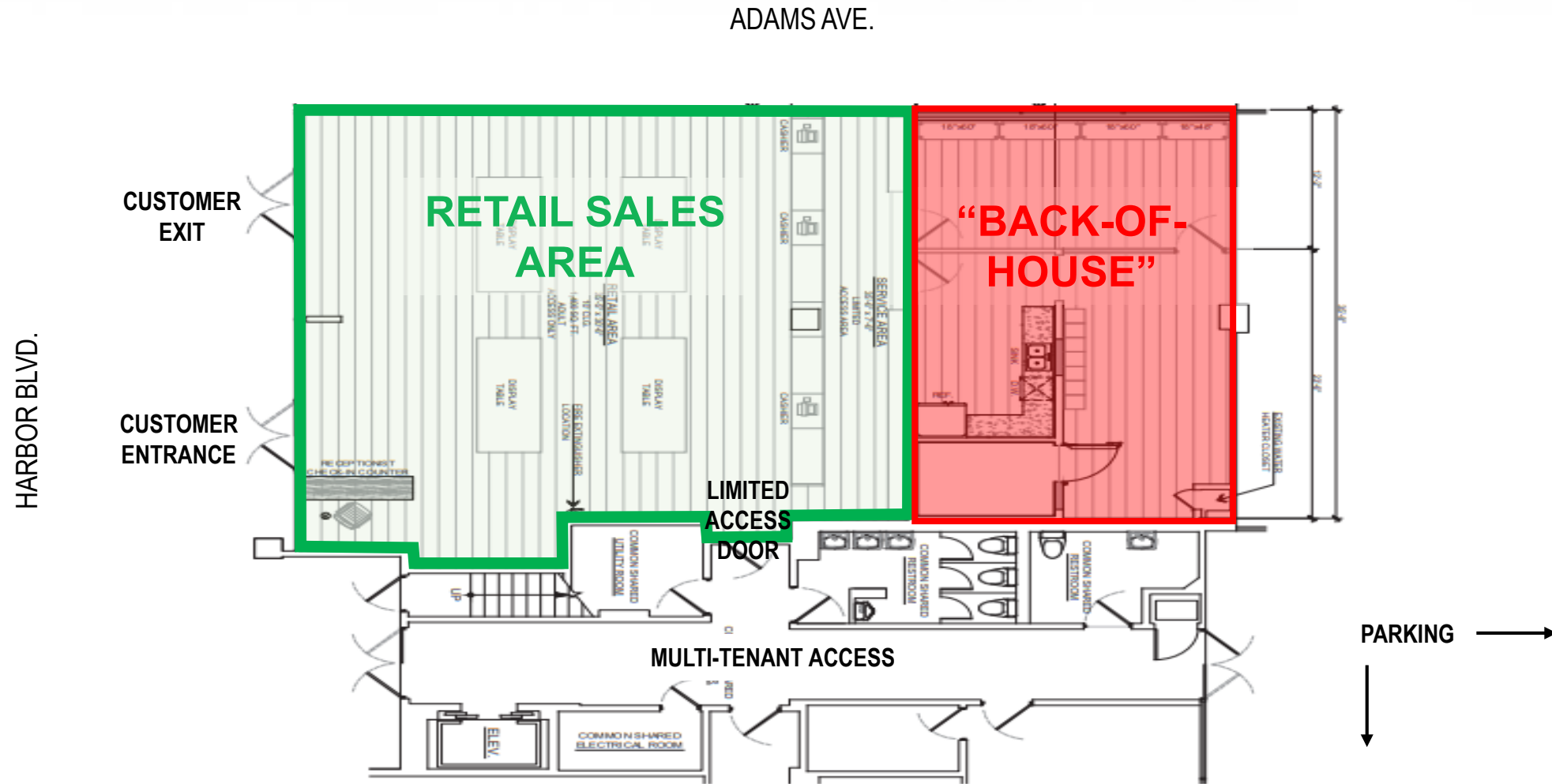
Existing Conditions



Project Plans – Site Plan



Project Plans – Floor Plan



Conditions of Approval (COA)

- More than 45 standard conditions of approval related to cannabis storefronts
 - Cannabis consumption is prohibited onsite
 - Track and trace system for all cannabis products
 - Odor control
 - Age restrictions for customers & employees
 - State license & compliance with all applicable State regulations
 - 2-year Cannabis Business Permit renewal
 - Changes in ownership/operation subject to City review and approval
 - Recordkeeping and remitting taxes to City



Project Specific COAs

- **Operational COA 2:** sales and delivery limited to the hours of 9 AM to 9 PM
- **Operational COA 25:** employees would only use the exterior trash enclosure between 8 AM and 8 PM
- **Operational COA 26:** staff and security will monitor the parking lot
- **CBP Condition 7:** post signs in the parking lot reminding customers to be quiet/considerate of neighbors



Required CUP Findings

- The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area;
- Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood; and
- Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Planning Commission

- Planning Commission denied the application at the May 22, 2023 meeting:
 - Could not make findings related to the health, safety and general welfare of the public
 - Concerns with the applicant presentation showing association with youth organizations
 - Concerns with potential displacement of an existing beauty salon (Angel's Beauty Salon) in Suite 115

Appeal Application

- Applicant filed an appeal of the Planning Commission denial.
- After the appeal was filed, the appellant provided additional lease information for the salon in Suite 115.
 - On June 28, 2023, the property owner provided a 5-year lease agreement for the salon to relocate to another first floor suite in the same building

City Council De Novo Hearing

- The project is categorically exempt from the provisions of the California Environmental Quality Act; and
- Deny the request. The City Council may uphold the Planning Commission's decision and adopt a Resolution to deny Planning Application 22-04; or
- Approve the request, subject to conditions of approval. The City Council may overturn the Planning Commission's decision and adopt a resolution to approve Planning Application 22-04, subject to conditions of approval.

Appeal Hearing
Planning Application 22-04
2790 Harbor Boulevard Suites 107, 109, and 115

City Council Meeting
August 1, 2023



BRIDGE SHELTER BEHAVIORAL HEALTH PROJECT

August 1, 2023



BACKGROUND

- August 31, 2022 – Senate Bill 1338 passed into law enacting the Community Assistance, Recovery, and Empowerment (CARE) Act to serve adults who are currently experiencing a Serious Mental Illness (SMI) and/or who have been diagnosed with Substance Use Disorder (SUD).
- September 6, 2022 – Assembly Bill 179 signed into law authorizing certain amendments to the Budget Act of 2022, including the reallocation of \$1.5B to create the Behavioral Health Bridge Housing (BHBH) Program to support infrastructure and service provision for the CARE Act.
- March 2019 – The Costa Mesa City Council approves the purchase of an industrial building located at 3175 Airway Ave as the future site of the permanent Bridge Shelter.

BEHAVIORAL HEALTH OVERVIEW

- Behavioral Health refers to the effect of one's behaviors and emotions on their overall wellbeing, with a focus on mental health and substance use disorders.
- 20% of all US adults are diagnosed with a Serious Mental Illness (SMI) and/or Substance Use Disorder (SUD), as reported by the US Department of Health & Human Services.
- Of the 4,996 adults experiencing homelessness in Orange County, 33% (1,633 individuals) report struggling with substance use and 29% (1,445 individuals) are diagnosed with a mental health disorder, as seen in the 2022 Point In Time (PIT) Count.
- Currently, Costa Mesa Outreach and Bridge Shelter Staff refer all SMI/SUD clients to outside agencies for the provision of behavioral health care.



BEHAVIORAL HEALTH BRIDGE HOUSING PROGRAM

- The Behavioral Health Bridge Housing (BHBH) Program provides formula grant funding to support infrastructure projects, as well as ongoing operating subsidies to serve individuals diagnosed with SMI and/or SUD.
 - Shelter improvements are an eligible use of BHBH Program funds
 - Capital improvement projects are eligible for grants of up to \$75,000 per BHBH bed created
 - Shelter Operating subsidies are awarded based on the actual cost of operating BHBH beds and are available until June 2027.
 - Additional subsidies available to support both sheltered and unsheltered clients
 - Approved projects are expected to be completed within 12 months of award
 - Projects exceeding 12 months will be monitored to ensure reasonable progress is being made

BRIDGE SHELTER BEHAVIORAL HEALTH PROJECT – CAPITAL IMPROVEMENTS

- Increase height of dividing walls in dorms to provide additional privacy for guests
- Purchase beds, mattresses and guest storage solutions to accommodate increased capacity
- Additional potential improvements include facility upgrades such as:
 - HVAC
 - Plumbing
 - Kitchen
 - Fire Safety



BRIDGE SHELTER BEHAVIORAL HEALTH PROJECT – OPERATIONS

- The BHBH Program provides operating subsidies until June 2027 for shelter beds created with BHBH funds
 - Funding is awarded based on the actual cost of operating BHBH beds
 - Current cost to operate the Bridge Shelter is \$2,620,334 per year or \$37,976 per bed
 - Estimated cost to operate 15 BHBH beds is \$570,000 per year
- The BHBH Program also provides funding for the provision of additional services to support current and future enrollees, including:
 - Outreach & Engagement
 - Housing Navigation
 - Rental Assistance (supportive housing and specialized care facilities)
 - Purchase of essential household items
 - The estimated award for these additional services is \$148,000 per year
- Total projected funding for Operations is \$718,000 per year



RECOMMENDATIONS

1. Authorize submission of an application with the Orange County Health Care Agency to the California Department of Health Care Services for Behavioral Health Bridge Housing Program funds to increase capacity at the Bridge Shelter by adding 15 behavior health beds and associated services for individuals with Serious Mental Illness (SMI) or Substance Use Disorder (SUD), and appropriate all awarded funds to the Housing Authority's Shelter Budget.
2. Authorize the City Manager or her designee to execute agreements and amendments to agreements to bring the Bridge Shelter Behavioral Health Project to fruition.



QUESTIONS?





RECOMMENDATIONS FROM CITY COUNCIL COMMITTEE LIAISONS REGARDING CITY COMMITTEES

City Council Meeting

August 1, 2023



Overview



Committees play an integral role in **providing feedback and recommendations** to staff and the City Council regarding public policy matters

Committees provide an excellent opportunity for **community engagement** and for residents to provide consistent input to the City Council.

Committees allow for **public participation and comment** on various specialized topics.

Background

- At the April 4, 2023 City Council meeting, after receiving public input, the Mayor requested for each Committee Liaison to meet with their respective Committees and provide recommendations regarding each Committee's scope, membership, Ad Hoc Committee formation criteria, alternates, etc.



Staff recommends that the City Council approve the recommendations of the City Council Committee Liaisons as follows:

1. Review and approve the City Council Liaisons recommendations on the Committees' Scopes of Work
2. Streamline all Committees to seven (7) members, through attrition as terms expire, except for the Active Transportation Committee, Mobile Home Park Advisory Committee and the Traffic Impact Fee Committee.
3. Consent to the formation of an Ad Hoc Committee (e.g. standing committees, subcommittees, working groups) upon approval of the City Council Liaison and City Attorney.
4. Request staff to meet with the Costa Mesa Historical Society on a potential merger of the Society and the Historical Preservation Committee.
5. Approve revised Council Policy 000.2, with City Council's recommendations to be incorporated.





Questions?



APPOINTMENT TO THE PLANNING COMMISSION

City Council Meeting
August 1, 2023



Planning Commission

- Council Member Marr make one (1) member appointment to the Planning Commission (term expiration of January 2027), with approval by the City Council.

AUTHORIZATION OF PARK RANGER (HARPER PARK) & UPDATE REGARDING ENHANCED WESTSIDE SECURITY

City Council Meeting
Tuesday, August 1, 2023



Background

- Increase access to open space for recreational community use.
- City and NMUSD staff worked collaboratively to identify school sites, specifically on the Westside, to meet the community's need for open space.
- Address issues at the school field adjacent to Harper Park and the safety of students while providing community access.
- Determine the need for additional resources to ensure the safety and security of fields on school sites as well as the residents.



Additional Resources



Areas of Concern

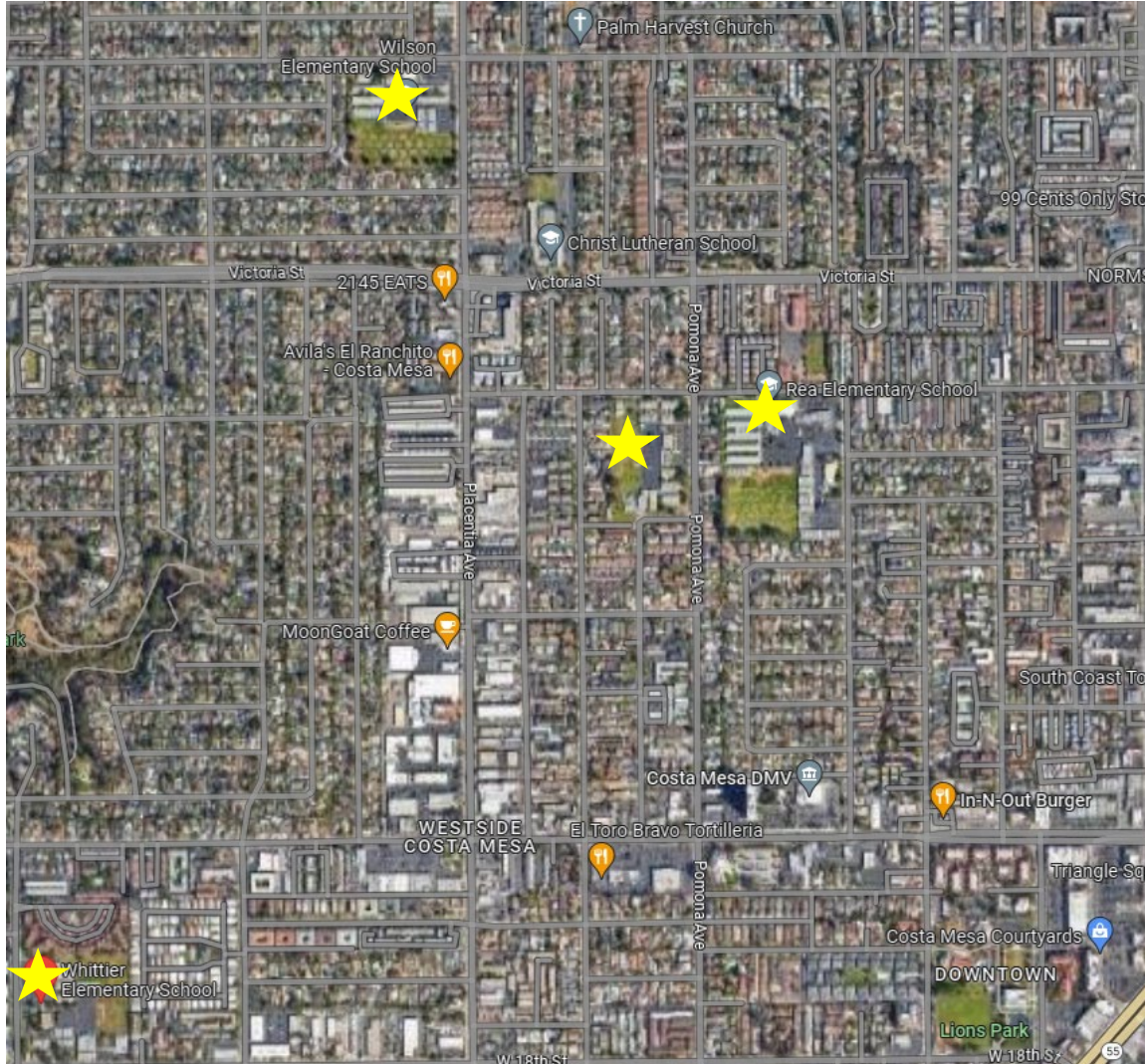
- Safety of approximately 200 students onsite
- Off-leash dogs
- Responsible pet ownership
- Access to field for residents

Staffing

- Authorize one (1) full-time Park Ranger position during school hours
- Patrol and monitor activity at Harper Park and fields on weekdays during school hours
- Educate and emphasize responsible pet ownership
- Park Ambassadors can provide roving and monitoring after-school hours and on weekends
- Six-month Pilot Program to be revisited in January 2024.



NMUSD Sites - Open Space for Recreational Opportunities



Westside NMUSD School Fields Proposed for After Hours Use

- Proposed school sites:
 - Rea Elementary
 - Wilson Elementary
 - Whittier Elementary
 - Pomona Elementary



Security Services

- Negotiating additional services at up to four (4) school sites with the current service provider, Lyons Security Services, as needed.
- During afterschool hours on weekdays and weekends.





Recommendations

1. Authorize an increase to the City's Table of Organization by one full-time Park Ranger position in the Police Department and increase the Fiscal Year 2023-34 Adopted Budget accordingly.
 2. Receive and file an update on upcoming amendments negotiated by the City Manager to the existing Lyons Security Services agreement to increase access to open space at up to four elementary school sites on the Westside (Rea, Wilson, Whittier, and potentially Pomona), as previously approved by the City Council.
- 
- 



Thank You

