



# AN ORDINANCE DESIGNATING LOCAL RESPONSIBILITY AREA FIRE HAZARD SEVERITY ZONES

City Council Meeting  
May 20, 2025





# Background:

- AB 337 (Bates 1992), prompted by the devastating Oakland Hills fire of 1991, called for CAL FIRE to evaluate Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA) and make recommendations where Very High FHSZ exist.
- SB 63 (2021), included a mandate for CAL FIRE to implement changes to enhance fire prevention efforts by through vegetation management and fire safety building standards due to recent significant wildland fires:
- Notable fires include:
  - Camp Fire (Paradise) - Nov. 2018, 18,000 structures lost, 85 fatalities, 153,336 acres.
  - Tubbs Fire (Santa Rosa) - Oct. 2017, 8,000 structures lost, including 5% of Santa Rosa.
  - Thomas Fire – Dec. 2017, 1,063 structures lost, 488 in Malibu, two fatalities.
  - Woolsey Fire – Nov. 2018, 1,600 structures lost, two fatalities, 98,000 acres.





# Analysis:

- In 2023, CAL FIRE notified agencies that an updated model was being created to reflect local conditions and incorporate additional factors following recent wildfires.
- The updated model adjusted fire intensity scores based on the most extreme fire weather at a given location, considering temperature, humidity, and wind speed.
- On March 24, CMFR received official transmittal of the FHSZ map.
- The maps evaluate Moderate, High, and Very High Hazards.  
*Hazard is based on physical conditions that create expected fire behavior over a 50-year period without considering short-term modifications.*
- Costa Mesa's map only included zones identified as Moderate and High.





# Analysis:

## Posting of LRA FHSZ Map:

- CMFR had 30 days after receiving a transmittal to make the information available for public review and comment (Government Code (GC) 51178.5).
  - On April 10<sup>th</sup>, the Map and Public Comment Survey was posted on the City website (<https://apps.costamesaca.gov/maps/FireHazard.html>).
  - On April 15<sup>th</sup>, the map was posted in the City Clerk's office.

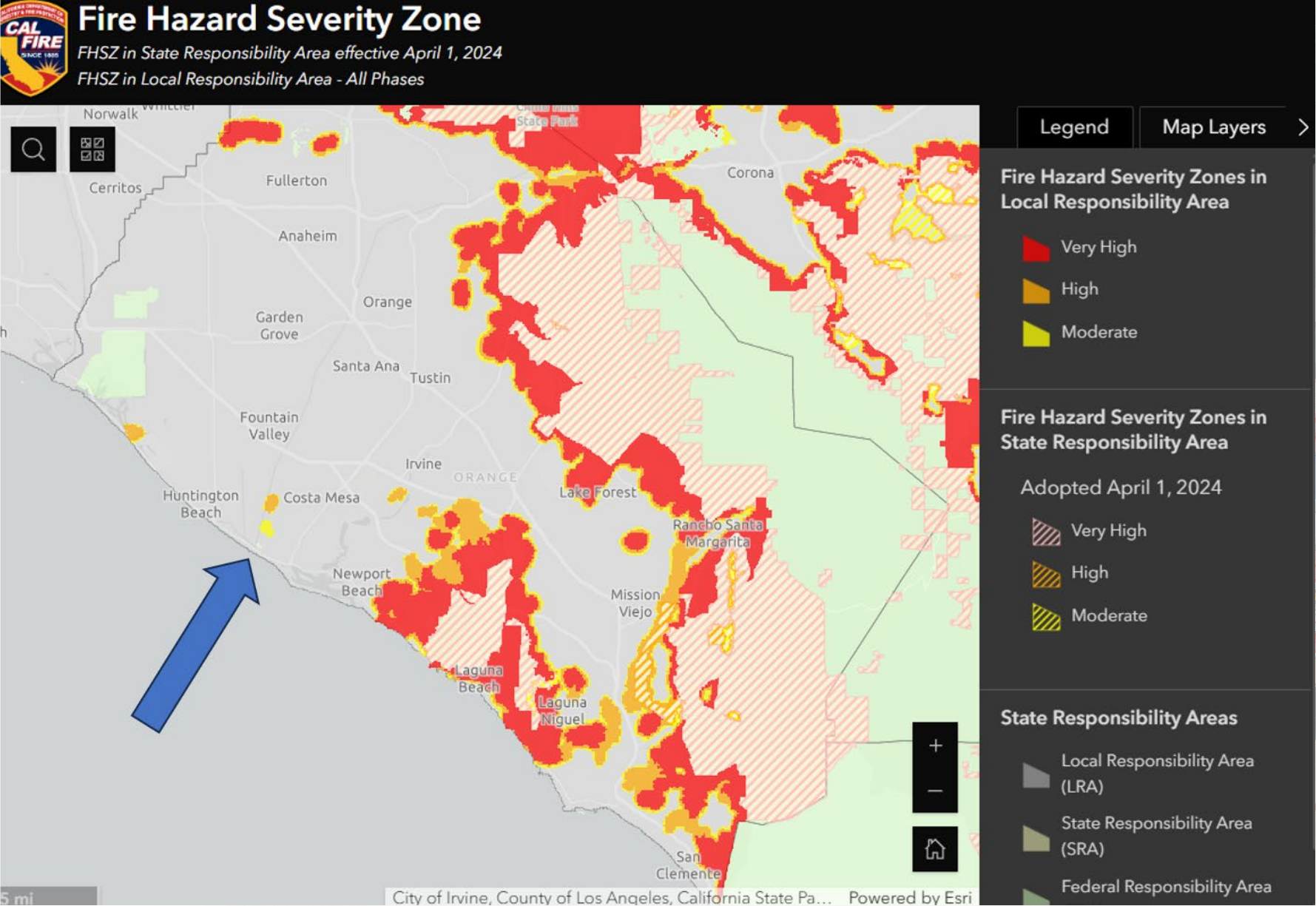
## Community Outreach:

- Three Emergency Preparedness community town hall events occurred that included a review of the map and adoption process:
  - March 31<sup>st</sup> at Costa Mesa Senior Center.
  - April 29th at Estancia High School.
  - May 15th at Balearic Community Center.



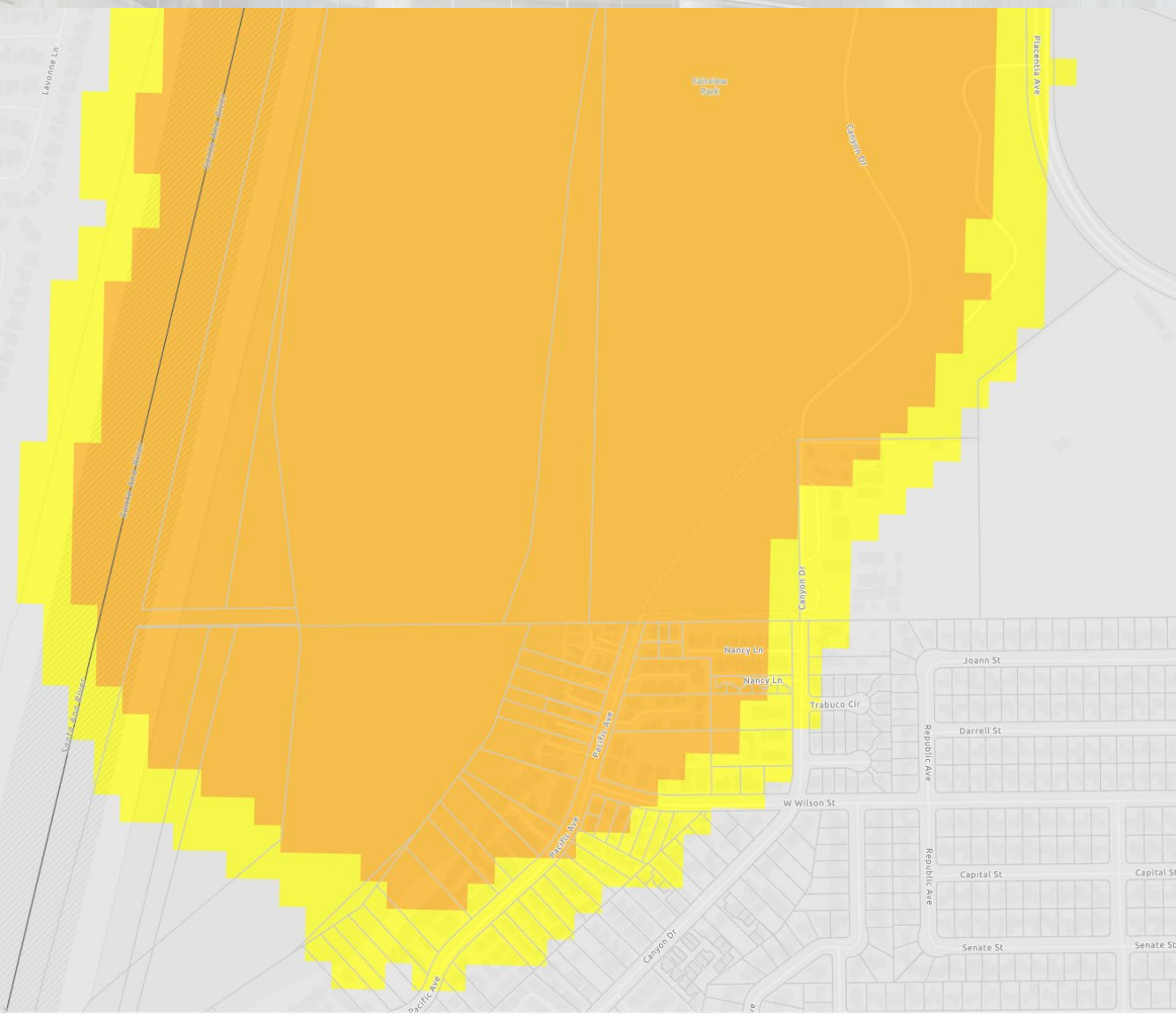
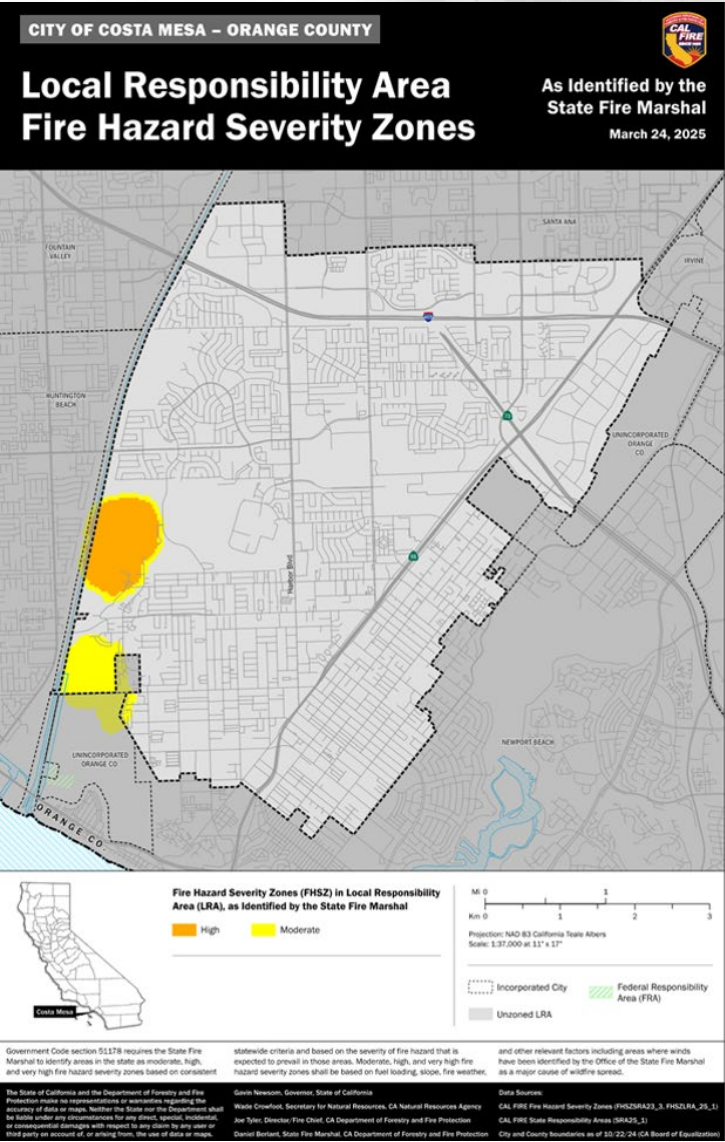


# Analysis:



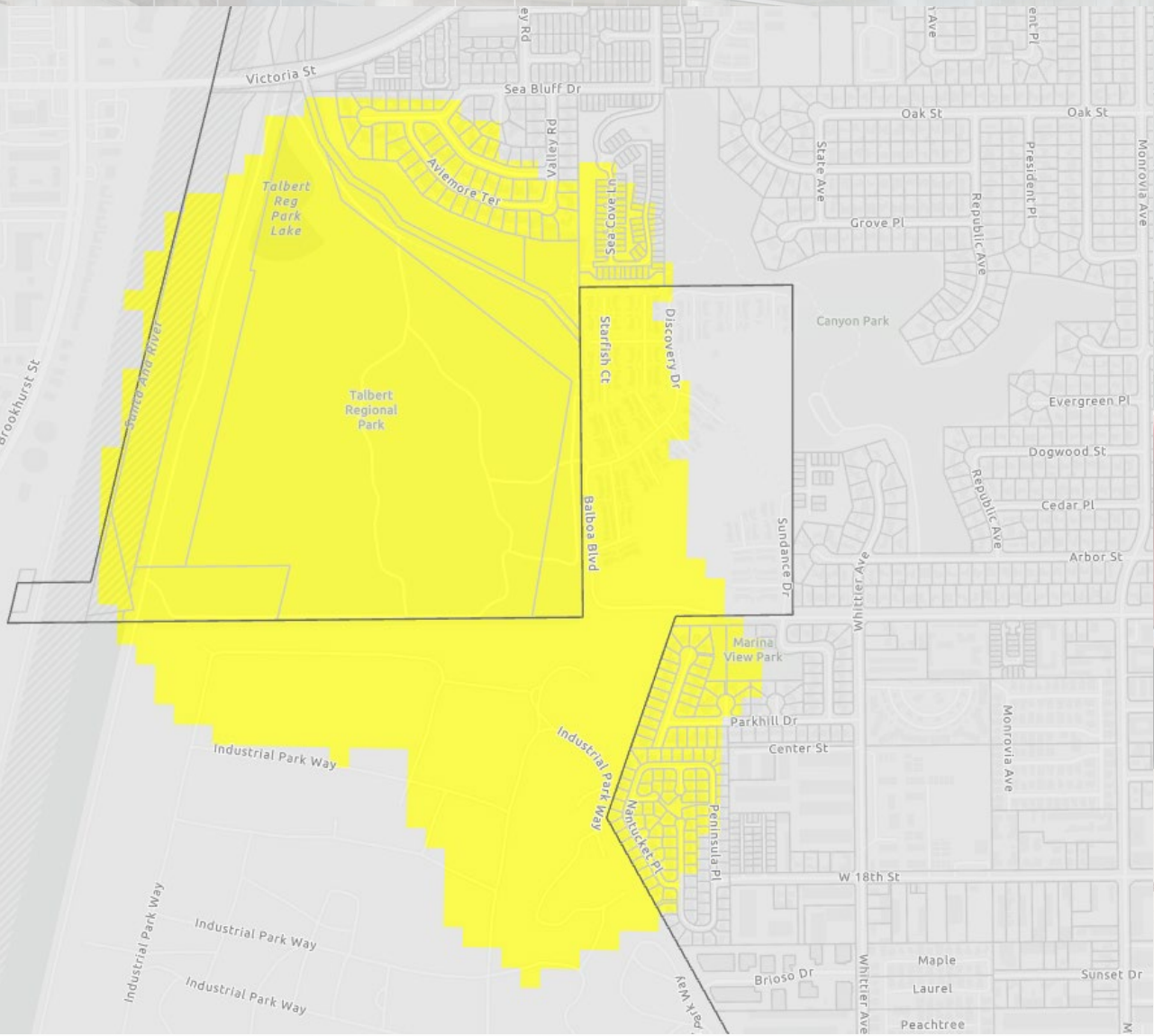
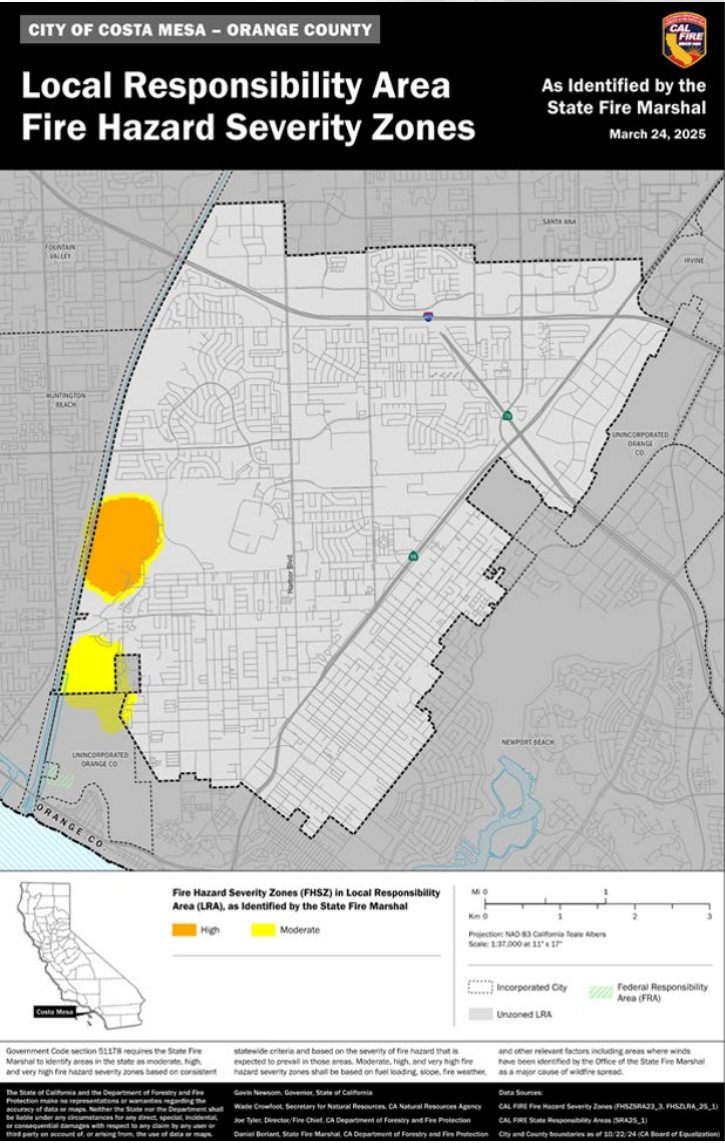


# Analysis:





# Analysis:





# Analysis:

## MODERATE ZONE:

- The Moderate zone is identified for knowledge and awareness of adjacent hazards.
- Defensible space requirements do not apply.  
*\*Note that the Public Works Department, in coordination with the Fairview Park Administrator and a Biological Consultant, annually conduct proactive brush clearance in areas of Fairview and Canyon Parks. A second clearance is completed based on seasonal growth.*
- Building and Fire Code requirements are no more restrictive than other areas of the city.





# Analysis:

## HIGH ZONE:

- Building and Fire Code requirements are currently no more restrictive than other areas of the city.
- Defensible space requirements do not apply.
- While parcels in the High FHSZ are not mandated by law to meet defensible space requirements, it is recommended that home and building owners consider low-cost home hardening retrofits and create defensible space voluntarily.
- Starting on July 1, 2025, the seller of any real property in a High FHSZ must provide a natural hazard real estate disclosure notice to the buyer highlighting any fire hardening retrofits that have been installed.





# Analysis:

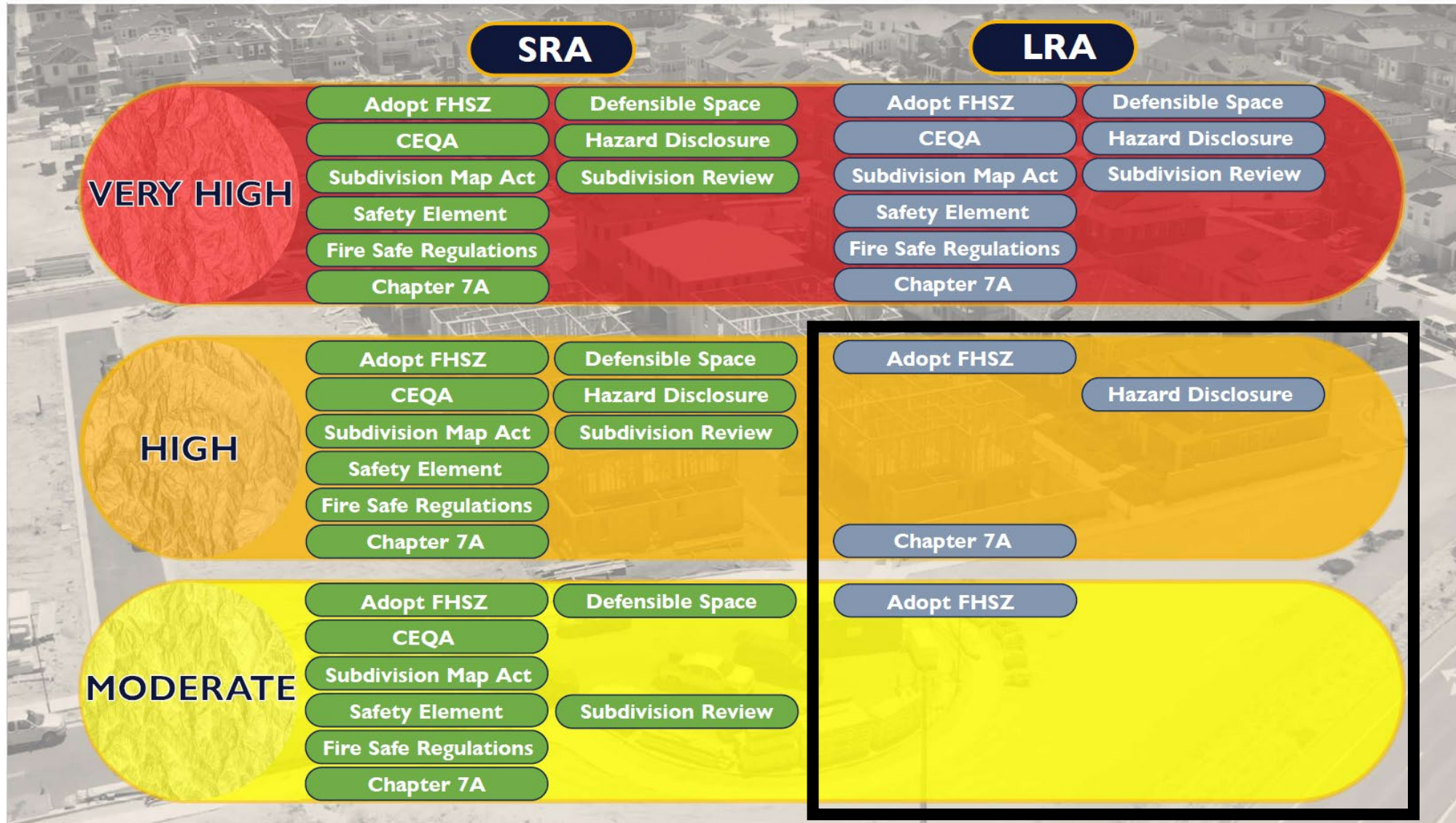
## FUTURE CODE CONSIDERATIONS:

- Future application of more restrictive Building and Fire Code requirements are proposed and currently being reviewed by the Office of the State Fire Marshal for High FHSZ areas.
- 2025 Wildland-Urban Interface (WUI) codes are proposed to include expanded requirements that will apply to High areas (effective 01/01/2026).
- The 2025 WUI Codes will address exterior wildfire exposure including ignition resistant construction roofing, vents, exterior coverings, windows, doors, decking and accessory structures.





# FUTURE CODE CONSIDERATIONS:





# Analysis:

## Ordinance Adoption:

CMFR has 120 days from transmittal to adopt the maps through ordinance (GC 51179).

- The local agency may not decrease the hazard level or map area of the LRA FHSZ (GC 51179).
- The local agency may increase the level or area following a finding supported by substantial evidence in the record that the requirements of Section 51182 are necessary for effective fire protection within the area.
- CMFR is not recommending an increase to the hazard level or area of the CAL FIRE developed LRA FHSZ map.







## RECOMMENDATION:

**CMFR recommends that the City Council introduce for first reading an ordinance designating moderate and high Local Responsibility Area Fire Hazard Severity Zones by map within the jurisdiction of the City of Costa Mesa.**







# Questions?

CMFR Fire Hazard Map Website QR:







**City of Costa Mesa**  
**2025-2029 Consolidated Plan &**  
**2025-2026 Annual Action Plan**

**City Council Meeting**  
**May 20, 2025**





# Background

Costa Mesa is a recipient of two U.S. Department of Housing and Urban Development (HUD) grant program funds:

- Community Development Block Grant (CDBG)
  - CDBG funds are used to achieve one of three National Objectives:  
1) Elimination of slums or blight 2) Meet an urgent need, or  
3) Benefit low- and moderate-income persons.
- HOME Investment Partnerships (HOME)
  - HOME funds create affordable housing for low- and very-low income households.

These two HUD programs annually provide approximately \$1.3 million to assist low-income Costa Mesa residents.



# Background – Income Limits

% median income	<div>Persons in Household</div> <div>2025 Orange County Income Limits Summary</div>							
	1	2	3	4	5	6	7	8
Extremely Low (30%)	\$35,550	\$40,600	\$45,700	\$50,750	\$54,850	\$58,900	\$62,950	\$67,000
Very-Low (50%)	\$59,250	\$67,700	\$76,150	\$84,600	\$91,400	\$98,150	\$104,950	\$111,700
(60%)	\$71,100	\$81,240	\$91,380	\$101,520	\$109,680	\$117,780	\$125,940	\$134,040
Low (80%)	\$94,750	\$108,300	\$121,850	\$135,350	\$146,200	\$157,050	\$167,850	\$178,700



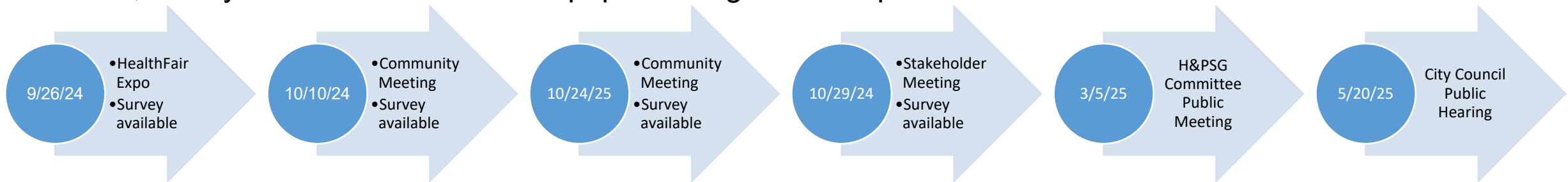
# Background

- The Consolidated Plan is a five-year strategic planning document required by the U.S. Department of Housing and Urban Development (HUD) for the City to receive CDBG and HOME funding.
- The Consolidated Plan includes an Executive Summary, Housing Needs Assessment, Housing Market Analysis, Strategic Plan, and Annual Action Plan.
- HUD requires that the City have a Citizen Participation Plan which outlines the public participation requirements for the Consolidated Planning process.



# Public Participation

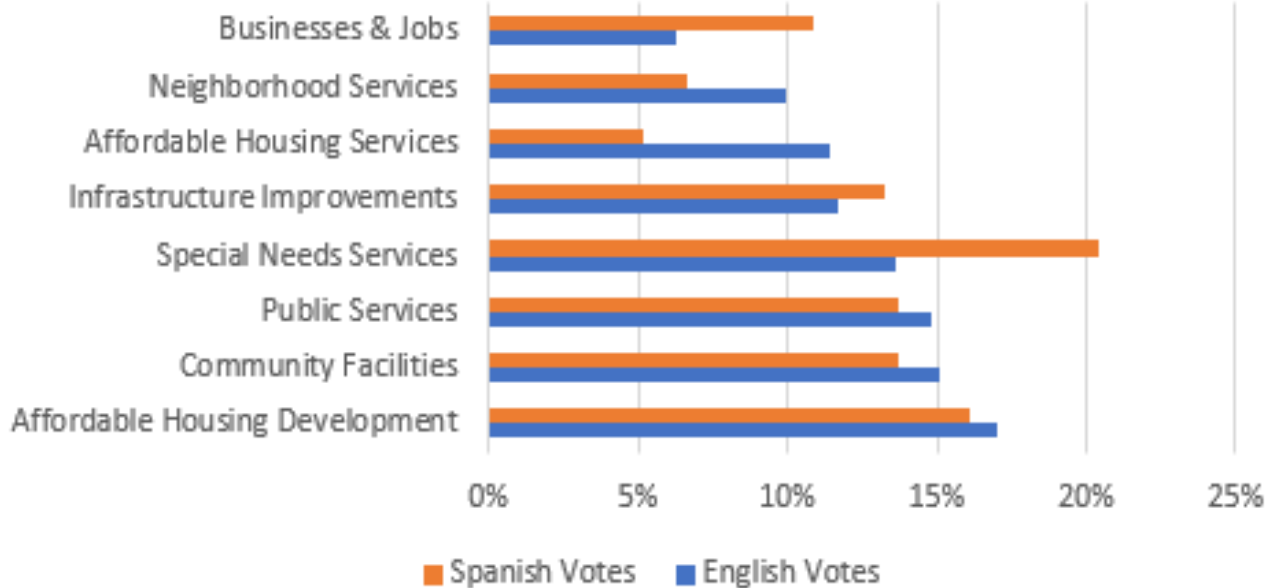
- Notices posted on City's website, social media, website event calendar, City Hall concierge screen, City Hall lobby, City Libraries and Community Centers
- Online Survey in English and Spanish available 9/25/24 – 2/28/25
- Notices emailed to community groups and nonprofit organizations including Orange County Housing Authority
- Announcements included in City Snapshot 9/27, 10/4 and 10/18, flyers available at community meetings (with survey QR code)
- Public Comment Period and Public Notice for Meeting for Draft Consolidated Plan posted on City website, at City Hall and in a local newspaper in English and Spanish: 4/18/25 to 5/20/25





# Public Participation

Community Meetings, Health Expo  
Funding Priorities



Affordable Housing Development ranks the highest among funding priorities overall, with special needs services ranking the highest among Spanish-speaking residents that attended community meetings

Stakeholder Meeting Funding Priorities

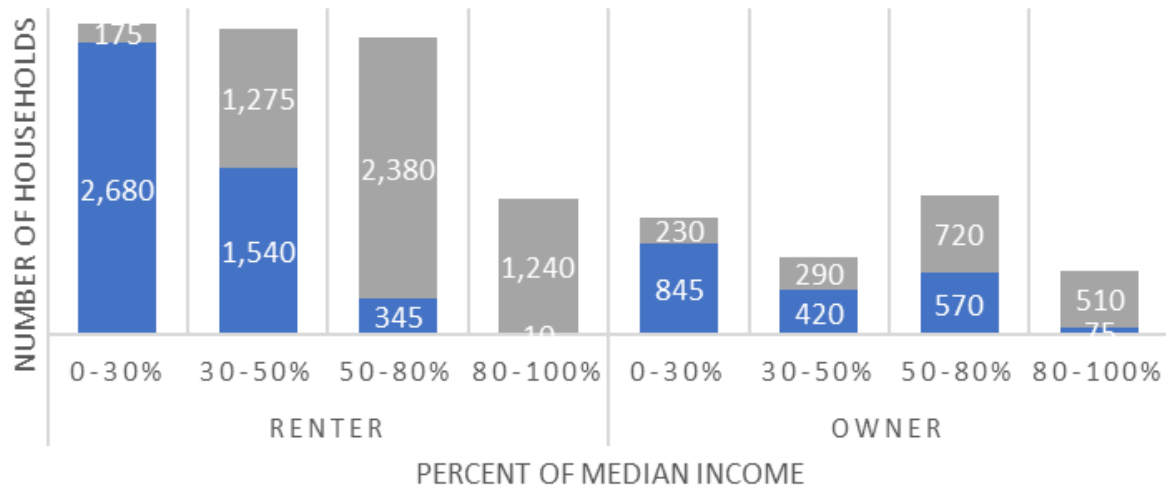




# Consolidated Plan: Housing Needs Assessment

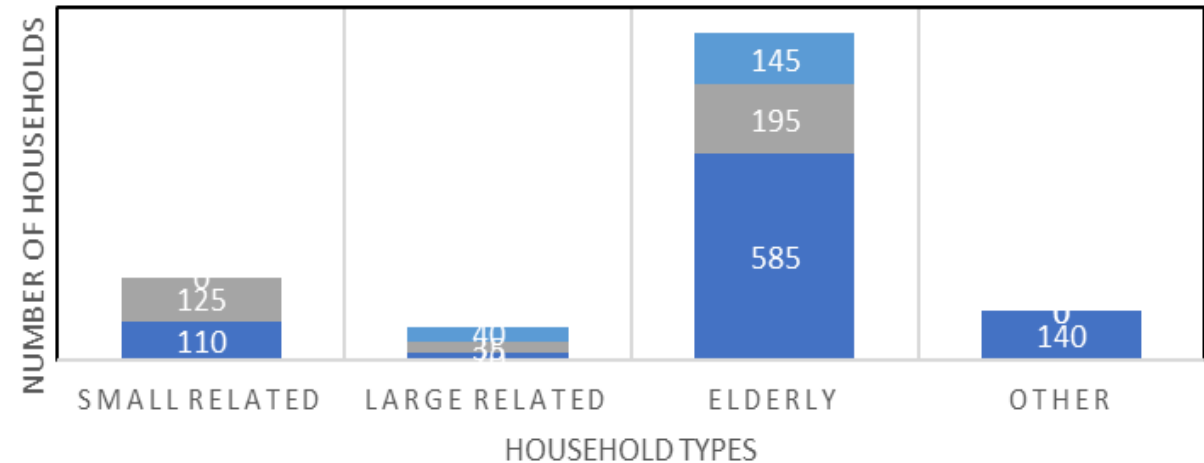
## HOUSING COST BURDEN RENTERS VS. OWNERS

■ Housing cost burden greater than 30% of income  
■ Housing cost burden greater than 50% of income



## HOMEOWNER HOUSEHOLDS WITH SEVERE HOUSING COST BURDEN

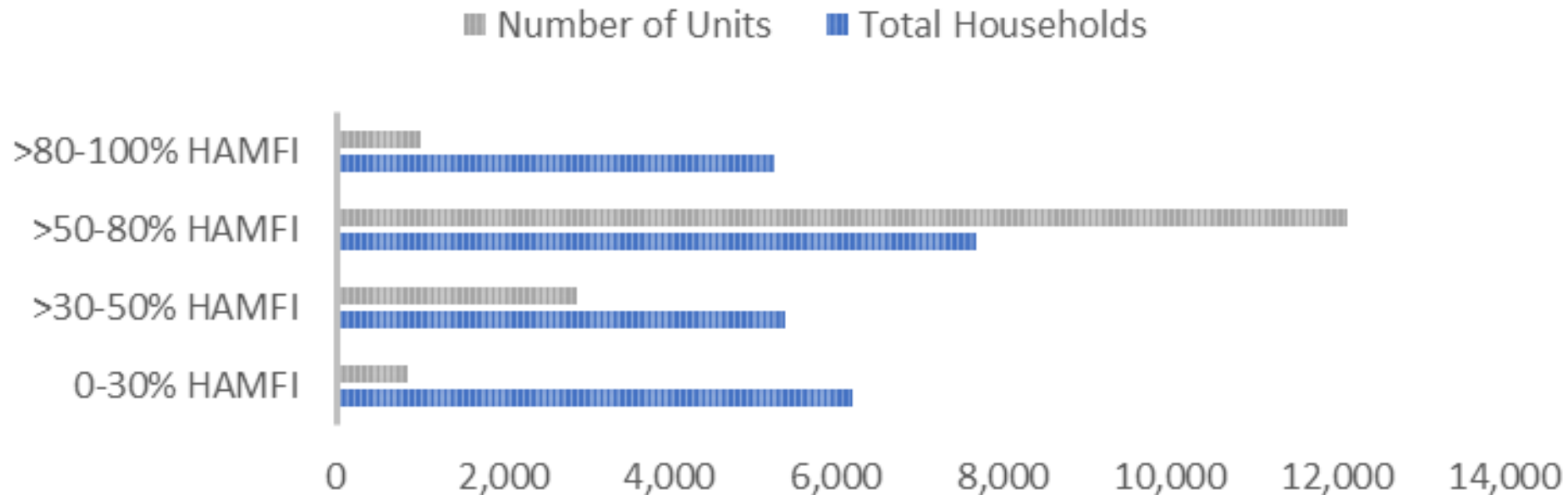
■ 0-30% AMI ■ 30-50% AMI ■ 50-80% AMI



Five-year data (2016-2020) from the American Community Survey (ACS) and the Comprehensive Housing Assessment Strategy (CHAS) automatically populates the 2025-2029 Consolidated Plan.

# Consolidated Plan: Housing Market Analysis

## UNITS AFFORDABLE TO HOUSEHOLDS BY INCOME RANGE





# Consolidated Plan: Strategic Plan

1	Goal Name	Housing Preservation
	Goal Description	To provide decent and affordable housing through a variety of activities, including owner-occupied housing rehabilitation, code enforcement, and rental housing acquisition/rehabilitation.
2	Goal Name	Infrastructure and Facility Improvements
	Goal Description	To enhance the suitability of the living environment through improvements to public infrastructures and facilities
3	Goal Name	Homeless Continuum of Care
	Goal Description	To provide supportive services and housing assistance for the homeless and near homeless
4	Goal Name	Public Social Services
	Goal Description	To provide services for low- and moderate-income persons, and those with special needs
5	Goal Name	Program Administration

# Annual Action Plan: FY 2025-2026 CDBG Funds

The FY 2025-2026 Annual Action Plan identifies CDBG resources to fund:

- Housing Rehabilitation Administration and *Grant* program
- Infrastructure/Public Facilities
- Code Enforcement
- Public Service Grants (maximum 15% allocation)
- CDBG program administration (20% of annual allocation maximum)

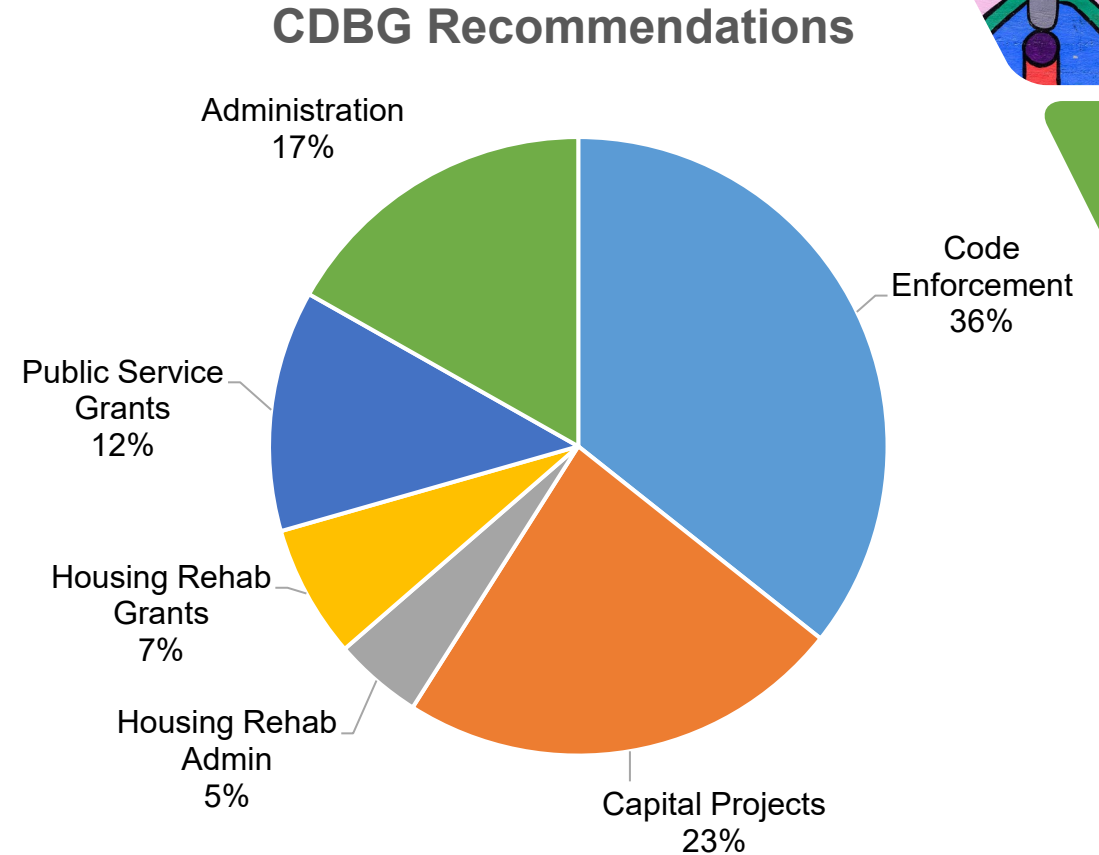
## FY 2025-2026 Annual Action Plan CDBG anticipated resources:

FY 2025-2026 CDBG Allocation	\$907,261
Previous Year(s) Unused Funds	\$172,000
Program Income	\$0
TOTAL Anticipated Resources	\$1,079,261



# FY 2025-2026 CDBG Funds- \$1.04M

1. Public Service Grants: \$136,089
  - *Maximum 15% of annual allocation*
2. Infrastructure: \$251,720
  - Staff Recommends Wilson Street Westside Neighborhood Improvement
3. Code Enforcement: \$385,000
4. Housing Rehab Administration: \$50,000
5. *Housing Rehab Grants: \$75,000*
6. Administration: \$181,452
  - *Maximum 20% of annual allocation*
  - *Includes \$20,000 Fair Housing Services*



# CDBG Public Service Applications

Applicant Name	Program	# Served	Population Served	Amount Requested	Committee Recommends	Amount Recommended
Families Forward	Support Svcs	33	Homeless	\$30,000	Yes	\$26,522
Human Options	Housing	58	Homeless	\$30,000	Yes	\$26,522
Trellis	Labors of Love	15	Seniors	\$30,000	Yes	\$15,913
Project Hope Alliance	Case Mgmt	83	Youth	\$30,000	Yes	\$21,219
Stand Up for Kids OC	Case Mgmt	(25)	Youth	\$30,000	No	--
Assistance League Newport Mesa	Operation SchoolBell	300	Youth	\$30,000	Yes	\$15,913
<b>TOTAL</b>						<b>\$106,089</b>



# Annual Action Plan: FY 2025-2026 HOME Funds

The FY 2025-2026 Annual Action Plan identifies HOME resources to fund:

- Housing Rehabilitation program
- TBRA program administered through Families Forward
- *Affordable Rental Housing Project(s)*
- CHDO set-aside (15% of annual allocation required); and
- HOME program administration (10% of annual allocation maximum)

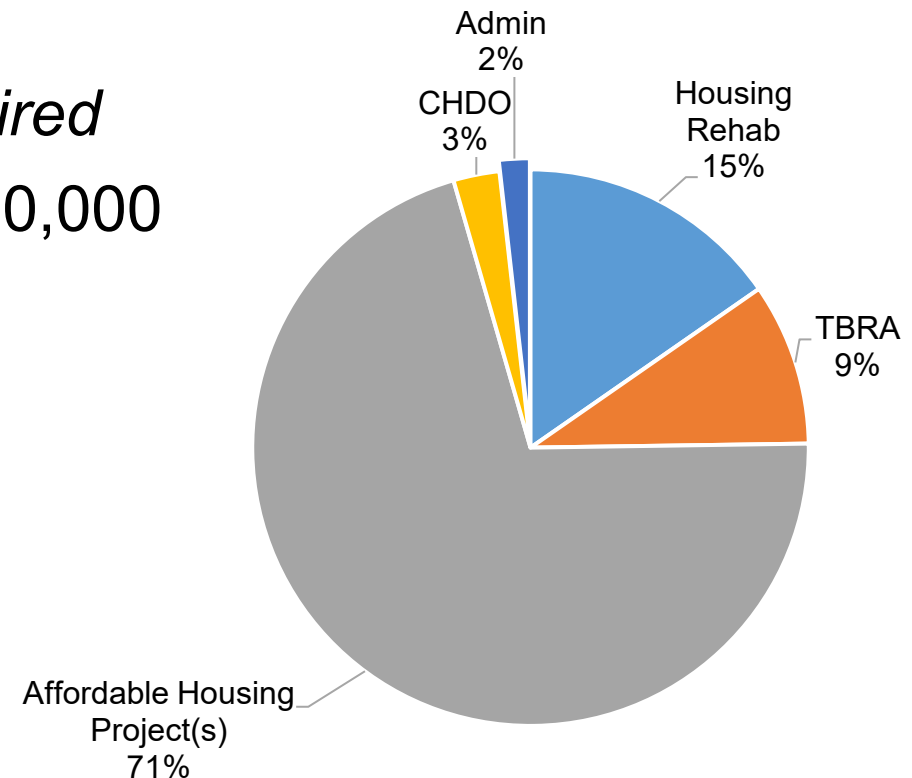
## FY 2025-2026 Annual Action Plan HOME anticipated resources:

FY 2025-2026 HOME Allocation	\$378,720
Previous Year(s) Unused Funds	\$1,685,283
HOME Program Income	\$50,000
TOTAL Anticipated Resources	\$2,114,003

# FY 2025-2026 HOME Funds \$2.11M

1. Single-family Housing Rehabilitation Program: \$319,323
2. Tenant Based Rental Assistance: \$200,000
3. Affordable Housing (CHDO): \$56,808
  - 15% of annual allocation set-aside required
4. Affordable Housing Project(s) RFP: \$1,500,000
5. Administration: \$37,872
  - Maximum 10% of annual allocation

HOME Recommendations







# Recommendations

Staff recommends that City Council:

1. Approve the recommended allocation the Fiscal Year (FY) 2025-2026 Community Development Block Grant and HOME Investment Partnerships Grant.
2. Adopt a resolution to:
  - Approve the 2025-2029 Consolidated Plan including the 2025-2026 Annual Action Plan and amended Citizen Participation Plan.
  - Approve the 2025-2029 Orange County Regional Assessment of Fair Housing.
3. Authorize the City Manager, or the City Manager's designee, to submit the 2025-2029 Consolidated Plan, including the 2025-2026 Annual Action Plan, to the U.S. Department of Housing and Urban Development.
4. Designate the City Manager, or the City Manager's designee, as the official representative of the City to administer the programs and to execute and submit all required agreements, certifications, and documents required by HUD, and execute all agreements and subrecipient agreements for the use of funds approved in the 2025-2026 Annual Action Plan.

# TOWNSEND

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## Legislative Update

*May 20, 2025*



# Company Overview

- Townsend Public Affairs, Inc. (TPA) was founded in 1998 by Christopher Townsend with a mission to support organizations that improve our communities.
- TPA has represented over 300 local public agencies, including cities, counties, transportation agencies, water and sanitation districts, school districts, community college districts, park and recreation districts, and other special districts.
- TPA ranks among the Top Five lobbying firms registered with the California Secretary of State.
- TPA provides federal advocacy services to more California public agencies than any other federal advocacy firm in the nation.



# Funding Secured Since 2018

PROJECT	SOURCE	AMOUNT
Transportation & FEMA Grants	Federal	\$1,773,791
Local Transportation Grants	County	\$8,686,546
State Earmarks	State	\$18,950,000
<b>TOTAL FUNDING SECURED</b>		<b>\$29,410,337</b>



# State Update



# Sacramento Legislative Session Overview

Policy Committee Deadline – May 9

May Revise – Mid-May

Fiscal Committee Deadline – May 23

First House Deadline – June 6

Budget Deadline – June 15



# Governor's May Revise Budget Proposal

Governor Newsom's plan delivers a \$321.9 billion budget with a \$12 billion deficit, backed by \$15.7 billion in reserves.

The Governor and Legislature will continue working toward an agreed upon spending plan.



# Special Session Budget Items



\$2.5 billion in  
wildfire aid (reserve  
and Climate Bond  
sources)



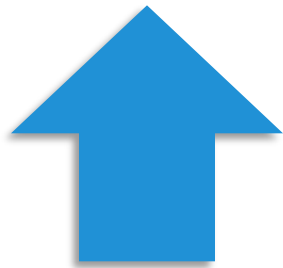
\$25 million to DOJ  
for Presidential  
Administration  
Litigation





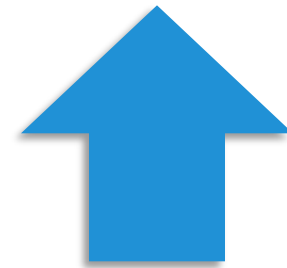
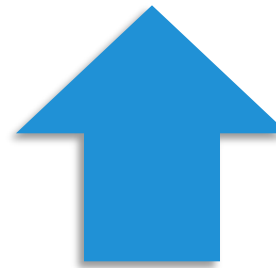
# State Budget Update

## Revenues



**State Income Tax Revenue**  
**Corporate Income Tax Revenue**

## Expenses



**LA Wildfire Recovery Efforts**  
**Medi-Cal Commitments**



# State Budget Update

May Revision  
Deficit

CA-DC Fiscal  
Dynamics Drive  
Uncertainty

Overspending in  
Key Programs

Stock Market  
Spiral Could  
Mean Turbulence  
in Future Years



# Key Legislative Issues for 2025

Proposition 36 Implementation

Cap and Trade Reauthorization

Housing: DBL & RHNA Reform

Property Insurance Availability and Affordability

Sober Living Homes

# Federal Update





# 2025 Key Federal Issues

119th Congress: Evolving  
Federal Dynamics

CA/DC Dynamics:

- Climate standards
- Sanctuary City/State Policies
- Grant Funding programs

Continuing Resolution  
Through September

Budget  
Reconciliation

# FY 2026 Community Project Funding Requests

Project	Description	Requested Amount	Status
Real Time Crime Center	The project would fund a centralized hub where officers, dispatchers, crime analysts, and investigators can access, analyze, and share critical information in real time.	\$2,500,000	Pending Selection
Westside Substation	This project would demolish, redesign, and ultimately rebuild the outdated Westside Police Substation to better serve the community's public safety needs. .	\$5,325,000	Pending Selection
Senior Center Renovation	This project will replace the aging roof and HVAC units at the Costa Mesa Senior Center, along with making other much-needed facility improvements	\$2,400,000	Pending Selection
Victoria Corridor Park and Street Improvements	This project will revitalize the Victoria Street Corridor through the creation of a linear green space and key infrastructure upgrades that will deliver lasting health, safety, and mobility benefits to the community	\$3,500,000	Pending Selection



# Advocacy Program



- Regular check-in meetings with City staff
- Identification of legislative and budget priorities for 2025
- Consistent reports and updates on priority issues
- Legislative platform review and updates
- Advocacy trip planning
- Ongoing advocacy in Sacramento and Washington, DC on behalf of City legislative priorities and budget requests
- Relationship development with Legislative Delegation / Leadership

# Questions?



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# Legislative Platform

May 20, 2025



# Overview

## Legislative Platform

- Initial review and adoption
- Framework to identify and support policies aligned with City Council goals
- Enables the City to pursue legislation and funding opportunities
- Staff is requesting feedback

## City Legislative Process

- Process
- Bill Matrix



# Legislative Platform

- The proposed Legislative Platform is based on City Council adopted Goals, City priorities, and statements of principles that were identified with input from Department Directors.
- The Legislative Review Team (Mayor, Mayor Pro Tem, and City Manager) provided input on the City's major priorities that should be reflected and discussed with the Council, this includes areas in housing, public safety, and transportation.



# City Council Goals

Strengthen the Public's Safety and Improve the Quality of Life

Achieve Long-Term Fiscal Sustainability

Diversify, Stabilize and Increase Housing to Reflect Community Needs

Maintain and Enhance the City's Facilities, Technology and Equipment

Advance Environmental Sustainability and Climate Resiliency



# Strengthen the Public's Safety and Improve the Quality of Life

Support for measures that address community risks, reduce substance abuse, and crime prevention

Support measures improving transit, housing stability, and programs that serve our youth and seniors

Oppose unfunded mandates and reductions that impact local services





# Achieve Long-Term Fiscal Sustainability

Support for continued funding of essential services to residents and protecting local revenues

Oppose restrictions on fees to recoup costs for services





# Diversify, Stabilize & Increase Housing to Reflect Community Needs

Support measures that promote coordination and resources to address and prevent homelessness

Oppose eliminating CDBG or other funds that provide housing assistance or support the Bridge Shelter

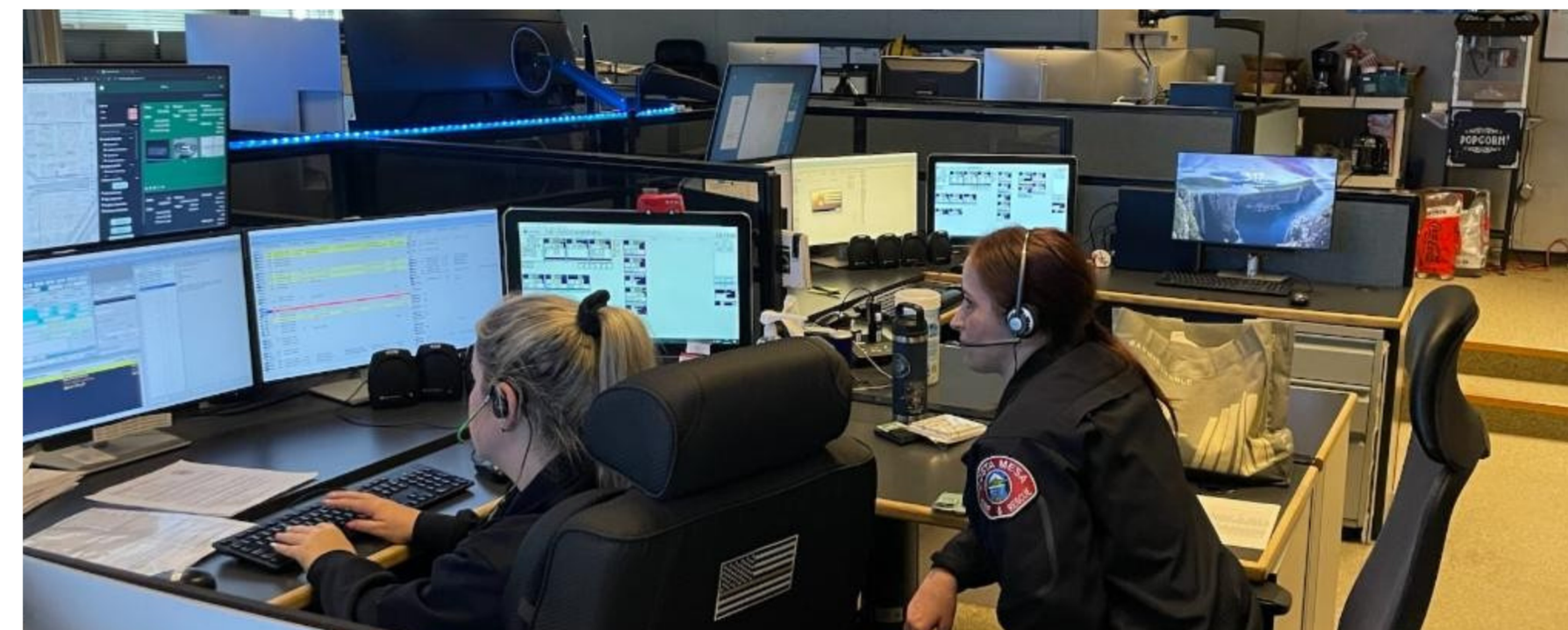




# Maintain and Enhance the City's Facilities, Technology and Equipment

Support funding for parks, infrastructure and community facilities

Oppose legislation or diversion of local funds for these amenities





# Advance Environmental Sustainability and Climate Resiliency

Support investments to transition to clean energy

Oppose eliminating programs that assist local agencies in planning or implementing projects to achieve sustainability





# City Legislative Review Process

## Legislation or Appropriations

- Identified by staff or TPA
- Identified by LRT
- Legislative Partners
  - League of California Cities
  - ACC-OC
- Community Groups



## Research & Analysis

- Legislative Committees
- City Departments Review
- Legislative Partners
- Community Feedback



## Positions Adopted

- Legislative Review Team (Council Policy #8)
- City Council



# Bill Matrix

	Bill Name	Support	Neutral	Oppose
Cal Cities Sponsored Legislation	AB 476 (Gonzalez, Mark), Metal Theft	X		
	SB 74 (Seyarto), Infrastructure Gap Fund	X		
	SB 346 (Durazo), Short-term rental facilitators	X		
	SB 496 (Hurtado), ACF Regulations	X		
	SB 569 (Blakespear), Caltrans and Encampments	X		
ACC-OC Supported Legislation	AB 424 (Davies), Alcohol and Other Drug Programs: Complaints	X		
	AB 425 (Davies), Certification of Alcohol and Other Programs	X		
	AB 492 (Valencia), Alcohol and Drug Programs: Licensing	X		
	SB 329 (Blakespear), Alcohol and Drug Recovery or Treatment Facilities	X		

# Bill Matrix (continued)

	Bill Name	Support	Neutral	Oppose
Community & Local Organizations Requests	AB 382 (Berman), School Zone Speed Limits	X		
	AB 981 (Gipson), Active Intelligent Speed Assist Devices	X		
	AB 1085 (Stefani), License Plate Obstruction	X		
	SB 79 (Wiener), Public Transit Housing		X	
	SB 358 (Becker), Vehicular Traffic Impact		X	
	SB 445 (Wiener), Complete Streets Facilities	X		
	SB 455 (Blakespear), Electric Bicycles	X		
	SB 720 (Ashby), Automated Traffic Enforcement Systems	X		



# Recommendations

- Receive and file update on Federal and State budgets from Townsend Public Affairs
- Review and adopt the proposed Legislative Platform
- Adopt the recommended legislative positions

# Questions?

