



2023
ANNUAL REPORT



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



City of Costa Mesa
Development Services Department
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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 2023 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 6th 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. This 7th Edition of the Annual Progress Report includes the annual review for 2023.

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 2023 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 2023.

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 6th 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 Table 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
Land Use Element Goal LU-1: A Balanced Community with a Mix of Land Uses to Meet Resident and Business Needs	
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.	
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.	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. 2023 - Adopted Ordinance No. 2023-03 (Code Amendment CO-2022-01) Amendment to the CMMC Title 13 to clarify Accessory Dwelling Unit (ADU) provisions and to modify standards to conform to State legislation. The amendment satisfies Housing Element Program 3E which specifies that the City will review and revise the ADU provisions as necessary to comply with State law. The amendment also clarifies provisions to improve permitting processing. The City also post a user friendly FAQ on the City's website to assist the public: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/accessory-dwelling-units-adu - The City approved 81 ADU building permits and 28 ADUs completed constructions in 2023. - Four Senate Bill (SB) 9 residential applications. The approved SB 9 applications included one application for the creation of one new parcel, one application that allowed an additional residential unit, and two applications that created two new parcels with a residential unit on each parcel.
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.	

	• Housing Element Appendix B – Table B-6: Housing Opportunity Sites: ○ The Hive – Table B-6 includes the football training field that is located at 3333 Susan Street of approximately 4 acres. This site was projected to accommodate a total of 432 residential units. The property owner of the Hive submitted a General Plan Screening Application for this site and includes the existing Hive office space campus. The proposed project encompasses approximately 14.25 acres and will include 1,050 residential units, 2,500 square feet of retail space, and 5.05 acres of open space. The project proponent will conduct community outreach and complete a comprehensive project-specific fiscal analysis to identify both positive and negative fiscal impacts. ○ Fairview Developmental Center (FDC) – Table B-6 includes the FDC site that is located at 2476 Mark Street. The 109-acre site is one of largest housing opportunity sites identified in Table B-6 and was projected to accommodate 2,300 residential units. The City executed a Professional Services Agreement with PlaceWorks for community visioning and land use planning services for the FDC project. The Community Outreach phase was initiated in October 2023 and created an informational webpage www.fdchousingplan.com. • Affordable Housing (Inclusionary) Ordinance – Housing Element Program 2A – The City kicked off the affordable housing ordinance effort in 2021 and retained Keyser Marston Associates (KMA) to complete the required Financial Evaluation and draft Ordinance. The City held two joint City Council/Planning Commission Study Sessions and held 17 stakeholder meetings to draft the Ordinance. Planning Commission considered and recommended approval of the Ordinance in December 2023. The Affordable Housing Ordinance (Ordinance No. 2024-02) was approved for first reading by City Council on April 2, 2024. • Reviewed and revised various sections of CMMC Outdoor Dining Provisions (Code Amendment PCTY-23-0002) to allow temporary outdoor dining areas that were approved during the pandemic to become permanent. The outdoor dining areas are subject to compliance with development standards and the streamlined approval process for the installation of new outdoor dining areas.
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	Adopted Urgency Ordinance No. 2023-04 The City approved a Tenant Protection Program which includes adoption of the Urgency Ordinance No. 2023-04 amending various section of CMMC, allocation of funds to support the program and create three full time staff positions to implement, monitor and enforce the Ordinance, and conduct outreach to landlords.
Land Use Element Goal LU-2: Preserve and Protect Residential Neighborhoods	
Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.	
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.	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. Public and private projects are reviewed, designed and conditioned, as necessary, to be consistent with these policies to preserve and protect residential neighborhoods.
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.	
Land Use Element Goal LU-3: Development that Maintains Neighborhood Integrity and Character	
Objective LU-3A: 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 development applications are reviewed to ensure that they are compatible with surrounding neighborhoods. When needed, projects are conditioned to operate in a manner that is not detrimental to the surrounding area (e.g. limited hours of operation, project design, parking management, on-site/off-site improvements). 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
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.	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. 2023 • Approved one small lot subdivision, two live/work development, four Urban Lot (SB-9) development, and two design review that will result in at 31 new residential units. • Continue to 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. • Continue to utilize HOME Funds from HUD for Housing Rehabilitation Program, Affordable Rental Housing and for Community Housing Development Organization project
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.	
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.	

Land Use Element Goal LU-4: New Development that Is Sensitive to Costa Mesa's Environmental Resources	
Objective LU-4A: 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 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.	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.
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.	
Land Use Element Goal LU-5: Adequate Community Services, Transportation System, and Infrastructure to Meet Growth	
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.	
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.	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 2023. 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 2023. 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
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.	

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.	Study. The Development Phasing and Performance Monitoring Program (DPPMP) Report is no longer 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. 2023 - Adopted Resolution No. 2023-65 Resolution of the City continuing the Traffic Impact Fee for new development that incorporates recommendations from the Traffic Impact Fee Ad Hoc Committee, which includes: - Continue a traffic impact fee of \$235 per Average Daily Trip (ADT) based on the Capital Improvement Projects and Active Transportation projects in the adopted Active Transportation Plan (ATP). - Approve allocation of up to ten percent (10%) of traffic impact fees towards traffic signal synchronization projects. - Approve a five percent (5%) reduction in automobile trips as a result of ATP implementation and an additional (5%) reduction in automobile trips for developments proposing to implement active transportation improvements beyond typical development requirements. - Approve the annual accounting of the Citywide Traffic Impact Fee Program. - The City and Newport-Mesa Unified School District (NMUSD) worked together to open the Harper School's fields adjacent to Harper Park. Public access to the fields is available after school hours, which is 4 p.m. Monday through Friday and weekends for families to recreate and enjoy the outdoors.
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.	
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.	
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.	

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.	
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.	
Land Use Element Goal LU-6: Economically Viable and Productive Land Uses that Increase the City's Tax Base	
Objective LU-6A: Ensure the long-term productivity and viability of the community's economic base.	
LU-6.1 Encourage a mixed of land uses that maintain and improve the City's long-term fiscal health.	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. 2023 - Reviewed and revised various sections of CMMC Outdoor Dining Provisions (Code Amendment PCTY-223-0002) to allow the temporary outdoor dining areas approved during the pandemic to become permanent subject to compliance with aesthetic standards and establishes development standards and streamlined approval process or the installation of new outdoor dining areas. - City launched the Totally Electronic Self Service Application TESSA the new Land Management System in August 2023. The online system is a one-stop-shop electronic permitting and licensing application system. TESSA allows an applicant to submit permit and license applications electronically, track progress, communicate with City staff, make
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.	

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.	payments, submit community concerns through the City's "CostaMesa311" app. - City initiated a review of City's Cannabis regulations to address concerns regarding potential amendments to address business displacement and overconcentration of retail cannabis businesses. The draft ordinance was considered by Planning Commission in December 2023. - Adopted Resolution No. 2023-24 The City approved 2022-2023 Annual Report for the Business Improvement Area (BIA) and adopted a resolution declaring the City's intention to levy an annual assessment for Fiscal Year 2023-2024 for BIA covering certain Costa Mesa hotels and motels and setting the time and place for a public hearing on the proposal.
Objective LU-6B: 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.	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.
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.	
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.	
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.
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.	2023 Staff and members of the City Council attended the 2023 Las Vegas ICSC event.
Land Use Element Goal LU-7: A Sound Local Sustainable Economy that Attracts Investment, Creates Educational Opportunities, and Generates Employment Opportunities	
LU-7.1 Endeavor to create mixture of employment opportunities for all economic levels of residents and businesses.	2023 Planning Staff continue to meet with property owners, applicants and developers to discuss development opportunities and the development/permitting review process and provide advisement based on the General Plan Policies and Zoning Code.
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.	
Land Use Element Goal LU-8: Promote a range of multiple uses at the Fairview Developmental Center site	
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.	2023 City approved scope of work for an agreement between the State of California and the City of Costa Mesa in 2022, providing for \$3.5 million in state funds to the City for Community outreach and land use planning efforts for the Fairview Development Center. The City retained PlaceWorks to assist the City in the community visioning, specific plan and environmental review process. The City kicked off the community outreach phase in October 2023.
Land Use Element Goal LU-9: Ensure that Fairgrounds uses are consistent with the General Plan designation	

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.	All proposed changes will comply with this policy. To date, there have not been any proposed land use changes for the Fairgrounds.
Land Use Element Goal LU-10: Promote the growth of tourism	
Objective LU-10A: Promote structural improvements of visitor-oriented land uses.	
LU-10.1 Engage with property owners, developers, and business owners to encourage the revitalization of the hotel/motels.	City Staff meets with hotel/motel owners to discuss site improvement upon request.
LU-10.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include: - Updating building mechanical, electrical, or plumbing to comply with current building standards - Updating physical improvements to the site - Adding hotel amenities to the site - Updating or improving the landscaping on the site - Updating or improving the façade of the building(s)	2023 City approved a minor amendment to the Avenue of the Arts Hotel Master Plan PA-16-50 to entitle minor design changes to the parking structure, and reconfiguration of ancillary spaces - including additional rooms, rooftop terrace and conference areas.
Objective LU-10B: Promote growth of visitor-oriented land uses.	
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.	For 2023 there have not been any applications to establish a new Motel or hotel with the City. Any future request to establish visitor-oriented land uses such as motels and hotels will be encouraged to be located near major transportation corridors.
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.	2023 City approved a minor amendment to the Avenue of the Arts Hotel Master Plan PA-16-50 to entitle minor design changes to the parking structure, and reconfiguration of ancillary spaces - including additional rooms, rooftop terrace and conference areas.
Objective LU-10C: Promote uses and events that make visitor-oriented business more economically viable.	
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.	The Arts and Culture division is part of the Parks and Community Services department for the City of Costa Mesa.
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.	2023: The City held and promoted several community events throughout the year, and includes the following events:

LU-10.7 Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County.	- Costa Mesa Playhouse presents "Bruce Norris' Clybourne Park" - Free Train Rides by the Orange County Model Engineers at Goat Hill Junction Railroad - Costa Mesa Art Crawl - Fairview Park Alliance – Vernal Pool Watershed Restoration Events - Fairview Park Nature Walk - Organic County Organic Gardening Club – Spring Bonanza Seedling Exchange - The City promoted the Save Our Youth (SOY) Bike Rodeo event – a community bike safety clinic for children and youth K-12 - SOCO Farmers Market - Spring Fest – Pirate Adventure at Lions Parks - Earth Day Festival - Spring Break Pet Event - Costa Mesa Chamber Mixer - Bike to School Day 2023 - Harbor Mesa Lions Club Fashion Show - Eat to Support Community Fundraiser - Love Costa Mesa Day - Compost and Dump Days - 2023 Cougar Cup - Symphony on the Go! - OCTA – Walk and Roll Festival - Movies in the Park - Luke Davis Field Extravaganza - 76th Annual Costa Mesa Newport Harbor Lions Club Fish Fry - July 3rd Independence Day - Concerts in the Park - Deigo Sepulveda Adobe 200th Birthday Celebration - Knowledge and Health Expo - Legal Assistance Workshops for Residents and Community - Scarecrow Festival - Fire and Rescue Annual Open House - Barktoberfest - Trunk or Treat - Avocado Street Clean-up Day - Halecrest Park Annual Chilli Cook Off - Chat with [Police] Chief – Listening Tour - Snoopy House
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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. The City has been actively modifying street standards over the past few years on several projects. Examples include Bristol Street, Randolph Street, Placentia Avenue, Newport Boulevard Frontage Road, Fairview Road, etc. The City has reduced lane widths, widened bike lanes, created bicycle lane buffers, etc. Streets that have been upgraded with multi-modal improvements include, but are not limited to, Arlington Drive and Red Hill Avenue. 2023 • The City held a Community Public Outreach Events for the Bicycle Wayfinding Signage Project and Mesa Del Mar Multimodal Improvements Project. The designs for the Bicycle Wayfinding Signage were completed in December. Installation of the signs are anticipated to be installed in 2024. • The City promoted the Save Our Youth (SOY) Bike Rodeo event – a community bike safety clinic for children and youth K-12. • The City’s Active Transportation Committee meetings are typically scheduled on the first Wednesdays of the month. The Committee helps plan and implement a robust Active Transportation Network for the City by improving bicycle and pedestrian connectivity throughout the City. The meetings are open to the public.
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.	General Statement on Implementation: 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. Roundabout along Meyer Place have been removed and Public works will install speed feedback signs in the
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.	northbound direction of Meyer Place, raised crosswalk at West Bay Street near Mayer Place, and bulb-outs at Surf Street and Meyer Place. 2023: Award a Professional Service Agreement to TDG Engineering, Inc. for professional engineering design services for Fairview Road Active Transportation Improvements. Project will improve bicycle and pedestrian access and mobility along Fairview Road and Fair Drive to Newport Boulevard. The Fairview Road Active Transportation Improvements project will design a Class IV bicycle facility on Fairview Road by reducing the number of vehicle lanes from six lanes to four lanes from Fair Drive to Wilson Street. From Wilson Street to Newport Boulevard, the project will design bicycle facility
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.

improvements including buffered bike lanes. The pedestrian design improvements will include high-visibility crosswalks, a midblock pedestrian hybrid beacon between Wilson Street and Fair Drive with a pedestrian refuge island, and bus boarding islands to improve pedestrian connectivity and safety.

- City approved plans, specifications, and working details for the Placentia Avenue, West 19th street and east 17th Street Pavement Rehabilitation, Bicycle Facility and Striping Improvement Project, City Project No. 22-08. Improvements are consistent with City's Active Transportation Plan in achieving bicycle connectivity and expanding the City's continuing expansion of bicycle networks. Street rehabilitation will include removal and reconstruction of damaged pavement section, milling and overlaying with new asphalt; slurry sealing; adjustment of utility and manhole covers to grade; and implementation of traffic control.
- City Project No. 22-07, City approved plans, specifications, and working details for the traffic signal located at West 19th Street and Wallace Avenue and HAWK Signal installations at Lions Park and Wilson Creek. New traffic signal at west 19th Street and Wallace Avenue will help alleviate congestion, improve mobility, promote safe pedestrian traffic crossing, and facilitate the efficient flow of travel along West 19th Street. New concrete curb bulb-outs will be installed to enhance visibility, shorten crossing distances, and encourage motorists to drive at slower speeds. The new HAWK signal installation at Lions Park and Wilson Park will improve walk and bike access to adjacent parks.
- The design for Adams/Pinecreek Intersection Improvements is complete. This project design intersection improvements to provide improved pedestrian and bicycle access to Orange Coast College. The anticipated construction will begin Fall 2024.

Circulation Element Goal C-2: Effectively Manage and Improve the Roadway System

Objective C-2A: 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.	Adopted Resolution No. 2023- 53 The City adopted a resolution approving projects for inclusion in the Orange County Transportation Authority's (OCTA) Federal Transportation Improvement Program (FTIP) for Fiscal Years 2024/25 through 2029/30. The FTIP only lists transportation projects that received Federal and/or State funds, are regionally significant or included in the Transportation Control Measures (TCM) category by SCAG, and are fully funded. The City of Costa Mesa projects that meet the above criteria for inclusion in the FTIP are listed below: Adams Avenue and Pinecreek Drive Intersection Project, Signal Modernization for Multi-Modal Systemic Safety Improvements and Safe Routes to School Action Plan
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.	Adopted Resolution No. 2023-34, for the Master Plan of Arterial Highways Conformance and Mitigation Fee Program and adopted Resolution No. 2023-34, for the Update of the Local Signal Synchronization Plan.
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.	The City approved renewed Measure M2 Eligibility, approved the City's Maintenance of Effort for Fiscal Year 2023-24 and approve M2 Seven-Year Capital Improvement Program which comprise of the City's Five-Year and future year CIP for FY 2023-24 through FY 2029-30. City also adopted the Update of the Local Signal Synchronization Plan.
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.	
Objective C-2B: 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.	2023 Acceptance of the Wilson Street Improvement Project, City Project No. 22-01. Scope of work consisted of street rehabilitation, active transportation improvements, parkway improvements, and sidewalks, and utility cover. The newly instead bicycle lanes are consistent with the City's Active Transportation Plan.
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.	Accept the work performed by All American Asphalt, Inc., 400 East Sixth Street, Corona, California 92879 for the Citywide Parkway Maintenance, Street Rehabilitation, and Slurry Seal Project, City Project No. 21-03. The City conducts an annual capital improvement program repairing, improving, and installing new concrete parkways and asphalt road surfacing. The scope of work for the Citywide Parkway
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.	Maintenance, Street Rehabilitation, and Slurry Seal Project ("Project") consists of concrete parkway repair, general asphalt concrete (AC) rehabilitation, slurry sealing of streets, and any additional work needed to complete the Project in accordance with the project specifications. The street rehabilitation improvements are citywide, but the project focused on the northwest portion of the City, north of Gisler Avenue.
Circulation Element Goal C-3: Enhance Regional Mobility and Coordination	
Objective C-3A: 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.	2023 - Adopted Resolution No. 2023-22 The City adopted a resolution adopting a list of projects for fiscal year 2023-24 funded by Senate Bill 1: The Road Repair and Accountability Act of 2017. Included is the Fairview Road Improvement Project (from Adams Avenue to Fair Drive) - Adopted Resolution No. 2023- 53 The City adopted a resolution approving projects for inclusion in the Orange County Transportation Authority's (OCTA) Federal Transportation Improvement Program (FTIP) for Fiscal Years 2024/25 through 2029/30. The FTIP only lists transportation projects that received Federal and/or State funds, are regionally significant or included in the Transportation Control Measures (TCM) category by SCAG, and are fully funded. The City of Costa Mesa projects that meet the above criteria for inclusion in the FTIP are listed below: Adams Avenue and Pinecreek Drive Intersection Project, Signal Modernization for Multi-Modal Systemic Safety Improvements and Safe Routes to School Action Plan - Caltrans held an informational meeting at the Donald Dugan Library regarding Newport Blvd. Bike Lanes in January 2023
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.	
Objective C-3B: 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.	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.

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.	The City's Police Department provides the 32 nd District Agricultural Association traffic management services for the Orange County Fair and Event Center for all designated year-round events.
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.	
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.	
Circulation Element Goal C-4: Promote Transportation Demand Management, Transit, and Efficiency	
Objective C-4A: 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. 2023 - The City permits and encourages the use of bike racks to account for one vehicle parking space with discretionary and other permit approvals. - Bicycle Racks Citywide – the City installed 9 bicycle racks throughout the city in commercial areas and community centers. - 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. - The City permits and encourages the use of bike racks to account for one vehicle parking space with discretionary and other permit approvals.
C-4.2: Support local and multi-jurisdictional car-sharing and bike-sharing programs.	
C-4.3: Consider implementing park-once approaches for multiuse districts and regional destinations areas.	
C-4.4: Embrace innovative parking solutions that reduce the required spaced needed for parking, such as automated parking lifts and elevators.	
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.	
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.	
C-4.7: Promote the combination of TDM measures as much more effective than any single measure.	
C-4.8: Require discussion of transportation system management (TSM) and TDM measures in all EIRs prepared for major projects.	
C-4.9: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use.	
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.	
Objective C-4B: 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.	All improvement projects incorporate ADA facility improvements, bus stop improvements and sidewalk enhancements, including modification of street, curb, and sidewalk configurations. 2023 Adopted Resolution No. 2023-31 Resolution of the City adopting operating and capital improvement budget for fiscal year 2023-2024
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.	
Circulation Element Goal C-5: Ensure Coordination between the Land Use and Circulation Systems	
Objective C-5A: 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.	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.
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	

[Updated: 4/2/24]

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.	
Objective C-5B: 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.	• 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. • 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
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.	
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.	of the Comprehensive Transportation System Improvement Program and mitigate development project's impacts.
Circulation Element Goal C-6: Fund and Evaluate the City's Transportation Network	
Objective C-6A: 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. 2023 - Adopted Resolution No. 2023-34, for the Master Plan of Arterial Highways Conformance and Mitigation Fee Program and adopted Resolution No. 2023-34, for the Update of the Local Signal Synchronization Plan. The City approved renewed Measure M2 Eligibility, approved the City's Maintenance of Effort for Fiscal Year 2023-24 and approve M2 Seven-Year Capital Improvement Program which comprise of the City's Five-Year and future year CIP for FY 2023-24 through FY 2029-30. City also adopted the Update of the Local Signal Synchronization Plan. - Adopted Resolution No. 2023-55 The City adopted a resolution approving the Measure M2 Expenditure Report and authorizing staff to submit report to the Orange County Transportation Authority. - Adopted Resolution No. 2023-65 Resolution of the City continuing the Traffic Impact Fee for new development that incorporates recommendations from the Traffic Impact Fee Ad Hoc Committee. - Bicycle Racks Citywide – the City installed 9 bicycle racks throughout the City in commercial areas and community centers.
C-6.2: Continue to develop and maintain long-range capital improvement programs consistent with the General Plan and M2 eligibility requirements.	
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).	
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.	
C-6.5: Actively pursue local, State, and federal funding to implement, maintain, and evaluate the transportation and infrastructure system.	
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.	
Objective C-6B: 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. 2023 Adopted Resolution No. 2023-31 Resolution of the City adopting operating and capital improvement budget for fiscal year 2023-2024
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.	
Circulation Element Goal C-7: Promote a Friendly Active Transportation System in Costa Mesa	
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.	
Recommendation C-7.1: Develop an extensive bicycle and pedestrian backbone network through the use of standard and appropriate innovative treatments.	2023 - Staff regularly investigates and pursues State and federal grant opportunities to assist in funding local bike and pedestrian improvements. - City approved the Rail Trails – Open Space Easement Deed between the City of Costa Mesa and the Press Owner, LLC. Pursuant to conditions of approval imposed as part of the development process, the two owners (Press Owner, LLC and The Hive Creative Office, Inc.) have agreed to dedicate an easement to the City over a 75-foot wide linear portion of their properties to be restricted as open space and to create a "Rail Trail" to allow the local community to enjoy exercise facilities and provide a Class I bicycle and multi-purpose trail connection between Sunflower Avenue and South Coast Drive. - City approved a Professional Services Agreement to Walk 'n Rollers for the development of a Bicycle Safety Education Program for Schools. - The Fairview Road Active Transportation Improvements – the City contracted TDG Engineering, Inc. for professional engineering design services for Fairview Road Active Transportation Improvements. The project will
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	

[Updated: 4/2/24]

either by implementing specific projects recommended in the Plan or through other treatments.	improve bicycle and pedestrian access and mobility along Fairview Road and Fair Drive to Newport Boulevard. The Fairview Road Active Transportation Improvements project will design a Class IV bicycle facility on Fairview Road by reducing the number of vehicle lands from six lanes to four lanes from Fair Drive to Wilson Street. From Wilson Street to Newport Boulevard, the project will design bicycle facility improvements including buffered bike lanes. The pedestrian design improvements will include high-visibility crosswalks, a midblock pedestrian hybrid beacon between Wilson Street and Fair Drive with a pedestrian refuge island, and bus boarding islands to improve pedestrian connectivity and safety. - Adams/Pinecreek Intersection Improvements – This project will design intersection improvements to provide improve pedestrian and bicycle access to Orange Coast College. The design plans are now completed and Caltrans issued Authorization to Proceed. Construction will start in 2024. - Adams Avenue Multipurpose Trail - This project will improve vehicular, bicycle, and pedestrian improvements with a raised center median and Class I multi-use path with landscaped buffer from the Santa Ana River to Royal Palm Drive. The City is coordinating efforts with Southern California Edison to underground utilities. A street rehabilitation project that will precede the utility undergrounding project is currently underway. The resurfacing project will include restriping the roadway with improved bicycle facilities and green conflict striping.
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.	
Bike and Pedestrian Facilities	
Objective C-7B: 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. 2023:
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.	Bicycle Racks Citywide – the City installed 9 bicycle racks throughout the city in commercial areas and community centers.
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.	
"First and Last Mile" Programs	
Objective C-7C: 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.	City is currently working on Bicycle Wayfinding Signage Program and future updates to the General Plan Circulation Element will incorporate policies consistent with the Pedestrian Master Plan to improve pedestrian mobility to fill gaps between the first and last miles of trips. 2023 - Public Works held a community outreach events for the Bicycle Wayfinding Signage Program in March and May and the designs were completed in December. - The City initiated General Plan Amendment to the Circulation Element (PGPA-23-0001) to add a reference to the Costa Mesa Pedestrian Plan and revise policies under Goals C-1 to C-12.
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: 50 percent motor vehicles 10 percent transit 10 percent bicycles 20 percent walking 10 percent carpools, taxi, transportation network company services, and car sharing	
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.	
Circulation Element Goal C-8: Create a Safer Place to Walk and Ride a Bicycle	
Design and Way-finding	
Objective C-8A: 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 2023 CIP. Installation of New Pedestrian Signals- The City completed constructions of new pedestrian signals located at West 18th Street at Lions Park Playground HAWK Signal, West 19th Street at Wallace, and Wilson Street at Wilson Park to facilitate pedestrian crossings. (Circulation Element Goal C-8: "Create a Safer Place to Walk and Ride a Bicycle").
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.	

[Updated: 4/2/24]

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.	
Safety Enforcement and Reporting	
Objective C-8B: 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. City's Police Department provides information regarding Bicycle Safety and applicable laws on the following website: https://www.costamesaca.gov/government/departments-and-divisions/police/crime-prevention/traffic-safety/bicycle-safety
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.	
Safe Roadway Conditions	
Objective C-8C: 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. City will continue to contract street sweeping services to maintain 977 streets, which includes over 850 miles of curb and gutter. City contracts with Sweeping Corp of America for citywide street sweeping, contracts with West Coast Arborists, Inc for tree maintenance services, and contracts with BPR, Inc. for citywide sidewalk grinding and gutter flow maintenance.
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.	
Safety Education	
Objective C-8D: 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.	
Safety Data	
Objective C-8E: 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.	2023 The City initiated General Plan Amendment to the Circulation Element (PGPA-23-0001) to add a reference to the Costa Mesa Pedestrian Plan and revise policies under Goals C-1 to C-12.
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.	
Circulation Element Goal C-9: Integrate Active Transportation Elements into Circulation System and Land Use Planning	
Land Use Planning Decisions and Active Transportation	
Objective C-9A: 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 (ATP) 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.
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.	
	2023 The draft PMP includes additional General Plan policies and tools specific for improving the

Recommendation C-9.6: Provide a fully integrated network of modern active transportation facilities to and from major activity centers and residential centers.	pedestrian experience to support the following ATP vision for active transportation in the City. The City initiated General Plan Amendment to the Circulation Element (PGPA-23-0001) to add a reference to the Costa Mesa Pedestrian Master Plan (PMP) and revise policies under Goals C-1 to C-12. • Bicycle Racks Citywide – the City installed 9 bicycle racks throughout the city in commercial areas and community centers. • The City permits and encourages the use of bike racks to account for one vehicle parking space with discretionary and other permit approvals.
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 trees, eliminating visible parking lots and vacant land, and minimizing long stretches of building façade.	
Recommendation C-9.9: Develop creative, artistic, and functional bicycle parking solutions, and install them throughout the City as a standard.	
Active Transportation in Developments Objective C-9B: Integrate bicycle and pedestrian facility improvements during planning, design and implementation of transportation projects.	
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.	Bicycle Boulevards have been identified and included in the adopted Active Transportation Plan. Traffic calming improvements are being implemented on neighborhood streets.
Recommendation C-9.11: Establish bike boulevards on streets with low traffic volumes and slow speeds to encourage bicycling.	
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.	
Recommendation C-9.13: Improve the safety of all road users through the implementation of neighborhood traffic-calming treatments.	
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.	
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.	
Circulation Element Goal C-10: Promote an Active Transportation Culture	
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.	
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.	2023 • The City hosts community bike clinics and rides, such as the City promoted the Save Our Youth (SOY) Bike Rodeo event – a community bike safety clinic for children and youth K-12 and supported the 2023 Bike to School Day.
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.	
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.	- The City is currently working on Bicycle Wayfinding Signage Program and held a community outreach event in March and May and the designs were completed in December. - City also installed 9 bicycle racks throughout the city in commercial areas and community centers.
Recommendation C-10.4: Encourage and promote bicycle related businesses within Costa Mesa including, but not limited to, involvement of civic clubs and organizations.	
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.	
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.	
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.	
Circulation Element Goal C-11: Promote the Positive Air Quality, Health, and Economic Benefits of Active Transportation	
Improving the Environment with Active Transportation Objective C-11A: 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.	City's Active Transportation Committee helps plan and implement a robust Active Transportation network for the City by improving bicycle and pedestrian connectivity throughout the City.
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.	
Economic and Other Incentives Objective C-11B: 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.	
Circulation Element Goal C-12: Monitor, Evaluate, and Pursue Funding for Implementation of the Bicycle and Pedestrian Master Plan	
Objective 12A: 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.	City’s Active Transportation Committee helps plan and implement a robust Active Transportation network for the City by improving bicycle and pedestrian connectivity throughout the City.
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.	
Fund the Plans	
Objective C-12B: 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.	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.	

6 th CYCLE HOUSING ELEMENT [January 2023- December 2023]	
General Plan Goal, Objective, Policy	Description of City Action
6 th Cycle Housing Element Goal 1: Preserve and enhance the City's existing housing supply.	
HOU-1.1: Assist low and moderate-income homeowners and renters through housing assistance programs as long as funds are available.	2023 - Adopted Urgency Ordinance No. 2023-04 The City approved a Tenant Protection Program which includes adoption of the Urgency Ordinance No. 2023-04 amending various section of CMMC, allocation of funds to support the program and create three full time staff positions to implement, monitor and enforce the Ordinance, and conduct outreach to landlords. - The Consolidated Annual Performance and Evaluation Report (CAPER) covers a period from July 1, 2022 through June 30, 2023. The CAPER is the end of the year report for HUD funded programs. The CAPER notes that the City completed the following programs: - Homeowner Housing Rehabilitated: 7 households - Code enforcement cases closed: 218 households in CDBG areas - HOME TBRA: 6 households assisted - Homeless Person Overnight Shelter: 277 individuals - Homeless Person Public Services: 815 individuals - Homeless Prevention/Rental Assistance: 108 households - Public Services for low- moderate- income: 1123 persons - Capital Improvement: completed the Wilson Street rehabilitation project after June 2023 – serves approximately 5,000 (based on the residential area)
HOU-1.2: Minimize the displacement risk for existing residents when considering approval of future redevelopment and public projects.	
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.	
HOU-1.4: Establish housing programs and code enforcement as a high priority and provide adequate funding and staffing to support those programs.	
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.	
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
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.	

[Updated: 4/2/24]

6th CYCLE HOUSING ELEMENT [January 2023- December 2023]	
General Plan Goal, Objective, Policy	Description of City Action
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.	regularly updated to be consistent with State requirements. 2023 - 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 1 was completed in December 2023. 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. Phase 2 will commence once additional funding resources are identified. - City committed funds to American Family Housing for the Travelodge North Housing Project as Part of Homekey Round 3. - In June, the City Council approved a capacity increase of 16 beds bringing the Bridge Shelter's total capacity to 88 beds. In August, the City Council approved the submission of a joint application with the Orange County Health Care Agency to the State Department of Health Care Services for funding to add 15 behavioral health beds and associated services at the Shelter. The City has received an award of \$4.2M to implement the additional beds, which are anticipated to be available for occupancy by April 2024. This increase will bring the Shelter's total capacity to 100 beds.
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.	

6 th CYCLE HOUSING ELEMENT [January 2023- December 2023]	
General Plan Goal, Objective, Policy	Description of City Action
6 th 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.	
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.	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. 2023 - City completed Phase 1 of the Motel 6 Project Homekey Project and continue to seek funding to complete Phase 2. - City committed funds to American Family Housing for the Travelodge North Housing Project as Part of Homekey Round 3.
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.	
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.	
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 th 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.	2023 A. Address Housing Discrimination 1. Housing Information and Resources are posted on the City's Economic and Development Services - Housing and Community Development webpage at: https://www.costamesaca.gov/government/departments-
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.

and-divisions/economic-and-development-services/housing-and-community-development

- * City continues to renew contract with Fair Housing Foundation (FHF) to provide Fair Housing counseling services to the City of Costa Mesa.
- * City HCD staff continue to collaborate with Orange County Housing Authority (OCHA) to implement the Housing Choice Voucher Program and attend quarterly OCHA Housing Advisory Committee Meetings. Link to County of Orange - Affordable Housing Rental Housing List is posted online

2. City's Network for Homeless Solutions (NHS) continued to assist and advocate for voucher program participants as part of their day to day operations - in 2023 assisted 400 individuals.
3. City will work on identifying and adopt programs to improve accessibility
4. City continue to work with non-profit and other jurisdiction to advocate for affordable housing development.

B. Racial Segregation: 1. The City will continue to conduct affirmative marketing for housing development to inform the community by disseminating information at local School District, local non-profit organizations and religious institutions, hand out flyers and utilize the City's website and various social media platforms.

D. Displacement Due to Economic Pressures: 1. Inclusionary Housing: An inclusionary housing ordinance was heard by the Planning Commission in December of 2023. City Council passed the first reading April 2024. 2. ADU website has been updated to include informational materials and will be updated as necessary; List of affordable housing unit is posted on the City's Housing and Community Development website, City will continue to work with Orange County Community Resources to update the list.

II. Place-Base Strategies - Conservation and Revitalization

1. Investment in Specific Neighborhoods - City continue to utilize HOME Investment Partnership and CBDG funds for community Improvement programs - including clean-up events, waste-hauling events at local parks located throughout the city.
2. City will work on hosting annual inter-governmental meetings to discuss partnerships.
3. Future CIP list will note if areas of improvements in areas of low resources and high segregation and poverty.
4. City is currently reviewing various sections of its General Plan to address SB 1000; Community outreach efforts will include information on disadvantage communities.

III. Protection from Displacement

A. Housing Discrimination/Unfair Lending: City continues to utilize FHF to provide Fair Housing Counseling services and will work to increase awareness in census tracts with greater than 40 percent renter - occupied units.

B. Housing Discrimination/Displacement Due to Economic Pressure: City continues to utilize FHF to provide Fair Housing Counseling services

6th CYCLE HOUSING ELEMENT [January 2023- December 2023]

General Plan Goal, Objective, Policy	Description of City Action
	Adopted Urgency Ordinance No. 2023-04 The City approved a Tenant Protection Program which includes adoption of the Urgency Ordinance No. 2023-04 amending various section of CMMC, allocation of funds to support the program and create three full time staff positions to implement, monitor and enforce the Ordinance, and conduct outreach to landlords.

CONSERVATION ELEMENT

General Plan Goal, Objective, Policy	Description of City Action
Conservation Element Goal CON-1: Preserved and Restored Natural Coastal Habitat and Landforms	
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.	
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 bluff setback requirement to protect the City's natural hillsides and prevent erosion. 2023 - City approved a Professional Services Agreement to Moore, Iacofano, Goltsman, Inc for professional consulting and environmental planning services for the Fairview Park Master Plan Update project. City held community workshops in August and November 2023. Participants provided feedback on the visioning for Fairview Park, focusing on key planning elements of the site. - City approved the Professional Services Agreement with Wetlands Wildlife Care Center to
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.	
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.	
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.	

CONSERVATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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.	provide full-service trauma care, shelter services, rehabilitation and release of rehabilitated wildlife.
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. The City of Costa Mesa Green Team provides recommendations on how to effectively integrate sustainability in municipal operations. Green Team includes representatives from Public Works, Development Services and Parks & Community Services, and Sustainability Working Group. The City currently has 10 fully electrical vehicles and 10 hybrid vehicles. 2023 - City authorized the use of Sourcewells' National Cooperative Agreement with National Auto Fleet Group for the purchase of new and replacement City Vehicle and Equipment. While evaluating the vehicles for purchase, staff will select electric and hybrid vehicle options where available. - City continue to implement the Green Business Program to help businesses operate sustainably and become Certified Green Business. This free program incentivizes and assist local business to conserve energy, water, minimize waste, prevent pollution and shrink overall carbon footprint. The program includes a free on-site assessment of
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.	
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.	

CONSERVATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
CON-2.A.11 Continue construction and demolition programs that require recycling and minimize waste in haul trips.	their business, a customized action plan, a step-by-step guidance to meet certification criteria and State standards, up to \$500 Refund of any cost incurred to meet criteria (State provided approximately \$200,000 for rebates), a certification seal when action plan measures are implemented. Local and State recognition is valid for 3 years. By the end of 2023, the City has a total of eight certified businesses. https://www.costamesaca.gov/business/green-business-program
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.
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.	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.
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.	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. 2023 The City held the second Community Meeting regarding the Storm Water Master Plan Update, Spring of 2023
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).	

CONSERVATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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.	
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.	
Conservation Element Goal CON-4: Improved Air Quality	
Objective CON-4.A: 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.	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.
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
Noise Element Goal N-1: Noise Hazards and Conditions	

NOISE ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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.	
N-1.1: Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL.	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.
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.	
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
N-2.2: Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment.	

NOISE ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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.	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. 2023 The Zoning Administrator and Planning Commission continuously include noise reduction conditions to sensitive receptors with discretionary approvals.
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.	
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
Safety Element Goal S-1: Risk Management of Natural and Human-Caused Disasters	
Objective S-1A: 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. The Emergency Services Administrator is currently participating in planning with 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-1.2: 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.	
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.	

SAFETY ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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.	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. 2023 Adopted Resolution No. 2023-18 The City adopted a resolution to approve the City's Local Hazard Mitigation Plan (LHMP). The LHMP represents the City's commitment to creating a safer and more resilient community. The plan reduces risk and commits resources to lessen the impact to hazards on people and property of the City. The LHMP addresses 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.
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.	
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.	
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.	

SAFETY ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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.	
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.	
S-2.1: Promote crime prevention strategies and provide a high level of response to incidents.	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
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.	

SAFETY ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
S-2.14: Ensure that appropriate in-depth environmental analysis is conducted for any proposed hazardous waste materials treatment, transfer, and/or disposal facility.	suspected of illegal use, production, transportation, and disposal. 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, regional, state, and federal partners to coordinate information sharing, intelligence dissemination, and emergency response. Coordinating organizations include law enforcement, public health, communications, utilities,
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.	
S-2.17: Encourage best practices in hazardous waste management, and ensure consistency with City, County, and federal guidelines, standards, and requirements.	

S-2.18: Consult with federal, State, and local agencies and law enforcement to prevent the illegal transportation and disposal of hazardous waste.	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. Continue to participate in the Integrated Law & Justice Agency for Orange County, a Joint Power Authority (JPA). The Member Agencies also include the Superior Court of Orange County, the University of California at Irvine and California State University, Fullerton, on behalf of their Police Departments. The JPA was formed to allow Criminal Justice Agencies in Orange County to jointly address new technology projects on a regional basis, as well as improve business processes affecting the efficiency of the Criminal Justice System in Orange County. It has the authority to move the represented agencies forward collectively on issues that would be virtually impractical to accomplish on an agency-by-agency basis. 2023 - Adopted Resolution No. 2023-23 The City adopted a resolution to accept the Senate Bill 1205 Compliance Report as its report on the status of all 2022 state-mandated annual fire inspections in the City as required by California Health and Safety Code Section 13146.4. - City authorized the use of Sourcewell's National Cooperative Agreement to purchase and install a pre-fabricated training tower at Fire Station No. 4. - Adopted Resolution No. 2023-02 The City accepted training funds from the California Board of State and Community Corrections in accordance with the Standards and Training for Corrections, for custody officer personnel training. - The City Council received and file an overview of City's Fire and Rescue Department and the Police
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	Department in October 2023. The respective reports are available online at: Fire: https://costamesa.legistar.com/View.ashx?M=F&ID=12334409&GUID=9555AFBF-8D48-4BC7-8940-8616E900C105 Police: https://costamesa.legistar.com/View.ashx?M=F&ID=12334408&GUID=7FAB1579-3A29-4D14-A3DD-0628A8B2DCE8 • Adopted Resolution No. 2023-32 The City adopted a resolution authorizing the acceptance of 2022 Proposition 69, the “DNA Fingerprint, Unsolved Crime and Innocence Protection Act” Funds. The Prop 69 funding will allow the Police Department to purchase the equipment outlined, which will improve and enhance CMPD’s ability to identify, collect, process, and store DNA evidence. • Adopted Resolution No. 2023-51 The City’s Police Department submitted applications and received approval for the 2023-24 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant. The program will provide a comprehensive approach to reducing violations, which commonly lead to collisions while maintaining a focus on impaired and suspended/unlicensed drivers. Grant funds will be used to staff sobriety/driver license checkpoints and to staff targeted enforcement operations. • Adopted Resolution No. 2023-50 The City adopted a resolution that authorizing participation in the Organized Retail Theft (ORT) Prevention Grant Program. • The City replaced four police motorcycles, replaced the Police Departments surveillance equipment, purchased a DCS 5 Digital Capture System for the crime unit, and purchased a License Plate Reader Camera Mobile System. • Adopted Resolution No. 2023-52 Acceptance of the 2023-2024 California Department of Alcoholic Beverage (ABC) Grant.
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SAFETY ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
	The State of California Department of Alcoholic Beverage Control (ABC) distributes funding to California law enforcement agencies through the Alcohol Policing Partnership (APP) Program. Grant funds are used to fund educational and enforcement operations that foster and protect the health, safety, welfare, and economic well-being of the members of our community. These operations will be specific to laws pertaining to the unlawful sale and distribution of alcohol, especially as it pertains to minors. Adopted Resolution No. 2023-54 Acceptance of the 2022, 2023 and 2024 Emergency Management Performance Grant (EMPG). The EMPG Program focuses on multi-agency coordination in preparedness for City employees and volunteers to support an Emergency Operations Center (EOC) activation during major emergencies and/or disasters. The City has been awarded an amount not to exceed \$16,366 in 2022 EMPG funds for the 2023 fiscal year. The 2022 grant funds will be used to purchase technology equipment for the city's Emergency Operations Center and provide employee emergency response training.

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
Community Design Element Goal CD-1: Vehicular and Pedestrian Corridors	
Objective CD-1A: 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.	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.
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.	2023 The City approved the Preliminary design and Engineering Agreement between the City of Costa Mesa and Southern California Edison

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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.	(SCE) Company authorizing an advance payment to SCE for design of undergrounding utilities along Adams Avenue.
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.	
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.	Staff meets with developers to discuss project scope and expectations prior to submittal of applications. Project applications are reviewed and revised, when necessary, to ensure that the proposed project is consistent with urban plans, General Plan policies and zoning development standards; as well as, to ensure neighborhood compatibility.
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

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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.	design phase of the Citywide Way Finding Signage Program.
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.	
CD-4.1 Support efforts to introduce new monuments and landmarks, and preserve, maintain, and improve the condition of Costa Mesa landmarks.	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.
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.	gallery spaces, public art installations and sculpture donations. The Public Works Department currently implements and encourages the use of creative and well-designed signs that establish a distinctive image for the City. Ongoing work through the Community Improvement Division to ensure continued maintenance of properties and compliance with adopted development standards. 2023 Arts Commission received and approved Arts in Public Places Report that will be used to prioritize future art initiatives.
Community Design Element Goal CD-7: Quality Residential	
Objective CD-7A: 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.	Staff continues to work with applicants for all discretionary and non-discretionary residential projects to encourage excellence in architectural design and conformance with the City's Residential Design Guidelines. Staff also meets with ADU applicants to provide advisement on site design improvements that are compatible with existing development and consistent with surrounding development.
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.	
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.	
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.	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.
Community Design Element Goal CD-8: Quality Commercial Development	
Objective CD-8A: Encourage a high level of architectural and site design quality.	
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.	Staff continues to insure through project review that architectural diversity and varying architectural styles are compatible with the scale and character of the commercial district. The City also reviews commercial projects to

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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)	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-8.3 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
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.	
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.	
Objective CD-8B: Preserve the scale and character of established neighborhoods near commercial uses.	
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.	Development Services staff reviews commercial projects in consideration of scale and character of established neighborhoods near commercial uses. This includes suggesting where appropriate site uses should be located to avoid impacts to adjacent residential development.
Community Design Element Goal CD-9: Mixed Use	
Objective CD-9A: Design mixed use development projects to achieve a high-quality character.	
CD-9.1 Require that mixed-use development projects be designed to mitigate potential conflicts between uses. Consider noise, lighting, and security.	Development Services staff reviews mixed-use development projects with specific consideration related to potential noise, lighting and security conflicts.
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).	
Objective CD-9B: Provide for the development of projects that integrate housing with commercial uses and other compatible uses.	

[Updated: 4/2/24]

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.	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: • 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	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.	
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.	
CD-10.7 Require industrial projects to incorporate landscape setbacks, screening walls, and/or other elements that mitigate negative impacts with adjacent uses.	Development Services staff ensures through project applicant meetings and site plan review that 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.	
Community Design Element Goal CD-11: Attractive Signs that Reflect Costa Mesa	
Objective CD-11A: 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.	Development Services staff regularly meets with project sign applicants to ensure consistency in sign 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.	
Community Design Element Goal CD-12: Public Safety through Design	

COMMUNITY DESIGN ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
Objective CD-12A: Incorporate public safety considerations into community design.	
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
Open Space and Recreation Element Goal OSR-1: Balanced and Accessible System of Parks and Open Spaces	
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.	
OSR-1.1: Maintain a system of Neighborhood and Community Parks that provide a variety of active and passive recreational opportunities throughout the City.	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. City has two community gardens, the Del Mar Community Garden on Del Mar and the Hamilton Community Garden on Hamilton Street. The community gardens have a total of 99 garden parcels that are 13 feet wide by 15 feet long.
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.	
	2023 City awarded a Professional Services Agreement to Moore, Iacofano, Goltsman, Inc for

OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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.	professional consulting and environmental planning services for the Fairview Park Master Plan Update project. City held community workshops in August and November 2023. Participants provided feedback on the visioning for Fairview Park, focusing on key planning elements of the site. - The City authorize the use of Sourcewell's Cooperative Agreement with Musco Sports Lighting, LLC for the purchase of LED lighting equipment and materials to retrofit and install lighting at multiple City facilities. - The City approved Top Seed Tennis Academy as the operators of the Costa Mesa Tennis Court and to include in the contract that outreach and access be required to all of Costa Mesa residents.
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.	
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

OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
OSR-2.2: Plan and conduct citywide special events that bring residents together to create an enhanced quality of life and promote economic development.	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 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
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.	
OSR-2.4: Update existing facilities for senior citizens, youth, adults, and overall community use.	
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.	

OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
OSR-2.12: Provide support for volunteer groups that conduct special activities open to the entire community.	Inclusion programs. The City offers SMART Camp free of charge for more than 800 enrollments. 2023 - City's Parks and Community Services Department manages numerous agreements and contracts to assist in facilitating recreational programming and services and operational needs. Staff consistently monitor and evaluate agreements to ensure community needs are met, such as: - Age Well Senior Services of Orange County - Boys and Girls Club - Childs Pace - Costa Mesa Community Foundation - Costa Mesa Historical Society - Joint Use Agreement with NMUSD - License Agreement with the Costa Mesa Newport Harbor Lions Club - Memorandum of Understanding with Save Our Youth Center - Orange County Fairgrounds partnership agreements - Various entertainment agreements - Between 20-40 annual agreements for contract instructional classes - Agreements for contract services (ActiveNet, CA Yellow Cab – Senior Transportation, Glen Lukos and Associates – Vernal Pool Restoration, Lions Park Security, OC Vector Control, etc.) - Manage Grant Agreements for CDBG – Senior Services, Habitat Conservation Funds – Fairview Park Vernal Pool Restoration, HOAG Grant for Senior Transportation Services and OCTA M2 Grant – Senior Mobility Program.
Open Space and Recreation Element GOAL OSR-3: Conserved Open Space	
Objective OSR-3A: 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.	The City provides monthly/quarterly educational programs that 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.
OSR-3.2: Encourage the preservation of coastal views from City and County parkland and public streets within Costa Mesa.	

OPEN SPACE AND RECREATION ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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.	(OCRP) to discuss long-term objectives and compatibility with City efforts at Fairview Park. 2023 City awarded a Professional Services Agreement to Moore, Iacofano, Goltsman, Inc for professional consulting and environmental planning services for the Fairview Park Master Plan Update project. City held community workshops in August and November 2023. Participants provided feedback on the visioning for Fairview Park, focusing on key planning elements of the site.
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.	
Open Space and Recreation Element GOAL OSR-4: Extensive Arts and Culture Programs and Services	
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.”	
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 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,
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.	
OSR-4.7: Consult with local agencies and surrounding cities to address the creation and implementation of arts-friendly policies.	
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.	

OPEN SPACE AND RECREATION ELEMENT

General Plan Goal, Objective, Policy	Description of City Action
OSR-4.10: Continue the City's commitment to its arts in cooperation with the private sector.	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. 2023 • Current and New Capital Projects – The City's Capital Improvement Programs includes park specific projects to provide updates to City's parks and facilities including the following: - Construction of a Café at Lions Park - Expansion of the Costa Mesa Skatepark - Expansion and Enhancement of Shalimar Park - Installation of LED Lighting at Sports Facilities - Improvements to Fairview Park - Renovation and expansion of Ketchum-Libolt Park and the Victoria Corridor.
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
Historical and Cultural Resources Element Goal HCR-1: Historical, Archeological, and Paleontological Resource Preservation	
Objective HCR-1A: 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.	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 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
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.	
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.	

HISTORICAL AND CULTURAL RESOURCES ELEMENT	
General Plan Goal, Objective, Policy	Description of City Action
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.	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. The City maintains conformance with public and private project reviews in coordination with AB 52 (Tribal Cultural Resource consultations) during the CEQA process.
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 2023

Please Start Here

General Information	
Jurisdiction Name	Costa Mesa
Reporting Calendar Year	2023
Contact Information	
First Name	Caitlyn
Last Name	Curley
Title	Assistant Planner
Email	caitlyn.curley@costamesaca.gov
Phone	7147545692
Mailing Address	
Street Address	77 Fair Drive
City	Costa Mesa
Zipcode	92626

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_2_15_24

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2023 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Costa Mesa	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element 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	7
Low	Deed Restricted	0
	Non-Deed Restricted	61
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		10
Total Units		91

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	17	0	1
Single-family Detached	4	7	5
2 to 4 units per structure	9	3	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	81	28
Mobile/Manufactured Home	0	0	0
Total	30	91	34

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	92	91

Housing Applications Summary	
Total Housing Applications Submitted:	152
Number of Proposed Units in All Applications Received:	1,222
Total Housing Units Approved:	30
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	1	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	146	152
Discretionary	6	1070

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	47
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Costa Mesa	
Reporting Year	2023	(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	Project Type	Notes	
1					2	3	4	5							6	7	8	9	10		11	12	13
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	Please select streamlining provision/s the application was submitted pursuant to.	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.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	13	0	87	0	18	1105	1223	30	0						
	422-403-09	2161 Raleigh Ave		PADU-23-0053	ADU	R	12/30/2023				1				1		0	NONE	No	N/A	Pending	Ministerial	
	141-546-03	820 St Clair St		PADU-23-0052	ADU	R	12/30/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	422-152-01	695 Joann St		PADU-23-0051	ADU	R	12/26/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	439-201-12	2642 Westminster Pl		BPCR-23-0179	SFD	O	12/20/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	426-282-07	275 Walnut St		BPCR-23-0178	SFD	O	12/20/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	425-221-08	287 16th Pl		PADU-23-0050	ADU	R	12/18/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	425-221-08	287 16th Pl		PADU-23-0049	ADU	R	12/18/2023		1						1			NONE	No	N/A	Pending	Ministerial	
	422-462-07	2116 Wallace Ave		BBSF-23-0015	ADU	R	12/18/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	422-211-15	639 Victoria St		BBSF-23-0014	SFD	O	12/14/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	422-211-15	635 Victoria St		BBSF-23-0013	SFD	O	12/14/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	422-211-15	637 Victoria St		BBSF-23-0012	SFD	O	12/14/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	422-211-15	633 Victoria St		BBSF-23-0011	SFD	O	12/14/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	422-211-15	631 Victoria St		BBSF-23-0010	SFD	O	12/14/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	426-071-18	244 22nd St		BBDM-23-0036	SFD	O	12/14/2023							0	0			NONE	No	N/A	Pending	Ministerial	
	426-141-41	2134 Orange Ave		PADU-23-0048	ADU	R	12/12/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	419-171-30	432 Hamilton St		BBSF-23-0009	ADU	R	12/11/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	419-171-30	432 Hamilton St		BBSF-23-0008	ADU	R	12/11/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	439-161-62	153 Del Mar Ave		PADU-23-0047	ADU	R	12/08/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
	426-032-54	1989 Orange Ave		PADU-23-0046	ADU	R	12/07/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	425-451-26	136 Magnolia St		PADU-23-0045	ADU	R	12/07/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	426-062-17	178 Virginia Pl		PADU-23-0044	ADU	R	12/06/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	117-213-09	278 Broadway		BPCR-23-0164	SFD	O	12/06/2023							1	1			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
	117-213-09	278 Broadway		BPCR-23-0163	SFD	O	12/06/2023							1	1			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
	426-062-17	176 Virginia Pl		BPCR-23-0162	ADU	R	12/05/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	426-171-14	375 22nd St		PADU-23-0043	ADU	R	12/05/2023							1	1			NONE	No	N/A	Pending	Ministerial	
	139-054-03	3253 Oregon Ave		PADU-23-0017	ADU	R	12/05/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
	439-333-14	274 Brentwood St		BBRA-23-0067	ADU	R	12/05/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
	141-682-02	2765 Mendoza Dr		PADU-23-0042	ADU	R	12/04/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	422-502-02	854 Oak St		BBSF-23-0007	ADU	R	12/01/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
	426-071-18	244 22nd St		BPCR-23-0143	SFD	O	11/22/2023				1			1	2			NONE	No	N/A	Pending	Ministerial	
	426-151-34	2147 Iris Pl		PADU-23-0037	ADU	R	11/22/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	425-161-05	270 E 15th St		BBSF-23-0005	ADU	R	11/21/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
	426-144-11	243 22nd St		PADU-23-0036	ADU	R	11/20/2023				1				1			NONE	No	N/A	Pending	Ministerial	
	424-202-12	738 Center St		PADU-23-0034	ADU	R	11/16/2023				1				1			NONE	No	N/A	Pending	Ministerial	

	424-181-20	806 Towne St	PADU-23-0009	ADU	R	08/25/2023		1						1			NONE	No	N/A	Pending	Ministerial
	141-023-18	3157 Limerick Ln	PADU-23-0008	ADU	R	08/24/2023			1					1			NONE	No	N/A	Pending	Ministerial
	439-221-27	185 Mesa Dr	BBSF-23-0002	ADU	R	08/24/2023			1					1	1		NONE	No	N/A	Approved	Ministerial
	439-221-27	185 Mesa Dr	BBSF-23-0001	ADU	R	08/24/2023			1					1	1		NONE	No	N/A	Approved	Ministerial
	425-164-11	1589 Santa Ana Ave	PADU-23-0007	ADU	R	08/24/2023					1			1			NONE	No	N/A	Pending	Ministerial
	422-192-20	2235 Miner St	PADU-23-0006	ADU	R	08/23/2023					1			1			NONE	No	N/A	Pending	Ministerial
	422-252-22	734 20th St	BBDM-23-0002	SFD	O	08/23/2023						0		0	0		NONE	No	N/A	Approved	Ministerial
	425-163-08	284 Knox St	PADU-23-0005	ADU	R	08/23/2023			2					2			NONE	No	N/A	Pending	Ministerial
	419-071-20	283 Avocado St	BC23-00484	ADU	R	08/03/2023			1					1			NONE	No	N/A	Pending	Ministerial
	426-262-08	1993 Church St	BC23-00471	ADU	R	07/31/2023			1					1			NONE	No	N/A	Pending	Ministerial
	412-371-46	1030 Secretariat Cir	BC23-00469	ADU	R	07/28/2023			1					1			NONE	No	N/A	Pending	Ministerial
	426-084-18	270 Albert Pl	BC23-00458	ADU	R	07/26/2023				1				1			NONE	No	N/A	Pending	Ministerial
	422-503-01	853 Oak St	BC23-00453	SFD	O	07/25/2023				1	1			2			NONE	No	N/A	Pending	Ministerial
	424-202-12	738 Center St	BC23-00439	ADU	R	07/18/2023			1					1			NONE	No	N/A	Pending	Ministerial
	422-503-01	853 Oak St	BC23-00437	SFD	O	07/17/2023						0		0			NONE	No	N/A	Pending	Ministerial
	141-073-01	3125 Yellowstone Dr	BC23-00413	SFD	O	07/06/2023						1		1	1		NONE	No	N/A	Approved	Ministerial
	139-341-15	1814 Pitcairn Dr	BC23-00407	ADU	R	07/05/2023			1					1	1		NONE	No	N/A	Approved	Ministerial
	426-041-09	318 22nd St	BC23-00390	SFD	O	06/28/2023						1		1			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial
	426-041-09	316 22nd St	BC23-00389	SFD	O	06/28/2023						1		1			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial
	141-322-25	946 Junipero Dr	BC23-00380	ADU	R	06/26/2023			1					1			NONE	No	N/A	Pending	Ministerial
	426-121-29	2157 Rural Ln	BC23-00369	ADU	R	06/22/2023					1			1			NONE	No	N/A	Pending	Ministerial
	424-241-29	670 W 18th St	BC23-00352	ADU	R	06/15/2023			1					1			NONE	No	N/A	Pending	Ministerial
	422-201-02	2195 Maple St	BC23-00345	ADU	R	06/13/2023			1					1			NONE	No	N/A	Pending	Ministerial
	422-442-14	961 Union Ave	BC23-00342	ADU	R	06/13/2023			1					1			NONE	No	N/A	Pending	Ministerial
	422-201-02	2195 Maple St	BC23-00344	ADU	R	06/13/2023			1					1	1		NONE	No	N/A	Approved	Ministerial
	139-621-07	2784 Bluebird Cir	BC23-00348	SFD	O	06/13/2023						0		0	0		NONE	No	N/A	Approved	Ministerial
	139-621-07	2784 Bluebird Cir	BC23-00306	SFD	O	05/31/2023						1		1			NONE	No	N/A	Pending	Ministerial
	141-424-03	2518 Carnegie Ave	BC23-00304	ADU	R	05/31/2023			1					1	1		NONE	No	N/A	Approved	Ministerial
	418-211-02	555 Paularino Av	BC23-00301	ADU	R	05/30/2023					1			1			NONE	No	N/A	Pending	Ministerial
	418-211-02	555 Paularino Av	BC23-00300	ADU	R	05/30/2023					1			1			NONE	No	N/A	Pending	Ministerial
	422-251-02	2035 Pomona Ave	BC23-00262	ADU	R	05/09/2023			1					1			NONE	No	N/A	Pending	Ministerial
	426-262-08	1993 Church St	BC23-00251	ADU	R	05/05/2023			2					2	2		NONE	No	N/A	Approved	Ministerial
	426-272-17	228 Costa Mesa St	BC23-00239	SFD	O	05/02/2023						1		1			NONE	No	N/A	Pending	Ministerial
	139-334-08	2822 Ellesmere Ave	BC23-00229	ADU	R	04/25/2023					1			1			NONE	No	N/A	Pending	Ministerial
	422-031-13	1115 Valley Cir	BC23-00223	ADU	R	04/20/2023			1					1			NONE	No	N/A	Pending	Ministerial
	439-221-27	185 Mesa Dr	BC23-00219	ADU	R	04/19/2023			1					1			NONE	No	N/A	Pending	Ministerial
	422-505-21	2020 Monrovia Ave	BC23-00216	ADU	R	04/17/2023		1						1	1		NONE	No	N/A	Approved	Ministerial
	419-172-36	362 Hamilton St	BC23-00217	ADU	R	04/17/2023			1					1			NONE	No	N/A	Pending	Ministerial
	439-332-10	2417 Santa Ana Ave	BC23-00211	ADU	R	04/13/2023			1					1			NONE	No	N/A	Pending	Ministerial
	426-121-06	136 21st St	BC23-00204	ADU	R	04/10/2023			1					1			NONE	No	N/A	Pending	Ministerial
	139-321-05	2858 Serang Pl	BC23-00199	ADU	R	04/07/2023			1					1			NONE	No	N/A	Pending	Ministerial
	419-181-19	381 Hamilton St	BC23-00196	ADU	R	04/06/2023			1					1			NONE	No	N/A	Pending	Ministerial
	425-311-69	1594 Redlands Pl	BC23-00198	SFD	O	04/06/2023						1		1			NONE	No	N/A	Pending	Ministerial
	425-311-65	1592 Redlands Pl	BC23-00197	SFD	O	04/06/2023						1		1			NONE	No	N/A	Pending	Ministerial
	422-132-01	2063 Maple Ave	BC23-00188	SFD	O	04/03/2023						1		1			NONE	No	N/A	Pending	Ministerial
	425-152-11	1637 Irvine Ave	BC23-00192	ADU	R	04/03/2023			2					2			NONE	No	N/A	Pending	Ministerial
	426-324-15	478 Esther St	BC23-00182	ADU	R	03/30/2023					1			1	1		NONE	No	N/A	Approved	Ministerial
	117-294-13	385 E 19th St	BC23-00183	ADU	R	03/30/2023			1					1	1		NONE	No	N/A	Approved	Ministerial
	139-086-06	3222 Colorado Pl	BC23-00170	ADU	R	03/24/2023			1					1	1		NONE	No	N/A	Approved	Ministerial
	141-691-50	1165 Boise Way	BC23-00143	ADU	R	03/15/2023		1		1				2			NONE	No	N/A	Pending	Ministerial
	422-041-41	1104 Victoria St	BC23-00136	ADU	R	03/10/2023					1			1			NONE	No	N/A	Pending	Ministerial
	422-041-42	1106 Victoria St	BC23-00137	ADU	R	03/10/2023			1					1			NONE	No	N/A	Pending	Ministerial
	426-074-03	2298 Orange Av	BC23-00128	ADU	R	03/07/2023			1					1	1		NONE	No	N/A	Approved	Ministerial

	424-202-11	734 Center St		BC23-00125	ADU	R	03/07/2023					1				1	1		NONE	No	N/A	Approved	Ministerial	
	425-451-22	135 Broadway		BC23-00114	ADU	R	02/28/2023					2				2			NONE	No	N/A	Pending	Ministerial	
	422-483-11	970 Linden Pl		BC23-00111	SFD	O	02/27/2023							1		1			NONE	No	N/A	Pending	Ministerial	
	141-134-42	3013 Grant Ave		BC23-00092	ADU	R						1				1			NONE	No	N/A	Pending	Ministerial	
	425-403-20	209 Flower St		BC23-00088	ADU	R	02/10/2023					1				1	1		NONE	No	N/A	Approved	Ministerial	
	141-326-01	891 Presidio Dr		BC23-00086	ADU	R	02/10/2023							1		1			NONE	No	N/A	Pending	Ministerial	
	139-123-12	3122 Country Club Dr		BC23-00072	ADU	R	02/07/2023					1				1	1		NONE	No	N/A	Approved	Ministerial	
	412-371-30	1010 Damascus Cir		BC23-00073	ADU	R	02/07/2023					1				1			NONE	No	N/A	Pending	Ministerial	
	141-473-24	2356 Cornell Dr		BC23-00068	ADU	R	02/01/2023			1					1				NONE	No	N/A	Pending	Ministerial	
	425-332-09	234 Palmer St		BC23-00040	ADU	R	01/22/2023					1				1			NONE	No	N/A	Pending	Ministerial	
	426-322-07	482 Costa Mesa St		BC23-00030	SFD	O	01/17/2023								0	0	0		NONE	No	N/A	Approved	Ministerial	
	938-190-02	2004 Meyer Pl		BC23-00026	ADU	R	01/16/2023					1				1	1		NONE	No	N/A	Approved	Ministerial	
	422-103-29	549 Bernard St		BC23-00010	2 to 4	O	01/09/2023							4		4			NONE	No	N/A	Pending	Ministerial	
	140-041-81	3333 Susan St		PGPA-23-0002	5+	R	12/21/2023							1050		1050			NONE	No	N/A	Pending	Discretionary	
	424-081-21	1711 Pomona Ave		PA-22-30	5+	O	08/14/2023							8		8			NONE	No	N/A	Pending	Discretionary	
	119-332-08	2308 Santa Ana Ave		PA-23-14	2 to 4	O	07/11/2023							2		2			NONE	No	N/A	Pending	Discretionary	
	117-291-29	378 E 18Th St		PM-23-04	2 to 4	R	06/14/2023							4		4			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
	425-443-10	146 Rochester St		PDES-23-0001	2 to 4	O	09/14/2023							2		2			NONE	No	N/A	Pending	Discretionary	
	425-403-04	212 Broadway			2 to 4	O	06/06/2023							1		1			SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	

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[illegible]

Jurisdiction	Costa Mesa	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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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	-	-	-	-	-	-	-	-	-	-	34	2,885
	Non-Deed Restricted		3	-	24	7	-	-	-	-	-	-		
Low	Deed Restricted	1,794	-	-	-	-	-	-	-	-	-	-	117	1,677
	Non-Deed Restricted		12	7	37	61	-	-	-	-	-	-		
Moderate	Deed Restricted	2,088	-	-	-	-	-	-	-	-	-	-	32	2,056
	Non-Deed Restricted		8	1	10	13	-	-	-	-	-	-		
Above Moderate		4,959	6	6	4	10	-	-	-	-	-	-	26	4,933
Total RHNA		11,760												
Total Units			29	14	75	91	-	-	-	-	-	-	209	11,551
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	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.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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.

VLI Deed Restricted
VLI Non Deed Restricted
LI Deed Restricted
LI Non Deed Restricted
MI Deed Restricted
MI Non Deed Restricted
Above Mod Income

Jurisdiction	Costa Mesa	
Reporting Year	2023	(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 C Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
424-202-02	719 W 19th St			12						1.29	G	C1	50			Non-Vacant	Operating small strip mall
424-202-03	707 W 19th St			13						2	G	C1	50			Non-Vacant	Operating single-user commercial
424-211-01	695 W 19th St			14						2.66	G	C1	50			Non-Vacant	Operating proposed senior center housing project.
424-281-20	1710 Pomona Ave			16						1.08	LI	MG	50			Non-Vacant	Operating self-storage facility.
424-281-21	670 W 17th St			17						1.06	LI	MG	50			Non-Vacant	Operating 2-story office and commercial complex
424-281-22	660 W 17th St			18						2.22	LI	MG	50			Non-Vacant	Operating self-storage facility
425-431-02	1680 Superior Ave			19						2.11	G	CL	50			Non-Vacant	Operating hotel
425-431-03	1666 Superior Ave			20						0.29	LI	MG	50			Non-Vacant	Operating warehouse and industrial
425-431-04	116 E 16th St			21						0.73	LI	MG	50			Non-Vacant	Operating warehouse and industrial
425-431-05	126 E 16th St			22						0.42	LI	MG	50			Non-Vacant	Operating vehicle repair facility
425-431-06	126 E 16th St			23						0.35	G	C1	50			Non-Vacant	Operating warehouse and industrial
425-431-07	1601 Newport Blvd			24						0.79	G	C1	50			Non-Vacant	Operating warehouse and industrial
420-012-16	2476 Mark St			38						108.91	MUC	I&R-MLT	60			Non-Vacant	Fairview development center
141-361-06	2700 Harbor Blvd			39						0.68	G	C1	50			Non-Vacant	Operating mixed use (retail and offices)
141-361-11	2666 Harbor Blvd			40						2.41	G	C1	50			Non-Vacant	Vacant single-user commercial
141-361-21	2790 Harbor Blvd			41						0.75	G	C1	50			Non-Vacant	Operating mixed use (retail and offices)
141-361-22	2750 Harbor Blvd			42						1.71	G	C1	50			Non-Vacant	Operating commercial shopping center
141-361-23	2730 Harbor Blvd			43						0.68	G	C1	50			Non-Vacant	Operating commercial shopping center
141-361-27	2710 Harbor Blvd			44						0.67	G	C1	50			Non-Vacant	Operating commercial shopping center
141-361-28	2706 Harbor Blvd			45						0.97	G	C1	50			Non-Vacant	For-lease Single-user commercial
419-031-08	2200 Harbor Blvd			52						0.75	G	C1-S	50			Non-Vacant	Retail shopping center
419-031-09	2200 Harbor Blvd			53						1.17	G	C1-S	50			Non-Vacant	Vacant single-user commercial
419-031-12	2200 Harbor Blvd			54						3.16	G	C1-S	50			Non-Vacant	Vacant single-user commercial
419-171-58	2150 Harbor Blvd			56						1.17	G	C1	50			Non-Vacant	Operating restaurant
422-021-09	2131 Harbor Blvd			57						0.83	G	C2	50			Non-Vacant	Operating commercial shopping center
422-091-11	2075 Harbor Blvd			58						0.63	G	C2	50			Non-Vacant	Operating tools and equipment rental yard
422-091-12	2069 Harbor Blvd			59						0.54	G	C2	50			Non-Vacant	Operating vehicle repair facility
422-091-14	2049 Harbor Blvd			61						0.54	G	C2	50			Non-Vacant	Operating vehicle repair facility
422-091-24	2015 Harbor Blvd			62						0.62	G	C2	50			Non-Vacant	Operating vehicle repair and car wash facility
422-091-26	2007 Harbor Blvd			63						0.83	G	C2	50			Non-Vacant	Operating self-storage facility
422-101-03	1989 Harbor Blvd			64						0.56	G	C2	50			Non-Vacant	Operating car rental yard
422-101-06	1974 Charlie St			65						0.53	G	C2	50			Non-Vacant	Operating light industrial and warehousing
422-193-23	2215 Harbor Blvd			66						0.58	G	C2	50			Non-Vacant	Operating single-user commercial
422-193-24	2205 Harbor Blvd			67						0.58	G	C2	50			Non-Vacant	Vacant motel
422-282-11	2044 Placentia Ave			68						1.18	LI	MG	40			Non-Vacant	Operating vehicle repair facility
422-291-04	2065 Placentia Ave			69						1.85	LI	MG	40			Non-Vacant	Operating self-storage facility
422-291-05	2065 Placentia Ave			70						0.92	LI	MG	40			Non-Vacant	Operating self-storage facility

422-291-06	2051 Placentia Ave		71					0.92	LI	MG	40			Non-Vacant	Operating office and light industrial
422-301-01	1987 Placentia Ave		72					2.31	LI	MG	40			Non-Vacant	Operating warehouses
422-454-28	2101 Placentia Ave		74					0.91	LI	MG	40			Non-Vacant	Operating restaurant
424-061-01	885 W 18th St		75					1.25	LI	MG	40			Non-Vacant	Operating warehouses
424-061-03	859 W 18th St		76					0.81	LI	MG	40			Non-Vacant	Operating warehouses
424-061-04	851 W 18th St		77					1.79	LI	MG	40			Non-Vacant	Operating auto body shop
424-061-05	1791 Placentia Ave		78					4.27	LI	MG	40			Non-Vacant	Operating warehouses
424-061-06	1751 Placentia Ave		79					4.7	LI	MG	40			Non-Vacant	Operating warehouses
424-241-11	610 W 18th St		96					0.58	HDR	R2-HD	40			Non-Vacant	Operating Costa Mesa Women's Club
424-281-01	1730 Pomona Ave		97					0.99	LI	MG	40			Non-Vacant	Operating warehouses
424-281-19	424 Pomona Ave		98					1.19	LI	MG	40			Non-Vacant	Operating warehouses
424-281-23	660 W 17th St		99					2.26	LI	MG	40			Non-Vacant	Operating self-storage facility
424-321-17	1882 Whittier Ave		100					1.08	MDR	R2-MD	40			Non-Vacant	Operating self-storage facility
139-031-39	3303 Harbor Blvd		131					10	IP	PDI	90			Non-Vacant	Operating light industrial and offices
139-031-42	1575 Sunflower Ave		132					8.03	IP	MP	90			Non-Vacant	Operating light industrial and offices
139-031-67	3333 Harbor Blvd		133					10	IP	MP	90			Non-Vacant	Operating sofia University
140-041-38	3390 Harbor Blvd		134					5.78	IP	MP	90			Non-Vacant	Vacant National University
140-041-63	3390 Harbor Blvd		136					1.69	IP	MP	90			Non-Vacant	Vacant National University
140-041-82	3315 Fairview Rd		137					7.58	CC	PDC	90			Non-Vacant	Operating Home Ranch
140-041-93	1201 South Coast Dr		138					30.3	CC	PDC	90			Vacant	Vacant
410-051-48	3400 Bristol St		139					0.53	CAC	TC	90			Non-Vacant	Operating offices
410-051-51	685 Sunflower Ave		140					0.88	CAC	TC	90			Non-Vacant	Vacant portion of parking structure parcel
410-051-52	3410 Bristol St		141					1.35	CAC	TC	90			Non-Vacant	Operating offices
410-441-17	14850 Sunflower Ave		142					30.93	UCC	PDC	90			Vacant	Vacant
410-501-31	N/A		144					3.39	UCC	PDC	90			Non-Vacant	Surface parking lot
412-491-07	3333 Bristol St		145					6.41	RC	PDC	90			Non-Vacant	Surface parking lot
412-491-11			146					5.37	RC	PDC	90			Non-Vacant	Surface parking lot
412-501-06	3333 Bristol St		147					10	RC	PDC	90			Non-Vacant	Surface parking lot
418-161-06	2957 Randolph Ave		176					0.72	LI	MG	60			Non-Vacant	Operating light industrial
418-162-02	2968 Randolph Ave		177					0.72	LI	MG	60			Non-Vacant	Operating warehouses
418-163-05	2064 Bristol St		178					1.47	G	C1	60			Non-Vacant	Operating tire shop
418-171-02	752 Saint Clair St		179					0.26	G	C2	60			Non-Vacant	Operating school yard
418-191-04	766 Saint Clair St		180					0.67	G	C2	60			Non-Vacant	Operating fitness studio
418-202-01	845 Baker St		181					0.87	G	C1	60			Non-Vacant	Operating strip mall
418-202-02	841 Baker St		182					0.33	G	C1	60			Non-Vacant	Operating nightclub
418-202-03	841 Baker St		183					0.6	G	C1	60			Non-Vacant	Operating nightclub
418-202-04	801 Baker St		184					0.86	G	C1	60			Non-Vacant	Operating strip mall
418-202-05	2969 Century Pl		185					0.09	LI	C1	60			Non-Vacant	Surface parking lot
418-202-06	2969 Century Pl		186					0.68	LI	MG	60			Non-Vacant	Operating gym
418-202-07	2959 Century Pl		187					0.5	LI	MG	60			Non-Vacant	Operating manufacturing
418-202-10	2942 Century Pl		188					0.87	LI	MG	60			Non-Vacant	Operating offices
418-202-11	2952 Century Pl		189					0.9	LI	MG	60			Non-Vacant	Operating warehouse and storage yard
418-202-12	2972 Century Pl		190					0.94	LI	MG	60			Non-Vacant	Operating vehicle repair shop
418-202-13	2972 Century Pl		191					0.91	LI	MG	60			Non-Vacant	Operating warehouse
418-202-14	765 Baker St		193					0.67	G	C2	60			Non-Vacant	Operating vehicle repair shop
419-041-02	2180 Harbor Blvd		194					0.77	G	C1	50			Non-Vacant	Operating strip mall
419-041-06	2180 Harbor Blvd		195					2.5	G	C1	50			Non-Vacant	Operating single-user commercial

418-101-05	1425 Baker St		197						1.9	G	C1	60			Non-Vacant	Operating auto dealer
140-041-83	N/A		198						0.23	CC	PDC	90			Vacant	Vacant
418-101-03	1491 Baker St		199						1.27	G	C1	60			Non-Vacant	Operating restaurant and retail
424-202-01	745 W 19th St		200						0.63	G	C1	50			Non-Vacant	Operating strip mall
410-481-05	3201 Park Center Dr		201						6.27	CAC	TC	90			Non-Vacant	Operating restaurants and offices
410-491-07	601 Anton Blvd		202						12.07	CAC	TC	90			Non-Vacant	Operating restaurants and offices
139-313-21	1590 Adams Ave		203						0.19	G	C1	50			Non-Vacant	Operating post office
139-313-30	1590 Adams Ave		204						2.4	G	C1	50			Non-Vacant	Operating post office
410-051-46	3420 Bristol St		205						0.75	CAC	TC	90			Non-Vacant	Operating offices
410-501-25	545 Anton Blvd		206						0.74	UCC	PDC	90			Non-Vacant	Operating commercial
410-501-36	N/A		207						1.82	UCC	PDC	90			Non-Vacant	Surface parking lot
418-171-01	754 Saint Clair St		208						0.27	G	C2	60			Non-Vacant	Operating learning center
140-041-81	3333 Susan St		196						4	IP	PDI	90			Non-Vacant	Vacant professional football practice facility

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Costa Mesa	
Reporting Year		2023	(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	• Provide informational materials on the Owner-Occupied Housing Rehabilitation program. • Encourage the participation of seniors, veterans, and disabled residents in this program. • Evaluate the effectiveness of this program and, if necessary, modify program characteristics.	Annually market information and evaluate the program's effectiveness. Any program modifications to be made by December 2023	City advertises the Rehabilitation Grant and Loan program on social media, the City website and flyers at City Hall. Flyers are also provided to property managers of mobile home parks. The City reviewed the policies and procedures of the Single Family Rehabilitation Grant and Loan Program. Policy changes were made to the income requirements that restricted senior residents from qualifying for the loan program.
Mobile Home Rehabilitation	• Provide financial assistance as long as funding from HOME funds remains available. • Market information on funding as available.	Annually market assistance available and grant funding on a case-by-case basis	Information regarding HOME Grant funds for mobile home rehabilitation are made available online at https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development/residential-rehabilitation-programs
Monitoring and Preservation of At-Risk Housing Units	• Regularly monitor deed-restricted units that have the potential of converting to market-rate during the planning period. • Work with the property owners of Casa Bella on potential extensions past the current 2025 agreement. • Comply with noticing requirements and coordinate with qualified entities to preserve at-risk units.	Coordinate with property owners of at-risk units through the end of financial agreements. Annually market tenant education information and available assistance.	City is utilizing its Land Management System - TESSA to monitor deed-restricted units and will reach out to appropriate property owners to extend agreements by December 2024; and annually thereafter.
Inclusionary Housing Ordinance	Adopt an inclusionary housing ordinance.	To be completed by December 2023.	The Planning Commission approved an inclusionary housing ordinance on December 8th, 2023. The City Council approved the first reading of the Ordinance on April 2, 2024. A second and final adoption of the Ordinance is scheduled in May of 2024.

Affordable Housing Development	• Pursue State and regional funding for affordable housing development. • Pursue local partnerships and annually meet with affordable housing organizations to encourage the development of housing affordable to all segments of the population. • 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. • Develop clear instructional materials for achieving incentives and make them publicly available on the City's website.	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 2024; and pursue funding and partnership on an annual basis.
Supportive Services for Persons with Special Needs	• 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. • Outreach to local organizations working with special needs populations to receive feedback and provide information on the availability of funding.	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 https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development
Facilitate Development of Senior Housing Options	• Identify potential opportunities for Senior Housing developments within Costa Mesa, including working with developers who specialize in the development of Senior Housing. • 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.	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 has identified the Costa Mesa Senior Center as a potential senior housing opportunity site; the City has completed the first step of project application review (Urban Master Plan screening) for the senior housing project application for a 60 unit senior housing development at the site with a portion of the housing units dedicated as supportive housing. The application is expected to be reviewed by the Planning Commission by Summer 2024.

Encourage Development of Housing Options for Large-Family Households	• Promote and work with applicants who propose for-rent residential projects to encourage 4-bedroom units as part of proposed developments. • 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.	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	• 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. • Review procedures and, as necessary, provide more flexibility in housing accommodations for persons with physical and developmental disabilities. • City will proactively reach out to developers and other agencies annually to take steps to improve and develop housing for persons with disabilities.	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	• Revise and amend the current Safety Element. • Amend portions of the General Plan to include environmental justice policies in compliance with SB 1000.	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 is currently reviewing the Zoning Code to address Farmworker Housing; program will be completed by December 2024. In the meantime, the City will process any proposed farmworker housing by-right in single-family zones pursuant to State Law.
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	• 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 • Monitor the inventory of sites appropriate to accommodate transitional and supportive housing. • Proactively engage relevant organizations to meet the needs of persons experiencing homelessness and extremely low-income residents.	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	• 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. • 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. • Proactively reach out to developers at least once annually to identify and promote development opportunities. • Adopt priority processing and streamlined review for developments with units affordable to lower income households. • Support funding development applications throughout the planning period for projects proposing units affordable to lower income households.	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.	The City has contracted with a parking consultant who has started the parking analysis to consider reducing the parking requirements for residential development. The City will continue to evaluate parking standards for residential development and revise the code by Winter 2025
Reasonable Accommodation	• 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. • Meet with local organizations and developers to promote access to housing for persons with disabilities and address potential constraints.	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	• Maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers. • 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. • Promote the development of housing, live/work, and mixed-use development on the sites identified within the inventory through actions such as: - Make information on candidate housing sites readily available through a database available to the public. - 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. - 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	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 list of housing sites identified under the 2021-2029 Housing Element are available on the City's website.
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Fairview Development Center – State Property	• Partner with the State to pursue compatible development on the Fairview Development Center site. • Complete rezoning at Fairview Developmental Center 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 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. • 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). • 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	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.	The City has begun the process to develop a specific plan and associated environmental documents for the re-use of the Fairview Development site as affordable and market rate housing (2,300 units). The City hosted a Workshop 1 series in November of 2023 to involve the public in the development of a draft vision statement and set of guiding principles. A City Council study session took place on December 12th, 2023, to update the Council on the progress made on the Fairview Development Center project. Further workshops are planned for Winter of 2024.
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Update the North Costa Mesa Specific Plan	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 & i)	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	• 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: - 19 West Urban Plan (50 du/ac). - SoBECA Urban Plan (60 du/ac). - Mesa West Bluff Urban Plan (40 du/ac). - Harbor Mixed-Use Overlay (50 du/ac). • Remove the Mesa West Residential Ownership Overlay. • Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h & i)	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)	• Review and revise the City's ADU ordinance as necessary to comply with State law. • Coordinating with the County on implementation of a permit-ready ADU program. • Post a user-friendly FAQ on the City's website to assist the public. • Offer permitting fee waivers, as funding is available. • Creating an expedited plan check review process to ease the process for homeowners. • Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners. • Engaging with residential development applicants regarding ADU opportunities that may not have been considered.	Program components analyzed within by December 2023, with implementation by December 2024. Review and revise the ADU ordinance within one year.	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: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/accessory-dwelling-units-adu. Website will continue to be updated, as necessary.
Motel Conversions, Efficiency Units, and Co-living Housing Types	• Establish definitions of co-living and efficiency housing options within the Costa Mesa Zoning Code • 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. • Explore opportunities to implement motel conversions through Project Homekey. • Comply with State and Federal laws related to displacement and relocation of long-term residents when considering motel conversion opportunities.	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.	In November of 2022, the Costa Mesa Voters approved amendment to CMMC to revitalize key commercial and industrial corridors to allow for housing opportunities as described in the Housing Element. Visioning and Community Outreach for rezoning will occur in Summer 2024
Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the Airport Industrial Area	• Evaluate the potential to add an overlay to an area in the airport industrial area which would permit residential development. • Complete a market analysis to determine the potential factors involved with permitting residential uses in the airport industrial area.	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	• Evaluate the potential to add an overlay to an area in the 17th Street corridor area which would permit residential development. • Complete a market analysis to determine the potential factors involved with permitting residential uses in the 17th Street corridor area.	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	• 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. • Develop materials outlining the development process and make them available on the City's website.	Develop online materials on the development process by December 2023 and update, as necessary.	Cit will explore potential future housing opportunity on Church sites, to be completed by December 2024
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	• Create a monitoring program to track ADU and JADU development and affordability levels throughout the planning period. • 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).	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 launched a new land management system (LMS) - TESSA in August of 2023 that will improve monitoring of all land use development. City uses TESSA 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 coordinates with the Water and Sewer providers as part of the development review process for all planning applications including new residential projects; This is an ongoing process.

Federal/State Housing Programs	• 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. • Continue to partner with the OC Housing Finance Trust to identify potential funding sources.	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	• Promote consolidation of residential properties to the development community and property owners to facilitate and promote the development of housing on smaller sites. • Maintain information on the lot consolidation process and fees online and at City Hall. • Continue to provide streamlined measures to facilitate consolidation and establish a menu of incentives by 2025 • Evaluate the effectiveness of streamlining measures by midpoint and make adjustments within 6 months	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	• 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. • 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. • Promote development of large sites at the densities and affordability levels identified within the housing element. • 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.	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.	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. 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.
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 2024.

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.	*I. Housing Mobility A. Address Housing Discrimination 1. * Housing Information and Resources are posted on the City's Economic and Development Services - Housing and Community Development webpage at: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development * City continues to renew contract with Fair Housing Foundation (FHF) to provide Fair Housing counseling services to the City of Costa Mesa. * City HCD staff continue to collaborate with Orange County Housing Authority (OCHA) to implement the Housing Choice Voucher Program and attend quarterly OCHA Housing Advisory Committee Meetings. Link to County of Orange - Affordable Housing Rental Housing List is posted online 2. City's Network for Homeless Solutions (NHS) continued to assist and advocate for voucher program participants as part of their day to day operations - in 2023 assisted 400 individuals. 3. City will work on identifying and adopt programs to improve accessibility 4. City continue to work with non-profit and other jurisdiction to advocate for affordable housing development. B. Racial Segregation: 1. The City will continue to conduct affirmative marketing for housing development to inform the community by disseminating information at local School District, local non-profit organizations and religious institutions, hand out flyers and utilize the City's website and various social media platforms. D. Displacement Due to Economic Pressures: 1. Inclusionary Housing: An inclusionary housing ordinance was heard by the Planning Commission in December of 2023. 2. ADU website has been updated to include informational materials and will be updated as necessary; List of affordable housing unit is posted on the City's Housing and Community Development website, City will continue to work with Orange County Community Resources to update the list. II. Place-Base Strategies - Conservation and Revitalization 1. Investment in Specific Neighborhoods - City continue to utilize HOME
Rental Housing Assistance	• 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. • Evaluate and offer rental housing assistance programs based on the availability of funding	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: https://www.costamesaca.gov/trending/rental-assistance-asistencia-de-alquiler and various housing programs on its Housing and Community Development Website: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/housing-and-community-development

Ownership Housing Assistance	• Evaluate and adopt ownership housing assistance programs, such as a First-Time Home Buyer Program, based on the availability of funding. • 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.	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.	City continues to renew contract with Fair Housing Foundation (FHF) to provide Fair Housing counseling services to the City of Costa Mesa. Contact information for FHF is available on the City's website.
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	• Continue to operate and maintain the Bridge Shelter throughout the planning period. • Promote information on services and assistance available to residents online on the City's website.	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.	The City continues to operate the Bridge Shelter and has obtained additional funding along with increasing Shelter capacity. The City will continue the Shelter operations and seek resources to expand services to support assistance programs.
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 the purpose and benefits of affordable housing options in the City by December 2024

Jurisdiction	Costa Mesa	
Reporting Period	2023	(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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Costa Mesa	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

For Orange County jurisdictions, please format the APN's as follows:999-999-99

[illegible]

Jurisdiction	Costa Mesa	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Costa Mesa
Reporting Year	2023 (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	Total award amount is auto-populated based on amounts entered in rows 15-26.
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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		23
Total Units		23

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	7
Low	Deed Restricted	0
	Non-Deed Restricted	61
Moderate	Deed Restricted	0
	Non-Deed Restricted	1

Moderate	Non-Deed Restricted	13
Above Moderate		10
Total Units		91

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	8
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		8
Total Units		34



Appendix A

2015-2035 General Plan Goals, Objectives, Policies (2023)

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

- 2023 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]

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| 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

Objective C-7C:	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: • 50 percent motor vehicles • 10 percent transit • 10 percent bicycles • 20 percent walking • 10 percent carpools, taxi, transportation network company services, and car sharing [New Policy for 2015-2035 GP]
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

Objective C-8A:	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

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
• Simple, multi-planed pitched roofs • Open rafters/tails with large overhangs • Appearance of "thick" walls • Courtyards, arcades, and intimate spaces • Tile details • Deep-set window and door openings • Offset wall planes • Fountains and other unique details • Building masses with the incorporation of one and two story architecture • Sequencing of enclosed space/arches	• Stucco, smooth, sand or light lace finish • Wood, as an exposed structural material • Clay or concrete roof tiles • Native fieldstone • Wood window casements • Wood, as an accent material • Brick, as an accent material • Wrought iron (rust proof; anodized aluminum) • Tile, as an accent material • Slumpstone garden walls

- 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

Housing Successor Annual Report Fiscal Year 2022-2023

**COSTA MESA
FINANCING AUTHORITY
(A Component Unit of the
City of Costa Mesa)
Financial Statements
Year Ended June 30, 2023**

COSTA MESA FINANCING AUTHORITY

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Year Ended June 30, 2023

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Costa Mesa Financing Authority
Costa Mesa, California

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and the major fund of the Costa Mesa Financing Authority (the Authority), a component unit of the City of Costa Mesa, California, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Authority, as of June 30, 2023, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of a Matter

As described more fully in Note 1A, the basic component unit financial statements present only the Authority and are not intended to present fairly the financial position and results of operations of the City of Costa Mesa, California in accordance with accounting principles generally accepted in the United States of America.

Responsibilities of Management for the Financial Statements

The Authority's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has not presented the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Report on Summarized Comparative Information

We have previously audited the Authority's 2022 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated December 30, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2022 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 21, 2023, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

A handwritten signature in blue ink that reads "Davis Fan" followed by a stylized flourish.

Irvine, California
December 21, 2023

COSTA MESA FINANCING AUTHORITY**Statement of Net Position**

June 30, 2023
(With comparative totals for June 30, 2022)

	Governmental Activities	
	2023	2022
ASSETS:		
Cash and investments with fiscal agent (Note 2)	\$ 7,278	\$ 4
Lease interest receivable	254,763	254,763
Leases receivable (Note 3)	21,280,000	23,110,000
TOTAL ASSETS	21,542,041	23,364,767
LIABILITIES:		
Interest payable	254,763	254,763
Noncurrent liabilities:		
Due within one year (Note 3)	2,067,767	1,977,767
Due in more than one year (Note 3)	22,056,745	24,124,512
TOTAL LIABILITIES	24,379,275	26,357,042
NET POSITION:		
Restricted for debt service	7,278	4
Unrestricted	(2,844,512)	(2,992,279)
TOTAL NET POSITION	\$ (2,837,234)	\$ (2,992,275)

See accompanying notes to financial statements.

COSTA MESA FINANCING AUTHORITY

Statement of Activities

Year Ended June 30, 2023
(With comparative totals for the year ended June 30, 2022)

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues	
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	2023	2022
Governmental Activities:						
Interest on long-term debt	\$ 825,533	-	-	-	\$ (825,533)	(914,783)
Total governmental activities	<u>\$ 825,533</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(825,533)</u>	<u>(914,783)</u>
General revenues:						
Investment income					<u>980,574</u>	<u>1,062,553</u>
Total general revenues					<u>980,574</u>	<u>1,062,553</u>
Changes in net position					155,041	147,770
NET POSITION AT BEGINNING OF YEAR					<u>(2,992,275)</u>	<u>(3,140,045)</u>
NET POSITION AT END OF YEAR					<u>\$ (2,837,234)</u>	<u>(2,992,275)</u>

See accompanying notes to financial statements.

COSTA MESA FINANCING AUTHORITY

**Balance Sheet
Governmental Fund**

**June 30, 2023
(With comparative totals for June 30, 2022)**

	Total Government Fund	
	2023	2022
ASSETS:		
Cash and investments with fiscal agent	\$ 7,278	\$ 4
Leases receivable	21,280,000	23,110,000
TOTAL ASSETS	<u>\$ 21,287,278</u>	<u>\$ 23,110,004</u>
DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE:		
DEFERRED INFLOWS OF RESOURCES:		
Unavailable lease revenue	<u>\$ 21,280,000</u>	<u>\$ 23,110,000</u>
TOTAL DEFERRED INFLOW OF RESOURCES	<u>21,280,000</u>	<u>23,110,000</u>
FUND BALANCE:		
Restricted for debt service	<u>7,278</u>	<u>4</u>
TOTAL FUND BALANCE	<u>7,278</u>	<u>4</u>
TOTAL DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	<u>\$ 21,287,278</u>	<u>\$ 23,110,004</u>

See accompanying notes to financial statements.

COSTA MESA FINANCING AUTHORITY

**Reconciliation of the Governmental Fund Balance Sheet
to the Statement of Net Position**

June 30, 2023

Fund balances for governmental fund	\$ 7,278
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Accrued interest receivable for the current portion of interest due on lease payments has not been reported in the governmental funds.	
Interest receivable	254,763
Long-term liabilities applicable to the Authority's governmental activities are not due and payable in the current period and, accordingly, are not reported as governmental fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.	
Revenue bonds	(21,280,000)
Premium on bonds	(2,844,512)
Accrued interest payable for the current portion of interest due on long-term debt has not been reported in the governmental funds.	
Interest payable - revenue bonds	(254,763)
Revenues relating to leases receivable are measurable but not available and, accordingly, are recorded as unavailable revenue in the governmental funds under the modified accrual basis of accounting.	
	<u>21,280,000</u>
Net position of governmental activities	<u><u>\$ (2,837,234)</u></u>

See accompanying notes to financial statements.

COSTA MESA FINANCING AUTHORITY**Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Fund****Year Ended June 30, 2023
(With comparative totals for the year ended June 30, 2022)**

	Total Governmental Fund	
	2023	2022
REVENUES:		
Other interest	\$ 7,274	\$ 4
Lease payments	2,803,300	2,802,549
TOTAL REVENUES	2,810,574	2,802,553
EXPENDITURES:		
Debt service:		
Principal	1,830,000	1,740,000
Interest	973,300	1,062,550
TOTAL EXPENDITURES	2,803,300	2,802,550
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	7,274	3
NET CHANGE IN FUND BALANCE	7,274	3
FUND BALANCE AT BEGINNING OF YEAR	4	1
FUND BALANCE AT END OF YEAR	\$ 7,278	\$ 4

See accompanying notes to financial statements.

COSTA MESA FINANCING AUTHORITY

**Reconciliation of the Governmental Fund Statement of
Revenues, Expenditures and Changes in Fund Balances
to the Statement of Activities**

Year Ended June 30, 2023

Net change in fund balances - total governmental fund	\$ 7,274
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Amounts reported for governmental activities in the Statement of Activities are different because:

The Statement of Net Position includes accrued interest on leases receivable. The net change in accrued interest for the current period is reported on the Statement of Activities.	254,763
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Repayment of long-term principal is an expenditures in the governmental and, thus, has the effect of reducing the fund balances because current funds resources have been used. For the Authority as a whole, however, the principal financial payments reduce the liabilities in the Statement of Net Position and do not result in an expense in the Statement of Activities.	
Debt service principal	1,830,000
Amortization of bond premium	147,767

The Statement of Net Position includes accrued interest on long-term debt. The net change in accrued interest for the current period is reported on the Statement of Activities.	(254,763)
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Revenues relating to leases receivable that do not meet the "availability" criteria for revenue recognition and therefore are not reported as revenue in the funds.	(1,830,000)
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Change in net position of governmental activities	<u>\$ 155,041</u>
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See accompanying notes to financial statements.

COSTA MESA FINANCING AUTHORITY
Notes to the Basic Financial Statements
Year Ended June 30, 2023

1. Reporting Entity and Summary of Significant Accounting Policies

A. Description of the Reporting Entity:

The Costa Mesa Financing Authority (the Authority) was created by a joint powers agreement between the City of Costa Mesa (the City) and the Costa Mesa Housing Authority (the Housing Authority), dated August 1, 2017. It was created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title of the Government Code of the State of California (the "JPA Act").

The Authority is an integral part of the reporting entity of the City. The financial activity of the Authority has been included within the scope of the basic financial statements of the City because the City Council of the City of Costa Mesa is the governing board over the operations of the Authority. Only the financial activity of the Authority is included herein, therefore, these financial statements do not purport to represent the financial position or results of operations of the City.

B. Basis of Accounting and Measurement Focus:

The *basic financial statements* of the Authority are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to the basic financial statements

Government-wide financial statements display information about the reporting government as a whole, except for its fiduciary activities. These statements include separate columns for the governmental and business-type activities of the primary government (including its blended component units), as well as its discretely presented component units. The Authority has no business-type activities or discretely presented component units.

Government-wide financial statements are presented using the *economic resources measurement focus* and the *accrual basis of accounting*. *Measurement focus* indicates the type of resources being measured. Under the economic resources measurement focus, all (both current and long-term) economic resources and obligations of the reporting government are reported in the government-wide financial statements. *Basis of accounting* refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Under the accrual basis of accounting, revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, and liabilities resulting from nonexchange transactions are recognized in accordance with the requirements of Governmental Accounting Standards Board (GASB) Statement No. 33.

Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

COSTA MESA FINANCING AUTHORITY
Notes to the Basic Financial Statements
(Continued)

1. Reporting Entity and Summary of Significant Accounting Policies (Continued):

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as other financing sources. Amounts paid to reduce long-term indebtedness of the reporting government are reported as reductions of the related liabilities, rather than as expenditures.

When both restricted and unrestricted resources are combined, expenses are considered to be paid first from restricted resources, and then from unrestricted resources.

Fund Financial Statements

The underlying accounting system of the Authority is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, deferred inflows of resources, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually and other governmental funds in the aggregate for governmental funds. Fiduciary statements include financial information for fiduciary funds and similar component units. Fiduciary funds primarily represent assets held by the Authority in a custodial capacity for other individuals or organizations. The Authority has no fiduciary funds.

Governmental Funds

In the fund financial statements, governmental funds are presented using the *modified-accrual basis of accounting*. Their revenues are recognized when they become *measurable* and *available* as fund balances. *Measurable* means that the amounts can be estimated, or otherwise determined. *Available* means that the amounts were collected during the reporting period or soon enough thereafter to be available to finance the expenditures accrued for the reporting period. The Authority uses a sixty-day availability period. Unavailable revenues are reported as deferred inflows of resources in the governmental funds.

Revenue recognition is subject to the *measurable* and *availability* criteria for the governmental funds in the fund financial statements. *Exchange transactions* are recognized as revenues in the period in which they are earned (i.e., the related goods or services are provided). *Imposed non-exchange* transactions are recognized as revenues in the period for which they were imposed. If the period of use is not specified, they are recognized as revenues when an enforceable legal claim to the revenues arises or when they are received, whichever occurs first. *Government-mandated and voluntary non-exchange transactions* are recognized as revenues when all applicable eligibility requirements have been met.

COSTA MESA FINANCING AUTHORITY
Notes to the Basic Financial Statements
(Continued)

1. Reporting Entity and Summary of Significant Accounting Policies (Continued):

In the fund financial statements, governmental funds are presented using the *current financial resources measurement focus*. This means that only current assets, current liabilities and deferred inflows of resources are generally included on their balance sheets. The reported fund balance is considered to be a measure of "available spendable resources." Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balances. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Noncurrent portions of long-term receivables due to governmental funds are reported on the balance sheets in spite of their spending measurement focus. Special reporting treatments are used to indicate, however, that they should not be considered "available spendable resources," since they do not represent available fund balance. Recognition of governmental fund type revenues represented by noncurrent receivables are reported as unavailable revenues. Noncurrent portions of other long-term receivables are offset by deferred inflows of resources - unavailable revenue.

Because of the spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by noncurrent liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an *other financing sources* rather than as fund liabilities. Amounts paid to reduce long-term indebtedness are reported as fund expenditures.

C. Activities in Major Fund:

The following debt service fund is presented as a major fund in the accompanying basic financial statements:

2017 Lease Revenue Bonds Fund - To account for the accumulation of resources for the payments of debt service for lease revenue bond principal and interest relating to the 2017 Lease Revenue Bonds.

D. Cash and Investments:

Investments are reported in the accompanying financial statements at fair value.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Changes in fair value that occur during a fiscal year are recognized as investment income reported for that fiscal year. Investment income includes interest earnings, changes in fair value, and any gains or losses realized upon the liquidation, maturity, or sale of investments.

COSTA MESA FINANCING AUTHORITY
Notes to the Basic Financial Statements
(Continued)

1. Reporting Entity and Summary of Significant Accounting Policies (Continued):

E. Net Position:

Restricted net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. Unrestricted net position is the remaining balance of net position.

F. Deferred Outflow/Inflows of Resources:

In addition to assets, the statement of net position and the governmental funds balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until that. The Authority does not have any applicable deferred outflows of resources.

In addition to liabilities, the statement of net position and the governmental funds balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The Authority reports unavailable lease revenue as deferred inflows of resources in the governmental fund.

G. Budgetary Reporting:

Formal budgetary integration is not employed for the Authority because effective control is alternatively achieved through the debt indenture provisions.

H. Fund Equity:

The fund balances are reported in the fund statements in the following classification:

Restricted Fund Balance - this includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation. If the Board action limiting the use of funds is included in the same action (legislation) that created (enables) the funding source, then it is restricted.

I. Long Term Obligations:

In the government-wide financial statements, long term debt and other long term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts, as well as prepaid insurance costs related to bond issuance costs, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount.

COSTA MESA FINANCING AUTHORITY
Notes to the Basic Financial Statements
(Continued)

1. Reporting Entity and Summary of Significant Accounting Policies (Continued):

J. Use of Estimates:

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

K. Fair Value Measurements:

Certain assets and liabilities are required to be reported at fair value. The fair value framework provides a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of fair value hierarchy are described as follows:

Level 1 - Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets.

Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly and fair value is determined through the use of models or other valuation methodologies including:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in markets that are inactive;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 - Inputs to the valuation methodology are unobservable and significant to the fair value measurement. These unobservable inputs reflect the Authority's own assumptions about the inputs market participants would use in pricing the asset or liability (including assumptions about risk). These unobservable inputs are developed based on the best information available in the circumstances and may include the Authority's own data.

L. Prior Year Data:

Selected information regarding the prior year has been included in the accompanying financial statements. This information has been included for comparison purposes only and does not represent a complete presentation in accordance with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Authority's prior year financial statements, from which this selected financial data was derived.

COSTA MESA FINANCING AUTHORITY
Notes to the Basic Financial Statements
(Continued)

2. Cash and Investments:

Cash and investments at June 30, 2023 are classified in the accompanying Statement of Net Position as follows:

Cash and investments with fiscal agent \$ 7,278

Cash and investments held at June 30, 2023 consisted of the following:

Investments:
 Money market mutual funds \$ 7,278

Investments Authorized by Debt Agreements

Investments of debt proceeds held by bond trustee are governed by provisions of the debt agreements, rather than the general provisions of the California Government code or the City's investment policy. The table on the following page identifies the investment types that are generally authorized for investments held by bond trustee. The table also identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

<u>Authorized Investments</u>	<u>Maximum Maturity</u>	<u>Maximum Percentage Allowed</u>	<u>Maximum Investment in One Issuer</u>
United States Treasury Securities	None	None	None
Federal Agency Securities	1 year	None	None
Banker's Acceptances	30 days	None	None
Commercial Paper	270 days	None	None
Money Market Mutual Funds	None	None	None
Investment Agreements	None	None	None
Interest-Bearing Time Deposits	30 days	None	None
Repurchase Agreements	270 days	None	None
Local Agency Investment Fund	None	None	None
State Obligations	None	None	None
Pre-refunded Municipal Obligations	None	None	None

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the Authority manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

COSTA MESA FINANCING AUTHORITY

Notes to the Basic Financial Statements

(Continued)

2. Cash and Investments (Continued):

Information about the sensitivity of the fair values of the Authority's investments (including investments held by bond trustee) to market interest rate fluctuations is provided by the following table that shows the distribution of the Authority's investments by maturity:

<u>Investment Type</u>	<u>Remaining Maturity (in Months)</u>		<u>Total</u>
	<u>12 Months or Less</u>	<u>13 Months or More</u>	
Money market mutual funds	\$ <u>7,278</u>	\$ <u>-</u>	\$ <u>7,278</u>

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code, the City's investment policy, or debt agreements, and the Standard & Poor's actual rating as of year end for each investment type:

<u>Investment Type</u>	<u>Minimum Legal Rating</u>	<u>Rating</u>	
		<u>Total</u>	<u>AAA</u>
Money market mutual funds	AAA	\$ <u>7,278</u>	\$ <u>7,278</u>

Concentration of Credit Risk

The investment policy of the City contains no limitations on the amount that can be invested in anyone issuer beyond that stipulated by the California Government Code. No investments in anyone issuer (other than mutual funds and external investment pools) represent 5% or more of total investments by reporting unit (governmental activities or major fund).

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by the state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure Authority deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

COSTA MESA FINANCING AUTHORITY
Notes to the Basic Financial Statements
(Continued)

3. Long-Term Liabilities:

The following is a summary of changes in long-term liabilities of the Authority for the year ended June 30, 2023:

	Balance at July 1, 2022	Additions	Reductions	Balance at June 30, 2023	Amount Due Within One Year	Amount Due Beyond One Year
2017 Lease Revenue						
Bonds	\$ 23,110,000	\$ -	\$ (1,830,000)	\$ 21,280,000	\$1,920,000	\$19,360,000
2017 Bond Premium	2,992,279	-	(147,767)	2,844,512	147,767	2,696,745
 Total	 \$ 26,102,279	 \$ -	 \$ (1,977,767)	 \$ 24,124,512	 \$2,067,767	 \$22,056,745

2017 Lease Revenue Bonds:

On October 1, 2017, the Authority issued \$29,735,000 in 2017 Lease Revenue Bonds to finance certain capital improvements of the City of Costa Mesa and to advance refund \$16,765,000 of outstanding Costa Mesa Public Financing Authority 2007 Certificates of Participation (2007 Certificates). The bond issue also included a bond premium of \$3,694,172. The bonds mature from October 1, 2018 through October 1, 2042 in annual installments ranging from \$570,000 to \$2,220,000. Interest is payable semi-annually on April 1 and October 1 of each year, commencing on April 1, 2018 at a rate ranging from 2.0% to 5.0%. As of June 30, 2023, the principal outstanding is \$21,280,000 and the unamortized bond premium balance is \$2,844,512.

The lease agreement requires the City to make lease payments to the Authority on each April 1 and October 1 preceding the debt service payment date, commencing April 1, 2018. Lease payments are paid by the City directly to the Trustee.

The Authority's source of payment on the certificates will be from lease payments received from its lease with the City. This lease receivable has been recorded on the balance sheet of the related debt service fund. Unavailable revenue has been recorded in an equal amount in the fund financial statements because this lease revenue, although measurable, is not considered available to finance expenditures of the fiscal year reported upon. Lease revenues are pledged toward payment of these bonds. The amount of anticipated future lease payments is equal to the amount of future principal and interest installments due on the debt.

Future debt requirements for the 2017 Lease Revenue Bonds are as follows:

Year Ending June 30	Principal	Interest	Total
2024	\$ 1,920,000	\$ 879,550	\$ 2,799,550
2025	2,015,000	781,175	2,796,175
2026	2,115,000	677,925	2,792,925
2027	2,220,000	569,550	2,789,550
2028	570,000	499,800	1,069,800
2029-2033	3,320,000	2,029,000	5,349,000
2034-2038	4,185,000	1,166,531	5,351,531
2039-2043	4,935,000	411,206	5,346,206
Total	\$ 21,280,000	\$ 7,014,737	\$ 28,294,737

**Report on Internal Control Over Financial Reporting and on Compliance and Other
Matters Based on an Audit of Financial Statements Performed in Accordance with
Government Auditing Standards**

Board of Directors
Costa Mesa Financing Authority
Costa Mesa, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, financial statements of the governmental activities and the major fund of the Costa Mesa Financing Authority (the Authority), as of and for the year ended June 30, 2023, and the related notes to the basic financial statements, which collectively comprise of the Authority's basic financial statements, and have issued our report thereon dated December 21, 2023.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

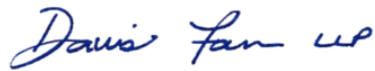
Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink that reads "Davis Fan" followed by a stylized flourish.

Irvine, California
December 21, 2023