



Agenda Report

Item #: 24-142

Meeting Date: 05/07/2024

TITLE: 2023 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER, AND CAITLYN CURLEY, ASSISTANT PLANNER

CONTACT INFORMATION: PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER, (714) 754-5611

RECOMMENDATION:

The Planning Commission recommends the City Council approve the 2023 Annual Progress Report (APR) of the 2015-2035 Costa Mesa General Plan for submittal to the State Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD).

BACKGROUND:

The General Plan APR provides an overview of the actions taken by the City during the 2023 calendar year to implement the City's General Plan programs and policies, including the City's Housing Element.

State Land Use and Zoning Law, Government Code section 65000, et seq., requires that an annual progress report from the City's legislative body be submitted to the State agencies identified above. The State uses the General Plan APR to identify statewide trends in land use decision-making, and how local planning and development activities relate to statewide planning goals and policies. A Housing Element APR is also required and is used by HCD to track the progress of the implementation of a jurisdiction's Housing Element and requires its submission as a threshold for several State Housing Funding Programs.

ANALYSIS:

The APR informs the public and the State of the progress in meeting community goals as expressed in the General Plan. The APR also provides information on how land use decisions that were implemented in the past year relate to General Plan adopted goals and policies.

Planning Commission Review

Staff presented the APR to the Planning Commission on April 8, 2024. The Planning Commission discussed the proposed Jamboree Housing senior housing project, the Motel 6 Conversion – "Project HomeKey," Accessory Dwelling Unit affordability, Pedestrian Master Plan, Multi-family Residential Parking Standards, and the intent of Land Use Element goals and policies. The Planning Commission specifically complimented City staff based on this year's extensive General Plan implementation efforts.

The Planning Commission recommended that the City Council approve the APR by a vote of six to zero, with one Commissioner absent.

April 8, 2024 Planning Commission Staff Report (also provided as Attachment 2):

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6613797&GUID=E4FD09D7-E733-40BF-866D-9C56E6CAB61F>

April 8, 2024 Planning Commission Video:

https://costamesa.granicus.com/player/clip/4116?view_id=14&redirect=true

Once approved for submittal to the State, the APR is posted on the City's website at the link below.

City General Plan Annual Reports:

<https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/general-plan/annual-progress-reports>

Annual Progress Report Summary

As summarized in the attached General Plan APR, the City continues to implement General Plan programs and has progressed towards meeting its 6th Cycle RHNA obligation. As required by the State, the APR specifically addresses the following:

- **General Plan Implementation:** The degree to which the City's General Plan and City actions (such as ordinance adoption and capital improvement project implementation) complies with the General Plan guidelines developed and adopted by OPR pursuant to Government Code section 65040.2 (this information is included in Table 1 of the General Plan Annual Review); and,
- **Housing Element Annual Progress Report:** The Housing Element APR excel, specifically created by HCD, provides information on how the City has progressed toward meeting its RHNA allocation and implementation of Housing Element programs. It includes information on the number and types of housing development applications that the City has received, processed and permitted; as well as identifies how many residential units completed construction. State required housing progress forms for calendar year 2023 are provided as Attachment 1 to the General Plan Annual Review.

The APR must be submitted to HCD and OPR by April 1 annually. Specific to the Housing Element, each jurisdiction must prepare an annual progress report on the status and progress in implementing its Housing Element using forms and definitions adopted by HCD. This year's APR will be submitted after the required date. The HCD APR form is data specific and necessitated additional time, not anticipated, to set up the required reporting in TESSA and merge the data into the mandatory fields in the electronic HCD form.

Consistency with the State OPR General Plan Guidelines

The City of Costa Mesa's General Plan consists of seven elements that are required by State statutes and three optional elements. The seven required elements include: Land Use, Circulation, Housing,

Conservation, Open Space and Recreation, Noise, and Safety. The City's General Plan provides goals and policies that address these categories consistent with the State law. The optional elements address additional topics that are of particular local significance and include: Growth Management, Community Design, and Historic and Cultural Resources. The General Plan goals and policies are consistent with state law and follow OPR Guidelines.

As shown through various City's actions and approved projects that are summarized in the General Plan APR, the City's General Plan remains an effective guide for orderly community growth and development, preservation and conservation of open space and natural resources, and efficient expenditure of public funds. Note that to implement the 6th Cycle Housing Element and, specifically, to accommodate the City's RHNA allocation, future General Plan updates will be necessary to ensure that the City's General Plan will remain internally consistent and remain an effective guiding document for orderly growth.

Costa Mesa Housing Construction Calendar Years 2023

During the calendar year 2023, a total of 34 housing units (including ADUs) were constructed in the City. Of the 34 units constructed, six of the units were single-family residences and 28 were ADUs. No multi-family housing was constructed during this time. Of the 34 units constructed in 2023, 28 units fell into affordable categories (all were ADUs).

6th Cycle Housing Programs Implementation

There are 47 Housing Element programs that have various completion timeframes within the 8-year Housing Element planning period. Since the recent Housing Element approval (and prior to approval), the City has completed and is working towards implementing the 6th Cycle Housing Element programs, including, but not limited to: Program 2A: Affordable Housing (Inclusionary Housing), Program 2M: Parking Standards for Residential Development, Program 2D: Senior Housing Development at the Senior Center, Program 3B: Fairview Developmental Center, Program 3E: Promote Accessory Dwelling Units, Program 3F: Motel Conversion to Permanent Supportive Housing, Program 4A: Fair Housing (Tenant Protection Program), and Program 4F: Bridges Homeless Shelter.

PUBLIC NOTICE:

There is no public notice requirement for approval of the Annual Report.

ENVIRONMENTAL DETERMINATION:

The Annual Report of the 2015-2035 Costa Mesa General Plan is not subject to the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15378(b)(2), as this report and review is not a project as defined by this section.

ALTERNATIVES:

The APRs highlight the City's actions that have occurred in 2023 to implement the General Plan. The submitted APR does not list all of the actions taken by the City. The City Council may modify the report to include additional actions that showcase its commitment to implementing the General Plan policies.

FISCAL REVIEW:

There are no fiscal impacts to the City for the approval of the recommended actions.

LEGAL REVIEW:

The City Attorney's Office has reviewed this Agenda Report and the attached 2023 APR and approves them both as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council goal:

- Strengthen the Public's Safety and Improve the Quality of Life.
- Diversify, stabilize, and increase housing to reflect community needs.

CONCLUSION:

As required by the Government Code, the 2023 APR is required to be prepared and submitted to the State annually and provides a status on the City's General Plan implementation, including progress toward meeting Housing Element goals and the City's RHNA allocation. Following City Council approval, the 2023 APR will be submitted to the State Office of Planning and Research and the State Department of Housing and Community Development.