



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, May 12, 2025

6:00 PM

**City Council Chambers
77 Fair Drive**

The Commission meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having system outages or experiencing other critical issues, the meeting will continue in person.

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- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

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During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

4. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the PCPublicComments@costamesaca.gov. Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

5. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please e-mail to PCPublicComments@costamesaca.gov NO LATER THAN 12:00 Noon on the date of the meeting.

Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

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PLANNING COMMISSION REGULAR MEETING

MAY 12, 2025 – 6:00 P.M.

**JEFFREY HARLAN
CHAIR**

**JON ZICH
VICE CHAIR**

**ANGELY ANDRADE
PLANNING COMMISSIONER**

**ROBERT DICKSON
PLANNING COMMISSIONER**

**KAREN KLEPACK
PLANNING COMMISSIONER**

**DAVID MARTINEZ
PLANNING COMMISSIONER**

**JOHNNY ROJAS
PLANNING COMMISSIONER**

**TARQUIN PREZIOSI
ASSISTANT CITY ATTORNEY**

**SCOTT DRAPKIN
ASSISTANT DIRECTOR**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS AND PRESENTATIONS

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA
Comments are limited to three (3) minutes, or as otherwise directed.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

CONSENT CALENDAR: NONE

PUBLIC HEARINGS:

1. [DESIGN REVIEW \(PDES-24-0007\), TENTATIVE TRACT MAP 19313, 25-299 AND DENSITY BONUS AGREEMENT FOR A 6 UNIT SMALL LOT ORDINANCE DEVELOPMENT AT 215 AND 223 MESA DRIVE](#)

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Continue the item to a future date uncertain.

Attachments: [Agenda Report](#)

2. [CONDITIONAL USE PERMIT PA-23-05 FOR A NEW PRIVATE 25-300 SCHOOL \(K-12\) WITHIN AN EXISTING CHURCH \(MESA VERDE UNITED METHODIST CHURCH\) AT 1701 BAKER STREET](#)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PA-23-05 based on findings of fact and subject to conditions of approval.

Attachments: [Agenda Report](#)

[1. Planning Commission Draft Resolution](#)

[2. Applicant Letter](#)

[3. Vicinity Map](#)

[4. Zoning Map](#)

[5. Site Photographs](#)

[6. Development Services Policy P-20-01](#)

[7. Plans](#)

OLD BUSINESS: NONE

NEW BUSINESS:

1. [GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF 25-301 COSTA MESA ONE-YEAR \(FY 2025-26\) AND FIVE-YEAR \(FY 2025-26 TO FY 2029-30\) CAPITAL IMPROVEMENT PROGRAMS](#)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378 in that the City's Capital Improvement Program is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects and does not commit the City to implement any specific project or project design; and
2. Approve the General Plan Conformity Resolution (Attachment 1) for the City of Costa Mesa one-year (FY 2025-26) and five-year (FY 2025-26 to FY 2029-30) Capital Improvement Programs (CIP).

Attachments: [Agenda Report](#)

[1. Planning Commission Draft Resolution](#)

[2. Proposed FY 2025-26 CIP](#)

[3. Proposed Five-Year CIP](#)

DEPARTMENTAL REPORTS:

1. PUBLIC WORKS REPORT
2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY REPORT

ADJOURNMENT

PLANNING COMMISSION MEETING:

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

APPEAL PROCEDURE:

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

CONTACT CITY STAFF:

77 Fair Drive, Costa Mesa, CA 92626
Planning Division (714) 754-5245
planninginfo@costamesaca.gov



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-299

Meeting Date: 5/12/2025

TITLE:

DESIGN REVIEW (PDES-24-0007), TENTATIVE TRACT MAP 19313, AND DENSITY BONUS AGREEMENT FOR A 6 UNIT SMALL LOT ORDINANCE DEVELOPMENT AT 215 AND 223 MESA DRIVE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

PRESENTED BY: CHRIS YEAGER, SENIOR PLANNER

CONTACT INFORMATION: CHRIS YEAGER, 714-754-4883;
Christopher.Yeager@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Continue the item to a future date uncertain.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: May 12, 2025

ITEM NUMBER: PH-1

SUBJECT: DESIGN REVIEW (PDES-24-0007), TENTATIVE TRACT MAP 19313, AND DENSITY BONUS AGREEMENT FOR A 6 UNIT SMALL LOT ORDINANCE DEVELOPMENT AT 215 AND 223 MESA DRIVE

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

PRESENTATION BY: CHRIS YEAGER, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: **CHRIS YEAGER**
714-754-4883
Christopher.Yeager@costamesaca.gov

RECOMMENDATION

Staff recommends the Planning Commission:

1. Continue the item to a future date uncertain.

APPLICANT OR AUTHORIZED AGENT

The applicant is Camellia Ansari, on behalf of Obsidian Development.

REQUEST

After public notification of this item for the May 12, 2025 Planning Commission meeting, the applicant requested that the item be continued to a future date uncertain to allow for an applicant-initiated re-design. At such time that the future hearing date is identified, the item will be publicly noticed, at the expense of the applicant.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-300

Meeting Date: 5/12/2025

TITLE:

CONDITIONAL USE PERMIT PA-23-05 FOR A NEW PRIVATE SCHOOL (K-12) WITHIN AN EXISTING CHURCH (MESA VERDE UNITED METHODIST CHURCH) AT 1701 BAKER STREET

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

PRESENTED BY: CHRIS YEAGER, SENIOR PLANNER

CONTACT INFORMATION: CHRIS YEAGER 714-754-4883
Christopher.Yeager@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PA-23-05 based on findings of fact and subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: May 12, 2025

ITEM NUMBER: PH-2

SUBJECT: CONDITIONAL USE PERMIT PA-23-05 FOR A NEW PRIVATE SCHOOL (K-12) WITHIN AN EXISTING CHURCH (MESA VERDE UNITED METHODIST CHURCH) AT 1701 BAKER STREET

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

PRESENTATION BY: CHRIS YEAGER, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: **CHRIS YEAGER**
714-754-4883
Christopher.Yeager@costamesaca.gov

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PA-23-05 based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The authorized agent is Adrienne Gladson, representing the property owner, Mesa Verde United Methodist Church.

PLANNING APPLICATION SUMMARY

Location:	1701 Baker Street	Application Number:	PA-23-05
Request:	Conditional Use Permit to allow for a new private school (K-12) within the existing church (Mesa Verde United Methodist Church)		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	I&R (Institutional and Recreational District)	North (across Baker Street):	I&R
General Plan:	Public & Institutional	South:	R1 (Single Family Residential District)
Lot Dimensions:	Irregularly shaped. Approximately 220 FT x 400 FT	East (across Mesa Verde Drive E):	I&R and R1
Lot Area:	3.1 acres	West:	R1
Existing Development:	An existing 3,508-square-foot sanctuary building, 5,923-square-foot fellowship hall building, 4,566-square-foot administrative and education Building, 3,711-square-foot nursery school building, and associated site features including a 113-space surface parking lot, play yards, and landscaping.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard		I&R Standards	Proposed/Provided
Density/Intensity			
Floor Area Ratio		0.25	0.12
Building Height			
		4 stories	1 Story / 15'
Development Lot Setbacks			
Front		20'	Approx. 25'
Side (left / right)		(20' / 5')	Approx (35' / 70')
Rear		5'	140'
Parking			
Church Use (Peak)		69	113
Final Action			
CEQA Review	Planning Commission		
	Exempt per CEQA Guidelines Section 15301 (Existing Development)		

EXECUTIVE SUMMARY

The applicant requests a Conditional Use Permit to allow the establishment of a new private K-12 school with a maximum enrollment of 120 students and up to 40 staff members within the existing Mesa Verde United Methodist Church located at 1701 Baker Street. The 3.1-acre site is zoned I&R and currently accommodates active church and preschool operations, which are proposed to remain. The school will utilize the existing Fellowship Hall and a portion of the Administration Building with no exterior expansions. To manage traffic and parking impacts, the applicant has proposed a detailed circulation plan, including staggered student drop-off and pick-up times, mandatory parking lot parent training, and dedicated staff supervision. Adequate on-site parking is provided to support all concurrent uses, with 37 surplus spaces available beyond projected peak weekday demand. The project is consistent with the City's General Plan and zoning regulations and is categorically exempt from CEQA as an adaptive reuse of existing facilities with no significant environmental impacts anticipated. Staff recommends approval based on the proposal's compatibility with surrounding uses and minimal anticipated impacts to the neighborhood.

BACKGROUND

The subject 3.1-acre property is located at 1701 Baker Street on the southwestern corner of the intersection of Baker Street and Mesa Verde Drive (see Exhibit 1 below). The site has a General Plan Land Use Designation of Public and Institutional and is zoned I&R (Institutional and Recreational District). The Public and Institutional designation applies to publicly and privately owned properties that provide recreation, open space, health, and educational opportunities, as well as uses that provide services to the public. The I&R zone allows land uses which provide recreation, open space, health and public services. Development in this land use designation may occur on either public or private property. The subject property is generally surrounded by single family dwellings zoned R1 to the south and west with eight single family residences directly abutting the parking lot. Each residence is buffered from the parking lot by a minimum six-foot block wall and approximately five feet of landscaping. Additional single-family homes zoned R1 are also located across Mesa Verde Drive with side and rear yards facing the school.

Additional I&R zoned properties developed with Early College High School, Calvary Chapel, and the Mesa Verde Library are located at the other corners of Baker Street and Mesa Verde Drive respectively with R1 properties surrounding.

The project site contains four separate buildings including a 3,508-square-foot sanctuary building, 5,923-square-foot fellowship hall, 4,566-square-foot administrative and education building, and a 3,711-square-foot nursery school. The project site also features an existing 114 space surface parking lot to the south of the buildings and a large open area to the north of the buildings which would be utilized as a play yard. The project site has an approved master plan and has had multiple amendments approved over the years.

Exhibit 1 Vicinity Map



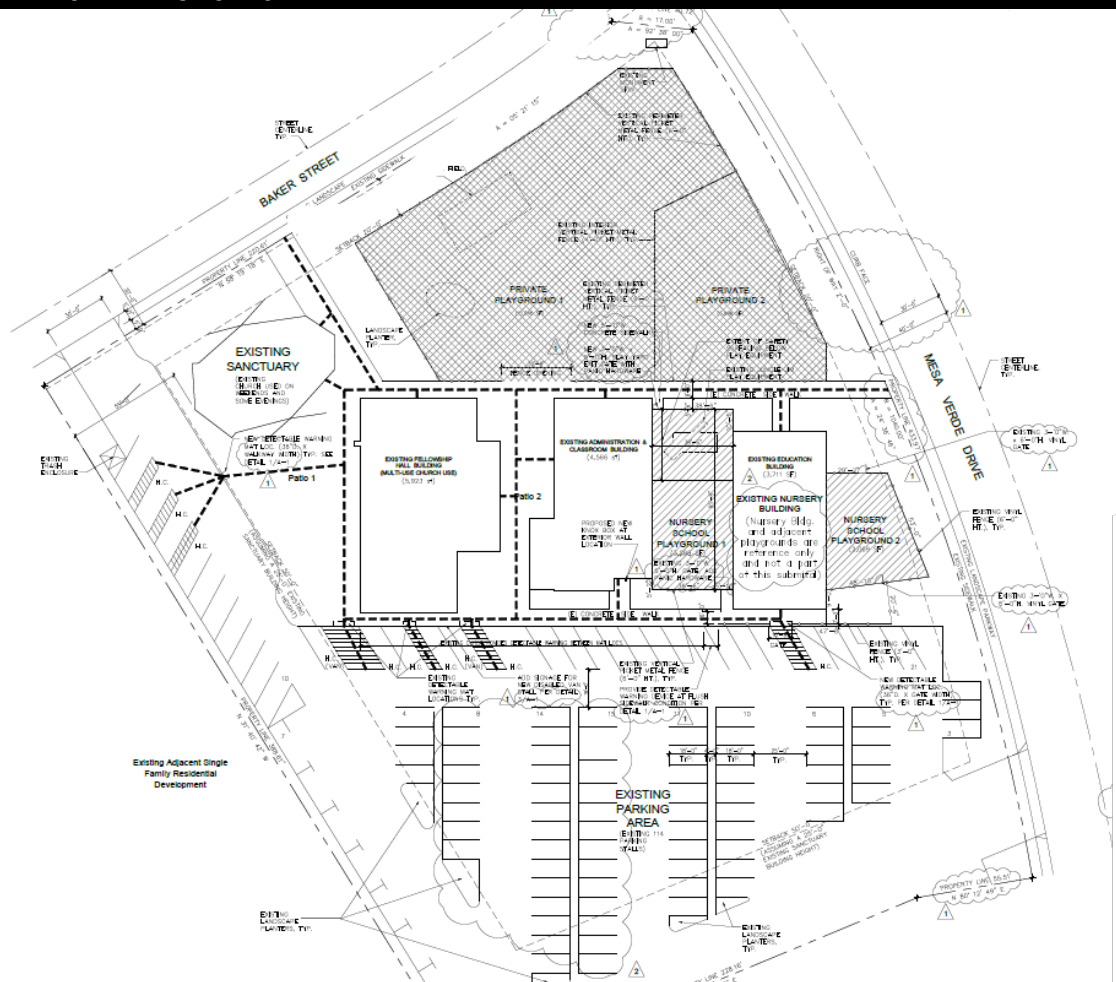
Zoning application ZA-05-28 amended the master plan to bring the site into its current form by allowing an addition to the classroom/administration building and a 900-square-foot addition to the fellowship hall. An 1,850-square-foot expansion to the sanctuary and an 850-square-foot expansion of the fellowship hall was authorized by ZE-84-109. And master plan amendment ZE-5-69 allowed for the operation of the preschool. The fellowship hall and education building were constructed in 1969 and the church sanctuary was constructed in 1962. Prior to the construction, according to historical imagery, the site remained undeveloped while the surrounding neighborhood was constructed following City incorporation in 1953. Prior to incorporation, the surrounding area was undeveloped and used for agricultural purposes.

The project site (Exhibit 2 below) hosts existing church and preschool activities which are proposed to remain with the addition of the new private school. The existing church operates at a peak capacity on Sunday mornings with church services in the mornings. During the traditional work week, two church staff are on-site during school hours with limited visitors.

Seaside Preschool occupies the Nursery Building with two existing play yards designated for preschool aged children - one play area is located by the Administration and Education building and another between the Education building and Mesa Verde

Drive. The existing preschool has an open drop-off starting at 7:00 a.m. and the typical pick-up time is 2:30 p.m. with extended after-care hours available until 6:00 p.m. The preschool was originally approved with a maximum capacity of 45 children. According to the applicant, the current enrollment of the preschool is 37 students with a total of nine staff. Generally, guardians dropping preschoolers off will park their vehicles and walk or carry the child into the preschool.

Exhibit 2 Site Plan



ANALYSIS

Conditional Use Permit application PA-23-05 is a request to allow the existing 5,923 square-foot Fellowship Hall and an approximately 2,650-square-foot portion of the Administration Building at the Mesa Verde United Methodist Church to be converted into a private school with a maximum enrollment of 120 students (grades K-12). The maximum number of anticipated staff is 40. The hours of operation for the proposed school are from 7:00 a.m. to 6:00 p.m. Monday through Friday including before and after school care with some activities outside school hours which would be coordinated with all onsite uses. The school's operator will stagger student drop-off and pick-ups to

ensure only 40 students will arrive or leave the site within 15-minute intervals. The existing church and preschool are proposed to remain on the site. Each class is assigned a 15-minute recess and 30-minute lunch break which are staggered to ensure that there are no more than 40 students assigned to these break areas. The Church anticipates leasing out the space to a school operator and does not intend to operate the school itself.

Using an existing church as a school is appropriate due to the architectural and communal alignment between the two uses. Churches often have large, flexible spaces like fellowship halls, classrooms, and gathering areas that can be readily adapted for educational purposes with minimal renovation. In addition, churches may attract large groups of people at the same time, similar to schools, albeit churches attract their largest gatherings on weekends. The uses are appropriate because the I&R zone is intended to provide public uses such as schools and churches, both of which would be provided on site and would be consistent with the zoning classification.

Pursuant to CMMC Table 13-30, Primary schools, secondary schools, and colleges require a CUP to operate in the I&R zone. Pursuant to CMMC Section 13-30(g)(2), to approve the CUP application, the Planning Commission must make findings that the use is compatible with developments in the nearby area, would not be detrimental to other nearby properties, will not be detrimental to the public health, safety and general welfare, will not injure nearby property or improvements, and will not allow a use, density or intensity not in accord with the General Plan. As necessary, proposed uses may have conditions of approval applied to the development or their operations to ensure that the required findings can be met.

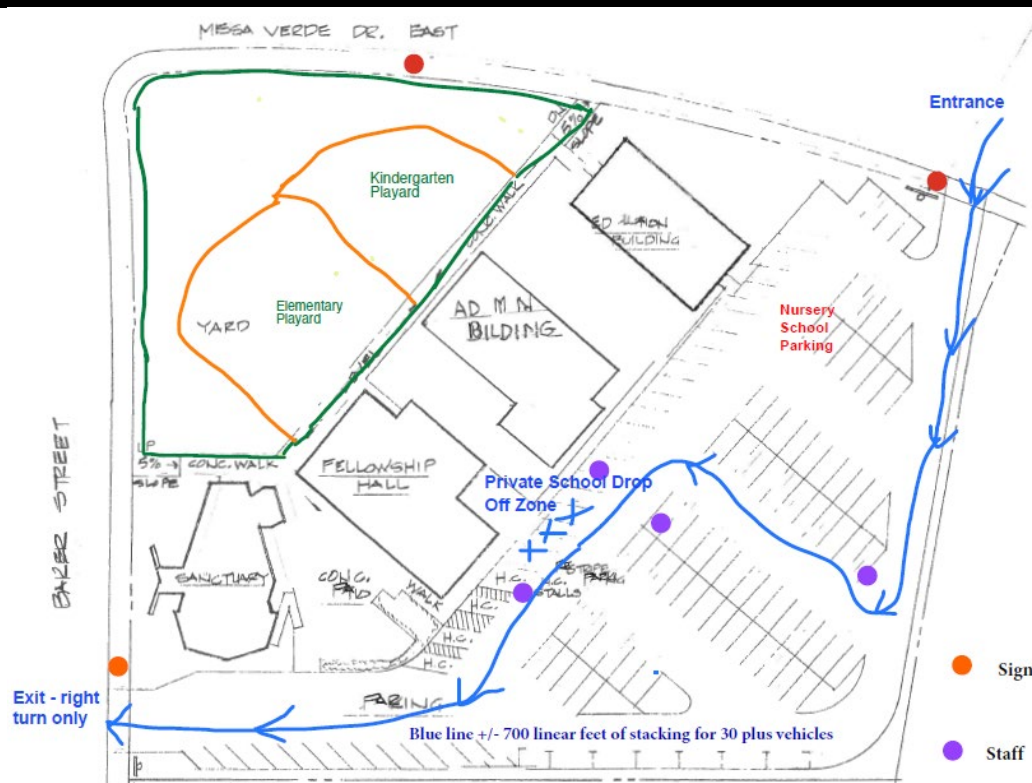
Circulation

Generally, the largest impact of schools is on the circulation systems because large numbers of students arrive and depart at the same time. This is generally the same impact of churches as well. The applicant's proposal reduces potential impacts to circulation by including operational characteristics including staggered schedules, dedicated circulation routes, and parent/guardian training. The school's proposed arrival/departure plan includes the following measures:

- A mandatory tutorial video demonstrating the student drop-offs and pickup system shall be viewed and attested by guardians as part of the school orientation;
- Students will be dropped and picked up from vehicles entering the property from Mesa Verde Drive East;
- Students will be assigned a 15-minute arrival group (each group will be 40 students) starting at 8:00 a.m. for a total arrival window of 45 minutes in the morning;
- Vehicles will exit the campus on Baker Street with a right turn only;

- A minimum of four school employees will be on duty in the parking lot in the designated student drop-off and pick-up areas to receive students in the morning and to ensure a safe pick-up in the afternoon;
- For the first two weeks of the school year, a minimum of two additional school employees will be stationed along the west side of Mesa Verde East Drive to guide and direct student arrivals in the morning;
- All vehicles traveling to school will be instructed to use Baker Street (traveling westbound) and then turning left onto southbound Mesa Verde Drive East or Mesa Verde Drive West (travelling north from Adams Avenue) and then make a right turn into the campus. Use of the northbound Mesa Verde East Drive from Adams Avenue will not be part of the vehicle entrance pattern.
- School staff will supervise all parking lot activities to limit noise impacts to the residents' uses to the south and west and ensure student safety.
- Staff will be required to arrive before 7:30 am to avoid peak traffic times and park in staff assigned parking areas of the parking lot.
- Students are not permitted to drive to the campus but would be allowed to bike or walk.

Exhibit 3 Internal Circulation Plan



The mandatory vehicle circulation pattern, shown in Exhibit 3 above, will be implemented Monday through Friday for pick up and drop off. The plan includes the use of directional signage along the project perimeter and multiple staff members directing flow of traffic and ensuring safety in the parking lot.

The existing pre-school's student drop-off runs from 7:00 a.m. to 12:00 p.m. with pick up from 1:00 p.m. to 6:00 p.m. Traffic impacts during these hours are generally low, averaging less than 10 cars per hour at their peak.

To ensure that the project would operate with minimal impacts on the surrounding neighborhood, conditions have been included to ensure that the circulation pattern is observed on all school days, that a mandatory video tutorial be watched and attested by guardians annually, that students be assigned an arrival window of 15 minutes and that no more than 40 students receive the same arrival window, that a minimum 4 staff be on duty in the parking lot during pick up and drop off times, that students are not permitted to drive to campus, and that no vehicle stacking occur in the public right of way. Additionally, a condition requires that directional signage be installed at the site exit adjacent to Baker Street advising that the exit is "Right Turn Only" from 7:00 a.m. to 6:00 p.m. on school days. All directional signage shall require a permit and shall be installed on the subject property, outside the public right-of-way and required visibility triangles.

Parking

The CMMC does not prescribe a parking ratio for schools - instead parking is established through the CUP process. The existing parking lot includes 113 parking spaces which can accommodate 51 staff including the 40 proposed school staff, 9 current preschool staff, and two church staff that are anticipated during weekdays. The Mesa Verde Methodist Church currently rents 25 parking spaces to the neighboring Pacific Academy located at Calvary Chapel. The parking lot will include 37 excess parking spaces which can be utilized by other visitors to the site including parents dropping off preschoolers. Including the parking demand for the proposed school, existing preschool, church staff, and offsite parking agreement, there will be 37 excess parking spaces on site during school hours and therefore there is ample parking to accommodate the proposed use and existing uses.

In addition, staff and students may walk or bike to the campus, or commute through a carpooling system with students from multiple families or siblings in one vehicle to further reduce parking and circulation demand. Conditions have been added that if parking problems arise, that operational changes be instituted to immediately alleviate the problems. In addition, conditions have been added that the church, preschool, and private school shall coordinate and agree on the timing of after-hours events to ensure the parking demand can be met on the site.

In order to ensure active transpiration opportunities, an additional condition has been included requiring the installation of bike racks for the use of students, teachers, and visitors and providing an area for future installation of additional bike racks should the capacity of the racks be reached.

Residential Proximity

As shown in exhibit 4 below, the school's play yards are approximately 100 feet from the closest residential property across Mesa Verde Drive. The residence's side yard faces the school and is located behind an existing 6-foot block walls on the residential property. Additional residences are located south of the parking lot with the closest residence being approximately 180 feet from the play yard. These residences are located on the other side of the existing buildings, landscaping, and a block wall from the proposed play yards. Due to the distance of the play yards from the residences, the daytime operation of schools, and the limited use of the play yards, there should be no undue impacts on the surrounding neighborhood due to the proposed use. Other than pick-up and drop-off activities, the parking lot will not be heavily used throughout the day and would also not negatively impact the adjacent neighbors because of the existing block wall and vegetative screening between the two uses.



Playground Requirements

Play yards and playgrounds are subject to review and approval pursuant to the attached Development Services Policy (P-20-01) related to outdoor play areas. The policy includes various requirements for play yards including that their placement shall be sensitive to other nearby uses, that shade be incorporated into permanent play equipment, that adequate safety barriers be in place between play yards and streets, that play equipment be made available to various ages and handicap users, and various other requirements. The CUP application does not propose any permanent play

equipment at this time. Should the applicant propose permanent play equipment, the proposal will be reviewed based on the policy.

Various conditions have been included related to future playground equipment including that the play yard and equipment comply with the Development Services Policy. Additional conditions are prescribed in the policy and have also been included for the project.

General Plan Conformance

The following evaluates the proposed use's consistency with specific goals, objectives, or policies of Costa Mesa's 2015-2035 General Plan:

1. **Policy LU-1.1:** Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community.

Consistency: The project will allow for a new private school with capacity for up to 120 students. The proposed school would maintain and provide a local educational opportunity that supports the City's goals of providing high quality and diverse services to residents. The school would also provide a new employment opportunity for teachers and staff.

2. **Policy LU-3.1:** Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Consistency: The project has been designed to ensure that potential conflicts with residential land uses are minimized. Surrounding land uses share compatibility with the project including a preschool, school, church, and library. The project will utilize a space which sits largely vacant during weekdays on the subject site. Circulations, queuing, and parking spaces have been reviewed by the Public Works Department for adequacy, efficiency, and safety. Lastly, the project has been designed and conditioned to protect the character and enjoyment of nearby residents.

FINDINGS

Pursuant to Title 13, Section 13-29(g), Findings, of the CMMC, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required CUP findings:

- The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

The proposed private school improvements and operating characteristics are compatible with the allowed public/private institutional, and residential uses in the vicinity. Physical alterations to the church are minimal and would only be to meet current building and safety standards. The school's parking demand will not exceed the parking available within the parking lot and will not interfere with preschool or church access. The location of outdoor play areas have been located as far from residential uses as possible and will only be utilized intermittently during the day.

- Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

The school's operations, including circulation, parking, operational hours and playground location are designed to avoid conflicts with surrounding properties. Additionally, the operation of the school will be required to comply with all local, State, and federal regulations. Pedestrian and vehicular access would be provided from Mesa Verde Drive East via an existing on-site driveway with circulation exiting onto Baker Street. The proposed site design includes the provision of adequate emergency vehicle access and public services and utilities.

- Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

The project, as proposed and conditioned, complies with the General Plan, and with approval of the CUP, the standards prescribed in the Zoning Code. The proposed use as a private school is consistent with the Public and Institutional General Plan land use designation and Institutional and Recreational zoning classification. The proposed project does not increase the building square footage and does not otherwise change the site's existing density or intensity. There are no Specific Plans applicable to this site.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1) "Existing Facilities".

The Class 1 CEQA exemption exempts minor alterations to existing facilities involving negligible or no expansion of the existing or prior use. The proposed new private school involves no expansion of the existing or prior use because it will have little or no

impact on the surrounding area since all parking and circulation required by the private school use will be accommodated at the project site. Church uses involve the congregation of many people at a site at the same time which is similar to the use of the proposed school. The project is consistent with the General Plan designations and policies and is consistent with all applicable zoning regulations upon approval of the requested entitlement.

ALTERNATIVES

As an alternative to the recommended action, the Planning Commission may consider one of the following:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. In consideration of any required findings or project use operations, the Planning Commission may suggest specific project changes. If any of the additional requested changes are substantial, the hearing could be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

LEGAL REVIEW

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site on April 30, 2025. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on May 2, 2025.

3. **Newspaper publication.** A public notice was published once at least 10 days before the Planning Commission meeting in the Daily Pilot newspaper on May 2, 2025.

As of the date of this report, one written public comments have been received. Any public comments received prior to the May 12, 2025, Planning Commission meeting will be forwarded separately to the Planning Commission.

CONCLUSION

The applicant proposes a new private school within an existing church in a residential neighborhood surrounded by other similar uses including schools, library, and churches. The school is proposed in the I&R zone and Public Institutional Land Use Designation which specifically allows for school uses. The school includes operational characteristics and conditions which will ensure that the project does not unduly impact the surrounding neighborhood while also providing for a diverse, high quality educational opportunity. The school will provide an additional educational opportunity for children in Costa Mesa.

RESOLUTION NO. PC-2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT PA-23-05 FOR A NEW PRIVATE SCHOOL (K-12) WITHIN AN EXISTING CHURCH (MESA VERDE UNITED METHODIST CHURCH) AT 1701 BAKER STREET

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application PA-23-05 was filed by Adrienne Gladson, authorized agent for the applicant, Mesa Verde United Methodist Church requesting approval to allow the existing 5,923 square-foot Fellowship Hall and an approximately 2,650-square-foot portion of the Administration Building at the Mesa Verde United Methodist Church to be converted into a private school with a maximum enrollment of 120 students (grades K-12) and a maximum of 40 staff. The hours of operation for the proposed school are from 7:00 a.m. to 6:00 p.m. Monday through Friday including before and after-school care with occasional activities outside school hours. The existing Church and Pre-School are proposed to remain on the site.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 12, 2025 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1);

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-23-05 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-23-05 and upon

applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 12th day of May, 2025.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2025-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 12, 2025 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2025-__

EXHIBIT A

FINDINGS

- A. The proposed project complies with Conditional Use Permit Findings, Costa Mesa Municipal Code Section 13-29(g) because:

Finding: The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Findings: The proposed private school improvements and operating characteristics are compatible with the allowed public/private institutional, and residential uses in the vicinity. Physical alterations to the church are minimal and would only be to meet current building and safety standards. The school's parking demand will not exceed the parking available within the parking lot and will not interfere with preschool or church access. The location of outdoor play areas have been located as far from residential uses as possible and will only be utilized intermittently during the day.

Finding: Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding: The school's operations, including circulation, parking, operational hours and playground location are designed to avoid conflicts with surrounding properties. Additionally, the operation of the school will be required to comply with all local, State, and federal regulations. Pedestrian and vehicular access would be provided from Mesa Verde Drive East via an existing on-site driveway with circulation exiting onto Baker Street. The proposed site design includes the provision of adequate emergency vehicle access and public services and utilities.

Finding: Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Facts in Support of Finding: The project, as proposed and conditioned, complies with the General Plan, and with approval of the CUP, the standards prescribed in the Zoning Code. The proposed use as a private school is consistent with the Public and Institutional General Plan land use designation and Institutional and Recreational zoning classification. The proposed project does not increase the building square footage and does not otherwise change the site's existing density or intensity. There are no Specific Plans applicable to this site.

- B. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301

(Class 1) "Existing Facilities". The Class 1 CEQA exemption exempts minor alterations to existing facilities involving negligible or no expansion of the existing or prior use. The proposed new private school involves no expansion of the existing or prior use because it will have little or no impact on the surrounding area since all parking and circulation required by the private school use will be accommodated at the project site. Church uses involve the congregation of many people at a site at the same time which is similar to the use of the proposed school. The project is consistent with the General Plan designations and policies and is consistent with all applicable zoning regulations upon approval of the requested entitlement.

- C. The project is exempt from the traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng. 1. Approval of Planning Application PA-23-05 is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
2. The conditions of approval for PA-23-05 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. The applicant shall defend, with attorneys of City's choosing, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
4. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
5. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
6. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.

7. Once the use is legally established, the planning/zoning application herein approved shall be valid until revoked. The Director of Economic & Development or designee may refer the planning/zoning application to the Planning Commission for modification or revocation at any time if any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.
8. The school shall implement the project circulation plan during pick up and drop off activities.
9. All guardians shall watch a school prepared video outlining the drop off and pick up procedures and shall attest that they will comply with the procedures.
10. No more than 40 students shall be assigned a drop off arrival window with 15 minute increments. Related students and/or students carpooling shall be assigned the same drop off window.
11. All staff shall arrive at the site prior to 7:30 to avoid impacting the drop off circulation plan.
12. Directional signage shall be installed on the site prior to operation of the school including "Right Turn Only" sign from the hours of 7am to 6pm on Baker Street. Any additional directional signage shall be installed on the subject site outside the public right of way.
13. A minimum of one bike rack shall be provided for the use of students or employees to secure bicycles. Adequate space must be made to expand the number of bike racks should the demand necessitate additional bike parking.
14. The applicant shall maintain free of litter all areas of the premises under which applicant has control.
15. The use shall operate in compliance with the Operational Plan and Statement of Use. Any alterations to the plan shall be reviewed and approved by the Director of Economic and Development Services prior to initiating any changes.
16. All landscaping shall be maintained and remain in healthy condition. No trees shall be removed without prior City approval. Landscaping materials shall be replaced if the landscaping dies.
17. Any future stationery play equipment shall be located on turf, sand, or other treated surface to the satisfaction of the Development Services Director. Outdoor play areas shall include a mixture of hard and soft surfaces.
18. Prior to installation of playground equipment, the applicant shall submit a final playground plan for review and approval, which includes detailed playground specifications of manufacture play equipment. The playground plan shall depict safety fall zones, safety surface materials and construction specifications, manufacturer and model number of

equipment and equipment deck. On an individual basis, the Development Services Director may require that the playground plan adequately serve the anticipated number of uses and their activities.

19. Prior to occupancy, the applicant shall submit a letter stating that play equipment installation has been inspected by a person authorized by the manufacture, that the equipment has been installed per manufacturers specifications, and that it complies with the minimum playground safety regulations adopted by the State of California. (California Code of Regulations, Title 22, Division 4, Chapter 22).
20. No nighttime activity is permitted in the play yards.
21. There shall be no nighttime lighting in the play yard except for security purposes. Any lighting in control of the applicant shall be directed in a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.
22. No chain link fences shall be visible from a public street or neighboring property.
23. The outdoor play yards shall be enclosed by a 6 foot fence or wall with lock or latching devise that is not accessible to children.
24. The total number of students shall not exceed 120 and the total number of staff shall not exceed 40.
25. The applicant shall not allow for any offsite uses to utilize the parking lot without authorization by the Director of Development Services.
- BLDG 26. Comply with the requirements of the adopted, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with Chapter 11B of the California Building Code. Change of use shall comply with the California Existing Build

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. The location and height of walls, fences, and landscaping shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.

3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
4. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
- Fire 6. Comply with the California Fire Code as adopted and amended by the City of Costa Mesa.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant.

- | | |
|--------|---|
| Sani. | 1. The applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements |
| AQMD | 2. Applicant shall contact the Air Quality Management District (AQMD) at (800) 28-7664 for potential additional conditions of development or for additional permits required by AQMD. |
| Water | 3. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District. |
| School | 4. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits. |
| State | 5. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |



Mesa Verde
United Methodist Church

Rev. Matt Hambrick
Pastor

Brian Tipton Ph.D.
Teaching Pastor

Shannon Randall
Office Administrator

Deborah Gault
Director
Music Ministries

Zachariah DeChance
Accompanist

Debbie Shaw
Director
Sanctuary Bells

Barbara Infranca
Director
Children's Ministries

Bill Darnall
Technical Director



1701 Baker Street
Costa Mesa, CA 92626
714-979-8234 office
office@mesaverdeumc.org
www.mesaverdeumc.org

Sunday Schedule
Worship: 9:00 am
Nursery: 9:00 am
Sunday School: 9:00 am

Date: July 25, 2024

To: Planning Commission Chair and Members of the Planning
Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Subject: Mesa Verde United Methodist Church
Conditional Use Permit Application – Private School (K-12th)
1701 Baker Street, Costa Mesa, CA, 92626

Dear Chair and Commissioners:

This letter is submitted as part of a Conditional Use Permit application for Mesa Verde United Methodist Church (referred hereafter to as the Church). Its purpose is to provide staff and Planning Commissioners with background information about our church, and the historical and current uses of the property. A narrative (Attachment 2) describing the specifics of our Conditional Use Permit request is attached along with our CUP submittal package.

In July 1960 the bishop of the Southern California-Arizona Conference of the Methodist Church (the Conference) appointed Richmond Johnson as the first pastor of the new church in the Mesa Verde neighborhood. In September 1960 the first service was held in the chapel at Southern California College now Vanguard University. More than 200 people attended. Mr. Robert (Bob) Mammano, who is currently on the Board of Trustees, was appointed the first Trustee in January 1961! In the early 1960's there were many homes being built in Mesa Verde area. The initial developers wanted to ensure home purchasers that there would be convenient community services for new Mesa Verde families which was a good distance away from the existing services in downtown Costa Mesa. In a strategic move, the home builders and city planners of Costa Mesa designated the intersection of Mesa Verde Drive and Baker Street for public institutions like schools, churches, and libraries.

A combination of the Methodist Church's desire to grow their nation-wide membership, and the desire of local home builders to offer full community services to this newly developing part of Costa Mesa facilitated the purchase of the property. The initial funding came partially from the Conference and partially from private loans made by members of the downtown Methodist Church. Several families switched their membership from the downtown Methodist church to this start-up to provide initial church leadership. Ground was broken at the southwest corner Baker and Mesa Verde East for the church on August 20, 1961. The first service in the chapel, now called the Sanctuary, was held in July 1962.

Currently Mesa Verde Church is an active congregation of the United Methodist Church (since 1968) with a senior pastor the Rev. Matt Hambrick. Since its inception, the Church has held to the idea that its facilities should be used as a resource and mission to the community. Our current ministries include a vocal choir, bell choir, and a recorded service posted on Facebook and YouTube. Stephen Ministry also provides trained volunteers who provide emotional and spiritual support for our members and the community as needed. We often host Red Cross blood banks and other community events. Our financial support and volunteer efforts to the community include Trellis for the Homeless in Costa Mesa, Hospitality Kitchen feeding the hungry based in Santa Ana, Share Ourselves in Costa Mesa, Project Hope Alliance, serving disadvantaged and homeless youth in Costa Mesa and Wise place serving unaccompanied homeless women in Santa Ana.

Church use of the facilities is primarily on Sundays and some evenings. During the day Monday through Friday 95% of facility space is unused. We recognize that families are looking for alternative education options for their children. This is reflected in families seeking private school environments, quality preschool to prepare for kindergarten and beyond, and after-school childcare. Therefore, over the decades we have successfully leased our buildings to third party tenants.

Our preschool began in 1966 and has held a valid State preschool permit ever since. School capacity was initially 40 students and later expanded to 80 (CUP obtained in 1967). The actual enrollment was increased in the 1980s to 60 and recently, expanded to 70. While the preschool is permitted by the State for 70 children and 80 children pursuant to the CUP, there is a current enrollment of 37 with 9 staff. The current long-term operator of the preschool, *Seaside Costa Mesa Preschool, Ltd*, immerses preschoolers in English, Spanish and Mandarin Chinese. In addition, the school emphasizes learning skills, exploration, and creative play. For example, one play yard is devoted to learning all about nature

The private school will be small with a maximum enrollment of 120 students from kindergarten to 12th grade. While the future tenant and school is unknown, we anticipate it could be a private school focused on language immersion like the preschool or a curriculum for students that learn differently needing an individualized program.

For additional private school operational details see the following attachments to this letter:

- 1) City of Costa Mesa Conditional Use Permit application form with the fee
- 2) Narrative statement of use for the private school
- 3) Plans package: site plan, floor plans, outdoor play areas, site aerial photograph
- 4) Operations plan for the school
- 5) Student drop off & pick-up plan (Vehicle circulation system)
- 6) Photographs of the campus and buildings (submitted separately on a thumb drive previously)
- 7) Radius Map and notice labels – deferred

We look forward to receiving approval of the Conditional Use Permit request from the Planning Commission and will gladly answer all questions of staff at your convenience. For questions, please contact me at 714 352-0549, Adrienne Gladson 714 319-9377, or via email at office@mesaverdeumc.org. Thank you for your time and consideration of our request.

Sincerely,



Bea Volper, Trustee President
Mesa Verde United Methodist Church

Attachments

CC: Adrienne Gladson, AICP
Gladson Consulting

Attachment 2

Mesa Verde United Methodist Church – Conditional Use Permit Narrative Statement of Use – Private School (K-12th)

The Church Campus and Immediate Surroundings

The Church property is approximately 3-acres in size, has 113 parking spaces, 11 which are ADA compliant stalls, and is comprised of a sanctuary, fellowship hall, education building, administrative building (includes church offices), a large open lawn along Baker and Mesa Verde Drive East, several fenced playgrounds, and a patio for outdoor activities and lunch. The property is ADA accessible and has sidewalks along Baker and Mesa Verde with strong pedestrian paths and lighting throughout the Church campus. The surrounding uses include Pacific Academy to the north with Calvary Chapel use on Sundays, the Mesa Verde Branch Library to the east, a public high school to the northeast and single-family residents to the west and south. The project proposes no new structures or additions to any of the campus buildings as all classrooms fit well within the existing footprints of Fellowship Hall and the Administration buildings. We do plan to add an updated fire alarm system for the private school which we anticipate staff will make a condition of approval.

Compatibility with Church Activities

The church operates at peak capacity on Sunday mornings with church services in the morning and two (2) church staff working on-site during school hours Monday through Friday. The hours of operation for proposed school are from 7 am to 6:00 pm Monday through Friday with some activities outside school hours. Those events will be limited and coordinated with all church/school activities to ensure mutual success.

Preschool

An existing nursery (Seaside Preschool) school occupies the Education Building with two play yards designated only for them. One play area by the Administration and Education building and another between the Education building and Mesa Verde Drive. The preschool has an open drop off time starting at 7:00 am and pick up time is 2:30pm with extended care hours from 7am to 6 pm. The preschool with a *maximum capacity of 80 children* was approved by the city in the late 1960s. We note children are **not** dropped off in the parking lot rather a parent/guardian park and carry/walk the little one into the preschool.

Private School – Primary education (K-12th)

The Conditional Use Permit request is to operate a private primary education facility with a *maximum school enrollment of 120 students*. The school's hours of operation are from 7 am to 6 pm (with extended care after school) Monday through Friday with a maximum staff of 40. The private school will use only the Fellowship Hall and Administration buildings. Any events outside school hours will be limited and coordinated to ensure success. The school operator will stagger student drop off and pick-ups to ensure only 40 students will arrive or leave the site in the morning.

Our plan for student arrival/departures includes:

- Students will be dropped and picked up from vehicles entering the property from Mesa Verde Drive East
- Directional signage posted along the street and at the entrance from Mesa Verde Drive East
- Viewing a mandatory tutorial video demonstrating the student drop-offs and pickup system which must be viewed and signed off by parent(s)/guardian as part of the school orientation system.

- Exiting the campus via Baker (right turn only) as shown on the drop off and pick-up plan.
- A minimum of 4 school employees will be on duty in the parking lot in the designated student drop off areas to receive students in the morning and to ensure a safe pick-up in the afternoon.
- For the first 2 weeks of the school year, a minimum of 2 school employees will be stationed along the west side of Mesa Verde East Drive to guide and direct student arrivals in the morning.
- All vehicles traveling to school will use Baker Street (traveling westbound) turning left onto southbound Mesa Verde Drive East and then make a right turn into the campus. Use of northbound Mesa Verde East Drive from Adams Avenue will not be part of the vehicle entrance pattern.
- School staff will supervise all parking lot activities to limit noise impacts to the residential uses to the west and ensure student safety.
- Existing playground areas for the students are adjacent to Mesa Verde which are secured with proper fencing and comply with required development setbacks and criteria for playgrounds from the Costa Mesa zoning code and policy (see site plan for details).

See Attachment 3 for classroom layout and operational details of the school in Attachment 4 along with campus photographs in Attachment 7 previously provided to the city.

Traffic Flow and Parking

On Monday - Friday, a mandatory vehicle circulation pattern, approved by the city will be used. The pre-school's parents drop off students during the period of 7 am and 12 pm and pick up between 1 pm and 6 pm in a free flow. Traffic impacts during these hours is generally low, averaging less than 10 cars per hour at its peak. The preschool's drop off and pick up pattern is separate from that of the private school. The future school will have a separate supervised, continuous flow of a drop off, pick up pattern with students arriving in an assigned group (each group will be 40 students) for a total arrival window of 45 minutes in the morning. Parents will be assigned 15-minute window of arrival time. This pattern eliminates impacts on the Baker Street/Mesa Verde East intersection, and it doesn't impede peak commuter traffic on Baker Street or in the area.

With an off-street parking supply of 113 stalls on-site, there will be ample parking to accommodate the parking demands of the school. The following are also proposed:

- Staff will be required to arrive before 7:30 am to avoid peak traffic times and park in staff assigned parking areas of the parking lot.
- Even with the addition of a modest high school program, students are not permitted to drive to the campus.
- Some staff and students may walk to the campus, travel by bicycle, or thru a carpooling system with students from multi-families or siblings in one vehicle to reduce vehicle trips and miles traveled.

On the weekends there are no private school activities unless a school event is approved by the church. For additional traffic and circulation details see Attachment 6 and school's operation plan.

Compatibility with the Local Community and the City of Costa Mesa

The Church has no known records of any neighbor complaints associated with the existing preschool over the years. Regular Costa Mesa Fire Department and State Department of Social Services inspections have been successfully conducted over the 50 plus years of operation with no major violations or citizen complaints. We find a small private school to the church campus will be a good fit on our campus and the surrounding uses.

Attachment 4
Operations Plan for the Private School
Mesa Verde United Methodist Church
1701 Baker Street, Costa Mesa, CA 92626

Detail	Projected/Maximum
Days/Hours of Operation	Monday through Friday - 7 a.m. to 6 p.m.
Maximum Number of Students	120
Maximum Number of Staff/Employees	40
Parent drop off times: Note all parent arrivals are staggered in 15-minute increments with an assigned drop-off time window	Morning drop off : Kindergarten : 8:30 am 1st to 12 th : 8 am and 8:15 am Afternoon pick up: 3:00 pm

Fellowship Hall 7 classrooms Grades 2 to 12 th	Administration Building 4 classrooms Grades Kindergarten and 1st
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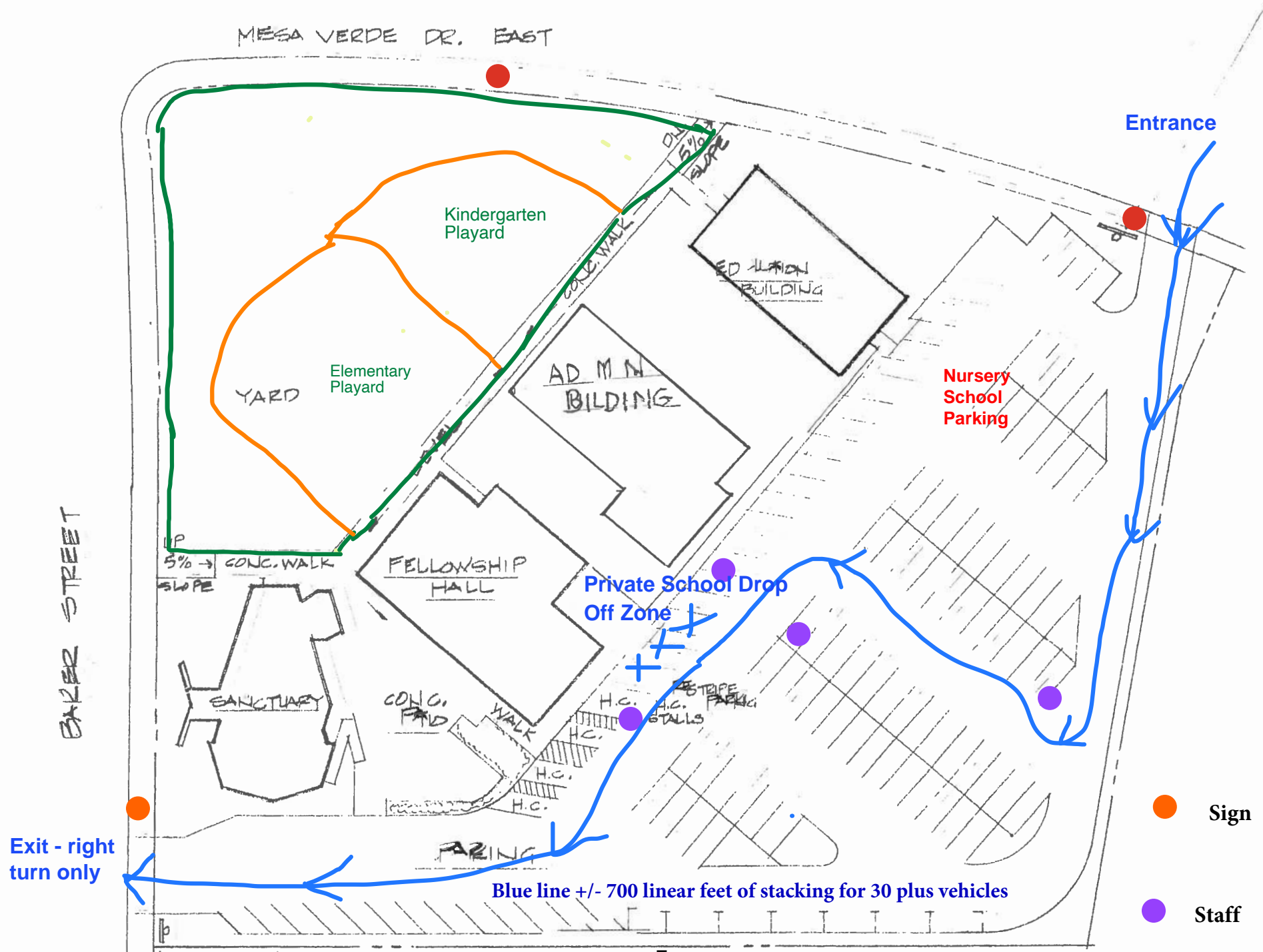
Anticipated enrollment numbers by grade level

Kindergarten I - 13
Kindergarten II - 12
1st Grade - 18
2nd Grade I - 14
2nd Grade II - 14
3rd Grade - 9
4th Grade - 12
5th Grade - 9
6th Grade - 9
7th Grade - 3
8th Grade – 2
10th Grade - 4
(119 total)



Recess and Lunch

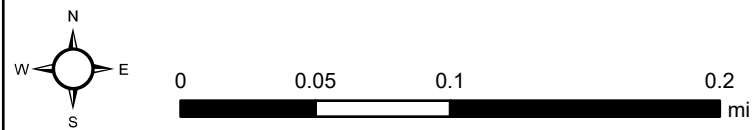
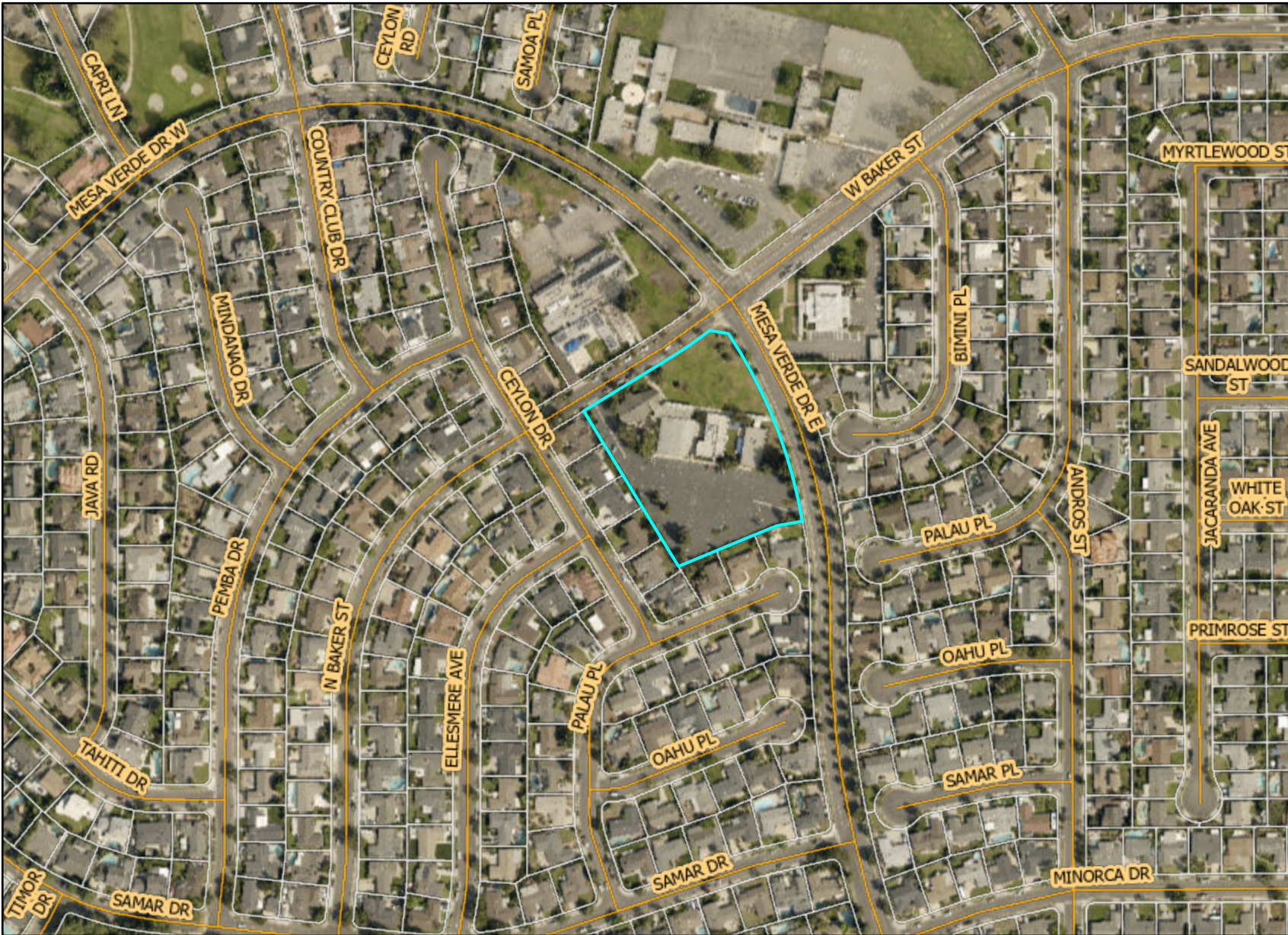
Each class is assigned a 15-minute recess and 30-minute lunch which are staggered. A maximum of 40 students (or group of classes) are assigned to these break periods. Recess and lunch breaks are always supervised by school staff.

Attachment 5



Legend






-  City Limit
-  Streets
-  Silver



The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

WGS 1984 Web Mercator Auxiliary Sphere
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Legend

-  City Limit
-  Streets
-  Silver
- Zoning**
-  AP - Administrative Professional
-  IR-MLT - Institutional Recreational Multi-Use
-  R1 - Single-Family Residential
-  R2-MD - Multiple-Family Residential, Medium Density
-  R2-HD - Multiple-Family Residential, High Density
-  R3 - Multiple Family Residential
-  MG - General Industrial
-  MP - Industrial Park
-  PDI - Planned Development Industrial
-  C1 - Local Business
-  C2 - General Business
-  C1-S - Shopping Center
-  TC - Town Center
-  PDR-NCM - Planned Development Residential - North Costa Mesa
-  I&R - Institutional Recreational
-  I&R-S - Institutional Recreational - School
-  P - Parking
-  CL - Commercial Limited



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Existing Administration Building
facing the parking lot.



Existing Administration Building
facing the play yard.



Existing Fellowship Hall



Existing Sanctuary.





Existing Sanctuary and Courtyard.



Existing Sanctuary and
landscaping next to Baker Street.

Existing Preschool.



Existing preschool play yard.



Existing preschool play yard.



New private school play yard.





New private school play yard.



Existing parking lot.

City of Costa Mesa
Development Services Department
Policy and Procedure

Policy No:	P-20-01	Effective Date:	3/4/2002
Subject:	Private Outdoor Play Area Development Standards and Conditions		
Implements:	CITY COUNCIL DIRECTION		
Approved by:			

Background:

At the meeting of March 4, 2002, City Council adopted standards conditions and requirements for private play areas both at private schools as well as private play areas not associated with private schools. This was in response to concerns with the children's vulnerability and protection when playing in an outdoor area.

Policy:

The conditions and requirements listed below are to be applied whenever a private outdoor play yard is proposed.

Procedure:

PRIVATE SCHOOL – OUTDOOR PLAY AREAS FOR CHILDREN

The following review criteria shall be applied:

1. The location of outdoor play areas should be sensitive to residential and other adjacent land uses. Further, the play areas located adjacent to the residential uses should be landscaped with trees, shrubs, and berms, and/or wall or similar treatment as buffering mechanisms for visual and noise purposes.
2. Outdoor play areas with stationary play equipment or permanent seating are encouraged to be shaded by a canopy structure, awnings, or landscaping.
3. If the outdoor play area is located adjacent or in proximity to a street, driveway, loading area, or any other traffic circulation area, a street barrier with a minimum height of 42 inches (i.e. steel reinforced bollards, reinforced block walls, etc.) should be used to enclose the play area for adequate protection from vehicular traffic. Any other type of comparable street barrier which may provide adequate protection shall be subject to review and approval by the final review authority. Fences and block walls shall be in

conformance with development standards for the zoning district in which they are located.

4. The Playground Plan should demonstrate compliance to State of California Playground Safety Regulations R-39-97, (California Code of Regulations, Title 22, Division 4, Chapter 22, available from Barclay's California Code of Regulations (800) 888-3600. State safety regulations are based on the ASTM F1487-98 Standard Consumer Safety Performance Specification of Playground Equipment for Public Use, and the Consumer Product Safety Commission Handbook for Public Playground #325, both available from the California Department of Health Services, (916) 654-0381.
5. At least one of each type of ground level play equipment should be handicapped accessible.
6. When two or more playgrounds are provided on one site, there should be distinct separation between preschool age playgrounds (2-5 years) and school-age playgrounds (5-12 years) through the use of walkways, seating areas, or landscaped buffers to separate the two distinct areas.
7. No metal slides or merry-go-rounds are allowed.
8. A variety of play experiences and graduated play challenges should be provided, including crawling, pulling/pushing, balancing, swinging, climbing, spinning, sliding, and creative/social play opportunities.
9. The playground should be located a minimum of 50 feet in all directions from any such hazards such as streets, parking lots and bike paths, barbecues, water features, and tripping hazards.
10. The playground should be visible from the street for surveillance.
11. A minimum of one shaded seating area should be provided nearby to foster adult supervision of children.
12. Minimum exterior space for a private school play area should be provided at the following rate:

Elementary (K-6):	116 square feet per student
Junior High School (7-8):	160 square feet per student
High School (9-12):	182 square feet per student

Outdoor play areas for preschool children (0 – pre-kindergarten) are subject to review and approval by the Planning Division, on a case-by-case basis.

13. Areas included in this calculation are outdoor play areas, turf areas, open play fields, paved play areas, apparatus areas, and areas used for physical education or active outdoor recreational use. Areas excluded from this calculation are areas used for parking, loading, and traffic circulation, landscaped areas in parking lots, service areas, eating areas, and any required street setbacks.
14. The number of students on the playground at any one time; the hours of recess and outside play; the design and precise location of the outside play area; shall be subject to review and approval by the final review authority. Also, the final review authority may, at its discretion, limit the number of students that may be engaged in outside play if it finds that outside play is causing a noise nuisance for the neighborhood. The outdoor play area is subject to the exterior noise standards of the City of Costa Mesa as set forth in Section 13-280 of the zoning code.

The following conditions of approval shall be included:

1. Stationary play equipment shall be located on turf, sand, or other treated surface to the satisfaction of the Director of Economic & Development Services. Outdoor play areas shall include a combination of both hard and soft surfaces.
2. Prior to building permit issuance, the applicant shall submit a final playground plan for review and approval, which includes detailed playground specifications of manufactured play equipment. The playground plan shall depict safety fall zones, safety surfacing materials and construction specifications, manufacturer and model numbers of equipment and equipment deck. On a project-specific basis, the Director of Economic & Development Services shall require that the playground plan adequately serve the anticipated number of users and their activities.
3. Prior to occupancy, the applicant shall submit a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with the minimum playground safety regulations adopted by the State of California (California Code of Regulations, Title 22, Division 4, Chapter 22).
4. All nighttime school activities in the outdoor play yard areas shall be subject to review and approval by the Director of Economic & Development Services.
5. There shall be no nighttime lighting, except for security purposes, of outdoor play areas after school hours. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.
6. Chain link fence visible from a public street or residential property is prohibited.
7. The outdoor play area shall be enclosed with a six-foot high fence or wall with a lock or latching device that is not accessible to children. All fences or walls shall provide for safety with controlled points of access.

PRIVATE RESIDENTIAL PROPERTIES – OUTDOOR PLAY AREAS FOR CHILDREN

The following review criteria shall be applied:

1. The location of common outdoor play areas (i.e. turf areas, open play fields, paved play areas, apparatus areas, and active outdoor recreational areas) should be sensitive to neighboring residences and other adjacent land uses. Further, the play areas located adjacent to the residential uses should be landscaped with trees, shrubs, and berms, and/or hardscape treatment as buffering mechanisms for visual and noise purposes.
2. Outdoor play areas are encouraged to be shaded by a canopy structure, awnings, or landscaping.
3. If the common outdoor play area is located adjacent or in proximity to a street, driveway, loading area, or any other traffic circulation area, a street barrier with a minimum height of 42 inches (i.e. steel reinforced bollards, reinforced block walls, etc.) should be used to enclose the play area for adequate protection from vehicular traffic. Any other type of comparable street barrier which may provide adequate protection shall be subject to review and approval by the final review authority. Fences and block

walls shall be in conformance with development standards for the zoning district in which they are located.

4. The Playground Plan should demonstrate compliance to State of California Playground Safety Regulations R-39-97, (California Code of Regulations, Title 22, Division 4, Chapter 22, available from Barclay's California Code of Regulations (800) 888-3600. State safety regulations are based on the ASTM F1487-98 Standard Consumer Safety Performance Specification of Playground Equipment for Public Use, and the Consumer Product Safety Commission Handbook for Public Playground #325, both available from the California Department of Health Services, (916) 654-0381.
5. At least one of each type of ground level play equipment should be handicapped accessible.
6. When two or more playgrounds are provided on one site, there should be distinct separation between preschool age playgrounds (2-5 years) and school-age playgrounds (5-12 years) through the use of walkways, seating areas, or landscaped buffers to separate the two distinct areas.
7. No metal slides or merry-go-rounds are allowed.
8. A variety of play experiences and graduated play challenges should be provided, including crawling, pulling/pushing, balancing, swinging, climbing, spinning, sliding, and creative/social play opportunities.
9. The playground should be located a minimum of 50 feet in all directions from any such hazards such as streets, parking lots and bike paths, barbecues, water features, and tripping hazards.
10. The playground should be visible from the street for surveillance.
11. A minimum of one shaded seating area should be provided nearby to foster adult supervision of children.

The following conditions of approval shall be included:

1. Stationary play equipment shall be located on turf, sand, or other treated surface to the satisfaction of the Director of Economic Development Services. Common outdoor play areas shall include a combination of both soft and hard surfaces.
2. Prior to building permit issuance, the applicant shall submit a final playground plan for review and approval, which includes detailed playground specifications of manufactured play equipment. The playground plan shall depict safety fall zones, safety surfacing materials and construction specifications, manufacturer and model numbers of equipment and equipment deck heights. On a project-specific basis, the Director of Economic & Development Services shall require that the playground plan adequately serve the anticipated number of users and their activities.
3. Prior to occupancy, the applicant shall submit a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with the minimum playground safety regulations adopted by the State of California (California Code of Regulations, Title 22, Division 4, Chapter 22).
4. There shall be no nighttime lighting, except for security purposes, of common outdoor play areas. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.
5. Chain link fence visible from a public street or residential property is prohibited.

BUILDING ANALYSIS

OWNER/APPLICANT AND PROPERTY

ADDRESS:
Mesa Verde United Methodist Church
1701 Baker Street
Costa Mesa, CA. 92626

SCOPE OF WORK

Application for building improvements as follows:

1. Addition of detectable warning devices at parking lot.
2. Addition of new disabled restrooms where needed.
3. Temporary room partitions.
4. Addition of new fire alarm system as required.

Existing building footprints or heights will not be expanded. Physical renovations are limited to only what is required for current life/safety requirements per 2022 CBC building code compliance.

LEGAL DESCRIPTION

LOT 171, TRACT NO. 3487
Assessor's ID No: 139-222-01
SITE AREA: 2.1 acres
PLANNING ZONE: I & R (Institutional and Recreational)
F.A.R. = 0.15
Required Setbacks:

Front: 20'-0"
Side/Rear: 15'-0"/0'-0"-0" Exception: If the rear property line is adjacent to a residential zone, all buildings shall maintain a rear setback from the residential property line of 2 times the building height at all locations.

BUILDING ANALYSIS

Occupancy:
Construction:
Fire Sprinklers:

EXISTING
B/A-3
Type VB
None

PROPOSED
(E) (Non-Separated Occ.)
Type VB
None

(ALL buildings within the 12,000 sf limit per CFC 903.2.3ps)

Building Height: 1 Story

Note: No expansion of building footprint or height is proposed

BUILDING AREAS:

	OCCUPANCY	ALLOWABLE Table 506.2	EXISTING
SANCTUARY:	B	9,000 sf	3,508 sf
FELLOWSHIP HALL BLDG.:	B	9,000 sf	5,923 sf
ADMIN./EDUCATION BLDG.:	(E)	9,000 sf	4,566 sf

PARKING CALCULATIONS:

Existing Church Seating (205 Fixed Seats)
Required parking: (1 stall per 3 seats)
Church use (weekends) 205 seats/3 = 69 Stalls

Existing church administration offices
(Required 4 stalls/1,000 SF or 6 min.)
Required parking:
4,566 gross SF/1,000 x 4 = 18 Stalls

Proposed educational administrative use:
(Required 4 stalls/1,000 SF)
Required parking:
12,291 gross SF/1,000 x 4 = 49 Stalls
(Projected staff per Operations plan = 41)
School/Church Admin. use (weekdays)
18 + 49 = 67 Stalls

Note: Shared parking to accommodate varying hours of operation for the two separate uses.

CURRENT CODES:

2022 California Building Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Green Building Code
2022 California T-24 Energy Standards
2022 California Fire Code

DEFERRED SUBMITTALS:

1. FIRE ALARM
TO BE DESIGNED FOR FUTURE "E" OCCUPANCY AND COMPLY WITH CFC 907.2.3.9 AND 907.2.3.8

EXIT REQUIREMENT SUMMARY

Exits requirements per Table 1006.2.1:

Occupancy	Occ. Load	Max Travel Distance (non-sprinklered)
Proposed E	49	75 ft.

- 1 exit allowable per individual room less than 49 occupants
- 2 exits provided per building more than 49 occupants

Exit separation required: 1/2 diagonal distance of each occupancy.

Panic hardware is required and shall be provided at "Exit" doors per Table 1010.2.9

Tactile signage shall be provided at all "Exit Access" and "Exit" doors per CBC 1013.4

Exit through intervening space:
Allowed per CBC 1016.2, exception per paragraph 2
Wall opening between classroom (C13) and adjoining Teacher Lounge constitutes an "discernable path of egress exit to an exit" (exterior exit is visible from classroom).

Fire protection at "Exit Access" per Table 1020.2:
1 hr. at occupant load more than 30 w/o sprinklers for Future "E" occupancy.

Corridor width per CBC Table 1020.3 is 44" minimum
(Exception: 36" min. where occupant load less than 50).

ACCESSIBILITY IMPROVEMENT FORM

CITY OF COSTA MESA BUILDING SAFETY DIVISION

ACCESSIBILITY IMPROVEMENT FORM

For alterations and additions to existing buildings or facilities (including Tentant Improvements)
(2022 CBC - Section 11B-202.4)

Project Address: 1701 Baker St., Costa Mesa, CA. 92626

Plan Check number: 114-23L

Adjusted Construction Cost* (ACC):

*as defined in CBC Chapter 2 for this permit and any alterations performed over the last 3 years

ACCESSIBILITY IMPROVEMENTS

ITEM ALONG PATH OF TRAVEL (TO AREA OF ALTERATION)	Does this accessibility feature currently comply with 2022 CBC provisions?	If not, will this feature be upgraded as part of this permit? Describe below:	If so, what is the cost of accessibility upgrades? (attach documentation)
1 Main Entrance	Yes No		\$
2 Exterior Approach (including parking)	Yes No	ADDITION OF DISABLED DETECTABLE MAT. WARNINGS	\$ 2,900
3 Interior Accessible Route	Yes No		\$
4 Sanitary Facilities (accessible restroom for each gender)	Yes No	ONE (1) ALL GENDER RESTROOM PROPOSED TO COMPLY WITH PLUMBING FIXTURE REQUIREMENTS	\$ 27,000
5 Elevator (if applicable)	Yes No	NO ELEVATORS ARE PROPOSED	\$ 0
6 Other (specify)	Yes No	ADDITION OF DISABLED VAN STALL SIGNAGE	\$ 100
Total cost of upgraded access feature(s) = TC:			30,000
TC ÷ ACC X 100:			16 %

Is ACC above the current valuation threshold?
(\$195,358.00 as of January 2023)

Yes (No)

If yes, is there an unreasonable hardship?

Yes (No)

Link to Unreasonable Hardship Form:

<https://www.costamesaca.gov/home/showpublisheddocument/24713/638143847524400000>

If all accessibility features comply, verify and sign statement below:

"I (Architect / Designer of record) have visited and inspected the premises and determined that all Site and Building/Facility Accessibility features, including but not limited to, parking stalls, signage, communication elements/features, restrooms/bathing facilities and other path of travel elements serving the area of alteration are in compliance with 2022 CBC - Chapter 11B."

Name: John Bonnici

Date: Aug. 15, 2023

Signature: John Bonnici

PLUMBING FIXTURE ANALYSIS

PLUMBING FIXTURE CALCULATIONS

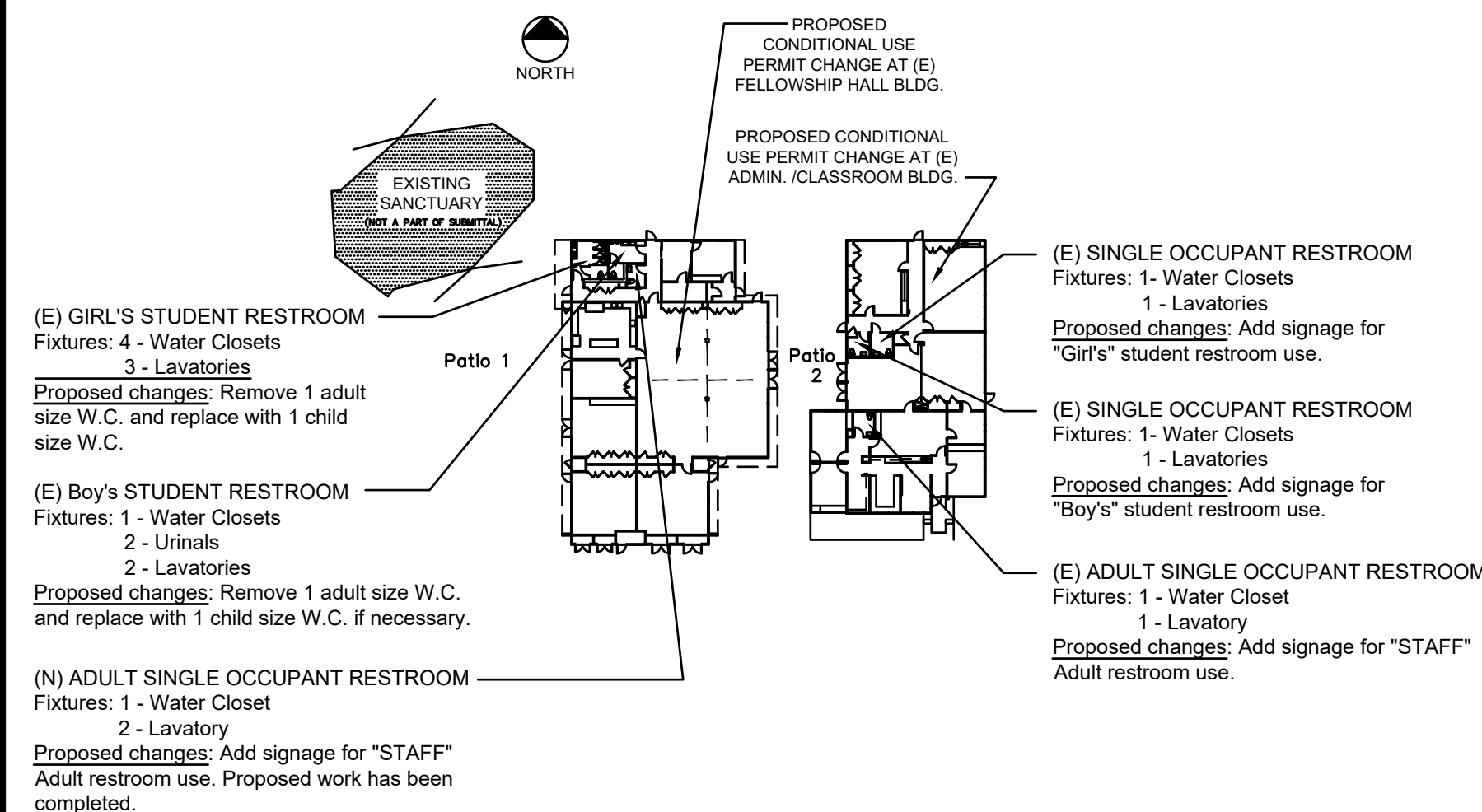
Occupant Load Based on CPC Table 4-1	Occupant Load Factor	Fellowship Hall (SF)	Occ.	Admin. (SF)	Occ.	Combined Bldgs. (Single Tenant)	
Occupancy							
B	150	901	6	1862	13	2763	19
E	30	2787	93	1956	66	4743	160

Minimum Fixtures Based on CPC Table 422.1

BUILDING	OCCUPANCY	GENDER	OCCUPANTS	W/C	URINALS	LAVATORIES	FOUNTAIN	OTHER	
<u>COMBINED BLDGS.</u> (SINGLE TENANT)		REQUIRED							
		E (Student)	Male	80	(1:50) 2	(1:100) 1	(1:40) 2	(1:150) 1	1 Service Sink
			Female	80	(1:30) 3	0	(1:40) 2		
			Sub-Total	160					
		B ² (Staff)	Male	10	(1:50) 1	(1:100) 1	(1:75) 1	(1:150) 1	1 Service Sink
Female	10		(1:50) 1	0	(1:75) 1				
Sub-Total	20								
		PROVIDED							
		Student Male		2 ¹	2	5	(1:150) 4 ³	1 Service Sink	
		Student Female		5 ¹	0	3			
		Staff Male		2 ¹	0 ⁴	2	(1:150) 4 ³		
		Staff Female		2 ¹	0	2			

NOTES:

1. Existing single user restrooms at Admin. Bldg. to be designated as (1) Male and (1) Female restroom for student use.
2. Proposed new single user (all gender) restroom to added to service 'B' occupancy adult use at Fellowship Hall Bldg.
3. Drinking fountains include (1) central outdoor drinking fountain at Fellowship Hall Bldg. and (3) existing drinking fountains at Admin./Classrooms at classroom sinks.
4. Water closet substituted for Urinal at single occupant all gender restroom.



CBC TABLE 11B-604.9 SUGGESTED DIMENSIONS FOR CHILDREN'S USE

SUGGESTED DIMENSIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12

	AGES 3 AND 4	AGES 5 THROUGH 8	AGES 15-18
WATER CLOSET CENTERLINE	11-12"	12-15"	15-18"
TOILET SEAT HEIGHT	11-12"	12-15"	15-17"
GRAB BAR HEIGHT	18-20"	20-25"	25-27"
DISPENSER HEIGHT	14"	14-17"	17-19"

MAJORITY OF SUBJECTS TO BE ACCOMMODATED, ETC.



Mesa Verde
United Methodist Church

PRIVATE SCHOOL CONDITIONAL USE PERMIT
MARCH 2025

SHEET INDEX

G-1	COVER SHEET
G-2	DOOR SCHEDULES
A-1	SITE PLAN
A-2	EXISTING FELLOWSHIP HALL PLAN
A-3	PROPOSED FELLOWSHIP HALL PLAN
A-4	FELLOWSHIP HALL PLAN EXIT PLAN
A-5	EXISTING ADMINISTRATION BUILDING PLAN
A-6	PROPOSED ADMINISTRATION BUILDING PLAN
A-7	ADMINISTRATION BUILDING PLAN EXIT PLAN
A-8	NOT USED
A-9	NOT USED
A-10	EXTERIOR PERIMETER ELEVATIONS
A-11	COURTYARD EXTERIOR ELEVATIONS
D-1	DETAILS

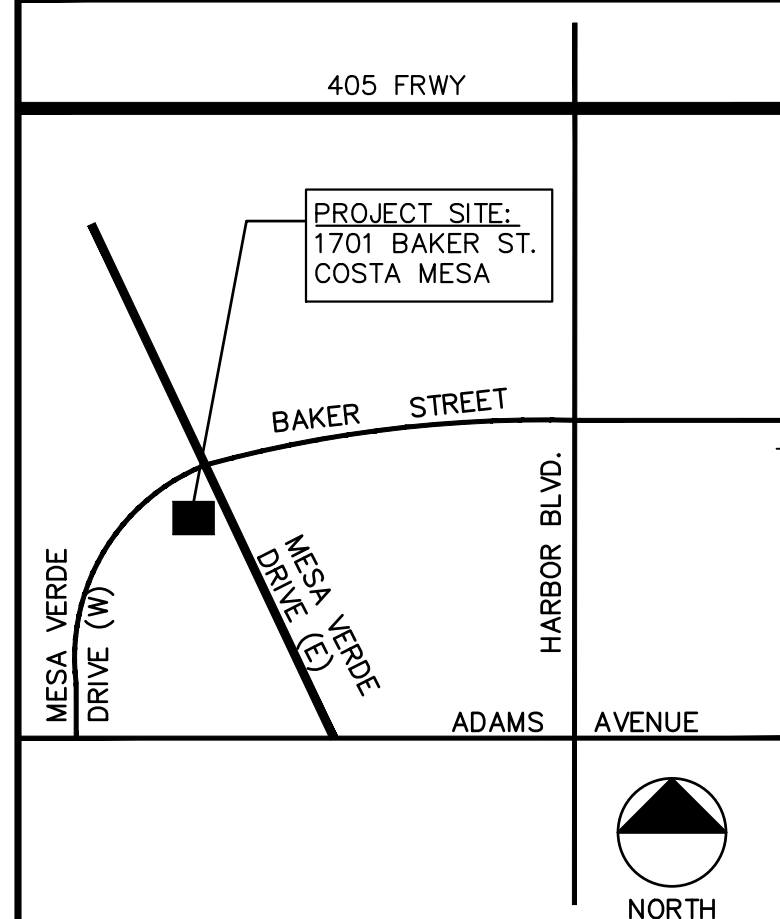
P1	PLUMBING NOTES
P2	PLUMBING PLAN

E1	ELECTRICAL NOTES
E2	ELECTRICAL PANEL SCHEDULES
E3	ELECTRICAL PLAN

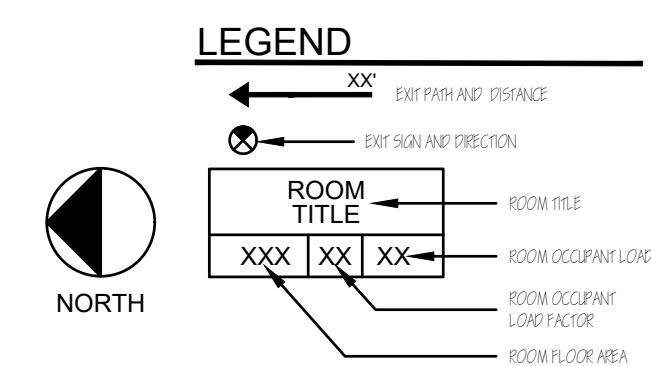
GENERAL NOTES

1. THE SCOPE OF SERVICES UNDER THIS CONTRACT IS LIMITED TO PROVIDING A "BUILDER'S SET" OF PLANS. THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT. HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED IN THIS "BUILDER'S SET". THE IMPLEMENTATION OF THE PLANS REQUIRES A CLIENT/ CONTRACTOR (GENERAL CONTRACTOR AND SUBCONTRACTORS) THOROUGH KNOWLEDGE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF MATERIAL INSTALLATION.
2. ALL WORK SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY, STATE AND GENERAL LAWS, RULES, CODES, ORDINANCES OR REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE-MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS AND REPAIRS ARISING FROM THE NON-CONFORMING WORK.
3. CONTRACTOR SHALL OBTAIN ALL PERMITS AND CHECK GOVERNING AUTHORITIES' SPECIFICATIONS FOR CONSTRUCTION INCLUDING REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR OTHERWISE NOTED.
4. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE WORK OF ALL THE OWNERS SUBCONTRACTORS INCLUDING THE PERFORMANCE OF SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK.
5. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL COMPLY WITH THE CURRENT CALIFORNIA BUILDING CODE AND CURRENT MECHANICAL, PLUMBING AND ELECTRICAL CODES.
6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT SITE. ALL INCONGRUENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH WORK.
7. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRED FOR NAILING OF ALL INTERIOR AND EXTERIOR TRIM, FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED.
8. ANY ERROR OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE OWNER'S AND ARCHITECT'S ATTENTION IMMEDIATELY.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
10. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR MASONRY UNLESS OTHERWISE NOTED.
11. UNLESS SPECIFICALLY LOCATED, DOORS SHALL BE CENTERED IN WALL OR LOCATE DOOR JAMB 31" MIN. FROM NEAREST PERPENDICULAR WALL FACE OF STUD.
12. ALL GLAZING SHALL COMPLY WITH BUILDING CODE AND LOCAL ORDINANCES.
13. PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER AND DRYWALL SURFACES WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL, UNLESS OTHERWISE NOTED.
14. ALL EXTERIOR WALL OPENINGS, FLASHINGS, COUNTER FLASHINGS, CORNINGS, AND EXPANSION JOINTS SHALL BE WEATHERPROOF AND PAINTED TO MATCH ADJACENT SURFACES.
15. TOILET ROOMS AND MECHANICAL EQUIPMENT ROOMS SHALL BE PROVIDED WITH A MECHANICAL VENTILATING SYSTEM TO PROVIDE ONE (1) COMPLETE CHANGE OF AIR EVERY 15 MINUTES AND CONNECTED TO THE LIGHT SWITCH (MIN.).

VICINITY MAP

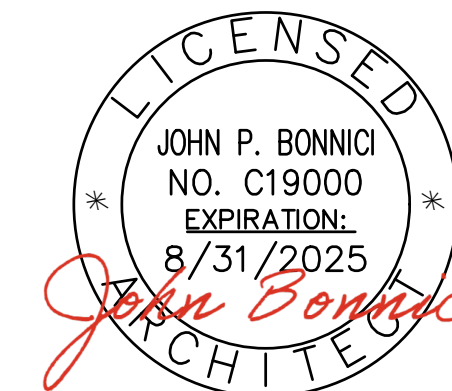


SYMBOL LEGEND



JOHN BONNICI
architect

918 E. Buffalo
Santa Ana, CA. 92706
Ph.....714..585..7136



Mesa Verde United Methodist Church

1701 Baker Street, Costa Mesa, CA 92626
(714) 552 - 0549

Revisions

Date	
DELTA/REVISION COMMENTS (8-5-23)	
PLAN CHECK COMMENTS (10-18-23)	
PLAN CHECK COMMENTS (01-26-24)	
PLAN CHECK COMMENTS (03-03-25)	

Sheet Title

COVER
SHEET

Job Number	Sheet
Date	
Scale	G-1
NONE	

ADMINISTRATION Building Door Schedule														
				Door Dimensions							Door Hardware			
Door No.	Room	Int/Ext	New/Existing	Width	Height	Thk.	Door Type	Door Mat'l.	Frame Type	Frame Mat'l.	Fire Rating	Self Closer	Panic Hardware	Remarks
A101	Classroom 101	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A101a	Classroom 101	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A101b	Classroom 101	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A101c	Classroom 101	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A101d	Classroom 101	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A102	Classroom 102	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A102a	Classroom 102	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A102b	Classroom 102	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A103	Classroom 103	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	(E)	
A103a	Classroom 103	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A103b	Classroom 103	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	WD	--	NO	NO	
A104	Classroom 104	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A104a	Classroom 104	Int	Existing	6'-0"	10'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	FOLDING PARTITION STACKING CLOSET DOORS
A105	Restroom 105	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A106	Restroom 105	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A107	Water Heater	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	ADD	NO	
A108	Electrical	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A151	Office 101	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A153	Storage 103	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A153a	Storage 103	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	(E)	NO	
A154	Conference 154	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A154a	Conference 154	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	(E)	NO	
A154b	Conference 154	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A157	Conference 157	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A158	Office 158	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A159	Restroom 159	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	(E)	NO	
A180	Building Entry	Ext	Existing	3'-0"	7'-0"	1 3/4"	SF	ALUM/GL	SGL	ALUM	--	(E)	(E)	Verify safety glazing in field
A181	Classroom 103	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	(E)	(E)	
A182	Corridor	Ext	Existing	3'-0"	7'-0"	1 3/4"	SF	ALUM/GL	SGL	ALUM	--	(E)	(E)	Verify safety glazing in field
A183	Corridor	Ext	Existing	3'-0"	7'-0"	1 3/4"	SF	ALUM/GL	SGL	ALUM	--	(E)	(E)	Verify safety glazing in field
A184	Classroom 104	Ext	Existing	6'-0"	7'-0"	1 3/4"	SF	ALUM/GL	DBL	ALUM	--	(E)	(E)	Verify safety glazing in field
A185	Classroom 104	Ext	Existing	6'-0"	7'-0"	1 3/4"	SF	ALUM/GL	DBL	ALUM	--	(E)	(E)	Verify safety glazing in field
A186	Office 158	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	NO	
A187	Conference 157	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	NO	
														Typical. Existing doors and frames lack fire labels but appear to be equivalent to fire resistance

FELLOWSHIP HALL Building Door Schedule															
				Door Dimensions											
Door No.	Room	Int/Ext	New/Existing	Width	Height	Thk.	Door Type	Door Mat'l.	Frame Type	Frame Mat'l.	Fire Rating	Self Closer	Panic Hardware	Remarks	
F101	Kitchen 101	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F102	Classroom 102	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F102a	Classroom 102	Int	Existing	2'-6"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F102b	Classroom 102	Int	Existing	5'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F105	Classroom 105	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F108	Classroom 108	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	(E)	NO		
F110	Vestibule 110	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F111	Office 111	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F111a	Office 111	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F112	Office 112	Int	New	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	ADD	NO		
F112a	Storage 113	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F114	Boy's RR 113	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	(E)	NO		
F115	Restroom 114	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	(E)	NO		
F115a	Corridor	Int	New	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	ADD	NO		
F116	Mechanical	Int	Existing	2'-0"	5'-4"	1 3/4"	SC	WD	WD	WD	20 Min	NO	NO		
F117	Girl's RR 117	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	(E)	NO		
F150	Corridor	Ext	New	3'-0"	7'-0"	--	SF	ALUM/GL	SGL	ALUM	--	ADD	ADD	Remove and replace existing door (F150) with new door. Provide closer, panic hdwr., 10"h. flush bottom frame (kickplate) and safety glazing.	
F151	Corridor	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F152	Kitchen	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F153	Classroom 102	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F156	Teacher Lounge	Ext	Existing	6'-0"	7'-0"	--	SF	ALUM/GL	DBL	ALUM	--	(E)	(E)	Verify safety glazing in field	
F157	Classroom 104	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F158	Classroom 105	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F159	Classroom 106	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F160	Classroom 107	Ext	Existing	6'-0"	7'-0"	--	SF	ALUM/GL	DBL	ALUM	--	(E)	(E)	Verify safety glazing in field	
F161	Classroom 107	Ext	Existing	6'-0"	7'-0"	--	SF	ALUM/GL	DBL	ALUM	--	(E)	(E)	Verify safety glazing in field	
F162	Classroom 107	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F163	Vestibule 110	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	NO		
F180	Water Heater	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	WD	--	NO	NO		
F181	Mechanical	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	WD	--	NO	NO		
F182	Storage	Ext	Existing	5'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO		
F183	Tele.	Ext	Existing	5'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO		
F184	Electrical	Ext	Existing	9'-0"	9'-0"	1 3/4"	SC	WD	TRPL	WD	--	NO	NO		
F185	Storage	Ext	Existing	5'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO		
F186	Storage	Ext	Existing	5'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO		
F187	Mechanical	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	WD	--	NO	NO		

ABBREVIATIONS

ADD -- Hardware to be added

ALUM - Aluminum

DBL -- Double

Ext -- Exterior

GL -- Glass

(E) -- Existing Door or Hardware

Int -- Interior

Mtl -- Metal

SC -- Solid Core

SF -- Storefront

SGL - Single

Slidr - Sliding Glass Door

TRPL - Triple

WD -- Wood

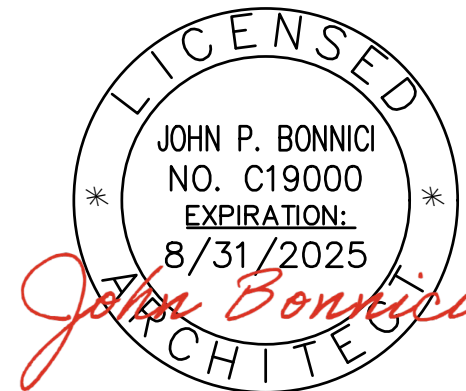
GENERAL NOTES

1. NEW DOOR AND FRAME FINISHES ARE TO MATCH EXISTING.
2. EXISTING STOREFRONT DOOR GLAZING TO BE VERIFIED IN FIELD AS SAFETY GLAZING AND REPLACED IF NOT VERIFIABLE.
3. ALL DOORS ON AN ACCESSIBLE PATH TO BE 32" CLEAR OPENING DIMENSION (WITH DOOR IN 90 DEGREE POSITION).
4. ALL DOOR HARDWARE SHALL BE OPERABLE WITH A SINGLE MOTION WITHOUT REQUIRING GRASPING HARDWARE (ALL EXISTING ROUND DOOR HANDLES TO BE REPLACED WITH LEVER HANDLES).
5. ALL EXIT ACCESS DOORS SHALL HAVE SINGLE ACTION HARDWARE TO UNLOCK AND OPEN THE DOOR WITH A SINGLE MOTION.
6. PASSAGE DOORS SHALL NOT EXCEED 5 LBS. OF FORCE (15 LBS. AT FIRE DOORS) TO OPERATE PER CBC 11B-404.9.2
7. ALL EXISTING DOORS SHALL HAVE HANDLES BETWEEN 34" MIN. AND 44" MAX. ABOVE FINISH FLOOR.
8. REMOVE AND REPLACE DOORS THAT DO NOT COMPLY.
9. ALL EXISTING DOORS SHALL HAVE A FLUSH FRAME OR METAL KICK PLATE WITHIN 10" OF FINISH FLOOR.
10. REMOVE AND REPLACE STOREFRONT DOORS THAT DO NOT COMPLY OR ADD KICKPLATE AT WOOD DOORS ON PUSH SIDE.
11. ALL EXISTING DOOR THRESHOLD ARE NOT TO EXCEED 1/2" IN HEIGHT. REMOVE AND REPLACE THRESHOLDS THAT DO NOT COMPLY.
12. LANDINGS OR FLOOR LEVEL CHANGES AT DOORS SHALL NOT EXCEED 1/2" BELOW THE THRESHOLD. THRESHOLDS EXCEEDING 1/4" IN VERTICAL HEIGHT SHALL HAVE A BEVELED EDGE NOT EXCEEDING ONE (1) UNIT VERTICAL IN TWO (2) UNITS HORIZONTAL.

DOOR SCHEDULES

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Date	
	PLAN CHECK COMMENTS (8-5-23)
	PLAN CHECK COMMENTS (10-18-23)

Sheet Title

DOOR
SCHEDULE

Job Number

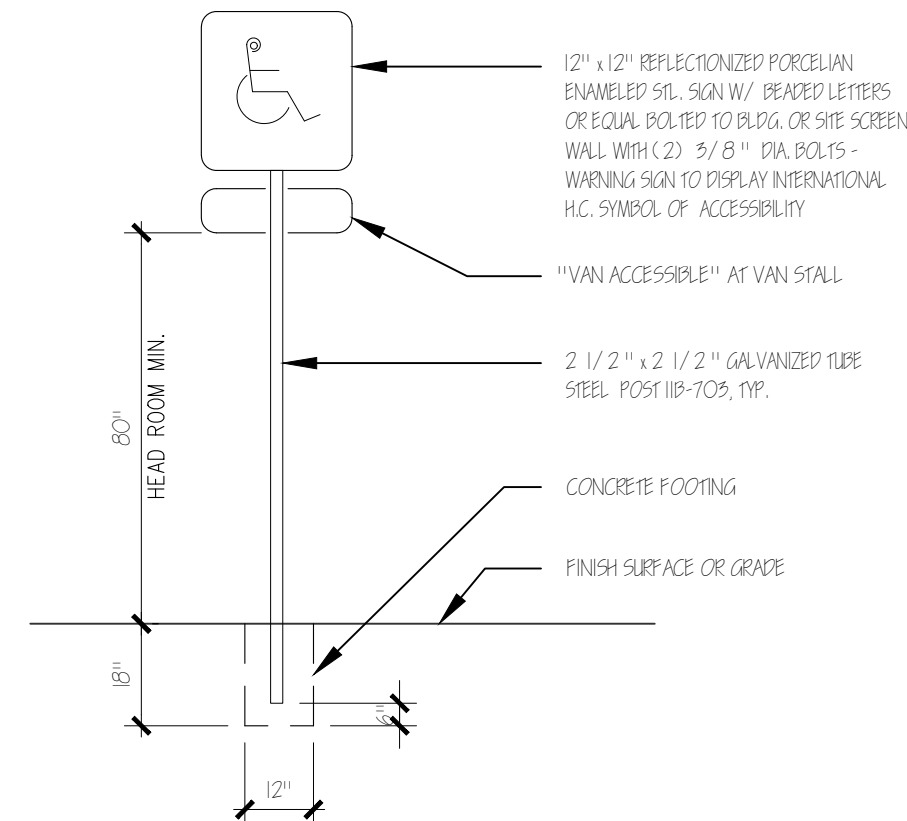
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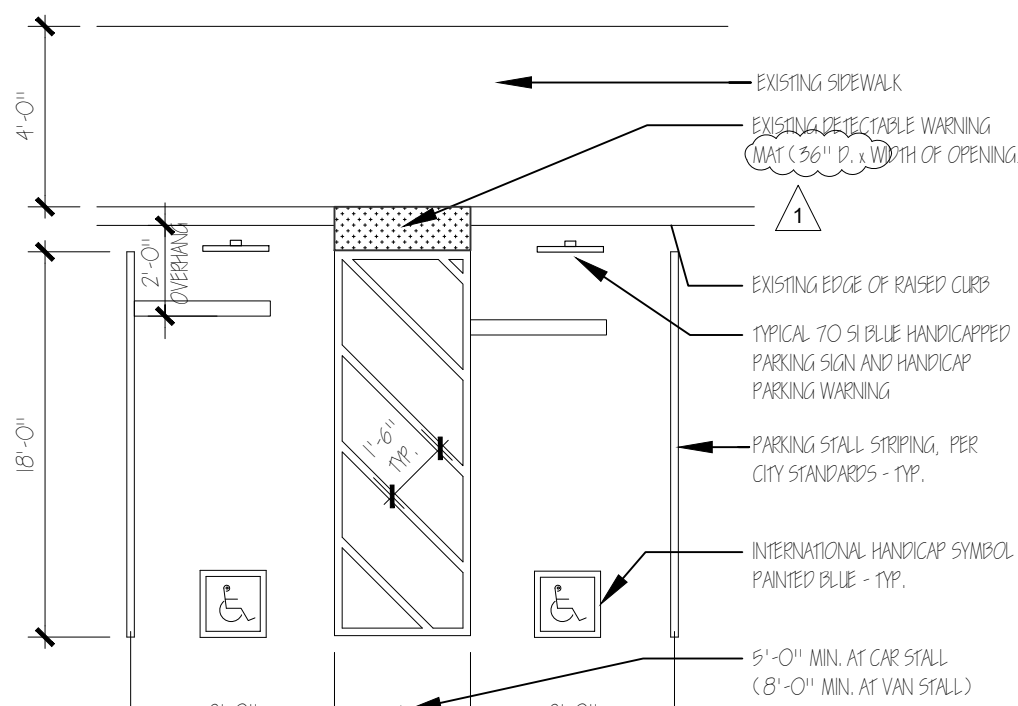
G-2



DISABLED PARKING STALL SIGN

ACCESSIBLE PARKING SIGN

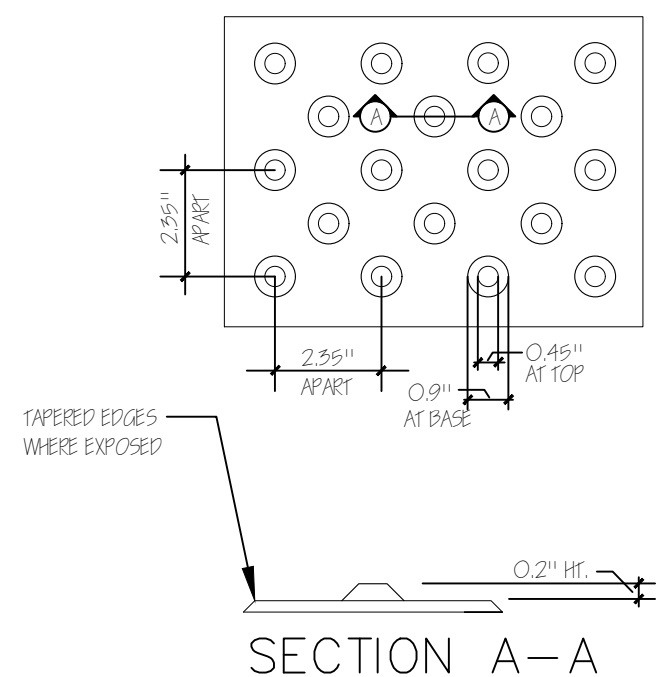
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DISABLED PARKING STALL LAYOUT

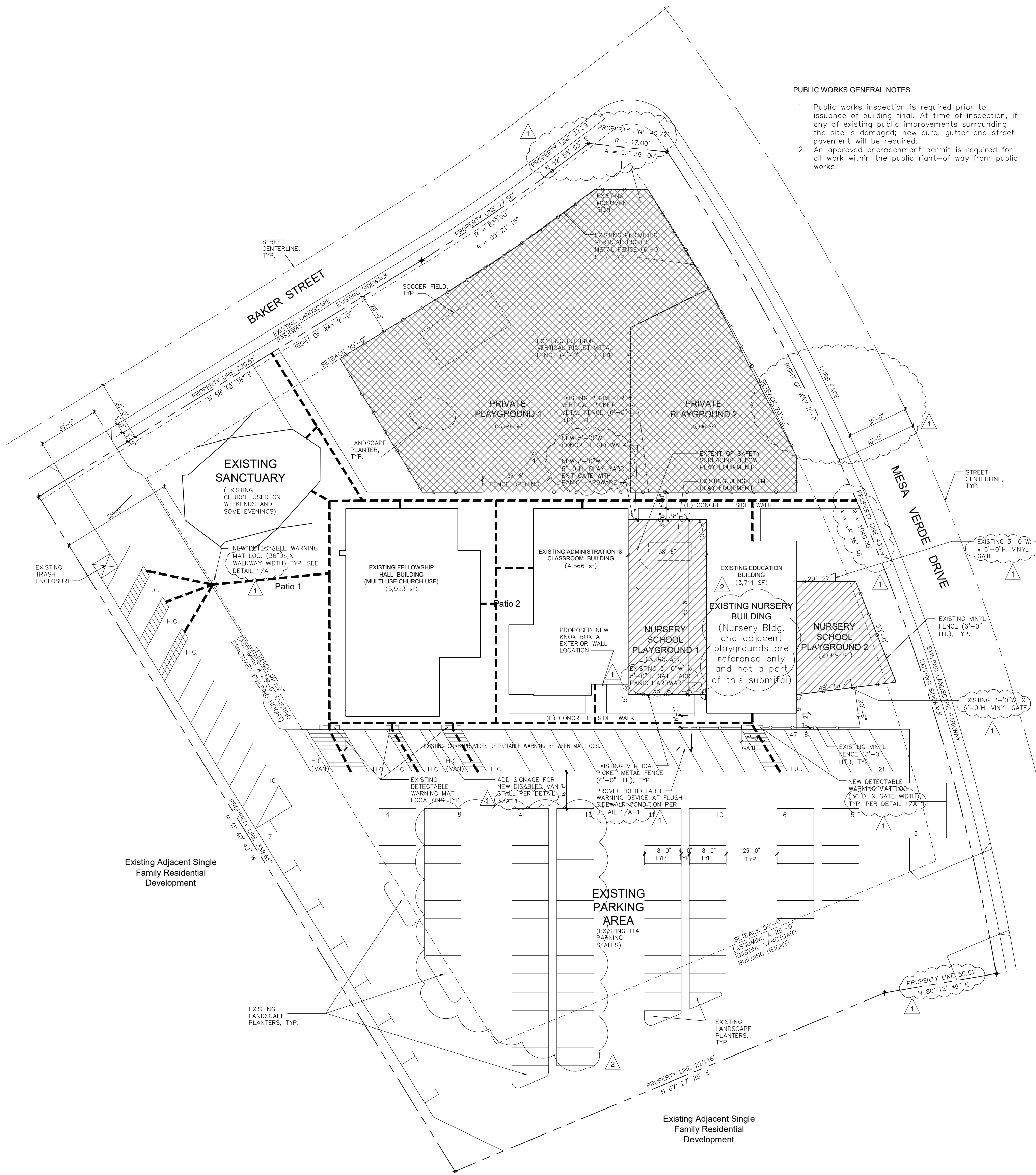
ACCESSIBLE PARKING STALL

2



DETECTABLE WARNING

1



ARCHITECTURAL SITE PLAN

OWNER/APPLICANT AND PROPERTY ADDRESS:
Mesa Verde United Methodist Church
1701 Baker Street
Costa Mesa, CA. 92626
LOT 171, TRACT NO. 3487
Assessor's ID No: 139-222-01

SITE DATA
SITE AREA: 3.1 acres
PLANNING ZONE: I & R (Institutional and Recreational)
F.A.R. = 0.15
Required Setbacks:
Front: 20'-0"
Side/Rear: 15'-0"/0'-0" Exception: If the rear property line is adjacent to a residential zone, all buildings shall maintain a rear setback from the residential property line of 2 times the building height at all locations.

EXISTING BUILDING AREAS:
SANCTUARY: 3,508 sf
FELLOWSHIP HALL BLDG.: 5,923 sf
ADMIN./EDUCATION BLDG.: 4,566 sf
NURSERY SCHOOL BLDG.: 3,711 sf

PARKING CALCULATIONS:
Existing Church Seating (205 Fixed Seats)
Required parking: (1 stall per 3 seats)
Church use (weekends) 205 seats/3 = 69 Stalls
Existing church administration offices
(Required 4 stalls/1,000 SF or 6 min.)
Required parking:
4,566 gross SF/1,000 x 4 = 18 Stalls
Proposed educational administrative use:
(Required 4 stalls/1,000 SF)
Required parking:
12,291 gross SF/1,000 x 4 = 49 Stalls
(Projected staff per Operations plan = 41)
School/Church Admin. use (weekdays)
18 + 49 = 67 Stalls

NOTE: Shared parking to accommodate varying hours of operation for the two uses.
TOTAL EXISTING PARKING STALLS PROVIDED: = 114 Stalls
Proposed Parking Provided:
Standard stalls 102
Disabled Standard Stalls 9
Disabled Van Stalls 2

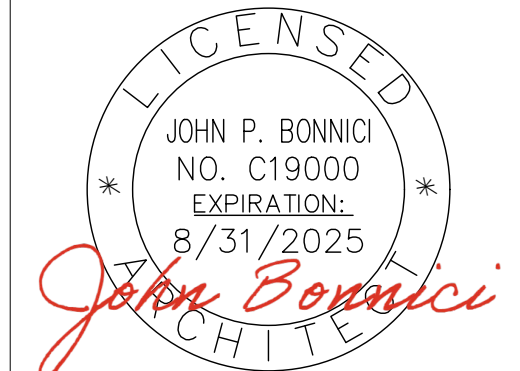
Typical existing parking stall size:
Standard Stall = 9'x18'
Parallel Stall = 8'x26'
60seg Stall = 10.5'x20'

GENERAL NOTES
1. Proposed building modifications will not increase building footprint.
2. Student drivers will not be allowed on site.
3. Architectural site plan is for illustrative purposes only and not for construction. All items shown are existing (except as noted) and the responsibility of contractors to verify with actual site conditions.
4. Refer to operational plan for playground equipment and detail for each school.

Nursery school playground
 Private school playground
 Accessible path of travel
No abrupt changes in elevation along the path of travel shown. The slope and cross-slope along the path of travel shall not exceed 5% and 2% respectively. Inspector to verify.

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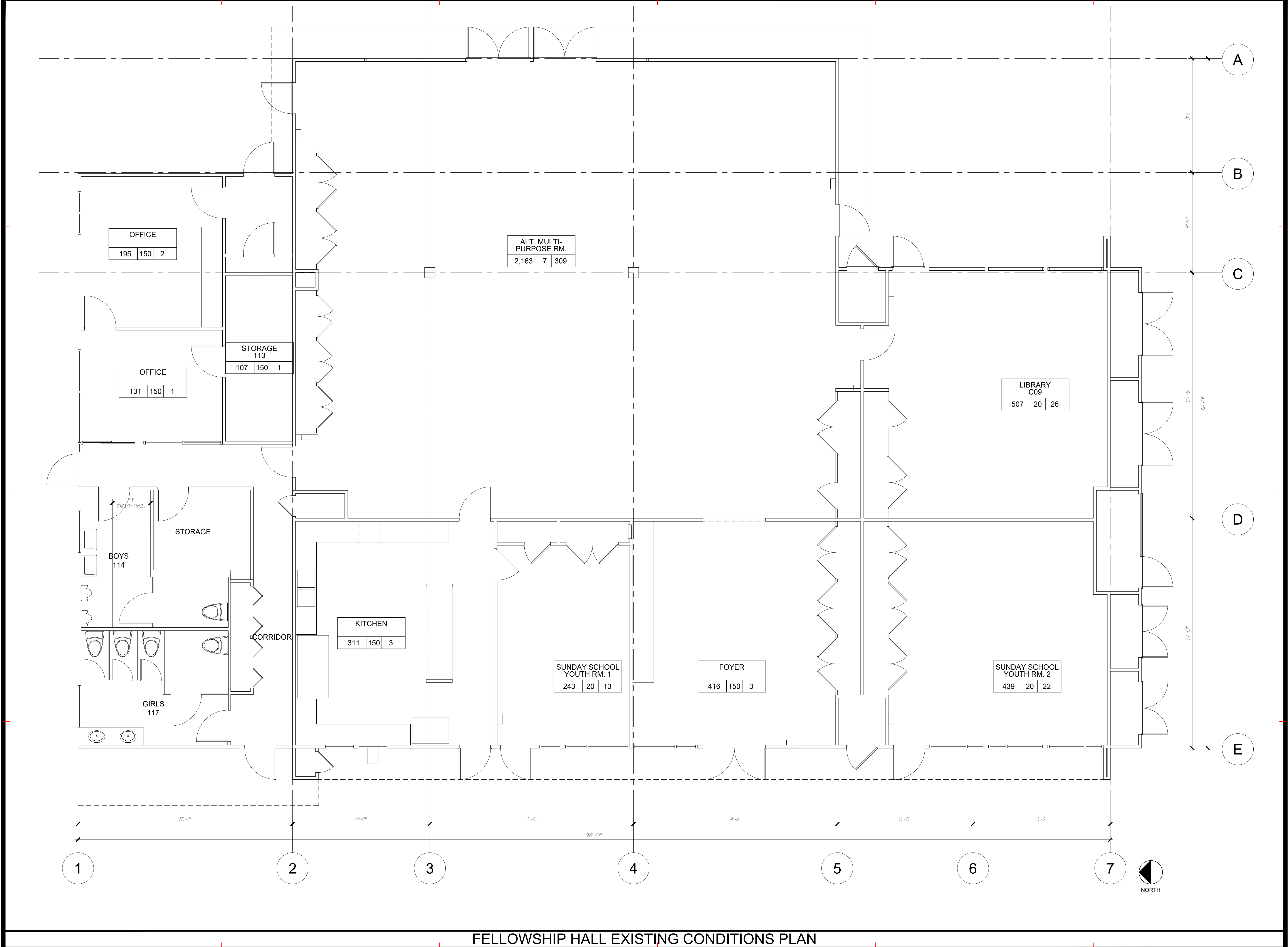
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PLAN CHECK COMMENTS (10-18-23)	

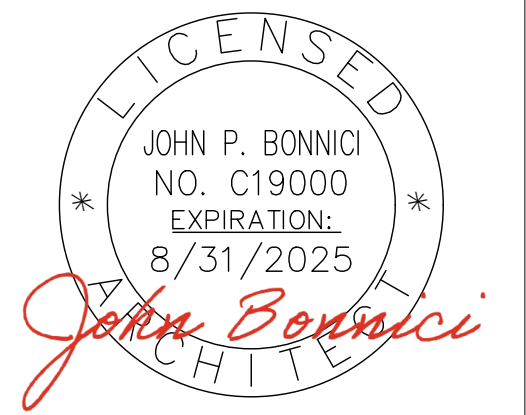
Sheet Title	
SITE PLAN	
Job Number	Sheet
Date	
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FELLOWSHIP HALL EXISTING CONDITIONS PLAN

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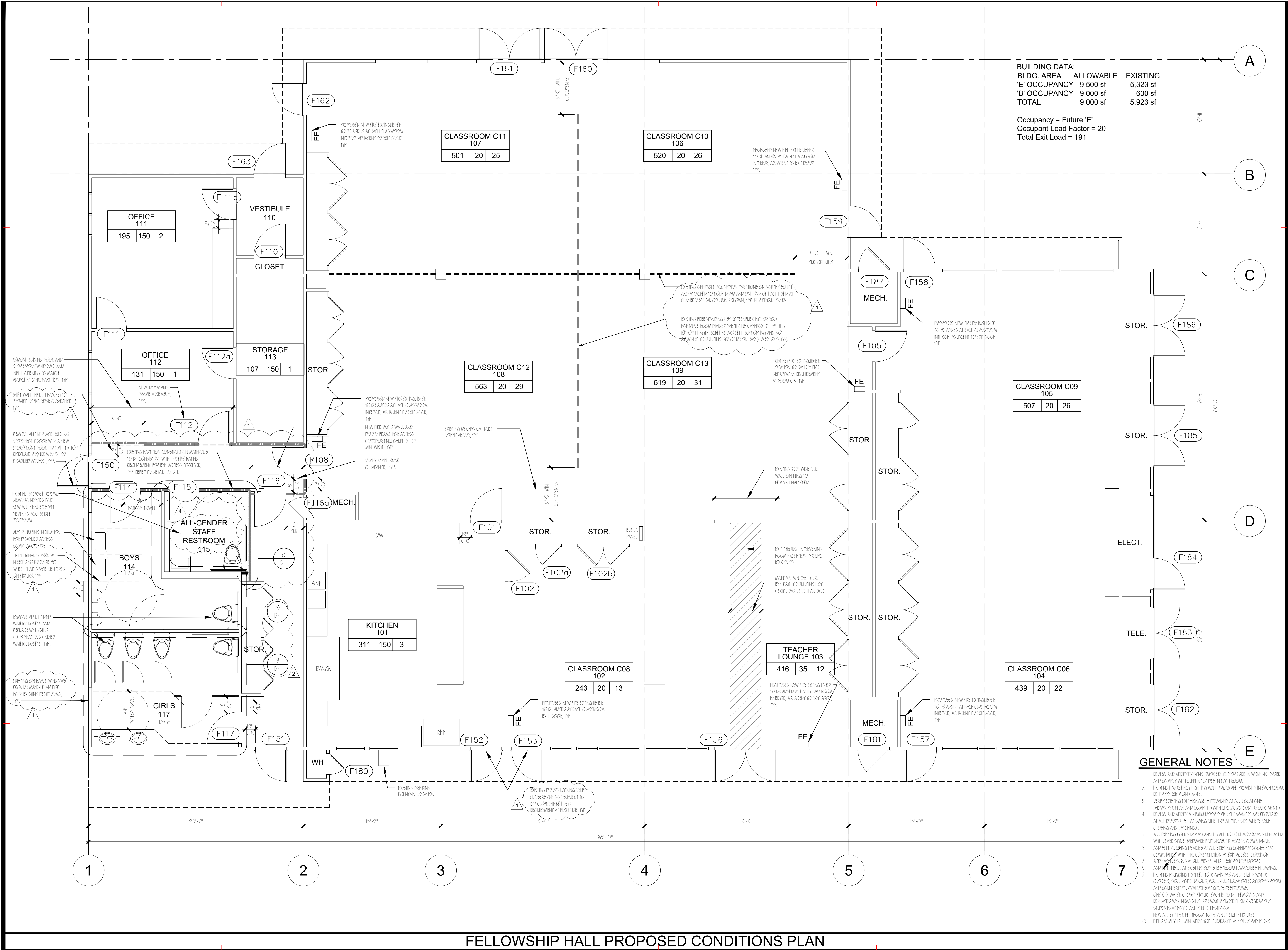
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Date	

Sheet Title	
EXISTING CONDITIONS FLOOR PLAN	
Job Number	Sheet
Date	
Scale 1/4"=1'-0"	A-2



BUILDING DATA:

BLDG. AREA	ALLOWABLE	EXISTING
'E' OCCUPANCY	9,500 sf	5,323 sf
'B' OCCUPANCY	9,000 sf	600 sf
TOTAL	9,000 sf	5,923 sf

Occupancy = Future 'E'
Occupant Load Factor = 20
Total Exit Load = 191

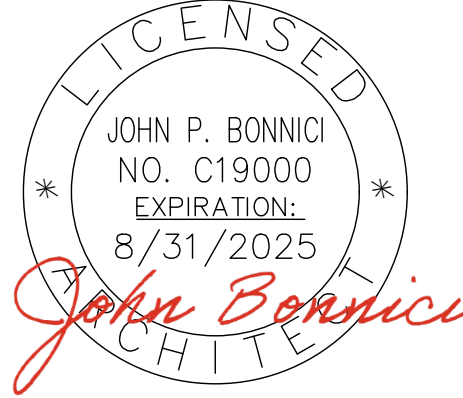
GENERAL NOTES

1. REVIEW AND VERIFY EXISTING SMOKE DETECTORS ARE IN WORKING ORDER AND COMPLY WITH CURRENT CODES IN EACH ROOM.
2. EXISTING EMERGENCY LIGHTING WALL PACKS ARE PROVIDED IN EACH ROOM. REFER TO EXIST PLAN (A-4).
3. VERIFY EXISTING EXIT SIGNAGE IS PROVIDED AT ALL LOCATIONS SHOWN PER PLAN AND COMPLIES WITH 2022 CODE REQUIREMENTS. REVIEW AND VERIFY MINIMUM DOOR STORE CLEARANCES ARE PROVIDED AT ALL DOORS 1/8" AT SWING SIDE, 12" AT PUSH SIDE WHERE SELF-CLOSING AND LATCHING.
4. ALL EXISTING ROUND DOOR HANDLES ARE TO BE REMOVED AND REPLACED WITH LEVER STYLE HARDWARE FOR DISABLED ACCESS COMPLIANCE.
5. ADD SELF-CLOSING DEVICES AT ALL EXISTING CORRIDOR DOORS FOR COMPLIANCE WITH IBC CONSTRUCTION AT EXIT ACCESS CORRIDOR.
6. ADD TRAP DOORS AT ALL "EXIT" AND "EXIT ROUTE" DOORS.
7. ADD PLUMBING AT EXISTING BOYS' RESTROOM LAVATOIRES PLUMBING. EXISTING PLUMBING FIXTURES TO REMAIN ARE ADULT SIZED WATER CLOSETS, STALL-TYPE URINALS, WALL HUNG LAVATOIRES AT BOYS' ROOM AND COUNTERTOP LAVATOIRES AT GIRLS' RESTROOMS.
8. ONE (1) WATER CLOSET FIXTURE EACH IS TO BE REMOVED AND REPLACED WITH NEW CHILD SIZE WATER CLOSET FOR 5-8 YEAR OLD STUDENTS AT BOYS' AND GIRLS' RESTROOM.
9. NEW ALL-GENDER RESTROOM TO BE ADULT SIZED FIXTURES.
10. FIELD VERIFY 12" MIN. VERT. TOE CLEARANCE AT TOILET PARTITIONS.

FELLOWSHIP HALL PROPOSED CONDITIONS PLAN

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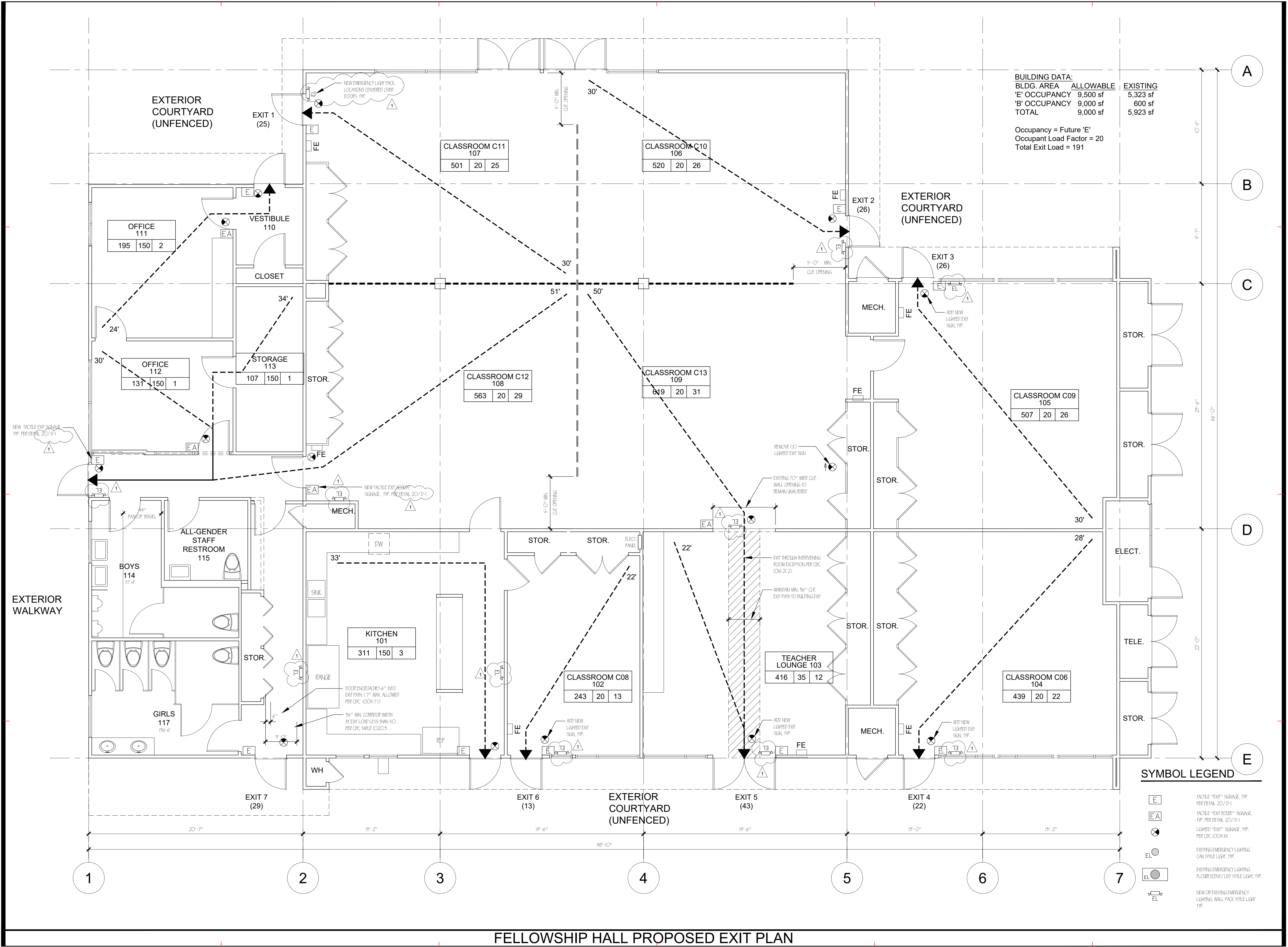
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PLAN CHECK COMMENTS (8-5-23)	
PLAN CHECK COMMENTS (10-18-23)	
PLAN CHECK COMMENTS (03-03-25)	

Sheet Title

PROPOSED
CONDITIONS
FLOOR PLAN

Job Number	Sheet
Date	
Scale 1/4"=1'-0"	A-3



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NO. C19000
EXPIRATION:
8/31/2025
John Bonnici
ARCHITECT

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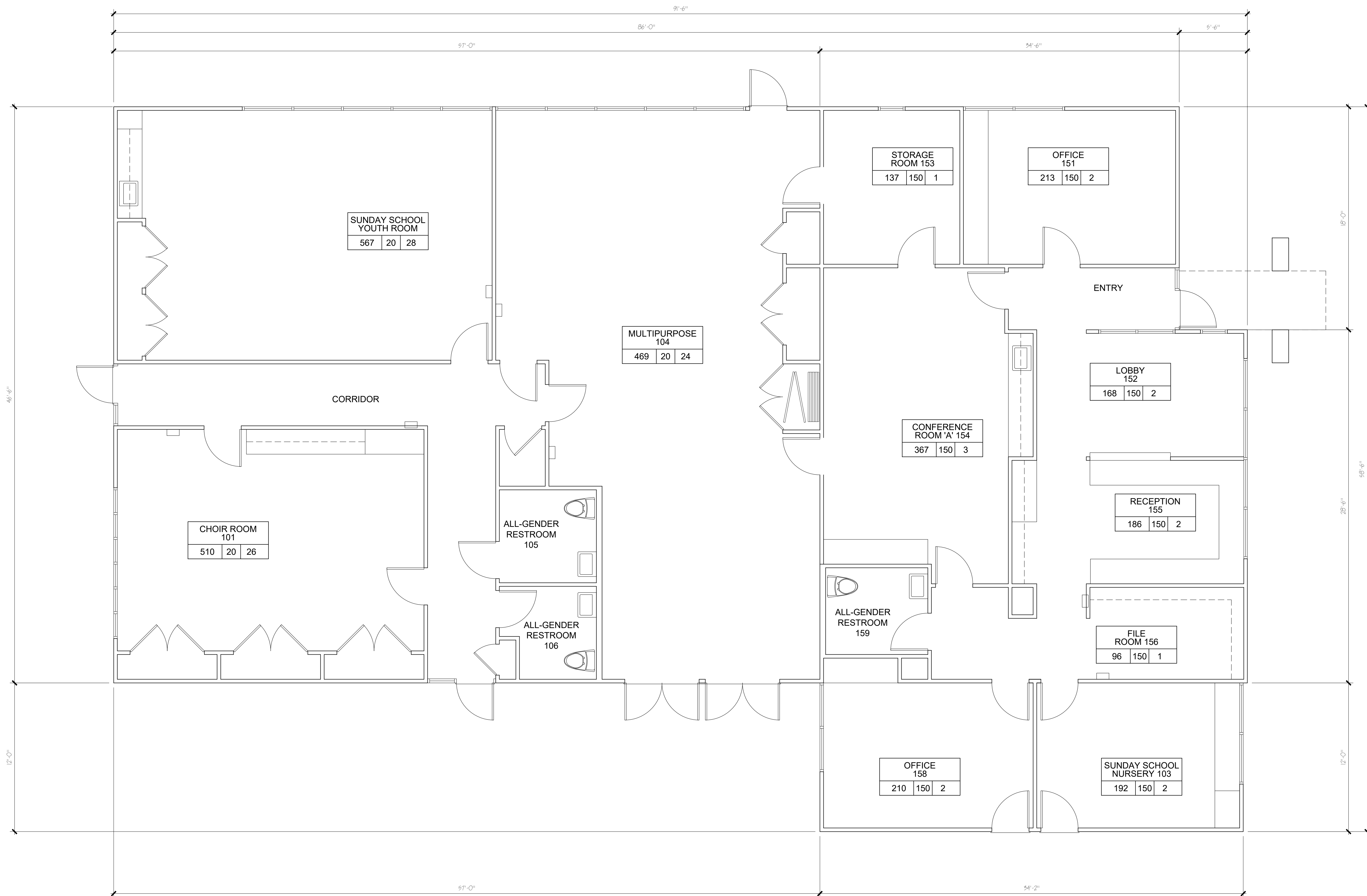
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Sheet Title
PROPOSED
EXIT PLAN

Job Number	Sheet

Date	Scale
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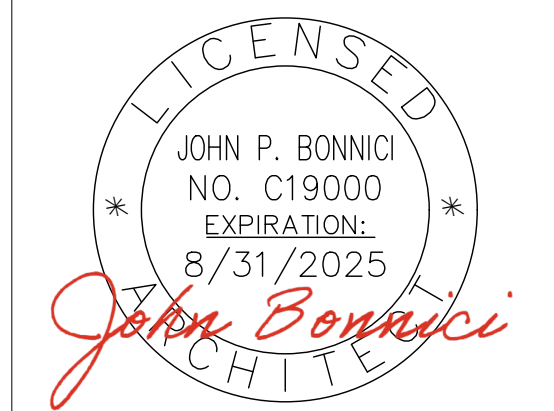
A-4



CLASSROOM / ADMINISTRATION BUILDING EXISTING CONDITIONS PLAN

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Classroom / Administration Building

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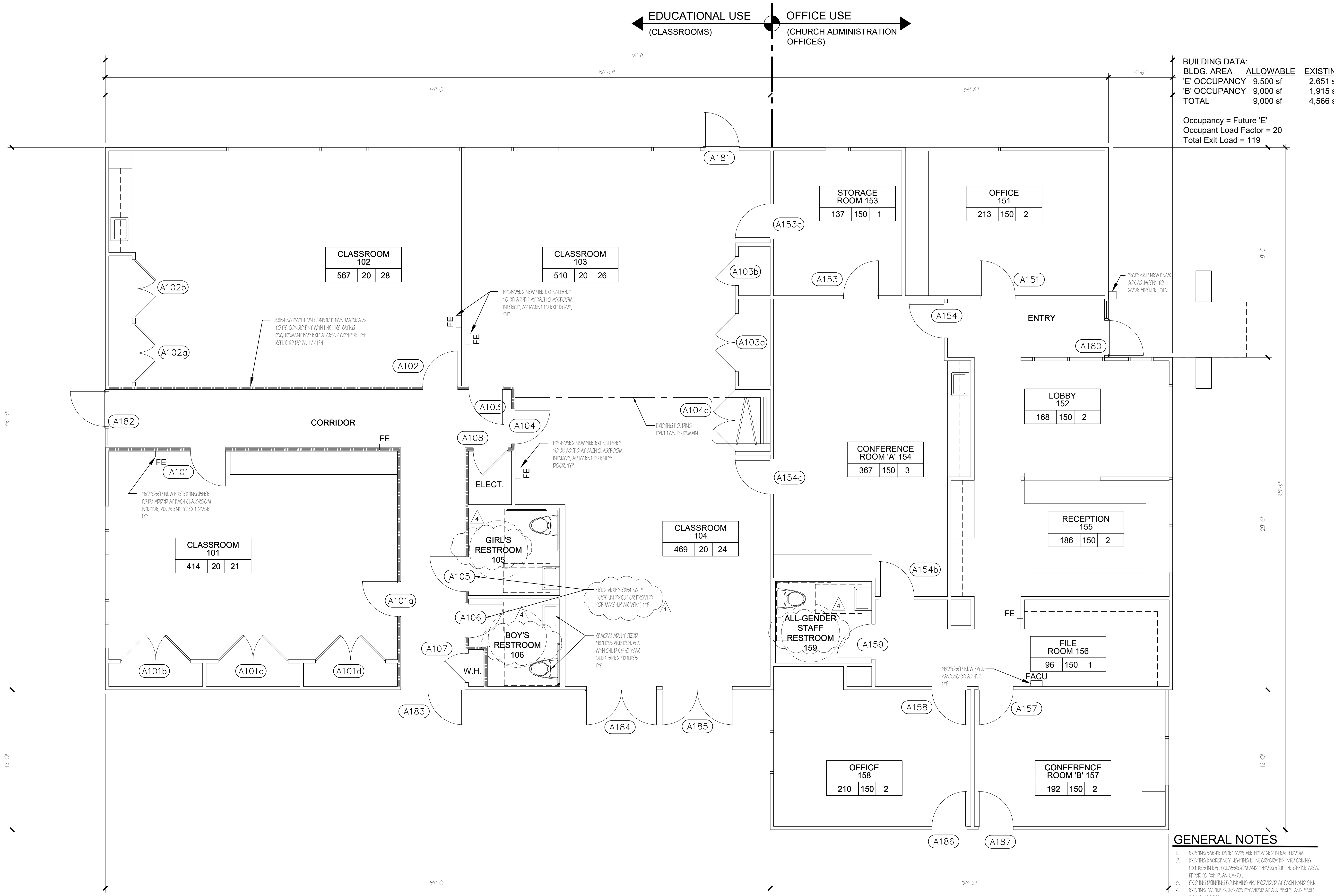
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Sheet Title

EXISTING
CONDITIONS
FLOOR PLAN

Job Number	Sheet
Date	
Scale 1/4=1'-0"	A-5



BUILDING DATA:

BLDG. AREA	ALLOWABLE	EXISTIN
'E' OCCUPANCY	9,500 sf	2,651 ±
'B' OCCUPANCY	9,000 sf	1,915 ±
TOTAL	9,000 sf	4,566 ±

Occupancy = Future 'E'
Occupant Load Factor = 20
Total Exit Load = 119

- GENERAL NOTES**
- EXISTING SMOKE DETECTORS ARE PROVIDED IN EACH ROOM.
 - EXISTING EMERGENCY LIGHTING IS INCORPORATED INTO CEILING FIXTURES IN EACH CLASSROOM AND THROUGHOUT THE OFFICE AREA. REFER TO EXIT PLAN (A-7).
 - EXISTING DRINKING FOUNTAINS ARE PROVIDED AT EACH HAND SINK.
 - EXISTING FACILE SIGNS ARE PROVIDED AT ALL "EXIT" AND "EXIT ROUTE" DOORS.
 - EXISTING PLUMBING FIXTURES ARE ADULT SIZE WATER CLOSETS, AND WALL HUNG LAVATORIES, TYP.
- ONE (1) CORRIDOR RESTROOM TO HAVE FIXTURES REMOVED AND REPLACED WITH NEW CHILD SIZE FIXTURES FOR 5-8 YEAR OLD STUDENTS.

CLASSROOM / ADMINISTRATION BUILDING PROPOSED CONDITIONS PLAN

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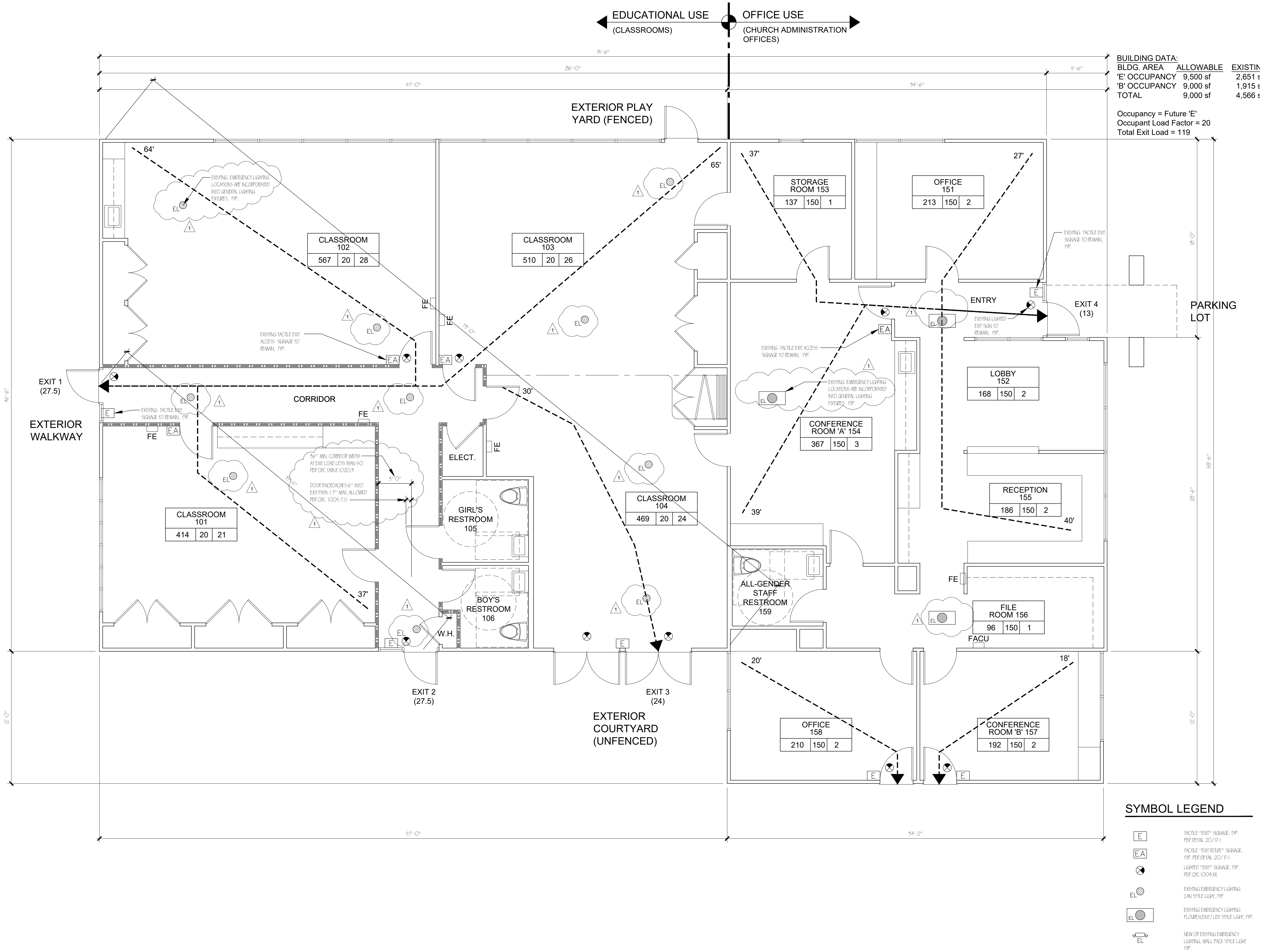
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NO. C19000
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8/31/2025
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△ PLAN CHECK COMMENTS (03-03-25)	
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Sheet Title	
PROPOSED CONDITIONS FLOOR PLAN	
Job Number	Sheet
Date	
Scale	A-6
1/4=1'-0"	



BUILDING DATA:

BLDG. AREA	ALLOWABLE	EXISTIN
'E' OCCUPANCY	9,500 sf	2,651 ±
'B' OCCUPANCY	9,000 sf	1,915 ±
TOTAL	9,000 sf	4,566 ±

Occupancy = Future 'E'
Occupant Load Factor = 20
Total Exit Load = 119

SYMBOL LEGEND

	TACTILE "EXIT" SIGNAGE, TYP. PER DETAIL 20/P-1
	TACTILE "EXIT ROUTE" SIGNAGE, TYP. PER DETAIL 20/P-1
	LIGHTED "EXIT" SIGNAGE, TYP. PER CRC 1004.XX
	EXISTING EMERGENCY LIGHTING CAN STYLE LIGHT, TYP.
	EXISTING EMERGENCY LIGHTING FLOURESCENT/LED STYLE LIGHT, TYP.
	NEW OR EXISTING EMERGENCY LIGHTING WALL PACK STYLE LIGHT TYP.

CLASSROOM/ADMINISTRATION BUILDING PROPOSED EXIT PLAN

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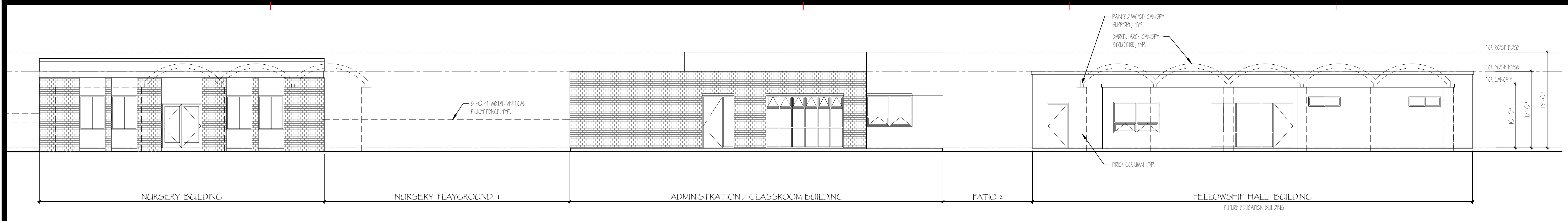
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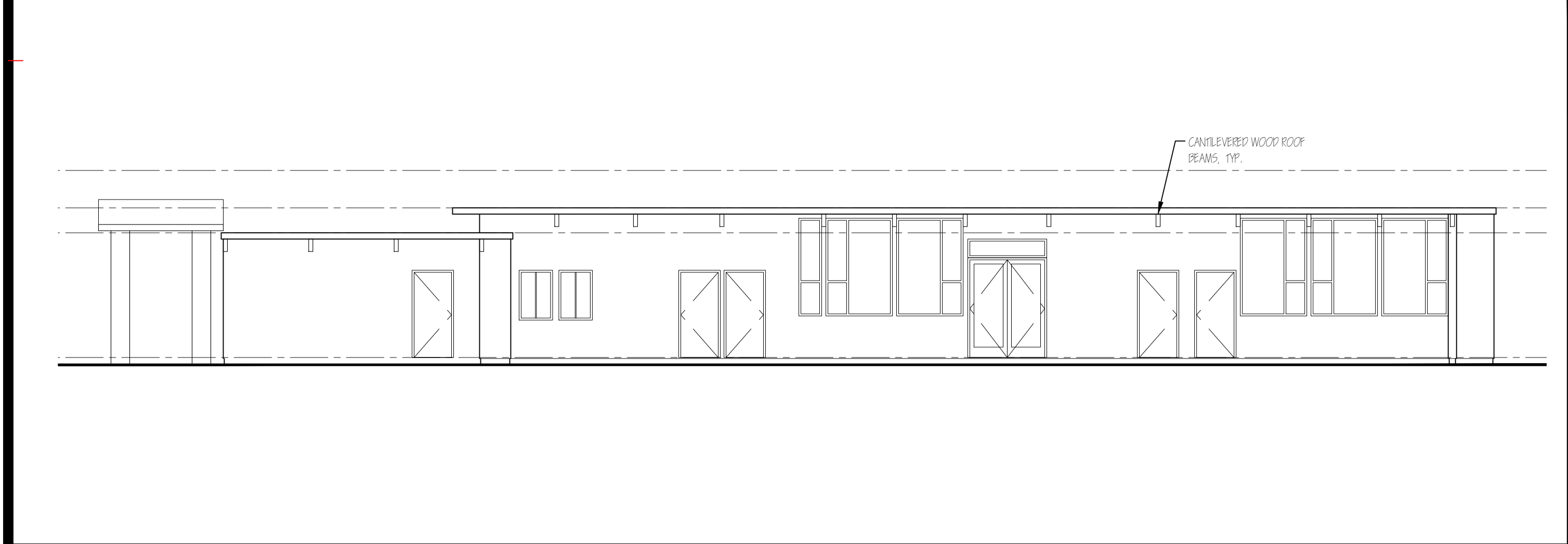
PROPOSED
EXIT PLAN

Job Number	Sheet
Date	
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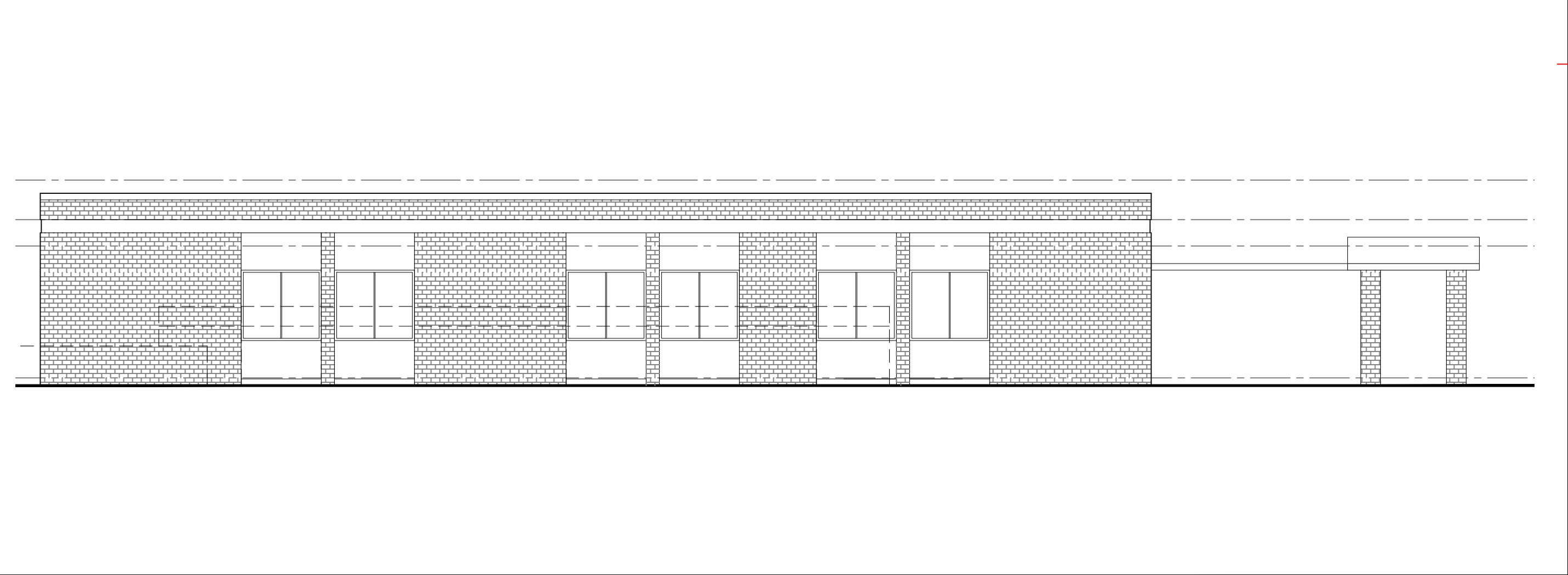
NORTH ELEVATION

3



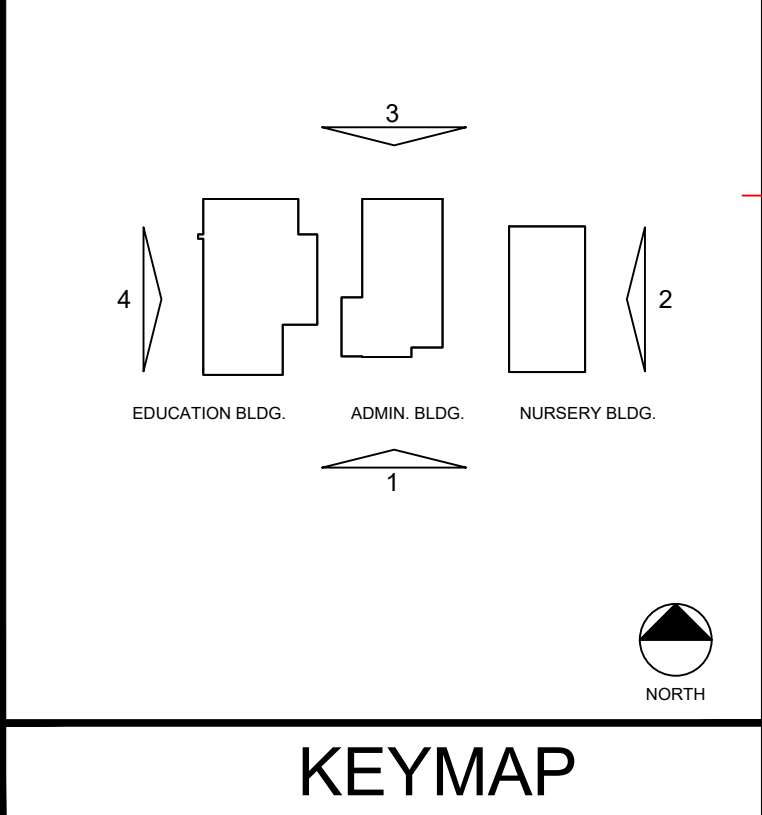
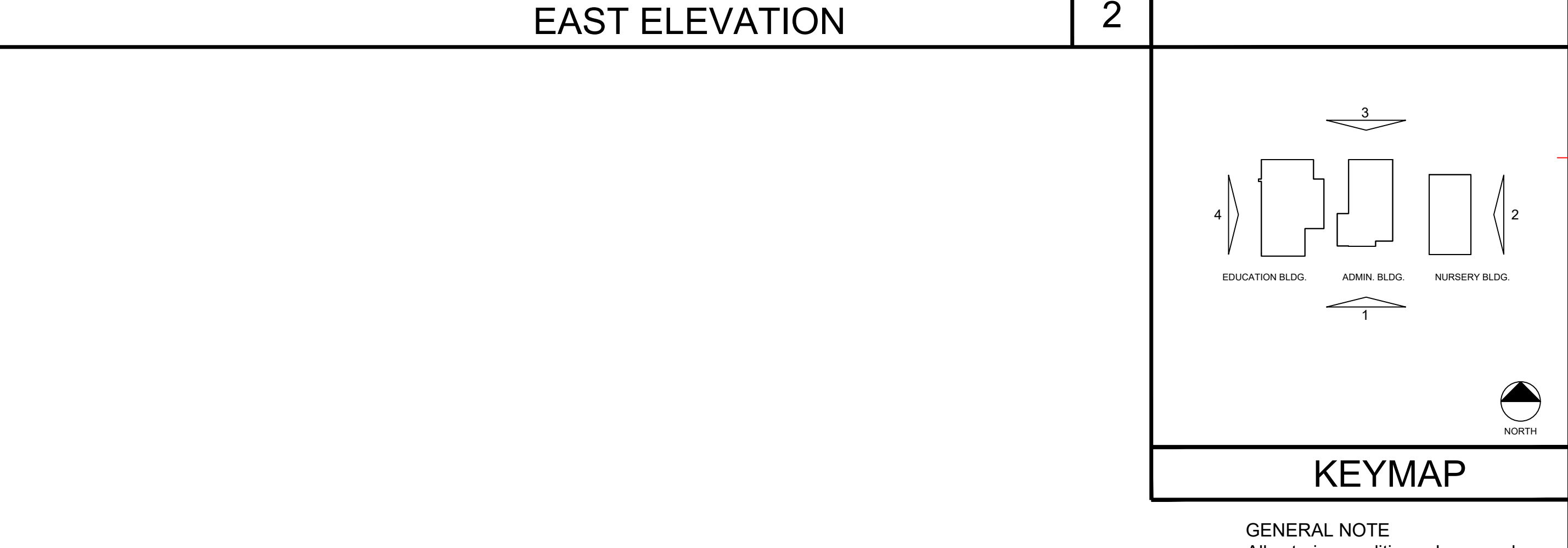
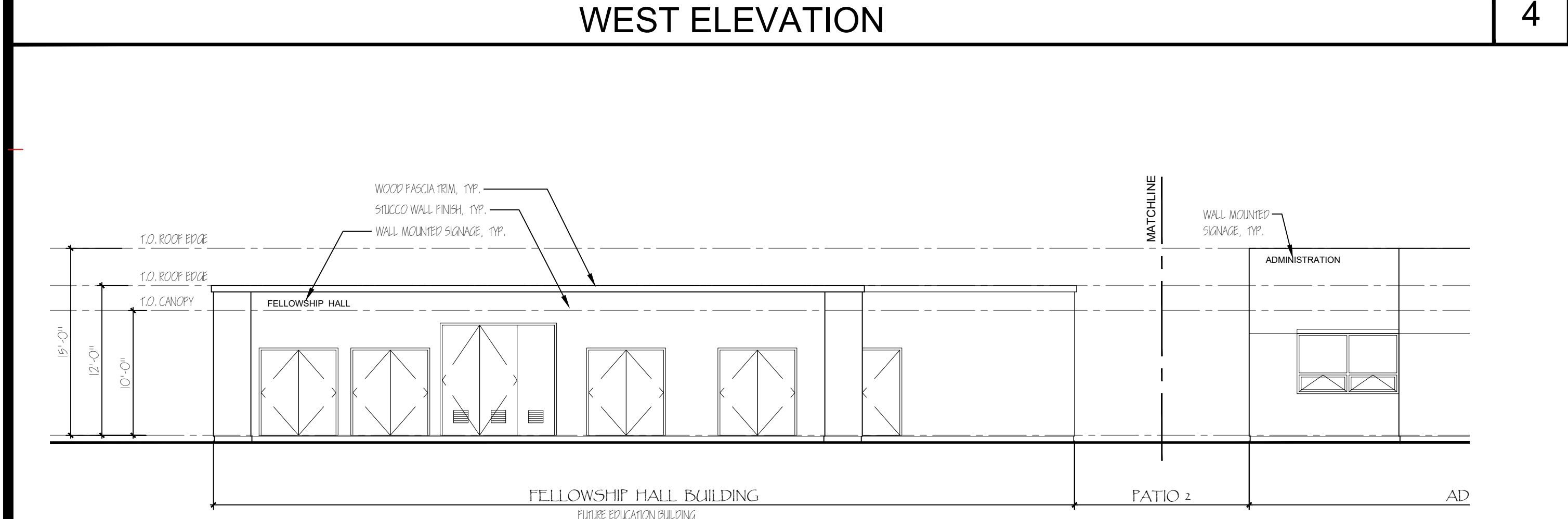
WEST ELEVATION

4



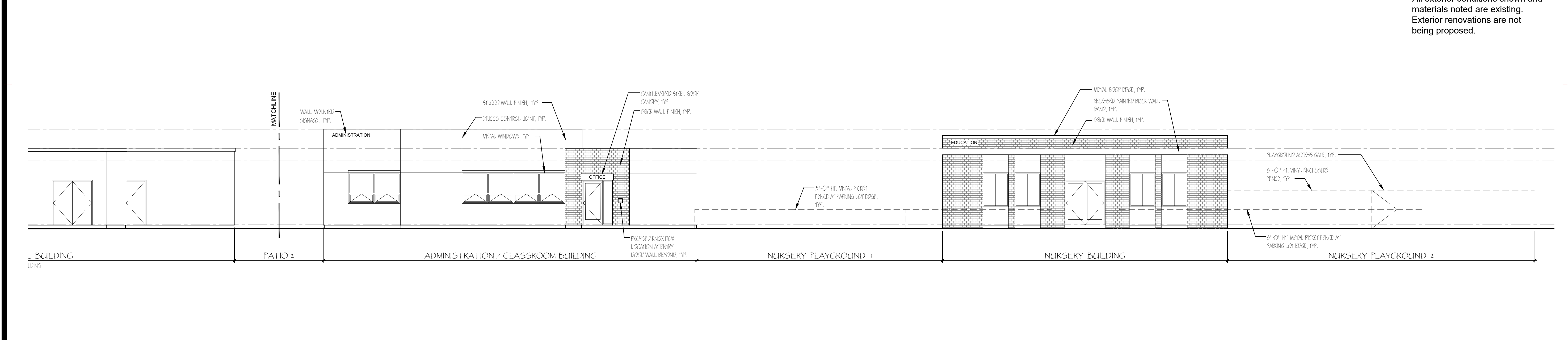
EAST ELEVATION

2



KEYMAP

GENERAL NOTE
All exterior conditions shown and materials noted are existing. Exterior renovations are not being proposed.



SOUTH ELEVATION

1

JOHN BONNICI
architect

918 E. Buffalo
Santa Ana, CA, 92706
PH.....714..585..7136

LICENSED
JOHN P. BONNICI
NO. C19000
EXPIRATION:
8/31/2025
John Bonnici
ARCHITECT

Mesa Verde United Methodist Church

1701 Baker Street, Costa Mesa, CA 92626
(714) 352 - 0549

Revisions	
Date	

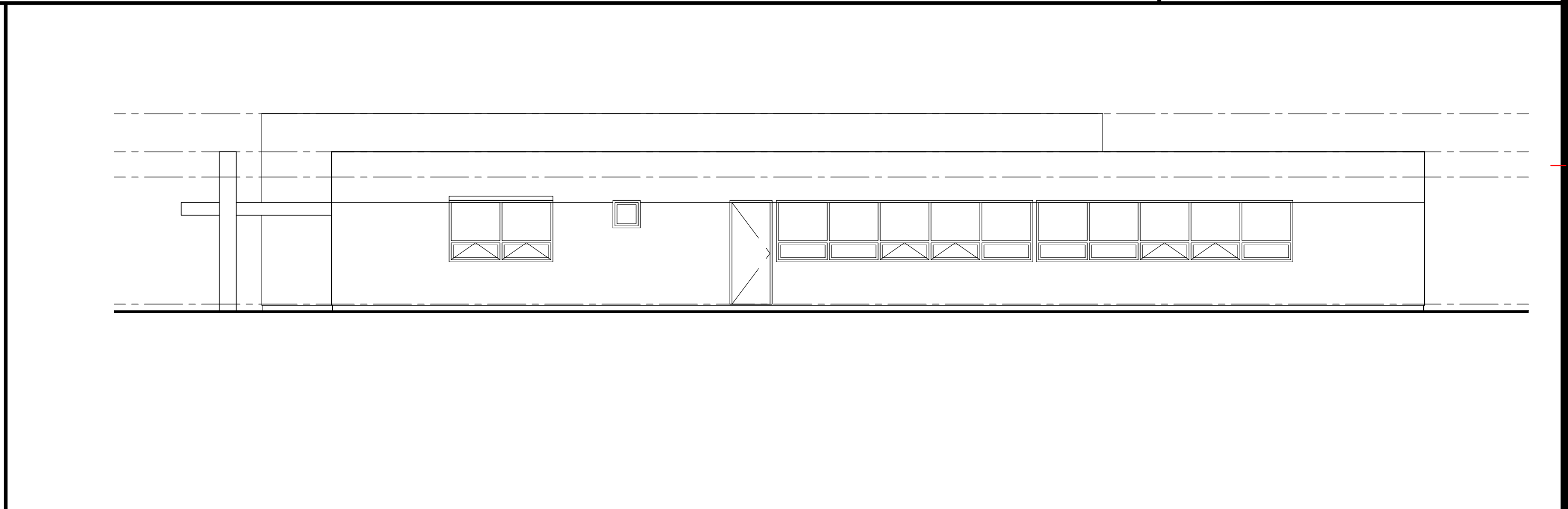
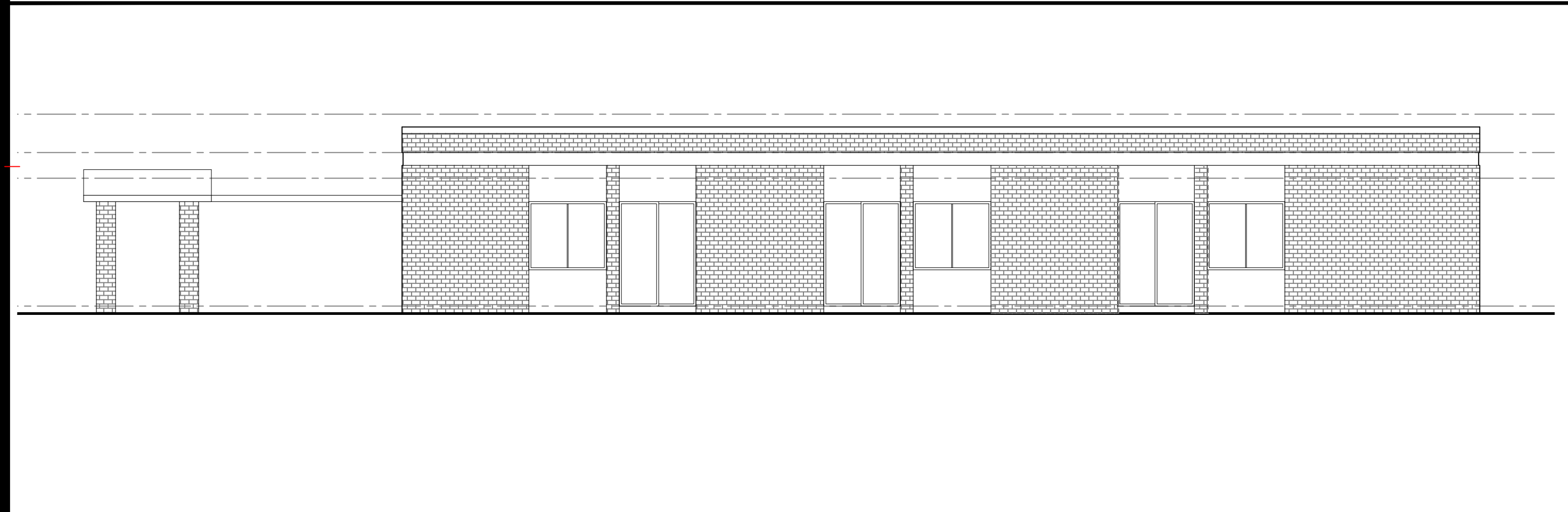
Sheet Title	
PERIMETER ELEVATIONS	
Job Number	Sheet
Date	
Scale 1/8"=1'-0"	A-10

GENERAL NOTE
All exterior conditions shown and materials noted are existing.
Exterior renovations are not being proposed.

EDUCATION BLDG. ADMIN. BLDG. NURSERY BLDG.

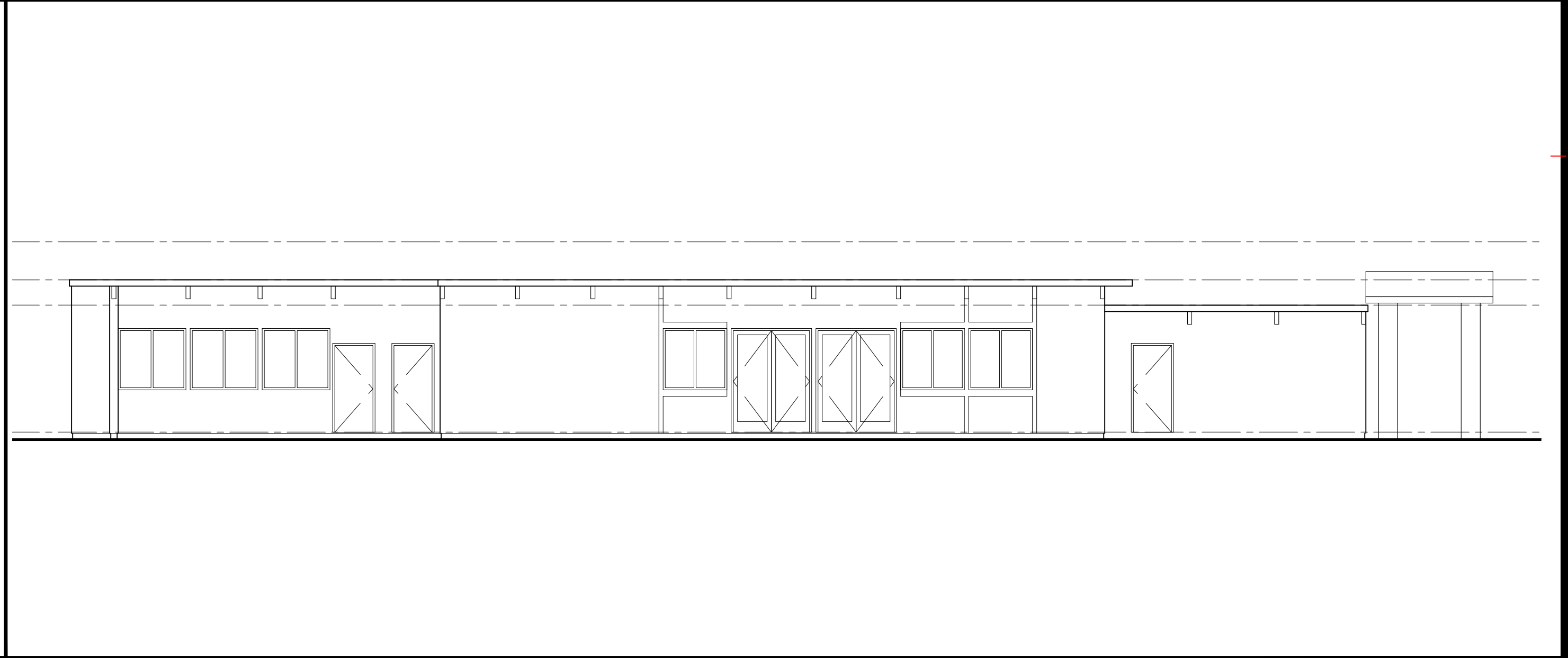
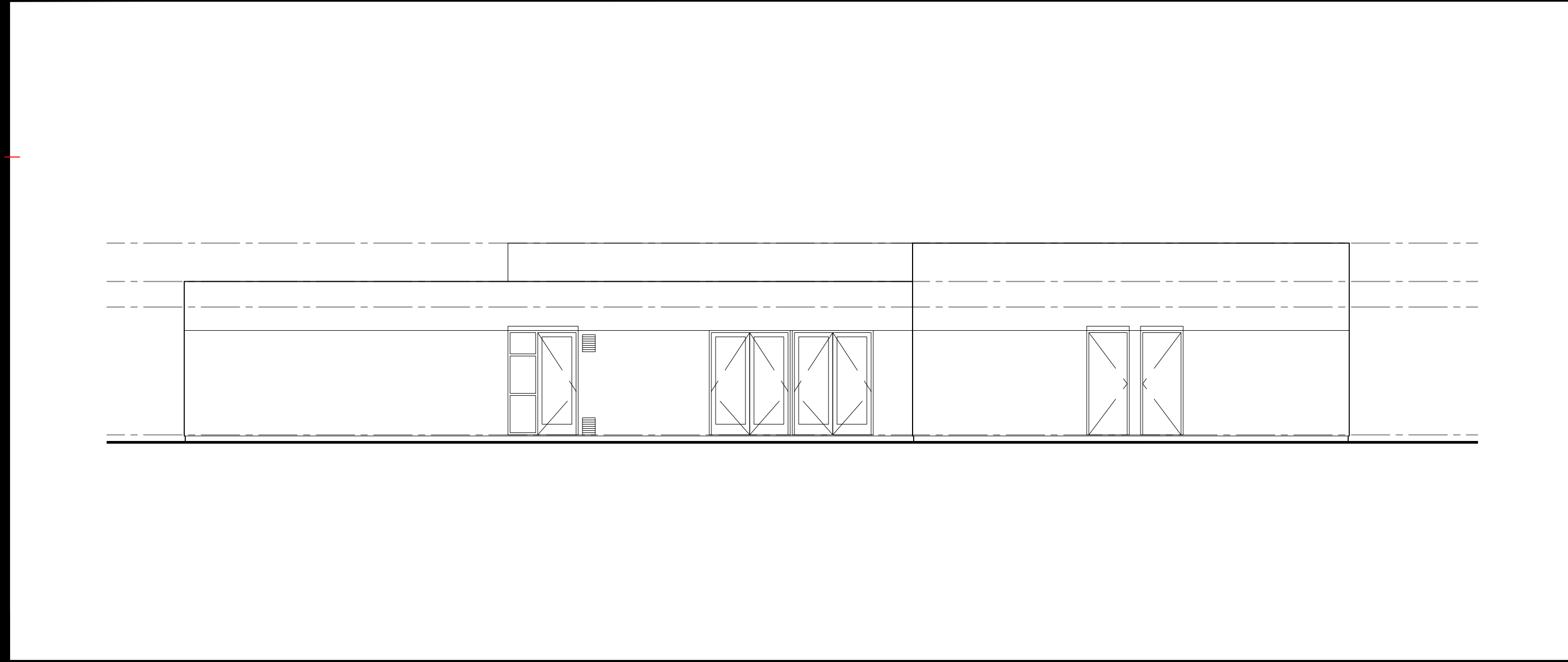
NORTH

KEYMAP



NURSERY PLAY GROUD 1 - WEST ELEVATION 4

NURSERY PLAY GROUND 1 - EAST ELEVATION 3



PATIO 1 - WEST ELEVATION 2

PATIO 1 - EAST ELEVATION 1

JOHN BONNICI
architect

918 E. Buffalo
Santa Ana, CA, 92706
PH.....714..585..7136

JOHN P. BONNICI
NO. C19000
EXPIRATION:
8/31/2025

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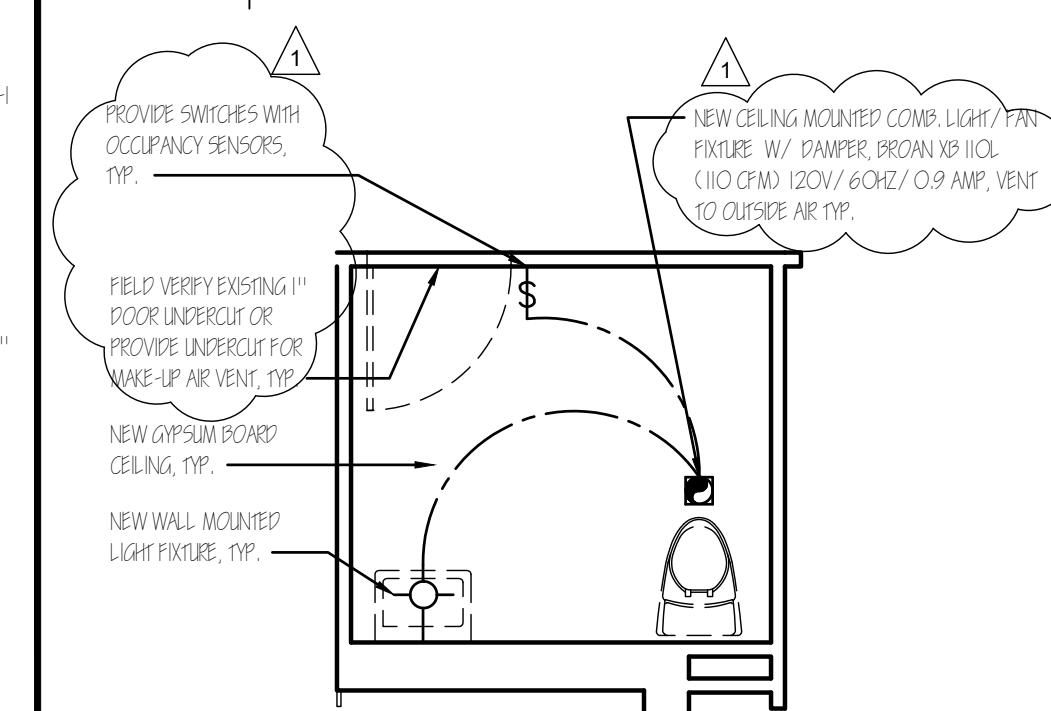
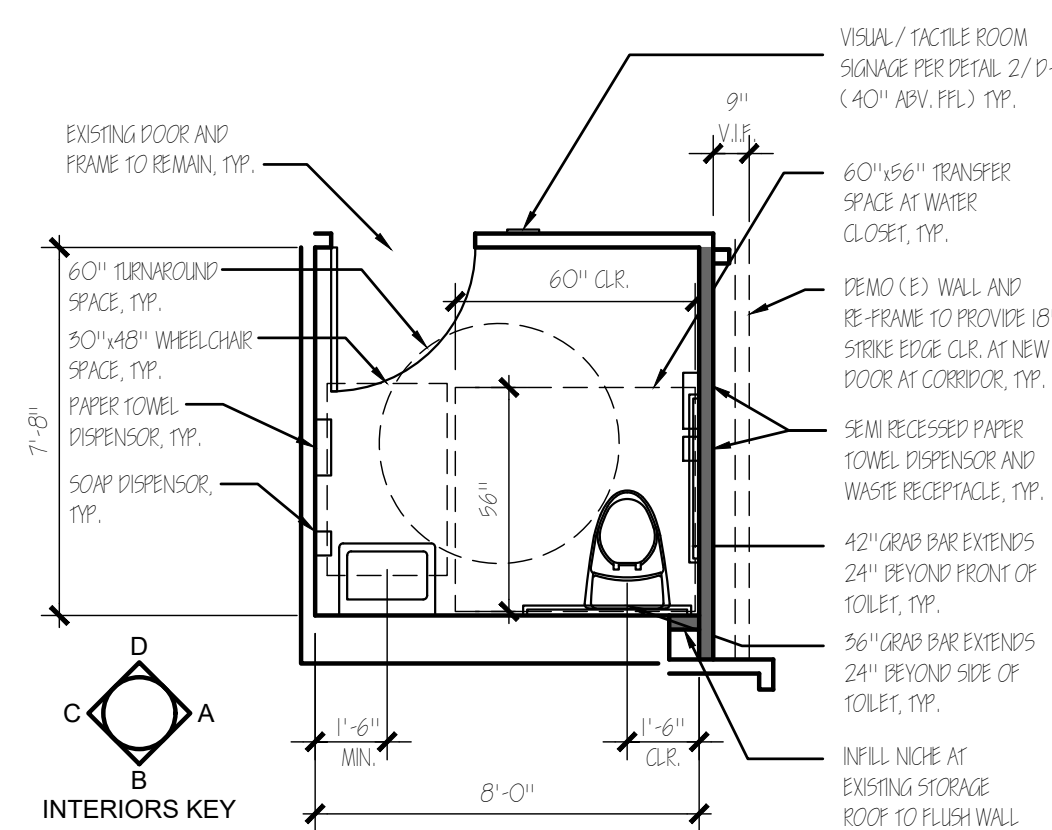
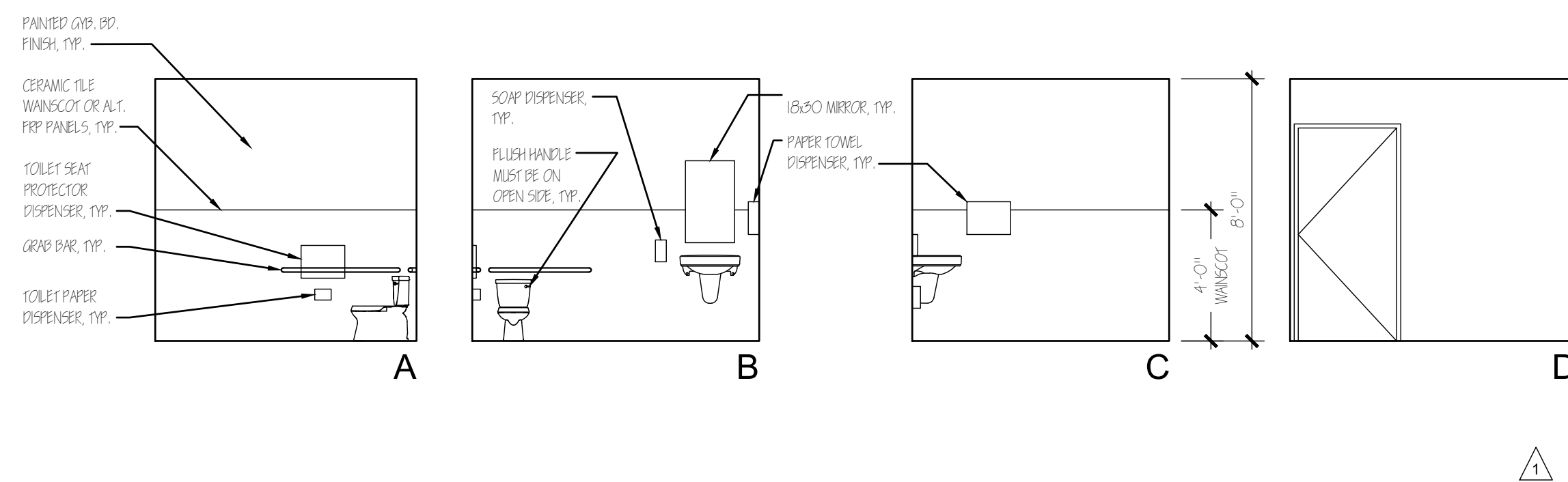
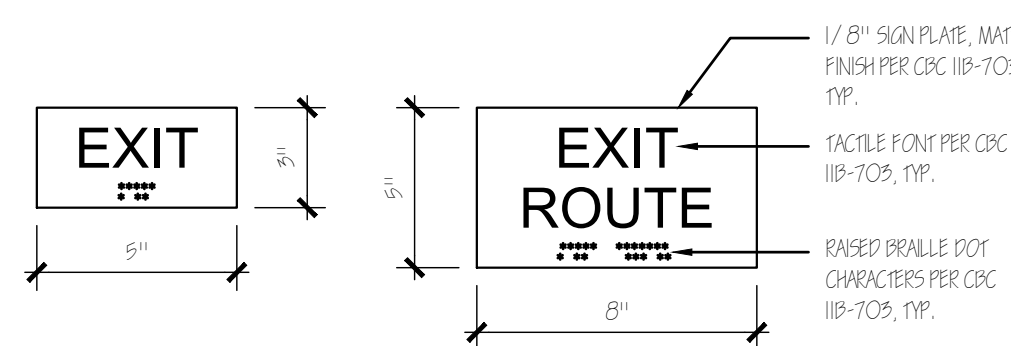
Revisions

Date	

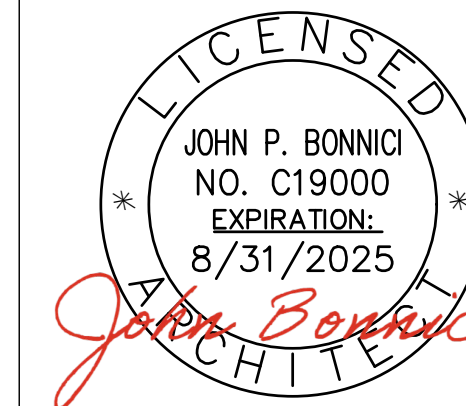
Sheet Title

COURTYARD
ELEVATIONS

Job Number	Sheet
Date	
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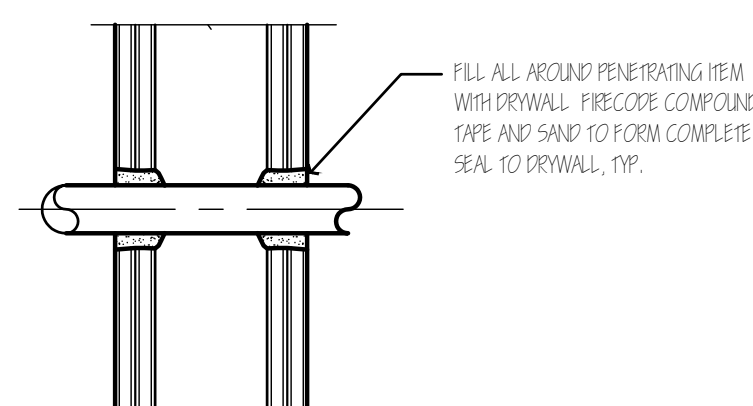
JOHN BONNICI
architect

918 E. Buffalo
Santa Ana, CA. 92706
PH.....714..585..7136



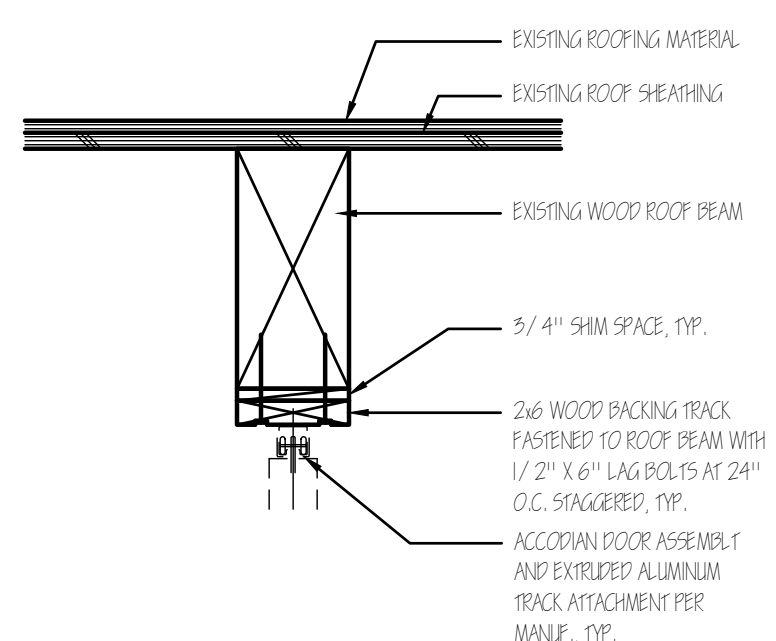
Mesa Verde United Methodist Church

701 Baker Street, Costa Mesa, CA 92626
(714) 357 - 0549

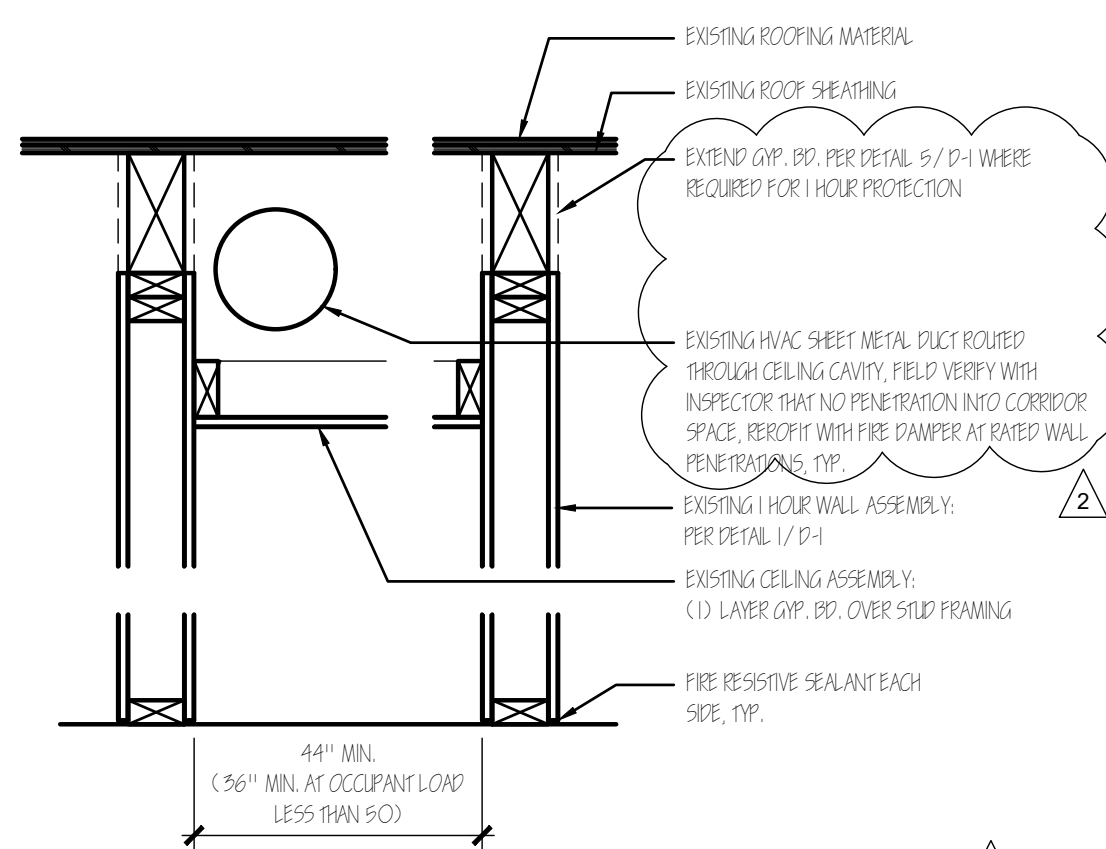


- NOTES:
1. PROVIDE BLOCKING AS REQUIRED ABOVE PENETRATIONS.
 2. INTERRUPT INSULATION OUTSIDE PIPES AND DUCTS AT PENETRATIONS.
 3. AS FAR AS POSSIBLE, SEPARATE PIPES, DUCTS, AND CONDUITS SO THEY CAN BE TREATED INDIVIDUALLY AS ABOVE.
 4. 2-HOUR WALL GRAPHICALLY SHOWN. 1-HOUR SIMILAR.

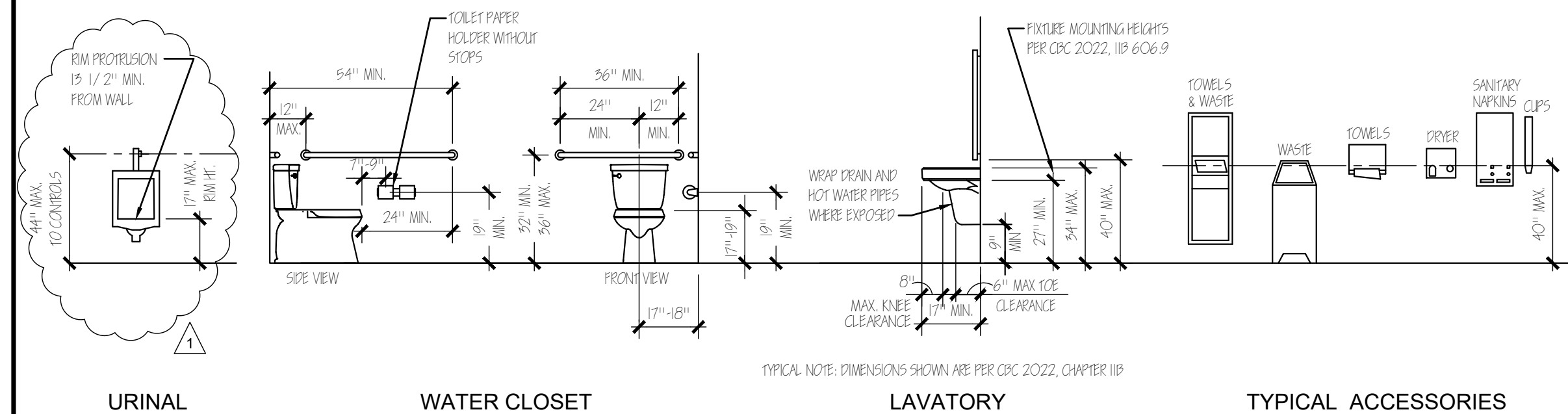
RIGIDLY-SUPPORTED PIPE OR CONDUIT 2 INCHES OR LESS IN DIAMETER THRU DRYWALL OR PLASTER WALLS. FLOORS SIMILAR



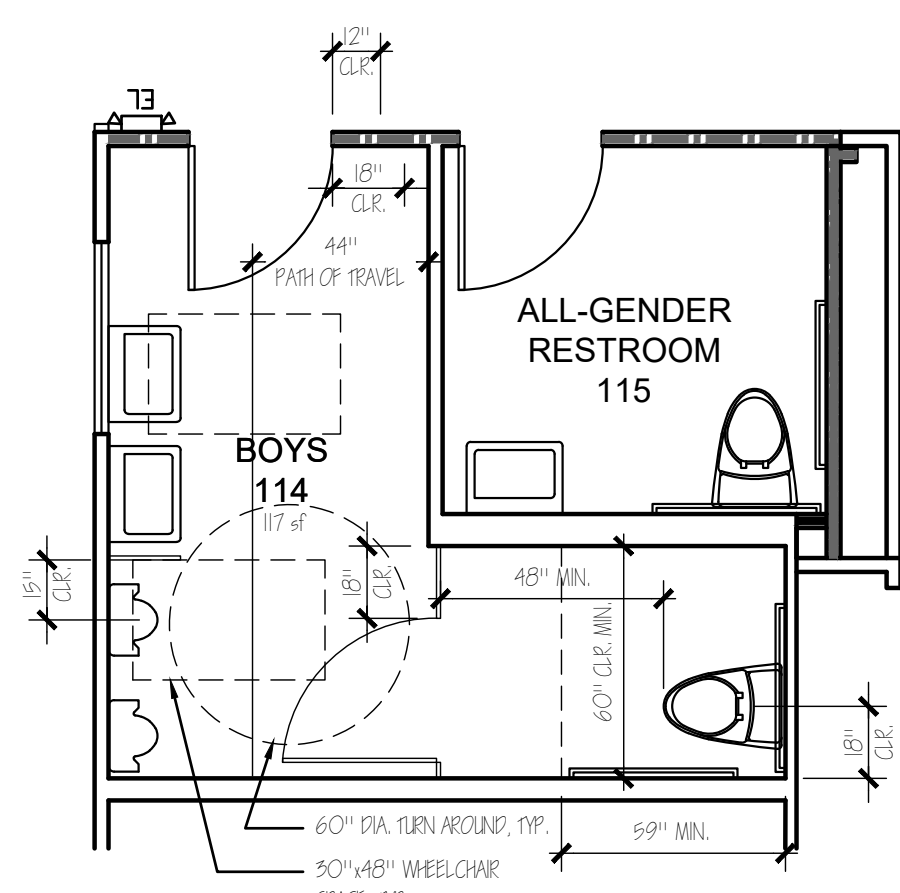
TYPICAL ACCORDION PARTITION TRACK



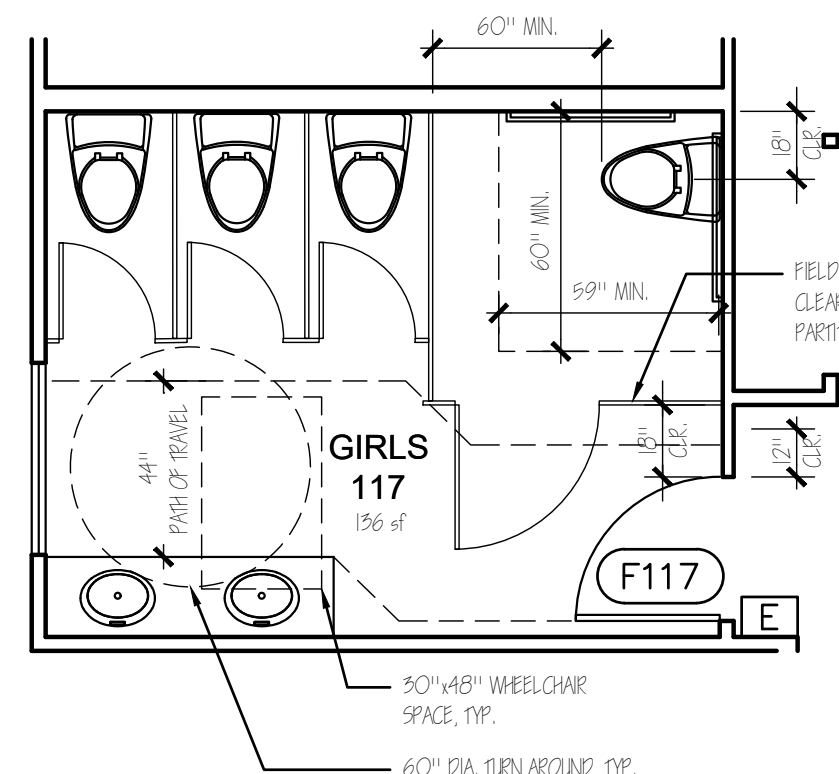
TYPICAL 1 HR CORRIDOR SECTION



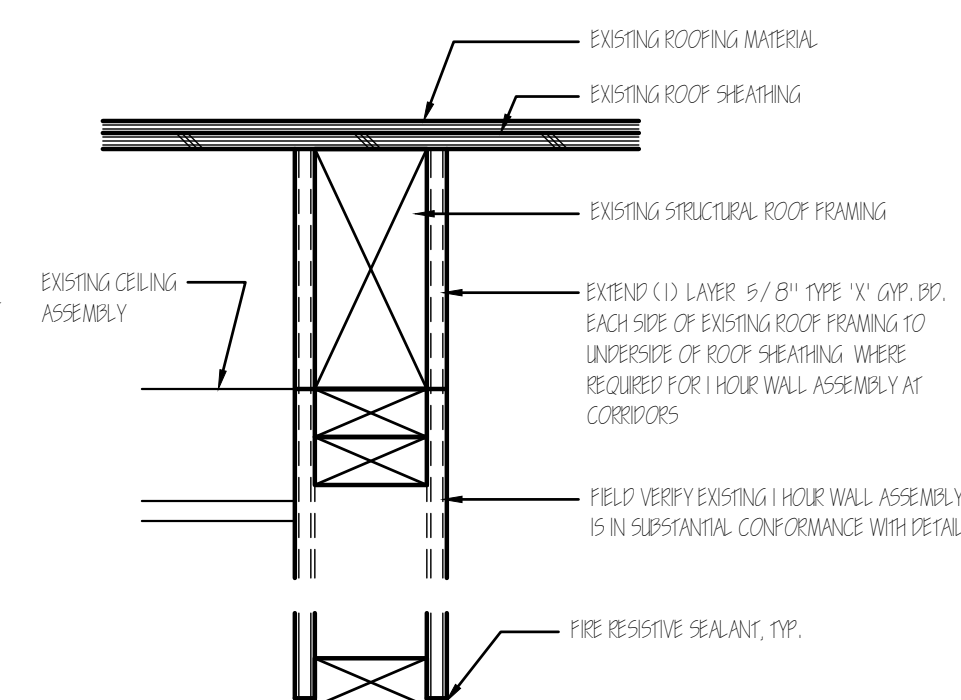
TYPICAL FIXTURE AND ACCESSORY INSTALLATION HEIGHTS



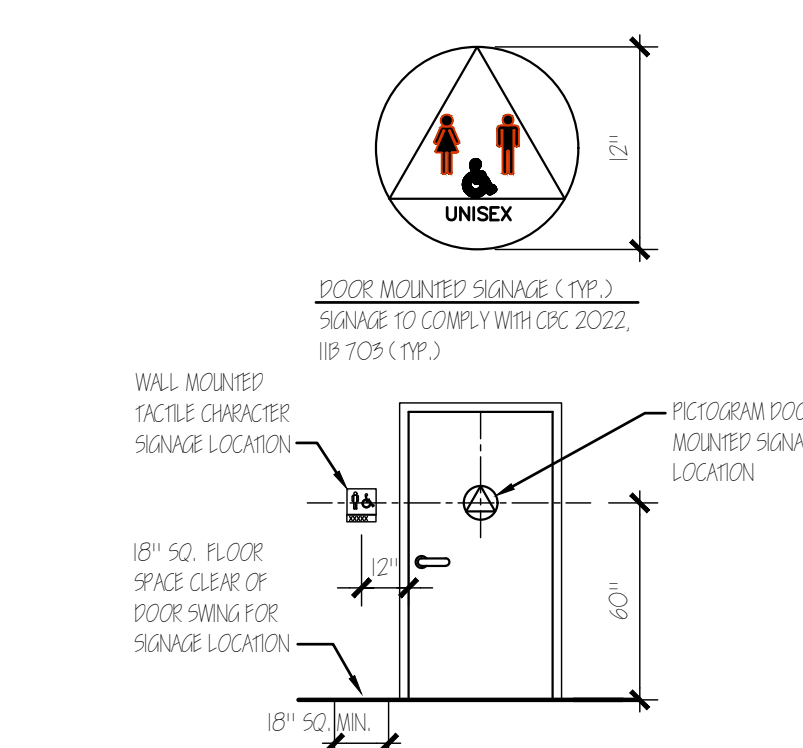
EXISTING BOY'S RESTROOM



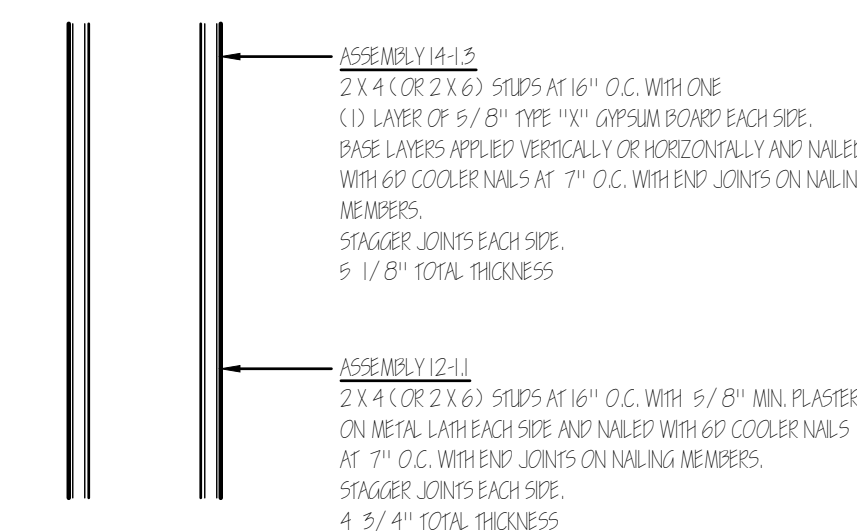
EXISTING GIRL'S RESTROOM



TYPICAL 1 HR HEAD/SILL TERMINATION



TYPICAL RESTROOM SIGNAGE



TYPICAL 1 HR WALL SECTION

REF: FIELD VERIFY EXISTING WALLS ARE IN
SUBSTANTIAL CONFORMANCE WITH CBC TABLE
721.1, ITEM 14-1.3 AT GYPSUM BOARD FINISH, OR
ITEM 12-1.1 AT PLASTER FINISH, TYP.

[illegible]

Sheet Title	
DETAILS	
Job Number	Sheet D-1
Date	
Scale NONE	



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-301

Meeting Date: 5/12/2025

TITLE:

GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR (FY 2025-26) AND FIVE-YEAR (FY 2025-26 TO FY 2029-30) CAPITAL IMPROVEMENT PROGRAMS

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION AND PUBLIC WORKS DEPARTMENT

PRESENTED BY: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR AND SCOTT DRAPKIN, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES

CONTACT INFORMATION: SEUNG YANG, P.E., CITY ENGINEER 714.754.5335
seung.yang@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378 in that the City's Capital Improvement Program is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects and does not commit the City to implement any specific project or project design; and
2. Approve the General Plan Conformity Resolution (Attachment 1) for the City of Costa Mesa one-year (FY 2025-26) and five-year (FY 2025-26 to FY 2029-30) Capital Improvement Programs (CIP).



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: May 12, 2025

ITEM NUMBER: NB-1

SUBJECT: GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR (FY 2025-26) AND FIVE-YEAR (FY 2025-26 TO FY 2029-30) CAPITAL IMPROVEMENT PROGRAMS

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

**PRESENTATION BY: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR AND
SCOTT DRAPKIN, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES**

**FOR FURTHER INFORMATION CONTACT: SEUNG YANG, P.E., CITY ENGINEER
714.754.5335
seung.yang@costamesaca.gov**

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378 in that the City's Capital Improvement Program is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects and does not commit the City to implement any specific project or project design; and
2. Approve the General Plan Conformity Resolution (Attachment 1) for the City of Costa Mesa one-year (FY 2025-26) and five-year (FY 2025-26 to FY 2029-30) Capital Improvement Programs (CIP).

APPLICANT OR AUTHORIZED AGENT:

The City of Costa Mesa, Public Works Department, Engineering Division

BACKGROUND:

State Law Requirements

Government Code Section 65103(c), in part, requires the Planning Commission to review the proposed Capital Improvement Program (CIP) portion of the City's annual budget and report on its conformity with the 2015-2035 General Plan.

Government Code Section 65401 requires analysis of major capital improvement ("public works") projects recommended for planning, initiation, or construction during the ensuing fiscal year. All new projects added for the FY 2025-26 CIP fall into this category.

Government Code Section 65401 requires an annual programmatic level review of all major public works projects, whereas Government Code Section 65402 contemplates a project-specific consideration of General Plan conformity of a proposed project's location, purpose and extent. The General Plan conformity analysis provided herein addresses both Government Code sections.

DESCRIPTION

Government Code Section 65103(c) requires Planning Commission review of the proposed Capital Improvement Program (CIP) portion of the City's annual budget for conformity with the General Plan. The proposed CIP includes projects to implement various policies, objectives, and programs in the 2015-2035 General Plan. The CIP includes projects related to facilities, parks, parkways and medians, streets, and transportation projects.

The Planning Commission's scope of review consists of determination of General Plan Conformance for the projects within the CIP. Considerations such as selection of projects, budget allocations, prioritization and phasing, and project details fall within the City Council's scope of review and decision.

ANALYSIS

The City's CIP is an important fiscal planning tool for public infrastructure projects. The City's CIP includes a vision for short and long-range development, maintenance, improvement and building of new infrastructure assets to benefit residents, businesses, property owners and visitors. Although the City's CIP is updated annually, it also separately includes projects planned over the five-year timeframe and provides an overview of works in progress. The proposed CIP includes projects that implement various policies, objectives, and programs identified in the 2015-2035 General Plan. The proposed projects are generally in five categories: (1) Facilities, (2) Parks, (3) Parkways and Medians, (4) Streets, and (5) Transportation projects. The CIP projects planned for next fiscal year are listed in the attachment to this report - "FY 2025-2026

One-Year Summary of Capital Improvement Projects” (Attachment 2). CIP projects planned for the next five years (FY 2025-26 to FY 2029-30) are also listed in the attachment to this report – “Five-Year Capital Improvement Program” (Attachment 3).

The following paragraphs correlate the proposed project types with applicable General Plan goals, objectives, and policies for the upcoming one-year FY 2025-26 CIP:

- 1. Facilities:** Projects in this category include any public building or facility maintenance, improvements or reconstruction. Specific projects in this category include improvements to the Civic Center (i.e., City Hall), maintenance at the Corporation Yard, minor projects at various Fire Stations, and bond financing for the reconstruction of Fire Station No. 2. Planned improvements to fire and other civic administration facilities implement Safety Element Policies S-2.10 and S-2.12 to continue to maintain adequate police and fire facilities sufficient to protect the community. In addition, many of the proposed CIP projects include necessary maintenance of “community facilities” pursuant to General Plan Land Use Element Objective LU-5A, which states “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”.
- 2. Parks:** Projects in this category include maintenance, improvements, or new construction at various City park facilities and in public right-of-way. Representative projects include Citywide Tree Maintenance, Park Parking Lot and Playground Rehabilitation, and Park Security Lighting Replacement. Projects within this category implement Open Space and Recreation Element Goal OSR-1 relating to providing the community with high-quality open spaces and recreational opportunities through the development of recreation resources; park facilities related projects also implement Open Space Recreation Element Policy OSR-1.11 relating to performing regular maintenance of facilities to ensure proper working order of all recreation facilities and equipment; and improvements that protect natural habitat per Conservation Element Goal CON-1.
- 3. Parkways and Medians:** Projects in this category include parkway and median landscape maintenance, curb and gutter installation, median repair or construction, and sidewalk repair or construction. Projects within this category implement Community Design Element Goal CD-1 to strengthen the image of the City as experienced from sidewalks and roadways as well as Objective CD-1A to contribute to City beautification by improving and enhancing the visual environment of Costa Mesa’s vehicular and pedestrian corridors.

- 4. Streets:** Projects in this category include any street maintenance or repairs (e.g. slurry seal, pavement rehabilitation, etc.) and parkway concrete repairs, such as sidewalks, curb ramps, curb & gutter, cross-gutters, etc. Some of these projects include the Citywide Street Improvements, Harbor Boulevard Rehabilitation, and Westside Street Improvements-Wilson Street. The projects within this category implement Safety Element Goal S-1 and more specifically Policy S-1.11, which calls for the improvement and maintenance of local storm drain main lines and infrastructure to reduce flood hazards. Other projects within this category implement Circulation Element Goals C-2 and C-6 to effectively manage and improve the roadway and highway system that includes policies to construct street improvements.
- 5. Transportation:** Projects in this category include any transportation-related improvements or maintenance including active transportation projects, traffic signal maintenance and improvements, bicycle facility and pedestrian improvements, intersection improvements, and general traffic related improvements. Proposed projects for the upcoming fiscal year include Adams Avenue Bicycle Facility from Fairview Road to Harbor Boulevard, Center Street Pedestrian Crossing and Circulation Improvements, Clean Mobility Options Program, and Fairview Road Active Transportation Improvements from Fair Drive to Adams Avenue. Projects within this category implement Circulation Element Goals and objectives such as Goals C-1, C-2, and C-6 which encourage a comprehensive transportation system that accommodates all users while maintaining the efficiency of the system, as well as ongoing funding and evaluation of the City's transportation network. These projects are also consistent with Growth Management Element Goals GM-1A and GM-2A, which encourage the City to provide and maintain a circulation system with acceptable levels of service and ensure coordination of land use and transportation planning policies. Goals C-7 through C-12 relate to enhancing and funding active transportation projects include policies related to improving and maintaining bicycle and pedestrian facilities consistent with the Active Transportation Plan (ATP).

As indicated above, the proposed projects in the one-year (FY 2025-26) and the five-year (FY 2025-26 to FY 2029-30) CIPs are consistent with and implement the goals, policies, and objectives of the General Plan. Based on the above information, staff recommends that the Planning Commission finds that the proposed one-year (FY 2025-26) and the five-year (FY 2025-26 to FY 2029-30) CIPs are in conformance with the 2015-2035 General Plan.

GENERAL PLAN CONFORMANCE

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that serve both local needs and attract regional and international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The City finds the proposed projects in the one-year (FY 2025-26) and the five-year (FY 2025-26 to FY 2029-30) CIPs in compliance with the City's General Plan. The following evaluation does not represent a comprehensive listing of every applicable goal and policy but rather references the most directly applicable:

- The proposed improvements or reconstruction to buildings and facilities conform to Safety Element Policies S-2.10 and S-2.12 and Open Space, Recreation Element Policy OSR-2.4 and General Plan Land Use Element Objective LU-5A. -

Proposed improvements to police and fire and other civic administration facilities are consistent with Safety Element Policies S-2.10 and S-2.12, Recreation Element Policy OSR-2.4 and Land Use Element Objective LU-5A as the improvements would allow the City to continue to maintain adequate police, fire, recreation and community facilities to serve the residents, businesses and visitors of Costa Mesa.

- The proposed improvements, maintenance and development of park facilities conform to Open Space and Recreation Element Policies OSR-1 and OSR-1.11 and Conservation Element Goal CON-1. - The proposed improvements to park facilities are consistent with Open Space and Recreation Element Policy OSR-1 because the projects would develop and provide the community with high-quality open spaces and recreational opportunities. The maintenance and improvements to park facilities would also ensure proper working order of all recreation facilities and equipment, consistent with Open Space and Recreation Element Policy OSR-1.11. Improvements proposed in Fairview Park Master Plan Implementation and Fairview Park Mesa Restoration & Cultural Resource Preservation are specifically consistent with Conservation Element Goal CON-1 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".

- The proposed maintenance and construction projects related to the parkways and medians conform to Community Design Element Policies CD-1 and CD-1A.

The proposed parkway and median projects would enhance the image of the City as experienced from sidewalks and roadways, as well as contribute to City beautification by improving the visual environment of Costa Mesa's vehicular and pedestrian corridors, both of which are consistent with General Plan Policies CD-1 and CD-1A from the Community Design Element.

- The proposed street and storm drain improvements, repair and maintenance conform to Safety Element Policy S-1 and S-1.11 and Circulation Element Goal C-2.

The programs for street and storm drain projects would minimize injury risk, loss of life, property damage and environmental degradation consistent with Safety Element Policy S-1. The storm drain improvements would also strengthen and maintain the infrastructure in a manner that decreases flood hazards as stated in Safety Element Policy S-1.11. In addition, the street repair projects would allow the City to develop while maintaining an effective and efficient vehicular circulation network, as stated in Circulation Element Goal C-2.

- The transportation-related projects conform to Circulation Element Goal C-1, C-2, C-6, and C-7 through C-12. - The transportation-related projects would implement the "complete streets" policies on the City's roadways including to plan, develop and implement a comprehensive transportation system that serves all users and modes of travel such as bicycling, walking and driving. As such the proposed transportation-related projects would be consistent with Circulation Element Goals C-1, C-2, and C-7. In addition, pursuant to Circulation Element Goals C-6 and C-12, the City continues to monitor and evaluate opportunities to secure funding to enhance the circulation system and implement the Bicycle and Pedestrian Master Plan.

ENVIRONMENTAL DETERMINATION

The CIP is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects. It does not commit the City to implementing any specific project or project design. Therefore, the determination of General Plan conformity for the CIP is not a "project" and is not subject to the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378. Notwithstanding, specific CIP projects are evaluated for CEQA compliance prior to project approval and implementation. Most are categorically exempt under CEQA Guidelines Sections 15304 (Minor Land Alterations) and 15301 (Existing Facilities) however, certain major projects may require preparation of a project-specific environmental analysis, which is undertaken at the project design phase.

ALTERNATIVES

The Planning Commission may comment on the projects identified in the one-year (FY 2025-26) and the five-year (FY 2025-26 to FY 2029-30) CIPs as to their conformance with the General Plan. Any comments will be forwarded to the City Council for consideration. Other than adopting a General Plan Conformity resolution, there are no other viable alternatives that would comply with State law.

LEGAL REVIEWS

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

CONCLUSION

For the purposes of Government Code Section 65401 and 65402, the CIPs contained in the one-year (FY 2025-26) and the five-year (FY 2025-26 to FY 2029-30) CIPs are in conformance with the General Plan. Staff requests that the Planning Commission approve the General Plan Conformity Resolution (Attachment 1) for the City of Costa Mesa one-year (FY 2025-26) and five-year (FY 2025-26 to FY 2029-30) Capital Improvement Programs (CIP).

ATTACHMENTS

1. Planning Commission Draft Resolution
2. Proposed FY 2025-26 CIP
3. Proposed Five-Year CIP

RESOLUTION NO. PC-2025-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED ONE-YEAR (FY 2025-26) AND FIVE-YEAR (FY 2025-26 TO FY 2029-30) CAPITAL IMPROVEMENT PROGRAMS ARE IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, the City of Costa Mesa's 2015-2035 General Plan was adopted on June 21, 2016 and amended on June 5, 2018 and incorporated the City's Active Transportation Plan (ATP);

WHEREAS, Government Code Section 65401 requires analysis of major capital improvement ("Public Works") projects recommended for planning, initiation, or construction during the ensuing fiscal year;

WHEREAS, Government Code Section 65402 requires project specific consideration of general plan conformity of a proposed project's location, purpose and extent;

WHEREAS, Government Code Section 65103(c) provides, in part, that the Planning Commission must review the proposed Capital Improvement Programs (CIPs) and report upon its conformance with the City's General Plan;

WHEREAS, the proposed one-year (FY 2025-26) and five-year (FY 2025-26 to FY 2029-30) CIPs have been submitted to the Planning Commission for a General Plan conformance finding;

WHEREAS, making a General Plan conformance finding for adoption of a CIP is an activity related to fiscal planning and budgeting and is not a "project" per California Environmental Quality Act (CEQA) Guidelines Section 15378;

WHEREAS, the specific projects listed in the CIPs are typically categorically exempt under CEQA Guidelines Sections 15304 (Minor Land Alterations) and 15301 (Existing Facilities). Major projects may require preparation of a project-specific environmental analysis that will be undertaken at the project design phase; and

WHEREAS, the proposed one-year (FY 2025-26) and the five-year (FY 2025-26 to FY 2029-30) CIPs are consistent with the relevant goals, policies, and objectives of the General Plan, especially as they relate to the Elements of the General Plan, including but not limited to the: Circulation Element, Growth Management Element, Safety Element, and Open Space Element, Land Use Element and Recreation Element,

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES that the proposed one-year (FY 2025-26) and the five-year (FY 2025-26 to FY 2029-30) Capital Improvement Programs are in conformance with the City of Costa Mesa's 2015-2035 General Plan.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 12th day of MAY, 2025.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2025-08 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 12, 2025 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

CAPITAL IMPROVEMENT PROGRAM

Capital Improvement Projects by Funding Source
Proposed Fiscal Year 2025-26

DRAFT

Category/Project Title	Gas Tax (HUTA) Fund	CDBG Fund	Traffic Impact Fee Fund	Cannabis Traffic Impact Fees Fund	Gas Tax (RMRA) Fund	Capital Improve. Fund	Measure M2 Fairshare Fund	Jack Hammett Fund	Grant Fund	Future Bond/ Financing	Total
	201	207	214	240	251	401	416	417	230/231/232		
FACILITIES											
Building Modification Projects						\$ 150,000					\$ 150,000
Civic Center - Miscellaneous Repairs						\$ 50,000					\$ 50,000
Fire Stations - Minor Projects at Various Fire Stations						\$ 50,000					\$ 50,000
Fire Station 2 Reconstruction										\$ 12,000,000	\$ 12,000,000
TOTAL FACILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 12,000,000	\$ 12,250,000
PARKS											
Citywide Tree Maintenance (in Public Right-of-Way)	\$ 200,000										\$ 200,000
Jack Hammett Sports Complex - Field Restoration								\$ 100,000			\$ 100,000
Park Parking Lot and Playground Rehabilitation						\$ 100,000					\$ 100,000
Park Security Lighting Replacement						\$ 75,000					\$ 75,000
Park Sidewalk Replacement						\$ 75,000					\$ 75,000
TOTAL PARKS	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ 100,000	\$ -	\$ -	\$ 550,000
STREETS											
Citywide Street Improvements	\$ 600,000					\$ 1,500,000	\$ 2,000,000				\$ 4,100,000
Harbor Boulevard Rehabilitation Project (RMRA)					\$ 2,951,612						\$ 2,951,612
Parkway & Medians Improvement Program	\$ 75,000						\$ 50,000				\$ 125,000
Westside Street Improvements - Wilson Street		\$ 230,000									\$ 230,000
TOTAL STREETS	\$ 675,000	\$ 230,000	\$ -	\$ -	\$ 2,951,612	\$ 1,500,000	\$ 2,050,000	\$ -	\$ -	\$ -	\$ 7,406,612
TRANSPORTATION											
Adams Avenue Active Transportation Improvements - Multipurpose Trails									\$ 4,223,000		\$ 4,223,000
Adams Avenue Bicycle Facility Project from Fairview to Harbor			\$ 200,000				\$ 650,000				\$ 850,000
Bicycle and Pedestrian Infrastructure Improvements			\$ 100,000	\$ 150,000							\$ 250,000
Center Street Pedestrian Crossing and Circulation Improvements						\$ 50,000					\$ 50,000
Citywide Neighborhood Traffic Improvements						\$ 100,000					\$ 100,000
Clean Mobility Options Program - On-Demand Transit Services									\$ 500,000		\$ 500,000
Fairview Road Active Transportation Improvements - Fair Drive to Adams Avenue			\$ 120,000				\$ 120,000		\$ 1,759,000		\$ 1,999,000
New Sidewalk/Missing Link Program	\$ 100,000										\$ 100,000
Pedestrian Safety Festival									\$ 400,000		\$ 400,000
Priority Sidewalk Repair	\$ 65,000										\$ 65,000
TOTAL TRANSPORTATION	\$ 165,000	\$ -	\$ 420,000	\$ 150,000	\$ -	\$ 150,000	\$ 770,000	\$ -	\$ 6,882,000	\$ -	\$ 8,537,000
Total One-Year Capital Improvement Projects	\$ 1,040,000	\$ 230,000	\$ 420,000	\$ 150,000	\$ 2,951,612	\$ 2,150,000	\$ 2,820,000	\$ 100,000	\$ 6,882,000	\$ 12,000,000	\$ 28,743,612

CAPITAL IMPROVEMENT PROGRAM

Building Modification Projects

Type Facilities
Department: Public Works
Category: 5 - Asset Condition, Annual Recurring Costs

Item No. 1
CIP Project No. 200062
District No. All

Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project Description: The attached summary of proposed maintenance projects are building modifications and maintenance projects in the 23 City-owned buildings and parks, including those leased to outside agencies. The City administers and supervises contract services for maintaining these facilities.

Project Justification: Building Modification Projects consolidates many smaller projects that are minor maintenance and repair-related (i.e. painting, electrical, repair, etc.) amounting to \$30,000 or less.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 150,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,150,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 150,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,150,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Capital Improvement Fund		\$ 150,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,150,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 150,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,150,000

Funds Expended to Date: \$ -

Total Estimated Project Cost: \$ 1,150,000

Location: Citywide

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-401-19500-50910-200062

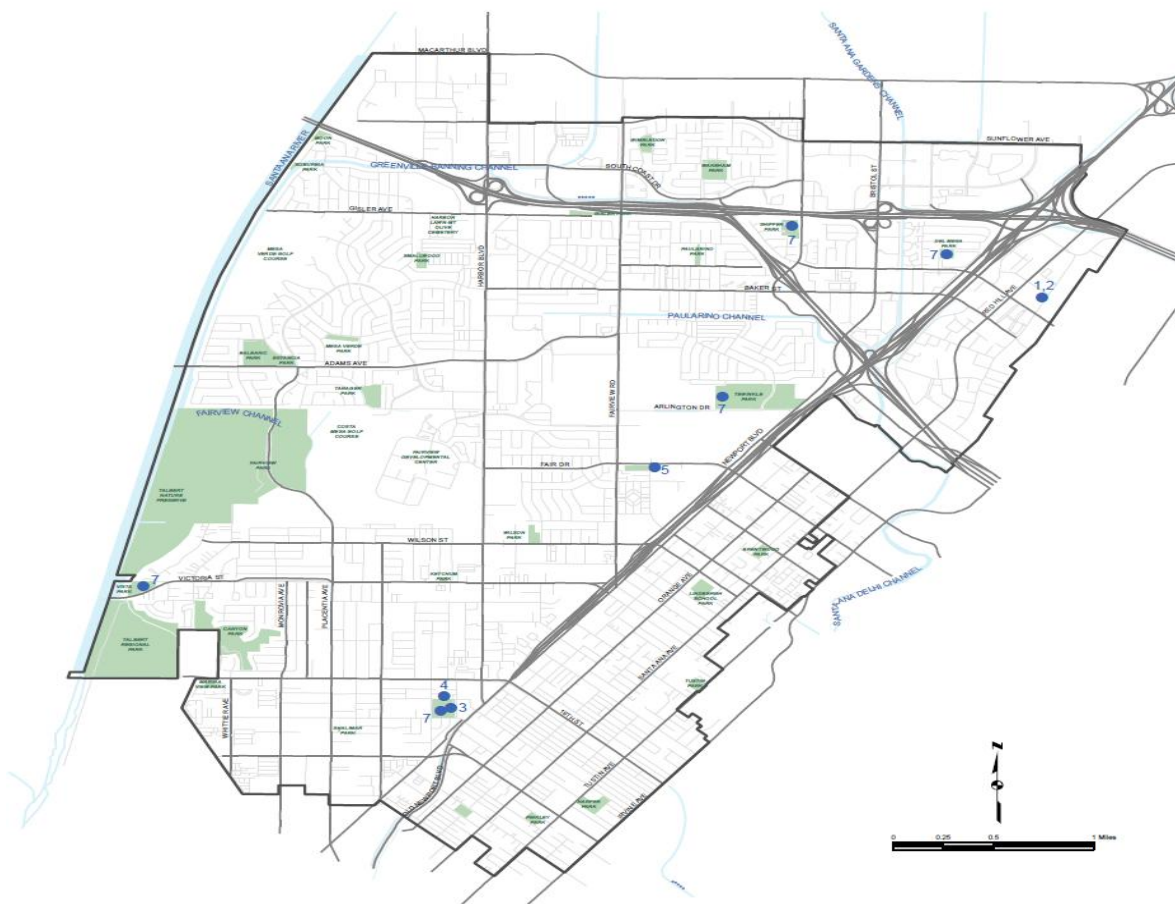


CAPITAL IMPROVEMENT PROGRAM (CONTINUED)

Building Modification Projects

Item No. 1

No.	Project Title/Location	Cost	Description
1	Bridge Shelter	\$ 25,000	Plumbing
2	Balearic Community Center	\$ 19,000	Roof access ladder and hatch replacement
3	Donald Dungan Library	\$ 24,000	Roof repair
4	Norma Hertzog Community Center	\$ 10,000	Lighting inverter batteries replacement
5	Police Department	\$ 22,000	Chill water treatment
6	Various Parks	\$ 25,000	Purchase of expanded metal picnic tables
7	Various Parks	\$ 25,000	Restroom Paint (Del Mesa, Lions, Vista, TeWinkle, Shiffer)
GRAND TOTAL		<u>\$ 150,000</u>	



CAPITAL IMPROVEMENT PROGRAM

Civic Center - Miscellaneous Repairs

Type	Facilities	Item No.	2
Department:	Public Works	CIP Project No.	210012
Category:	5 - Asset Condition, Annual Recurring Costs	District No.	3

Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project Description: Annual repair and maintenance at Civic Center building consisting of painting, carpet replacement, and ongoing improvements.

Project Justification: Repair and replacement of worn and damaged areas at Civic Center. Areas within Civic Center experiencing high levels of wear and tear need to be replaced, such as carpeting and painting. This also funds minor reconfiguration of office spaces to accommodate new staff.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 50,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 800,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 50,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 800,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Capital Improvement Fund		\$ 50,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 800,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 50,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 800,000

Funds Expended to Date: \$ -

Total Estimated Project Cost: \$ 800,000

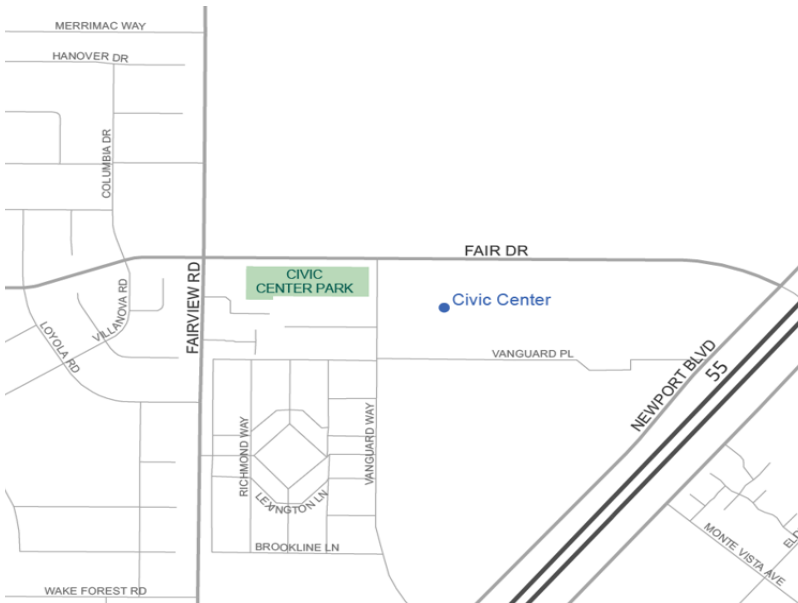
Location: Civic Center

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-401-19500-50910-210012



CAPITAL IMPROVEMENT PROGRAM

Fire Station 2 Reconstruction

Type Facilities
Department: Fire
Category: 5 - Asset Condition, Annual Recurring Costs

Item No. 3
CIP Project No. 200013
District No. 2

Project Status: Existing Project

Project Description: Demolition and reconstruction of Fire Station 2

Project Justification: Fire Station 2 has served the community for several decades and has exceeded its useful life. This Fire Station is no longer effective for current operational needs due to mechanical, electrical, and plumbing deficiencies. Funding is requested for the construction phase of this project.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000
Construction	\$ 2,400,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,400,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ 3,150,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,150,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Future Bond 1		\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ 3,150,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,150,000

Funds Expended to Date: \$ 155,423

Total Estimated Project Cost: \$ 15,150,000

Location: Fire Station 2

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-TBD-19500-50910-200013



CAPITAL IMPROVEMENT PROGRAM

Fire Stations - Minor Projects at Various Fire Stations

Type: Facilities
Department: Fire
Category: 1 - Risk to Health, Safety or Environment
Item No.: 4
CIP Project No.: 210004
District No.: All
Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project Description: Minor and continuous projects at various fire stations (1-6)

Project Justification: Aging facilities at the City's five fire stations require annual maintenance, upgrades and improvements. Typical upgrades include restroom fixtures, electrical, lighting, plumbing and life safety facilities and other repairs as needed. This project provides needed funding to ensure continuing operations at all facilities.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 50,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 500,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 50,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 500,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Capital Improvement Fund		\$ 50,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 500,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 50,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 500,000

Funds Expended to Date: \$ 379,004 **Total Estimated Project Cost:** \$ 500,000

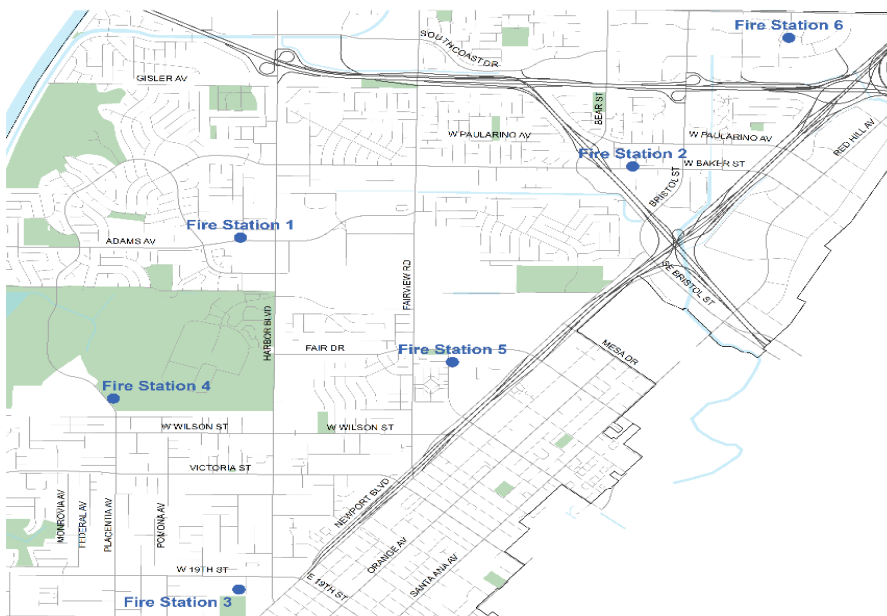
Location: Fire Station 1-6

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-401-19500-50910-210004



CAPITAL IMPROVEMENT PROGRAM

Citywide Tree Maintenance (in Public Right-of-Way)

Type Parks
Department: Public Works
Category: 1 - Risk to Health, Safety or Environment

Item No. 5
CIP Project No. 202601
District No. All

Project Status: New Project

Project Description: Citywide maintenance of parkway and median trees.

Project Justification: Providing enhanced maintenance to median and parkway trees within public right-of-way that are susceptible to the effects of unprecedented weather events will reduce the occurrence of limb and whole tree failure.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,200,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,200,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Gas Tax (HUTA) Fund		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,200,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,200,000

Funds Expended to Date: \$ -

Total Estimated Project Cost: \$ 1,200,000

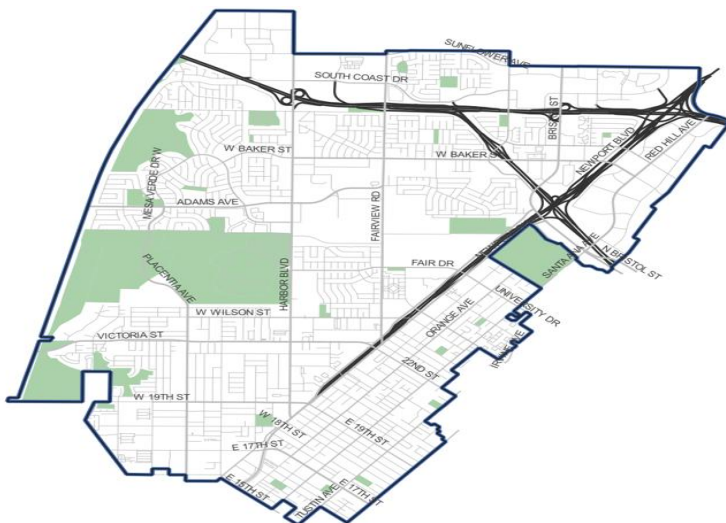
Location: Citywide

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-201-19500-40111-202601



CAPITAL IMPROVEMENT PROGRAM

Jack Hammett Sports Complex - Field Restoration

Type Parks
Department: Public Works
Category: 1 - Risk to Health, Safety or Environment

Item No. 6
CIP Project No. 700155
District No. 3

Project Status: Existing Project

Project Description: Re-level and restore the turf on Fields 1 and 2 at the Jack Hammett Sports Complex

Project Justification: Over the years, the fields have deteriorated due to natural soil settling, regular use, and special events. This project will regrade the fields to enhance both safety and playability.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 400,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ 400,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Jack Hammett Fund	\$ 400,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ 400,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000

Funds Expended to Date: \$ 106,056

Total Estimated Project Cost: \$ 500,000

Location: Jack Hammett Sports Complex

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-417-19500-40111-700155



CAPITAL IMPROVEMENT PROGRAM

Park Parking Lot and Playground Rehabilitation

Type	Parks
------	-------

Department: Public Works

Category: 5 - Asset Condition, Annual Recurring Costs

Item No.

7

CIP Project No.

700146

District No.

All

Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project	Resurface parking lots and replace playground equipment at various park locations.
----------------	--

Description:

Project	This project will rehabilitate and repair deteriorating asphalt and faded striping in parking lots across multiple park sites. It will also
Justification:	replace missing or separated rubber surfacing and remove damaged, worn, or unsafe playground equipment. These improvements will eliminate potential hazards, ensuring safer and more accessible play areas for park visitors

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 100,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 650,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 100,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 650,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Capital Improvement Fund		\$ 100,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 650,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 100,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 650,000

Funds Expended to Date:	\$	-
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Total Estimated Project Cost:	\$ 650,000
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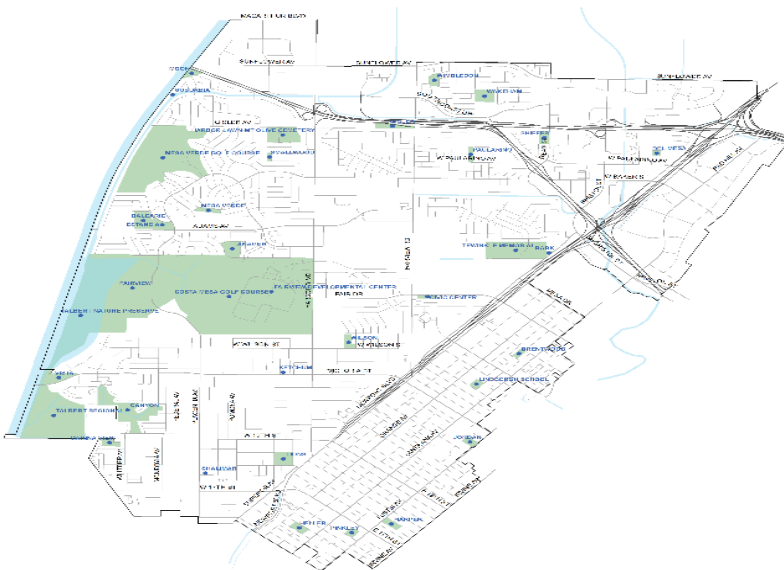
Location: Various Parks

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-401-19500-40111-700146



CAPITAL IMPROVEMENT PROGRAM

Park Security Lighting Replacement

Type Parks
Department: Public Works
Category: 1 - Risk to Health, Safety or Environment

Item No. 8
CIP Project No. 700080
District No. All

Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project Description: This project will replace the existing metal halide lighting at various parks with solar powered LED lighting.

Project Justification: The installation of an advanced lighting system will significantly improve visibility, reduce incidents of vandalism, and generate long-term energy savings.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 75,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 975,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 75,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 975,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Capital Improvement Fund		\$ 75,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 975,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 75,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 975,000

Funds Expended to Date: \$ -

Total Estimated Project Cost: \$ 975,000

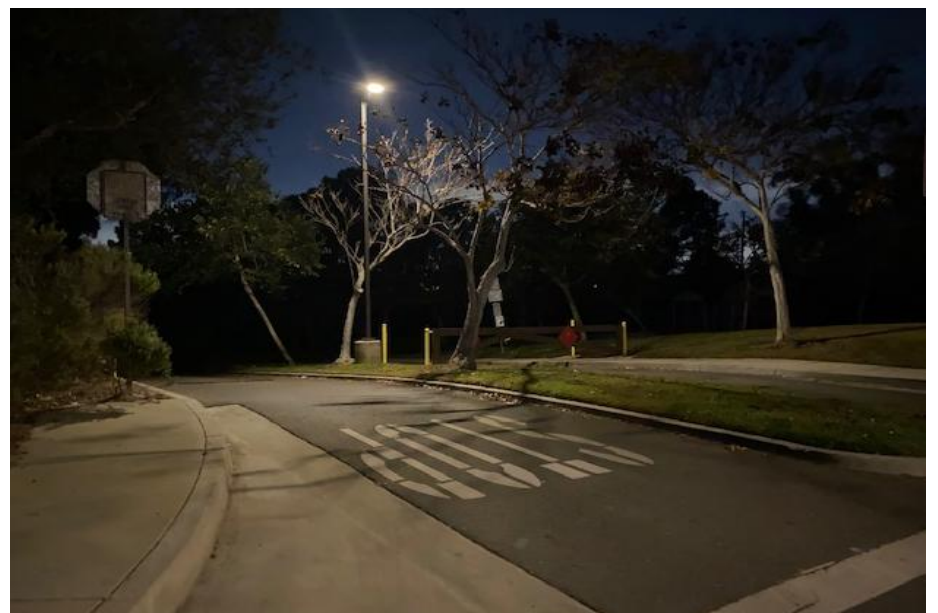
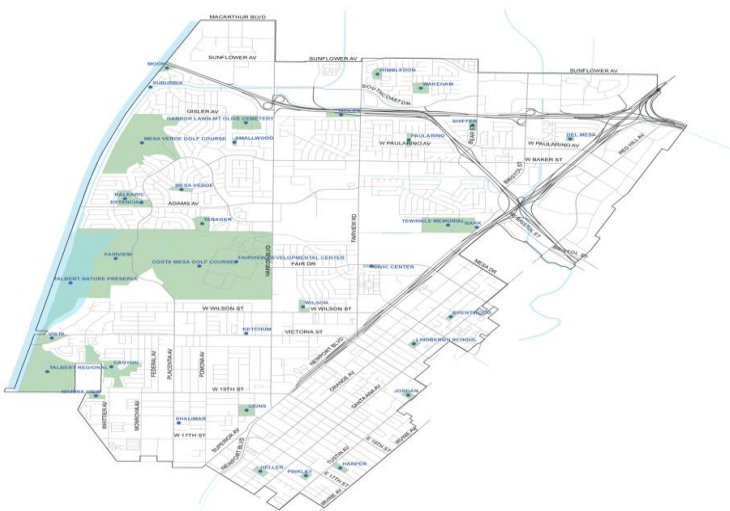
Location: Various Parks

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-401-19200-40112-700080



CAPITAL IMPROVEMENT PROGRAM

Park Sidewalk Replacement

Type	Parks
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Department: Public Works

Category: 1 - Risk to Health, Safety or Environment

Item No. 9

CIP Project No. 700106

District No. All

Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project	Remove and replace sidewalks at various park locations.
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Description:

Project	This project would replace cracked, raised or buckled concrete in walkways on various parks, eliminating potential hazards due to
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Justification: unsafe walking conditions.

[illegible][illegible]

Funds Expended to Date: \$ -

Total Estimated Project Cost:	\$ 450,000
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Location: Various Parks

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-401-19500-40111-700106



CAPITAL IMPROVEMENT PROGRAM

Citywide Street Improvements

Type: Streets
Department: Public Works
Category: 4 - Master Plan, General Plan

Item No. 10
CIP Project No. 400015
District No. All

Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project Description: Rehabilitation of streets that include by one or a combination of the following methods: grind & overlay, leveling course and slurry seal, and reconstruction of structurally deficient areas.
Project Justification: This program provides major rehabilitation to streets and is implemented in accordance with the Pavement Management System to meet the City Council goal to reach and maintain an average Citywide Pavement Condition Index (PCI) of 85.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 4,100,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 15,000,000	\$ 39,100,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 4,100,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 15,000,000	\$ 39,100,000

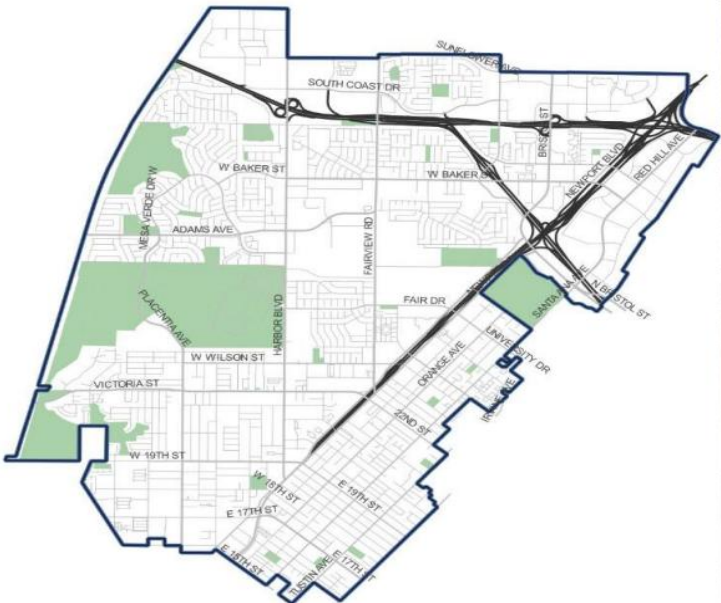
Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Gas Tax (HUTA) Fund		\$ 600,000	\$ 1,500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 6,100,000
Capital Improvement Fund		\$ 1,500,000	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,500,000	\$ 1,000,000	\$ 6,500,000
Measure M2 Fairshare Fund		\$ 2,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 2,500,000	\$ 13,000,000	\$ 26,500,000
Total Funding Sources	\$ -	\$ 4,100,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 15,000,000	\$ 39,100,000

Funds Expended to Date: \$ - **Total Estimated Project Cost:** \$ 39,100,000

Location: Citywide
Maintenance Cost Impact Description: None
Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-201-19200-30112-400015
500000-401-19200-30112-400015
500000-416-19200-30112-400015



CAPITAL IMPROVEMENT PROGRAM

Harbor Boulevard Rehabilitation Project (RMRA)

Type Streets
Department: Public Works
Category: 4 - Master Plan, General Plan

Item No. 11
CIP Project No. 202602
District No. 1,2

Project Status: New Project

Project Description: Street rehabilitation along Harbor Blvd. (MacArthur Blvd. to South Coast Dr.) & (Gisler Ave. to Baker St.)

Project Justification: This street improvement project will be funded with Road Maintenance and Rehabilitation Account (RMRA) funds. RMRA is a program that provides funding for major rehabilitation of City streets that are in need of improvement. Striping, markings, and bicycle facilities will be consistent with the City's Active Transportation Plan (ATP).

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 2,951,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,951,612
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 2,951,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,951,612

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Gas Tax (RMRA) Fund		\$ 2,951,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,951,612
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 2,951,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,951,612

Funds Expended to Date: \$ -

Total Estimated Project Cost: \$ 2,951,612

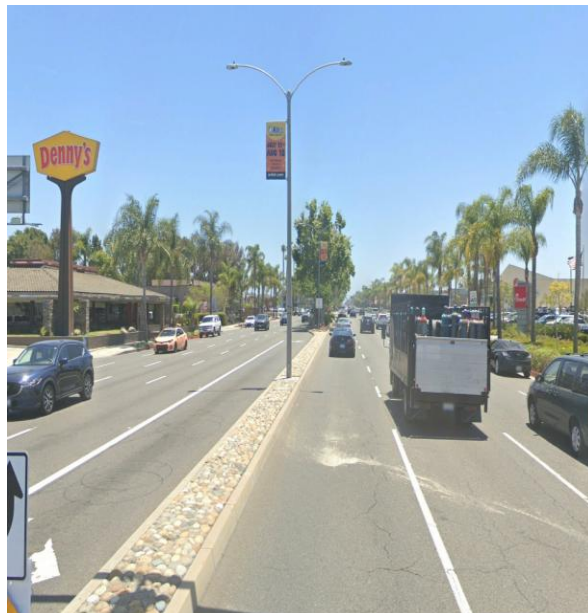
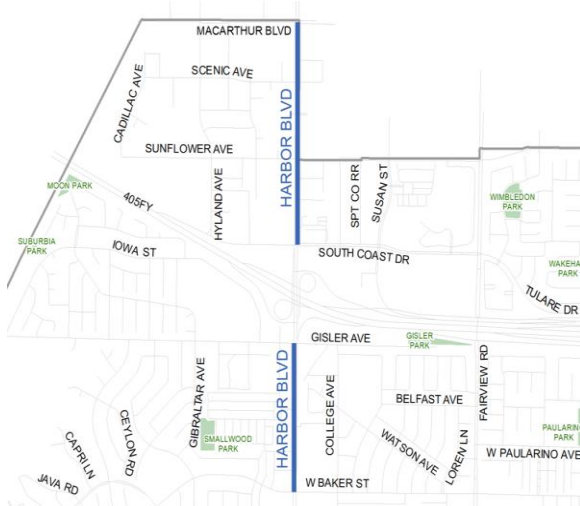
Location: Harbor (MacArthur/SC & Gisler/Baker)

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-251-19200-71200-202602



CAPITAL IMPROVEMENT PROGRAM

Parkway & Medians Improvement Program

Type	Streets
------	---------

Department: Public Works

Category: 1 - Risk to Health, Safety or Environment

Item No. 12

CIP Project No. 500010

District No. All

Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project	Reconstruction of damaged curb, gutter, ramps, sidewalks, and median landscape and irrigation.
----------------	--

Description:

Project	Permanently repair damaged areas of the right-of-way and ADA accessibility improvements and replace existing median landscape
Justification:	and irrigation improvements with drought-tolerant landscaping that includes California native plants and state-of-the-art irrigation systems.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 125,000	\$ 200,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 1,025,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 125,000	\$ 200,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 1,025,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Gas Tax (HUTA) Fund		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 450,000
Capital Improvement Fund		\$ -	\$ 75,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 275,000
Measure M2 Fairshare Fund		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 125,000	\$ 200,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 1,025,000

Funds Expended to Date: \$ -

Total Estimated Project Cost:	\$ 1,025,000
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Location: Citywide

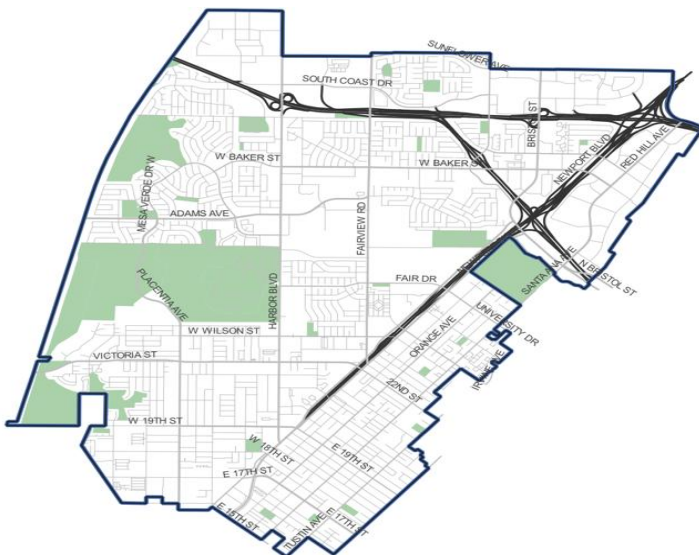
Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-201-19200-30130-500010

500000-416-19200-30130-500010



CAPITAL IMPROVEMENT PROGRAM

Westside Street Improvements - Wilson Street

Type Streets
Department: Public Works
Category: 3 - Grant Funding

Item No. 13
CIP Project No. 300177
District No. 5

Project Status: New Project

Project Description: Westside Street Improvements on Wilson Street

Project Justification: Street and parkway rehabilitation for Wilson Street in the Westside neighborhood consisting of grind and overlay and / or slurry seal. The limits of improvement for Wilson Street is from Placentia Ave. to Pacific Ave. and will be partially funded through the Community Development Block Grant (CDBG) funds.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits	\$ 257,000	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 487,000
Construction		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ 257,000	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 487,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Gas Tax (HUTA) Fund	\$ 257,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,000
AQMD Fund		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CDBG Fund		\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ 257,000	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 487,000

Funds Expended to Date: \$ - **Total Estimated Project Cost:** \$ 487,000

Location: Wilson St. from Placentia Ave. to Pacific Ave.

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-207-19200-30130-300177



CAPITAL IMPROVEMENT PROGRAM

Adams Avenue Active Transportation Improvements - Multipurpose Trails

Type: Transportation
Department: Public Works
Category: 3 - Grant Funding

Item No. 14
CIP Project No. 450013
District No. 1

Project Status: Existing Project

Project Description: The Adams Avenue Active Transportation Improvements – Multipurpose Trails project will construct Class I Multi-use paths along Adams Avenue from the Santa Ana River to Royal Palm Drive. Proposed improvements include curb extensions with new curb and gutter, signing and striping, new medians, median modifications, landscaping and irrigation, streetlighting relocations, utility relocations and adjustments, and traffic signal modifications. The project will enhance accessibility and safety for bicyclists and pedestrians by providing separation from vehicles. The project will connect to the future Adams Avenue Bicycle Facility Project from Harbor Boulevard to Fairview Road and also to the recently constructed Class IV Cycle Track on Placentia Avenue.

Project Justification: The City received a competitive federal grant for construction funds of this project. This project is in accordance with the City's General Plan and the Active Transportation Plan. The project is in the design phase. The project will improve pedestrian and bicycle mobility and access in the area.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 565,796	\$ 4,223,000	\$ 4,777,000	\$ -	\$ -	\$ -	\$ -	\$ 9,565,796
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ 565,796	\$ 4,223,000	\$ 4,777,000	\$ -	\$ -	\$ -	\$ -	\$ 9,565,796

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Gas Tax (HUTA) Fund	\$ 565,796	\$ -	\$ 1,377,000	\$ -	\$ -	\$ -	\$ -	\$ 1,942,796
AQMD Fund		\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Capital Improvement Fund		\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
Measure M2 Fairshare Fund		\$ -	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000
Federal Grant		\$ 4,223,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,223,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ 565,796	\$ 4,223,000	\$ 4,777,000	\$ -	\$ -	\$ -	\$ -	\$ 9,565,796

Funds Expended to Date: \$ 153,826

Total Estimated Project Cost: \$ 9,565,796

Location: District 1

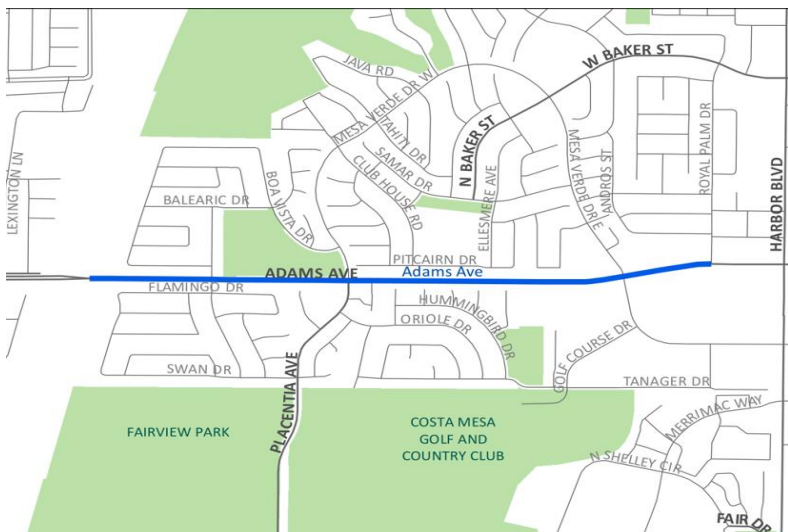
Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-201-19300-30225-450013

500000-230-19300-30225-450013



CAPITAL IMPROVEMENT PROGRAM

Adams Avenue Bicycle Facility Project from Fairview to Harbor

Type: Transportation
Department: Public Works
Category: 3 - Grant Funding

Item No. 15
CIP Project No. 450014
District No. 2,3

Project Status: Existing Project

Project Description: This project will implement Class II buffered bike lanes and Class IV cycle tracks along Adams Avenue from Harbor Boulevard to Fairview Road. This project includes median modifications, pavement slurry seal, landscaping and irrigation, and signing and striping, as well as intersection modifications at the intersection of Adams Avenue and Fairview Road. The project will complement and tie into the recently constructed Adams Avenue and Pinecreek Drive Intersection Project.

Project Justification: The City received a competitive federal grant for construction for Active Transportation improvements. This project is in accordance with the City's General Plan and the Active Transportation Plan. The project is in the pre-construction phase. The project will improve pedestrian and bicycle mobility and access in the area.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits	\$ 211,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211,674
Construction	\$ 2,420,873	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,270,873
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ 2,632,547	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,482,547

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Traffic Impact Fee Fund	\$ 752,547	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 952,547
Capital Improvement Fund	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Measure M2 Fairshare Fund	\$ 75,000	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725,000
Federal Grant	\$ 1,760,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,760,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ 2,632,547	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,482,547

Funds Expended to Date: \$ 184,657 **Total Estimated Project Cost:** \$ 3,482,547

Location: Districts 2 and 3

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-214-19300-30210-450014
500000-401-19300-30210-450014
500000-416-19300-30210-450014
500000-230-19300-30210-450014



CAPITAL IMPROVEMENT PROGRAM

Bicycle and Pedestrian Infrastructure Improvements

Type	Transportation
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Department: Public Works

Category: 4 - Master Plan, General Plan

Item No. 16

CIP Project No. 450015

District No. All

Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project Description:	Citywide bicycle and pedestrian infrastructure improvements to implement the Active Transportation Plan and the Pedestrian Master Plan.
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Project	Increase access and mobility and improve safety for bicyclists and pedestrians.
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Justification:

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 100,000	\$ 100,000	\$ 1,200,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 100,000	\$ 100,000	\$ 1,200,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Traffic Impact Fee Fund		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
Cannabis Traffic Impact Fees Fund		\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 600,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 100,000	\$ 100,000	\$ 1,200,000

Funds Expended to Date:	\$	-
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Total Estimated Project Cost:	\$ 1,200,000
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Location: Citywide

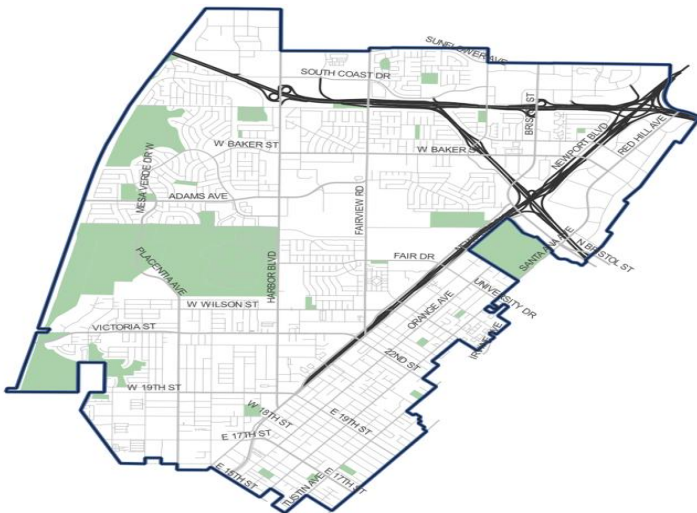
Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-214-19300-30225-450015

500000-240-19300-30225-450015



CAPITAL IMPROVEMENT PROGRAM

Center Street Pedestrian Crossing and Circulation Improvements

Type Transportation
Department: Public Works
Category: 1 - Risk to Health, Safety or Environment

Item No. 17
CIP Project No. 202603
District No. 4

Project Status: New Project

Project Description: The project will design and construct a Pedestrian Hybrid Beacon (HAWK Signal) at the intersection of Center Street and Placentia Avenue with a high visibility pedestrian crosswalk. The project will also evaluate options to increase parking along Center Street through changes to the circulation in the area. Proposed improvements include a raised concrete bulb-out, signing and striping improvements and traffic signal modifications to coordinate the HAWK signal with the adjacent signal at Placentia Avenue and W. 19th Street. The project will enhance the safety and accessibility for pedestrians crossing the intersection.

Project Justification: The project will enhance the safety and accessibility for pedestrians crossing the intersection of Center Street and Placentia Avenue and is consistent with the City's goals of enhancing safety and accessibility for all users. The project will also evaluate options and may implement improvements to increase the parking supply in an area that is heavily parking impacted. For the 2025-26 fiscal year, funding for the design and community outreach is included. Construction funding will be requested in 2026-27 fiscal year.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Construction		\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 50,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Traffic Impact Fee Fund		\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Gas Tax (RMRA) Fund		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Improvement Fund		\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Measure M2 Fairshare Fund		\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 50,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000

Funds Expended to Date: \$ - **Total Estimated Project Cost:** \$ 550,000

Location: District 4 **Maintenance Cost Impact Description:** None
Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):
500000-401-19300-30225-260003



CAPITAL IMPROVEMENT PROGRAM

Citywide Neighborhood Traffic Improvements

Type	Transportation
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Department: Public Works

Category: 1 - Risk to Health, Safety or Environment

Item No. 18

CIP Project No. 300163

District No. All

Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project Description:	This project includes ongoing citywide implementation of neighborhood traffic improvements including signs, approved speed humps, flashing beacons, vehicle speed feedback signs, and other improvements to enhance the neighborhood character.
-----------------------------	---

Project The project will enhance citywide neighborhood character and improve neighborhood traffic circulations for all modes of

Justification: transportation.

[illegible][illegible]

Funds Expended to Date: \$ -

Total Estimated Project Cost:	\$ 600,000
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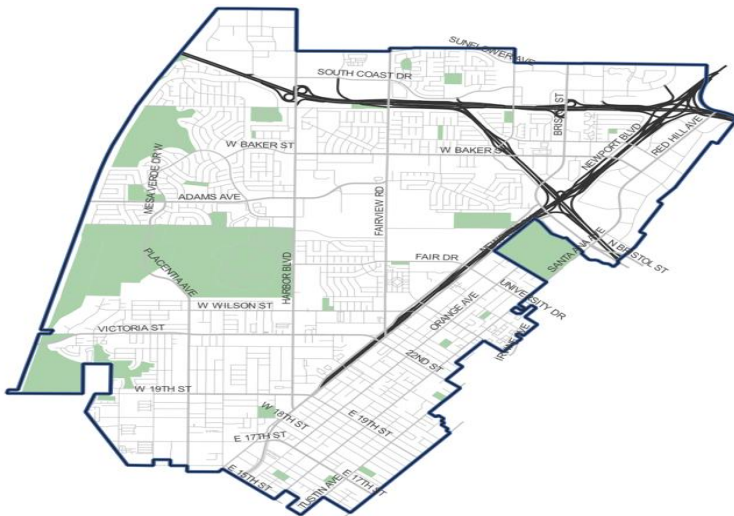
Location: Citywide

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-401-19300-30241-300163



CAPITAL IMPROVEMENT PROGRAM

Clean Mobility Options Program - On-Demand Transit Services

Type Transportation
Department: Public Works
Category: 3 - Grant Funding

Item No. 19
CIP Project No. 300186
District No. 4,5,6

Project Status: Existing Project

Project Description: This project will provide funds to create and operate an “on-demand” transit services with an all-electric vehicle fleet to primarily disadvantaged and low-income communities west of Newport Boulevard. The service area in Costa Mesa will include key destinations including healthcare, transportation hubs, grocery, senior living facilities, and other destinations. The proposed initial operating plan would have a total of three electric vehicles operating up to 10 hours per day, 7 days a week, with adjustments made based on feedback from the community and service data to best align with the needs of the community.

Project Justification: The CMO Pilot Program is a statewide initiative that provides voucher-based funding for zero-emission carsharing, innovative transit services, and on-demand ride services in California’s historically underserved communities. The City received \$1.5 million in funding to create and implement an on-demand shuttle pilot program for areas designated as Disadvantaged or Low-Income to provide transit connections to OCTA bus routes, grocery stores, shopping, and job centers in Costa Mesa.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 500,000	\$ 500,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
Total Estimated Costs	\$ 500,000	\$ 500,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Blank Grant 10	\$ 500,000	\$ 500,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ 500,000	\$ 500,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000

Funds Expended to Date: \$ - **Total Estimated Project Cost:** \$ 1,800,000

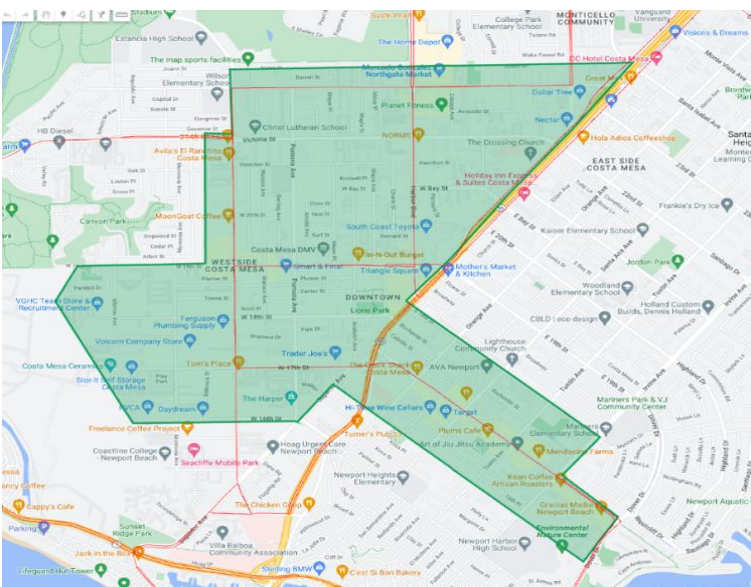
Location: Districts 4, 5, 6

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-232-19300-30241-300186



CAPITAL IMPROVEMENT PROGRAM

Fairview Road Active Transportation Improvements - Fair Drive to Adams Avenue

Type: Transportation
Department: Public Works
Category: 3 - Grant Funding

Item No. 20
CIP Project No. 300187
District No. 3

Project Status: Existing Project

Project Description: The project will design and construct active transportation improvements along Fairview Road from Adams Avenue to Fair Drive. Proposed improvements include improved bicycle facilities, green bicycle conflict zone striping, high visibility pedestrian crossings, pedestrian upgrades, transit stop improvements and traffic signal modifications.

Project Justification: The City received a competitive federal grant for construction funds of this project. This project is in accordance with the City's General Plan and the Active Transportation Plan. The project is in the design phase. The project will improve pedestrian and bicycle mobility and access in the area.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Construction		\$ 1,999,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,999,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ 300,000	\$ 1,999,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,299,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Traffic Impact Fee Fund		\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Capital Improvement Fund	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000
Measure M2 Fairshare Fund	\$ 100,000	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,000
Federal Grant	\$ 176,000	\$ 1,759,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,935,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ 300,000	\$ 1,999,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,299,000

Funds Expended to Date: \$ - **Total Estimated Project Cost:** \$ 2,299,000

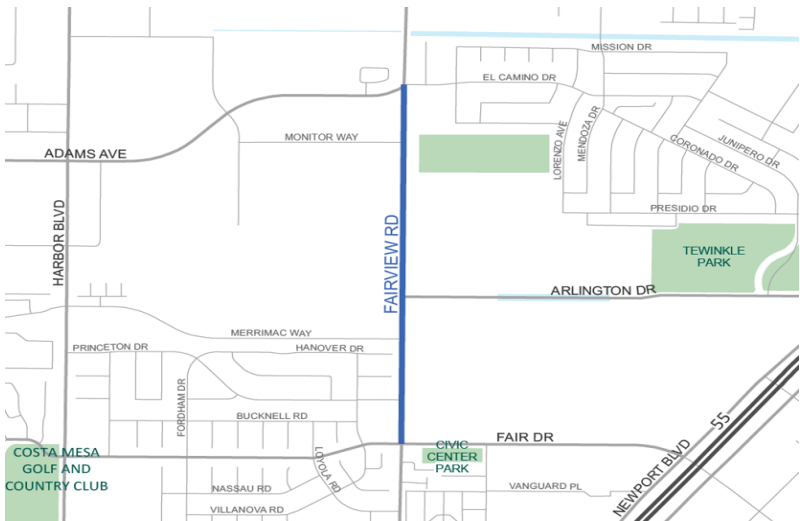
Location: District 3

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-214-19300-30225-300187
500000-401-19300-30225-300187
500000-416-19300-30225-300187
500000-230-19300-30225-300187



CAPITAL IMPROVEMENT PROGRAM

New Sidewalk/Missing Link Program

Type Transportation
Department: Public Works
Category: 1 - Risk to Health, Safety or Environment

Item No. 21
CIP Project No. 500009
District No. All

Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project Description: This program includes the construction of new sidewalk at locations where short segments are missing.

Project Justification: This program allows for the construction of new sidewalk mid-block where short segments are missing to provide a continuous path of travel or for entire blocks at or near high priority areas, such as around schools, hospitals, convalescent homes, public facilities, bus routes, and major highways.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Gas Tax (HUTA) Fund		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000

Funds Expended to Date: \$ -

Total Estimated Project Cost: \$ 600,000

Location: Citywide

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-201-19200-30130-500009



CAPITAL IMPROVEMENT PROGRAM

Pedestrian Safety Festival

Type: Transportation
Department: Public Works
Category: 3 - Grant Funding

Item No. 22
CIP Project No. 202604
District No. 5

Project Status: New Project

Project Description:

The project will develop and implement a Pedestrian Safety Festival that will include a temporary weekend closure of the 750' stretch of Harbor Boulevard between Newport Boulevard and West 19th Street to automobiles. The festival which will occur on 4 weekends over the course of one year will open the space to pedestrians, bicyclists, and other non-automobile users in a plaza-like space that showcases the potential of the primary corridor in Costa Mesa's central business district to be thought of as a space for all people including those outside of cars. The festival will include various activities and a primary focus on the importance of pedestrian safety.

Project Justification:

The project encourages non-automobile mobility in the community and improves safety for pedestrians and bicyclists. This project will be funded by a United States Department of Transportation (USDOT) Safe Roads and Streets for All (SS4A) Grant.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Total Estimated Costs	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Federal Grant		\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000

Funds Expended to Date: \$ - **Total Estimated Project Cost:** \$ 400,000

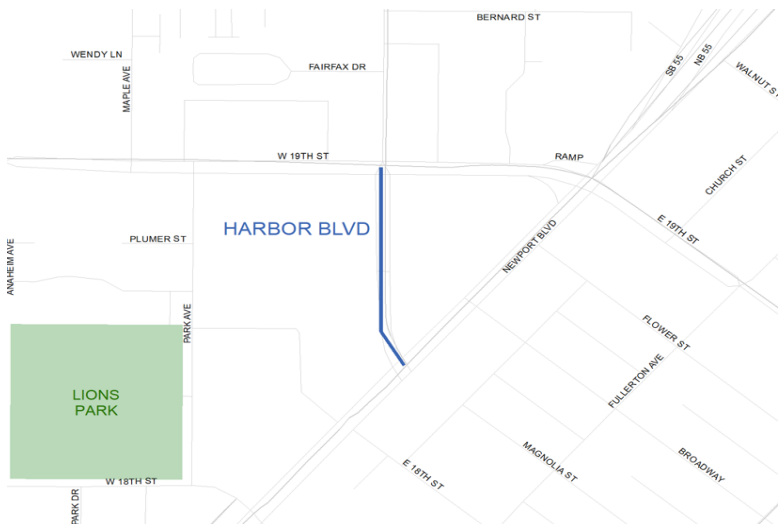
Location: District 5

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-230-19300-30225-202604



CAPITAL IMPROVEMENT PROGRAM

Priority Sidewalk Repair

Type Transportation
Department: Public Works
Category: 1 - Risk to Health, Safety or Environment

Item No. 23
CIP Project No. 500017
District No. All

Project Status: Ongoing citywide project; therefore, no prior budgeted amounts are included below.

Project Description: This project is an ongoing maintenance program to remove and replace damaged curb, gutter, and sidewalk.

Project Justification: A sidewalk maintenance program is essential to remove and replaced damaged curb, gutter, and sidewalk. This program is intended to provide funds to repair the damaged concrete improvements within the City right-of-way. These funds will be used to perform the necessary parkway repairs where staff has been directed to remove trees by the Parks & Community Services Commission (PACS). Additionally, ADA accessibility ramps are constructed as staff receives individual requests.

Expenditure Breakdown	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Land acquisition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design, permits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction		\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 390,000
Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Costs	\$ -	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 390,000

Funding Sources	2024-25 and Prior	Proposed 2025-26	2026-27	2027-28	2028-29	2029-30	Future	Total
Gas Tax (HUTA) Fund		\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 390,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ -	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 390,000

Funds Expended to Date: \$ -

Total Estimated Project Cost: \$ 390,000

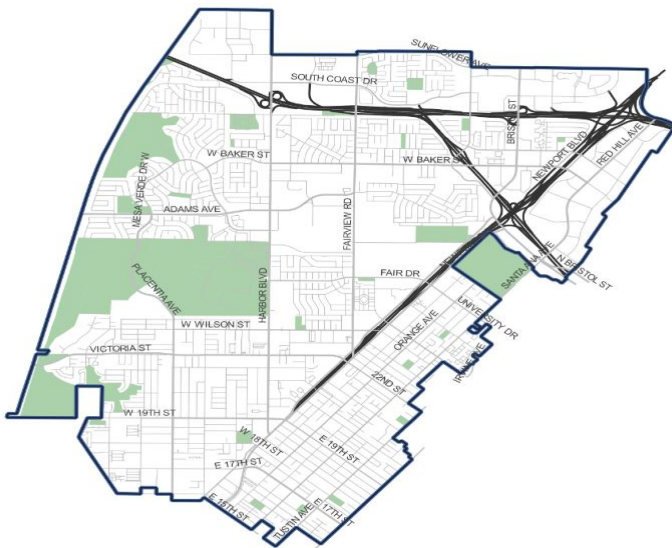
Location: Citywide

Maintenance Cost Impact Description: None

Annual Cost Impact: \$ -

Project Account (Account-Fund-Org-Program-Project):

500000-201-19200-30130-500017



DRAFT

Five-Year Capital Improvement Program

From Proposed Fiscal Year 2025-26 Through Fiscal Year 2029-2030

Category/Project Title		FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	Future	Total
ENERGY & SUSTAINABILITY								
1	City Hall - HVAC Retrofit Project	-	-	-	\$ 600,000	\$ 600,000	\$ 600,000	\$ 1,800,000
2	Citywide - Community Choice Energy Study	-	-	-	\$ 150,000	-	-	\$ 150,000
3	Citywide - Costa Mesa Green Business Program	-	-	-	\$ 50,000	\$ 50,000	\$ 200,000	\$ 300,000
4	Citywide - Drought Resistant Landscape and Vegetation Replacement	-	-	-	\$ 200,000	\$ 200,000	\$ 600,000	\$ 1,000,000
5	Citywide - Energy Efficiency Projects	-	-	-	\$ 100,000	\$ 100,000	\$ 300,000	\$ 500,000
6	Fire Stations - EV Solar and Power Stations	-	-	-	\$ 150,000	-	-	\$ 150,000
7	Various Facilities - Electric Vehicle Charging Stations	-	-	-	\$ 150,000	\$ 150,000	\$ 150,000	\$ 450,000
	TOTAL ENERGY & SUSTAINABILITY	\$ -	\$ -	\$ -	\$ 1,400,000	\$ 1,100,000	\$ 1,850,000	\$ 4,350,000
FACILITIES								
8	Balearic Center - ADA Upgrades (Exterior Restrooms)	-	-	-	-	-	\$ 150,000	\$ 150,000
9	Balearic Center - Fire Protection Sprinklers	-	-	-	-	-	\$ 160,000	\$ 160,000
10	Balearic Center - Install New HVAC Unit	-	-	-	-	-	\$ 350,000	\$ 350,000
11	Bridge Shelter - HVAC Automation	-	-	-	-	\$ 165,000	-	\$ 165,000
12	Building Modification Projects	\$ 150,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,150,000
13	City Hall - 1st Floor Restroom and ADA Improvements		-	-	-	-	\$ 750,000	\$ 750,000
14	City Hall - 5th Floor Air Handler Replacement	-	-	-	\$ 140,000	-	-	\$ 140,000
15	City Hall - 5th Floor Office Remodel	-	-	-	-	-	\$ 400,000	\$ 400,000
16	City Hall - All Doors Lock Replacement and Re-Key	-	-	-	-	\$ 100,000	-	\$ 100,000
17	City Hall - Breezeway Roof	-	-	-	-	-	\$ 245,000	\$ 245,000
18	City Hall - Cast Iron Drain Repipe	-	-	-	-	-	\$ 254,019	\$ 254,019
19	City Hall - Chillers	-	-	-	\$ 250,000	-	-	\$ 250,000
20	City Hall - Curtain and Window Improvements (1 floor per year)	-	-	-	-	-	\$ 550,000	\$ 550,000
21	City Hall - Dampers	-	-	-	\$ 50,000	-	-	\$ 50,000
22	City Hall - Heaters Replacement	-	-	-	\$ 350,000	-	-	\$ 350,000
23	City Hall - Information Technology Server Room A/C	-	-	-	-	-	\$ 255,000	\$ 255,000
24	Civic Center - Miscellaneous Repairs	\$ 50,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 800,000
25	Corp Yard - Construction of Breakroom and Additional Office Spaces	-	-	-	-	-	\$ 250,000	\$ 250,000
26	Corp Yard - Equipment Maint. - Bay Doors and Vehicle Hoist Replace	-	\$ 110,000	-	-	-	-	\$ 110,000
27	Corp Yard - Fleet Extend Bay #2 on North Side of Building for Fire Apparatus	-	-	-	-	\$ 50,000	\$ 400,000	\$ 450,000
28	Corp Yard - Fleet Shop Doors	-	-	-	-	-	\$ 300,000	\$ 300,000
29	Corp Yard - Industrial Maintenance Shelter	-	-	-	-	-	\$ 60,000	\$ 60,000
30	Corp Yard - Old Facility Perimeter Concrete Improvements	-	-	-	-	-	\$ 150,000	\$ 150,000
31	Costa Mesa Country Club Grounds Improvements	-	-	-	\$ 300,000	\$ 300,000	-	\$ 600,000
32	Costa Mesa Country Club Modernization	-	-	-	-	-	\$ 4,000,000	\$ 4,000,000
33	Costa Mesa Housing James /18th Street Property Improvements	-	-	-	-	-	\$ 500,000	\$ 500,000
34	Development Services Workstations	-	-	-	-	-	\$ 100,000	\$ 100,000
35	Donald Dungan Library HVAC Automation and Remote Access	-	-	-	-	-	\$ 198,000	\$ 198,000

ATTACHMENT 3

Category/Project Title		FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	Future	Total
FACILITIES (continued)								
36	Donald Dungan Library Watt Stopper Lighting Control Replacement	-	-	-	-	-	\$ 135,000	\$ 135,000
37	Downtown Aquatic Center Pool Gutter Grates	-	-	-	-	-	\$ 100,000	\$ 100,000
38	Downtown Recreation Center Flat Mineral Roof Replacement	-	-	-	-	-	\$ 297,000	\$ 297,000
39	Downtown Recreation Center Lighting Upgrade	-	-	-	-	-	\$ 200,000	\$ 200,000
40	Downtown Recreation Center Rooftop Heater Only Replacement	-	-	-	-	-	\$ 126,000	\$ 126,000
41	Fire Department Expansion of Two CRR Offices Into Three Offices	-	-	-	-	-	\$ 300,000	\$ 300,000
42	Fire Station 2 Reconstruction	\$ 12,000,000	-	-	-	-	-	\$ 12,000,000
43	Fire Station 3 Apparatus Door Replacement	-	-	-	-	-	\$ 75,000	\$ 75,000
44	Fire Station 3 HVAC Rooftop Replacement	-	-	-	-	-	\$ 360,000	\$ 360,000
45	Fire Station 4 Door Conversion	-	-	-	-	-	\$ 98,000	\$ 98,000
46	Fire Station 4 Living Quarters Reconstruction	-	-	-	-	-	\$ 8,000,000	\$ 8,000,000
47	Fire Station 5 Rollup Doors and Operators Replacement	-	-	-	-	-	\$ 84,000	\$ 84,000
48	Fire Station 6 Front Sectional Doors and Operators Replacement	-	-	-	-	-	\$ 55,000	\$ 55,000
49	Fire Station 6 Repair Perimeter Walls	-	-	-	-	\$ 100,000	\$ 100,000	\$ 200,000
50	Fire Stations - Minor Projects at Various Fire Stations	\$ 50,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	-	\$ 500,000
51	Mesa Verde Library - ADA Compliance Improvements	-	-	-	-	-	\$ 550,000	\$ 550,000
52	Mesa Verde Library - HVAC Replacement	-	-	-	-	-	\$ 197,000	\$ 197,000
53	Mesa Verde Library - Roof Replacement	-	-	-	-	-	\$ 397,000	\$ 397,000
54	Norma Hertzog Community Center - HVAC Automation and Remote Access	-	-	-	-	-	\$ 105,000	\$ 105,000
55	Norma Hertzog Community Center - Watt Stopper Lighting Control Replacement	-	-	-	-	-	\$ 97,000	\$ 97,000
56	Police Department - Chillers Replacement	-	-	-	\$ 500,000	-	.	\$ 500,000
57	Police Department - Emergency Communications Facility Improvements	-	-	\$ 500,000	-	-	-	\$ 500,000
58	Police Department - Emergency Communications Roof Replacement	-	-	\$ 425,000	-	-	-	\$ 425,000
59	Police Department - Emergency Operations Center Equipment Update	-	-	-	\$ 300,000	-	-	\$ 300,000
60	Police Department - Exhaust Fans	-	-	-	-	-	\$ 185,000	\$ 185,000
61	Police Department - Facility Expansion and Reconfiguration for Real-Time Crime Center (RTCC)	-	-	-	-	-	\$ 300,000	\$ 300,000
62	Police Department - Locker Rooms Remodel/HVAC	-	-	-	-	-	\$ 400,000	\$ 400,000
63	Police Department - Main Floor Breakroom Remodel	-	-	-	-	-	\$ 100,000	\$ 100,000
64	Police Department - Property & Evidence Storage - 3175 Airway Ave.	-	-	-	\$ 185,000	\$ 1,500,000	-	\$ 1,685,000
65	Police Department - Weather Proofing	-	-	-	-	-	\$ 400,000	\$ 400,000
66	Police Department - Westside Sub Station HVAC Replacement	-	-	-	-	-	\$ 265,000	\$ 265,000
67	Police Department - Westside Sub Station Renovation	-	-	-	-	-	\$ 4,000,000	\$ 4,000,000
68	Police Department - Westside Sub Station Roof Replacement	-	-	-	-	-	\$ 298,000	\$ 298,000
69	Public Works General Services Workstations	-	-	-	-	-	\$ 150,000	\$ 150,000
70	Senior Center - Facility Improvements	-	-	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
71	Senior Center - Generator	-	-	-	-	-	\$ 400,000	\$ 400,000
72	Senior Center - Lighting Control Replacement	-	-	-	-	-	\$ 275,000	\$ 275,000
73	Various Facilities - HVAC Replacement Program	-	-	\$ 150,000	\$ 150,000	\$ 150,000	\$ 1,000,000	\$ 1,450,000
	TOTAL FACILITIES	\$ 12,250,000	\$ 610,000	\$ 1,775,000	\$ 2,925,000	\$ 3,065,000	\$ 28,721,019	\$ 49,346,019

ATTACHMENT 3

Category/Project Title		FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	Future	Total
PARKS								
74	Balearic Community Center - Tot Lot Playground Maintenance	-	-	-	-	-	\$ 250,000	\$ 250,000
75	Bark Park Turf Renovation	-	-	-	-	-	\$ 530,000	\$ 530,000
76	Bike Trail Lighting Cornerstone/Joann	-	-	-	-	-	\$ 400,000	\$ 400,000
77	Butterfly Gardens	-	-	\$ 50,000	\$ 50,000	\$ 50,000	-	\$ 150,000
78	Citywide Tree Maintenance (in Public Right-of-Way)	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,200,000
79	Estancia Park Covered Picnic Shelters/Pavilions	-	-	-	-	-	\$ 75,000	\$ 75,000
80	Fairview Park - Asphalt Trail Rehabilitation	-	-	-	\$ 200,000	-	-	\$ 200,000
81	Fairview Park - Educational Hubs and Signage	-	-	-	\$ 88,000	-	-	\$ 88,000
82	Fairview Park - Fencing, Signage, and Trail Restoration	-	-	-	\$ 75,000	\$ 75,000	\$ 75,000	\$ 225,000
83	Fairview Park - Master Plan Implementation	-	-	-	\$ 150,000	\$ 150,000	\$ 150,000	\$ 450,000
84	Fairview Park - Mesa Restoration & Cultural Resource Preservation CA-ORA-58	-	-	-	-	-	\$ 8,000,000	\$ 8,000,000
85	Fairview Park - Replace Service Road Asphalt	-	\$ 200,000	-	-	\$ 200,000	-	\$ 400,000
86	Gisler Park - Light Poles Replacement	-	-	\$ 95,000	-	-	-	\$ 95,000
87	Harper Park - Playground Replacement	-	-	-	\$ 250,000	-	-	\$ 250,000
88	Jack Hammett Sport Complex - Field Restoration	\$ 100,000	-	-	-	-	-	\$ 100,000
89	Marina View Park - Playground Replacement	-	-	-	\$ 275,000	-	-	\$ 275,000
90	Moon Park - Replace Existing Playground Equipment (2 areas)	-	-	-	\$ 350,000	-	-	\$ 350,000
91	Neth Park Sculpture Garden	-	-	-	-	\$ 400,000	-	\$ 400,000
92	Park Parking Lot and Playground Rehabilitation	\$ 100,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 650,000
93	Park Security Lighting Replacement	\$ 75,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 975,000
94	Park Sidewalk Replacement	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 450,000
95	Shalimar Park Expansion		\$ 350,000	-	-	-	\$ 3,500,000	\$ 3,850,000
96	Shiffer Park - Replace Existing Playground Equipment (2 Areas)	-	-	-	-	-	\$ 350,000	\$ 350,000
97	Shiffer Park - Restroom Improvements	-	-	-	-	-	\$ 150,000	\$ 150,000
98	Skate Park Parking Lot and Parking Spaces Expansions	-	\$ 40,000	-	\$ 160,000	-	-	\$ 200,000
99	TeWinkle Park - Amphitheater	-	-	-	-	-	\$ 1,200,000	\$ 1,200,000
100	TeWinkle Park - Athletic Complex Drainage Improvements	-	-	-	\$ 200,000	-	-	\$ 200,000
101	Tree Planting and Small Tree Care	-	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000
102	Various Parks - Rainbird Irrigation Controller Replacement	-	-	-	\$ 100,000	-	-	\$ 100,000
103	Victoria Corridor Park Development	-	-	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,200,000
104	Wakeham Park - Playground and Planter Improvements	-	-	-	-	-	\$ 350,000	\$ 350,000
105	Westside Park Development	-	-	-	-	-	\$ 12,000,000	\$ 12,000,000
	TOTAL PARKS	\$ 550,000	\$ 1,265,000	\$ 1,070,000	\$ 2,823,000	\$ 1,800,000	\$ 28,355,000	\$ 35,863,000
PARKWAYS & MEDIANS								
106	Arlington Dr. at Newport Blvd. - Streetscape Improvements	-	-	-	-	-	\$ 180,000	\$ 180,000
107	Arlington Drive - Bark Park Parking Lot Landscape Improvements	-	-	-	-	-	\$ 150,000	\$ 150,000
108	Fair Drive	-	-	-	\$ 160,000	-	-	\$ 160,000
109	Gisler Avenue - Bike Trail Landscape	-	-	-	-	-	\$ 165,000	\$ 165,000
110	Gisler Avenue - Landscape Improvements	-	-	-	-	-	\$ 350,000	\$ 350,000
111	Newport Boulevard Landscape Improvements - 19th St. to Bristol St	-	-	-	-	-	\$ 1,100,000	\$ 1,100,000

ATTACHMENT 3

Category/Project Title		FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	Future	Total
PARKWAYS & MEDIANS (continued)								
112	Newport Boulevard Landscape Improvements - S/O 17th Street	-	-	-	-	\$ 25,000	\$ 250,000	\$ 275,000
	TOTAL PARKWAYS AND MEDIANS	\$ -	\$ -	\$ -	\$ 160,000	\$ 25,000	\$ 2,195,000	\$ 2,380,000
STREETS								
113	Brentwood Avenue - Storm Drain System	-	-	-	-	-	\$ 793,040	\$ 793,040
114	Cherry Lake Storm Drain System - Phase I, II & III	-	-	-	-	-	\$ 2,721,600	\$ 2,721,600
115	Cherry Lake Storm Drain System - Phase IV & V	-	-	-	-	-	\$ 2,009,360	\$ 2,009,360
116	Citywide Alley Improvements	-	\$ 650,000	-	\$ 600,000	-	-	\$ 1,250,000
117	Citywide Storm Drain Improvements	-	-	-	-	-	\$ 15,000,000	\$ 15,000,000
118	Citywide Street Improvements	\$ 4,100,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 15,000,000	\$ 39,100,000
119	Citywide Street Sign Replacement	-	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	-	\$ 200,000
120	Harbor Blvd.Rehabilitation Project (RMRA)	\$ 2,951,612	-	-	-	-	-	\$ 2,951,612
121	Parkway & Medians Improvement Program	\$ 125,000	\$ 200,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 1,025,000
122	Water Quality Improvement Project	-	-	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
123	Westside Restoration Project	-	-	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
124	Westside Storm Drain Improvements	-	-	-	\$ 2,000,000	\$ 2,000,000	\$ 4,000,000	\$ 8,000,000
125	Westside Street Improvements - Wilson Street	\$ 230,000	-	-	-	-	-	\$ 230,000
	TOTAL STREETS	\$ 7,406,612	\$ 5,900,000	\$ 5,575,000	\$ 8,175,000	\$ 7,575,000	\$ 40,049,000	\$ 74,680,612
TRANSPORTATION								
126	Adams Avenue Active Transportation (ATP) Improvements - Multipurpose Trails	\$ 4,223,000	\$ 4,777,000	-	-	-	-	\$ 9,000,000
127	Adams Avenue Bicycle Facility Projects from Fairview to Harbor	\$ 850,000	-	-	-	-	-	\$ 850,000
128	Airport Channel/Delhi Channel Multi-Use Trail	-	-	-	-	-	\$ 2,540,000	\$ 2,540,000
129	Baker-Coolidge Ave Traffic Signal Modifications	-	-	-	-	-	\$ 300,000	\$ 300,000
130	Bicycle and Pedestrian Infrastructure Projects	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 100,000	\$ 100,000	\$ 1,200,000
131	Bristol St. / Baker St. - Intersection Improvement (Add EBT, WBT)	-	-	-	-	-	\$ 962,500	\$ 962,500
132	Bristol St. / I-405 NB - Ramps (Add WBR)	-	-	-	-	-	\$ 90,000	\$ 90,000
133	Bristol St. / Paularino Ave. (Add 2nd WBL)	-	-	-	-	-	\$ 300,210	\$ 300,210
134	Bristol St. / Sunflower Ave. - Intersection Improvement (Add 3rd NBL)	-	-	-	-	-	\$ 1,130,000	\$ 1,130,000
135	Bristol Street (Newport Blvd. St. to Santa Ana Av.) - Bicycle Facility	-	-	-	-	-	\$ 525,000	\$ 525,000
136	Bus Shelter Improvements	-	-	\$ 150,000	\$ 100,000	\$ 50,000	-	\$ 300,000
137	Center Street Pedestrian Crossing and Circulation Improvements	\$ 50,000	\$ 500,000	-	-	-	-	\$ 550,000
138	Citywide Bicycle Rack Improvements	-	-	\$ 50,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
139	Citywide Neighborhood Traffic Improvements	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
140	Citywide Traffic Signal Improvements	-	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000
141	Clean Mobility Options Program - On-Demand Transit Services	\$ 500,000	\$ 800,000	-	-	-	-	\$ 1,300,000
142	College Avenue Parking and Circulation Improvements		-	\$ 125,000	-	-	-	\$ 125,000
143	Costa Mesa ITS Improvements (Communications, Central Sys. CCTV)	-	-	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
144	E. 17th St. / Irvine Ave. - Intersection Improvement (Add SBR, EBR)	-	-	-	-	-	\$ 800,000	\$ 800,000
145	Eastside Traffic Calming (Cabrillo St., 18th St., 22nd St.)	-	-	-	-	-	\$ 2,200,000	\$ 2,200,000
146	Fairview Channel Trail - Placentia Ave (n/o park) to Placentia Ave (s/o park)	-	-	-	-	-	\$ 1,080,000	\$ 1,080,000
147	Fairview Road Improvement Project from Fair to Adams	\$ 1,999,000	-	-	-	-	-	\$ 1,999,000

ATTACHMENT 3

Category/Project Title		FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	Future	Total
TRANSPORTATION (continued)								
148	Fairview Road. / Wilson St. - Improvements (Add EBT, WBT)	-	-	-	-	-	\$ 1,525,000	\$ 1,525,000
149	Gisler Ave Class IV Cycle Tracks from Gibraltar Ave to Harbor Blvd	-	-	-	-	-	\$ 200,000	\$ 200,000
150	Gisler Ave Multi-use Trail from Gisler Ave Class II facility to Fairview Rd	-	-	-	-	-	\$ 400,000	\$ 400,000
151	Greenville-Banning Channel Phase 1 (Sunflower Ave to South Coast Drive)	-	-	-	-	-	\$ 870,000	\$ 870,000
152	Greenville-Banning Channel Phase 2 (Santa Ana River Trail to South Coast Dr.)	-	-	-	-	-	\$ 3,280,000	\$ 3,280,000
153	Harbor Blvd. / Adams Ave. - Intersection Improvements (Add NBL, NBR)	-	-	-	-	-	\$ 6,000,000	\$ 6,000,000
154	Harbor Blvd. / Gisler Ave. - Intersection Improvements (Add SBR)	-	-	-	-	-	\$ 4,895,000	\$ 4,895,000
155	Harbor Blvd. / MacArthur - Bus Turnout	-	-	-	-	-	\$ 396,000	\$ 396,000
156	Harbor Blvd. / South Coast Dr. - Intersection Improvement (Add EBR)	-	-	-	-	-	\$ 2,167,200	\$ 2,167,200
157	Harbor Blvd. / Sunflower Ave. - Intersection Improvement (Add EBR, WBR)	-	-	-	-	-	\$ 920,000	\$ 920,000
158	Hyland Ave. / I-405 NB Ramp & South Coast Drive (Add 2nd WBT)	-	-	-	-	-	\$ 863,000	\$ 863,000
159	Junipero and Arlington Drive Safety Improvement Project	-	\$ 500,000	-	-	-	-	\$ 500,000
160	Mesa Drive and Santa Ana Ave Bicycle Facility Improvement	-	-	-	-	\$ 1,200,000	-	\$ 1,200,000
161	Mesa Verde Drive East/ Peterson Place Class II Bicycle Facility	-	-	-	\$ 400,000	-	-	\$ 400,000
162	New Sidewalk / Missing Link Program	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
163	Newport Blvd.17th St. (Add NBR)	-	-	-	-	-	\$ 500,000	\$ 500,000
164	Newport Blvd. Northbound at Del Mar (Add WBTR)	-	-	-	-	-	\$ 132,000	\$ 132,000
165	Newport Blvd. Northbound/22nd St. (Add WBTR, convert NBT to NBTR)	-	-	-	-	-	\$ 15,000	\$ 15,000
166	Newport Blvd. Southbound at Fair Dr. (Add 2nd SBR)	-	-	-	-	-	\$ 800,000	\$ 800,000
167	Orange Coast College West Bicycle Trail	-	-	-	-	-	\$ 760,000	\$ 760,000
168	Paularino Channel - Multipurpose Trail	-	-	-	-	-	\$ 4,500,000	\$ 4,500,000
169	Pedestrian Safety Festival	\$ 400,000	-	-	-	-	-	\$ 400,000
170	Placentia Av. / 19th St. (Add SBR)	-	-	-	-	-	\$ 386,000	\$ 386,000
171	Placentia Av. / 20th St. HAWK Signal	-	-	\$ 40,000	\$ 260,000	-	-	\$ 300,000
172	Placentia Ave Multi-Use Path from Joann Trail to Estancia High School	-	-	\$ 200,000	-	-	-	\$ 200,000
173	Priority Sidewalk Project	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 390,000
174	Santa Ana / Delhi Channel Multi-Use Trail from Santa Ana Ave to east City boundary	-	-	-	-	-	\$ 540,000	\$ 540,000
175	Signal System Multi-Modal Accessibility and Safety Upgrades	-	-	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,200,000
176	SR-55 Frwy. N/B / Baker St. - Intersection Improvement (Add NBL, EBL)	-	-	-	-	-	\$ 1,370,000	\$ 1,370,000
177	SR-55 Frwy. N/B / Paularino Ave. - Intersection Improvement (Add WBR)	-	-	-	-	-	\$ 642,750	\$ 642,750
178	SR-55 Frwy. S/B / Baker St. - Intersection Improvement (Add SBR)	-	-	-	-	-	\$ 625,350	\$ 625,350
179	SR-55 Frwy. S/B / Paularino Ave. - Intersection Improvement (Add SBR)	-	-	-	-	-	\$ 413,730	\$ 413,730
180	Superior Av./17th St. (Convert WBT to WBTL, NBR)	-	-	-	-	-	\$ 700,000	\$ 700,000
181	Susan Street Multi-Use Path from I-405 to South Coast Drive	-	-	-	-	-	\$ 420,000	\$ 420,000
182	West 17th St. Widening - (Newport Boulevard to Placentia Avenue)	-	-	-	-	-	\$ 1,200,000	\$ 1,200,000
183	Wilson Street (Fairview Rd. to Santa Ana Av.) - Bicycle Facility	-	-	-	-	-	\$ 200,000	\$ 200,000
184	Wilson Street Widening - from College Ave. to Fairview Rd.	-	-	-	-	-	\$ 10,000,000	\$ 10,000,000
TOTAL TRANSPORTATION		\$ 8,537,000	\$ 7,242,000	\$ 1,780,000	\$ 2,000,000	\$ 2,340,000	\$ 55,738,740	\$ 77,637,740
Total Five-Year Capital Improvement Projects		\$ 28,743,612	\$ 15,017,000	\$ 10,200,000	\$ 17,483,000	\$ 15,905,000	\$ 156,908,759	\$ 244,257,371