



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: April 13, 2026

SUBJECT: PRESENTATION REGARDING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

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

**PRESENTATION BY: CAITLYN CURLEY, ASSISTANT PLANNER AND
ANNA MCGILL, ADVANCE PLANNING MANAGER**

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RECOMMENDATION

Staff recommends that the Planning Commission receive the staff presentation regarding the 2025 General Plan Annual Progress Report.

APPLICANT OR AUTHORIZED AGENT

The subject General Plan Annual Progress Report is a City-initiated request.

BACKGROUND

Government Code Section 65400 mandates that each planning agency (local jurisdictions) submit an annual report on the status of their General Plan and progress in its implementation for each calendar year. State law requires that the local legislative body review the Annual Progress Report (APR) prior to submittal to the California Office of Land Use and Climate Innovation (LCI), (previously known as the Office of Planning and Research) and the Department of Housing and Community Development (HCD). The APR helps inform LCI of local planning activities. The Housing Element APR is a component of the General Plan APR required to be submitted directly to HCD on HCD-required tables, and tracks the amount of housing units produced in the City and includes activities and accomplishments from the calendar year. The General Plan APR (including the Housing Element APR) is due to both agencies April 1st of each year.

Timely submission of the APR to HCD fulfills statutory requirements to report certain housing information, including the local agency's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing. Additionally, the APR gives LCI the opportunity to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies.

On March 17, 2026, the City Council reviewed the 2025 General Plan Annual Progress Report and authorized staff to submit the annual report to the applicable State agencies. A link to the agenda report for the meeting can be found here:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=7949560&GUID=19A01838-6C08-4F89-81D1-94B4D40991FE>

While the 2025 General Plan Annual Progress Report has already been submitted to the applicable State agencies, staff are providing a courtesy summary update to the Planning Commission, given their overall purview, and involvement in many of the efforts and initiatives that are reported upon as part of the annual report.

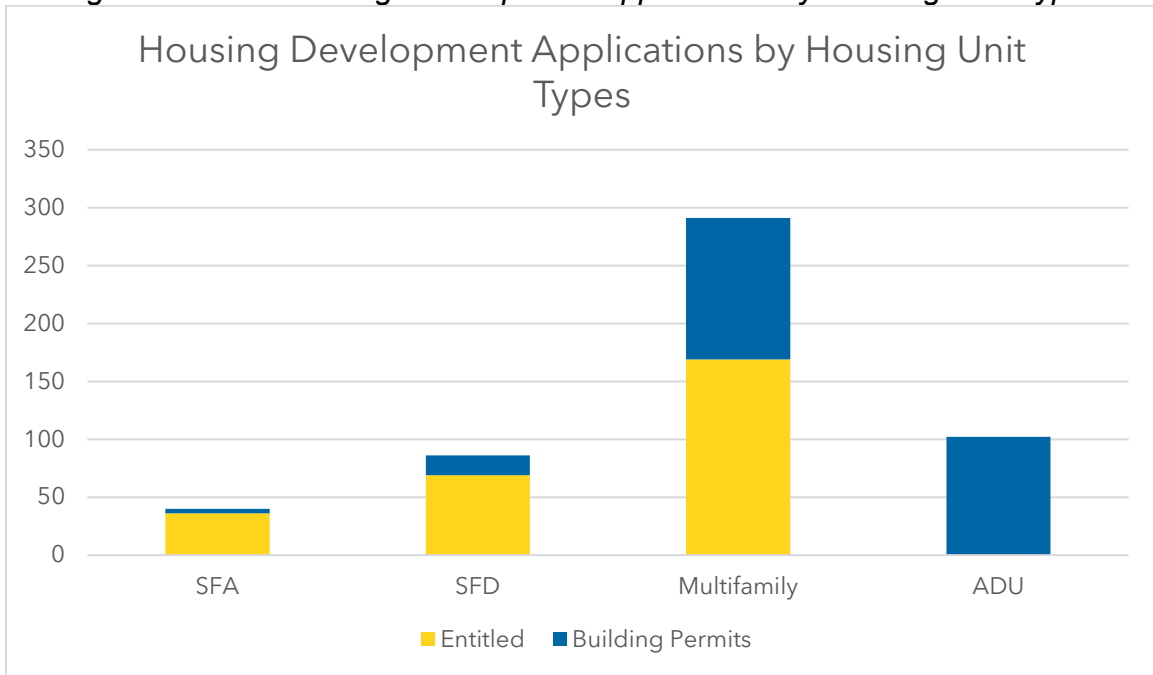
DESCRIPTION

The General Plan APR provides an overview of efforts and initiatives ongoing and implement during calendar year 2025 (January 1, 2025 - December 31, 2025). The Housing Element APR is included as Appendix A to the General Plan APR (Attachment 1). As required by state law, it includes pertinent information on housing production in the city for the past year, including housing development applications deemed complete; new housing construction entitlements, permits, and completed housing units; Regional Housing Needs Allocation (RHNA) progress; Housing Element Program implementation status; and other housing data and HCD reporting requirements as applicable during the 2025 calendar year.

Some highlights from the 2025 reporting period relating to General Plan implementation include:

- The Planning Division reviewed 134 housing development applications for a total of 519 housing units. Of those applications, 10 were processed by the Planning Division through the City's discretionary application process for 274 housing units. The remaining 124 applications were issued as building permits (processed by the Building Division) for a total of 245 housing units approved by the Planning Division for building permit issuance. A breakdown of the specific housing unit types is further detailed in Figure 1.

Figure 1: 2025 Housing Development Applications by Housing Unit Types



SFA = Single-Family Attached; SFD = Single-Family Detached; ADU = Accessory Dwelling Unit

Table 1 includes the housing development application information for the total entitled housing units (planning application approved) and building permits issued for 2025, broken down by affordability category.

| Table 1: Application for Housing Units by Affordability Category (2025) | | |
|--|------------------------|--------------------------------|
| Affordability Category | Entitled | Building Permits Issued |
| Very Low | 87 | 136 |
| Low | 35 | 33 |
| Moderate | 0 | 27 |
| Above Moderate | 224 | 34 |
| Total | 346¹ | 230 |

¹ Some of the entitled units were reported in a prior APR cycle.

- The Planning Commission reviewed three code amendments in 2025, which included updates to the City’s Accessory Dwelling Unit (ADU) provisions, the Technical Code Clean-up Amendment and an amendment to the City’s Small Lot Ordinance for two-unit development.
- Initiated the Neighborhoods Where We All Belong (NWWAB) efforts to implement the Housing Element, including:
 - Selection of the consultant team;
 - Hosted Round 1 community outreach events, including a community open house, three neighborhood-specific workshops, a walking tour, three focus group discussions, 12 pop-up outreach events, and an online survey from

- July through October 2025, and subsequently provided an update at City Council on November 4, 2025;
- Analyzed existing conditions, General Plan, adopted urban plans, specific plans, design guidelines, development standards, and planning application processing procedures;
 - Began preparing the proposed approach to the rezoning effort and draft development standards, which were presented to the Planning Commission on December 8, 2025;
 - Prepared the project description, including proposed buildout to study, Notice of Preparation, and Initial Study, which were published November 17, 2025;
 - Held a Planning Commission study session on December 8, 2025 to discuss bifurcation of the NWWAB effort, with the Housing Element sites rezoning be streamlined under Senate Bill SB 131 in early 2026;
 - Hosted the environmental scoping meeting on December 10, 2025;
 - Issued a Notice of Preparation and completed the IS/NOP public comment period, which ended on December 19, 2025;
 - Initiated tribal consultations; and
 - Initiated the creation of the draft Environmental Impact Report and technical studies.
 - Actions in the APR are reported only for 2025, but since this time the Planning Commission has made recommendations and the City Council, on March 17, 2025, took action to remove 17 properties and add 2 properties to the Housing Element and adopted zoning code amendments to Title 13 and Title 9 of the Municipal Code to rezone Sixth Cycle (2021-2029) Housing Element sites and implement Housing Element programs, amend the North Costa Mesa Specific Plan (NCMSP) for consistency and adopt fees associated with new processes for housing projects.
- Continued progress on the Fairview Development Center (FDC) Specific Plan, including:
 - Held three Planning Commission study sessions;
 - Held City Council meeting and received direction for environmental study purposes with a preferred land use plan;
 - Kicked off the environmental review with a Notice of Preparation and a public scoping meeting held on November 17th, 2025, with the public comment period ending on December 5, 2025;
 - Began drafting the specific plan document and environmental impact report; and
 - Actions in the APR are reported only for 2025, but since this time the City released the FDC Specific Plan for public review and schedule workshops for community input on March 16, 2026, with three workshops held on March 24, 26 and 30th.
 - Partnered with affordable housing developers and assisted with funding for eligible “Homekey” affordable housing projects for the adaptive re-use of two existing City

hotels located at 2274 Newport Boulevard and 1400 Bristol Street

- Continued to progress on the development of a Climate Action and Adaptation Plan. The CAAP assesses the impact of climate change in Costa Mesa and identifies the highest priority and most feasible solutions to meeting the State’s goal of carbon neutrality by 2045.
- Update of the Safety Element of the General Plan to ensure consistency with the most recent Local Hazard Mitigation Plan (LHMP), the California Office of Emergency Services (Cal OES) Guidelines, and updated hazard mapping by State and Federal agencies.

Further actions taken to implement the General Plan can be found in the City Council agenda report (linked previously) and Attachment 1 of this report.

ENVIRONMENTAL DETERMINATION

The General Plan Annual Progress Report (APR) is a reporting document and does not create or alter policy. The action being considered by the City Council is exempt from the California Environmental Quality Act (CEQA) because it is not a “project” under Section 15378(b)(5) of CEQA Guidelines. The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment. This informational item provides a means to monitor the implementation of the General Plan during the 12-month reporting period.

NOTICE

This is an informational update regarding the City’s 2025 APR and a public notice is not required.

CONCLUSION

As required by the Government Code, the 2025 General Plan APR is required to be prepared and submitted to the State annually and provides a status of the City’s progress toward implementing its General Plan. The City Council approved the APR on March 17, 2025, and the 2025 General Plan APR (including the Housing Element APR) was submitted to the State by April 1, 2025. This summary report is provided as a courtesy update to the Planning Commission, given their overall purview, and involvement in many of the efforts and initiatives that are reporting upon as part of the annual report.