

ATTACHMENT 1

RESOLUTION NO. 2025-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO ADOPT AMENDMENTS TO THE LAND USE ELEMENT OF THE GENERAL PLAN TO BRING THE CITY'S GENERAL PLAN INTO INTERNAL CONSISTENCY WITH THE ADOPTED HOUSING ELEMENT AND ASSOCIATED ENVIRONMENTAL DETERMINATION

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY FINDS AND DECLARES AS FOLLOWS:

WHEREAS, the City of Costa Mesa is processing a focused amendment to the Land Use Element of the City's General Plan (PCTY-25-0004) for internal consistency with the adopted Housing Element;

WHEREAS, under California law, every city must adopt a general plan, which must include specified mandatory elements, and may include additional optional elements, in furtherance of State policy to provide a comprehensive, long-term plan for the physical development and use of property within the City's jurisdiction;

WHEREAS, pursuant to Government Code Section 65350 et. seq., and Public Resources Code this Land Use Element Update constitutes a General Plan Amendment;

WHEREAS, pursuant to Government Code Section 65300.5, a General Plan Amendment to the Land Use Element is necessary to maintain internal consistency with the adopted Housing Element;

WHEREAS, the City's Sixth Cycle (2021-2029) Housing Element was adopted by the Costa Mesa City Council on February 1, 2022, through Resolution No. 2022-06 and amendments adopted on November 15, 2022, through Resolution No. 2022-67, and as revised as recently as March 1, 2023, to incorporate non-substantive changes as authorized by City Council;

WHEREAS, pursuant to Government Code Sections 65352 – 65352.5 the City mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and other entities listed;

WHEREAS, the public notice indicated that a public review draft of the Housing Element was available for public review and comment from August 17, 2021, and September 15, 2021;

WHEREAS, the Land Use Element amendments are necessary updates to the City's administrative record which should have been incorporated into the process with the adoption of the Housing Element;

WHEREAS, on October 13, 2025, the City of Costa Mesa Planning Commission held a duly noticed public hearing and approved Resolution No. PC-2025-21 recommending that the City Council adopt the amendments to the Land Use Element of the General Plan for consistency with the adopted Housing Element with minor updates to Figure LU-4 and Figure LU-6 to replace "reductions" with "modifications" in the proposed text amendments, including the associated environmental determination;

WHEREAS, on November 4, 2025, the City Council held a duly noticed public hearing to consider the Planning Commission's recommendation, with all persons having the opportunity to speak for and against the proposal at the public hearing;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15162, staff reviewed the previously adopted Mitigated Negative Declaration for the Sixth Cycle Housing Element and determined that a subsequent Environmental Impact Report (EIR) or a Negative Declaration (ND) is not required for the update to the City of Costa Mesa Land Use Element in that the circumstances to which the Housing Element was adopted have not changed, and no new information of substantial importance or new impacts have arisen since the prior environmental documents have been certified. The updates to the Land Use Element are for internal consistency with the Housing Element. The Mitigated Negative Declaration (MND) for the Housing Element was circulated for the 30-day public review and comment period from October 29, 2021, to November 29, 2021. On February 1, 2022, the Costa Mesa City Council adopted Resolution No. 2022-06, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) that analyzed the candidate housing sites on 352 acres for the Sixth Cycle (2021-2029) Housing Element. The MMRP requires mitigation for hazards and hazardous materials, biological resources, cultural resources, noise and tribal cultural resources. Standard conditions are also included within the MMRP and the housing opportunity sites must comply with the adopted MMRP. As such, additional environmental review is not required for the focused update of the Land Use Element.

WHEREAS, the CEQA environmental determination for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows:

BE IT RESOLVED that the foregoing recitations are true and correct and are incorporated by reference into this action.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report, and compliance of all applicable federal, state, and local laws.

BE IT FURTHER RESOLVED that the City Council finds that the amendments to the Land Use Element attached hereto and incorporated herein as Exhibit A, are consistent with the General Plan, and that the amendment will not be detrimental to or adversely impact the public health, safety, and welfare of the community and hereby adopts the amendments to the Land Use Element.

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 4th day of November, 2025.

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

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

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2024-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the ____day of _____, 2025, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this ____day of _____, 2025.

Brenda Green, City Clerk